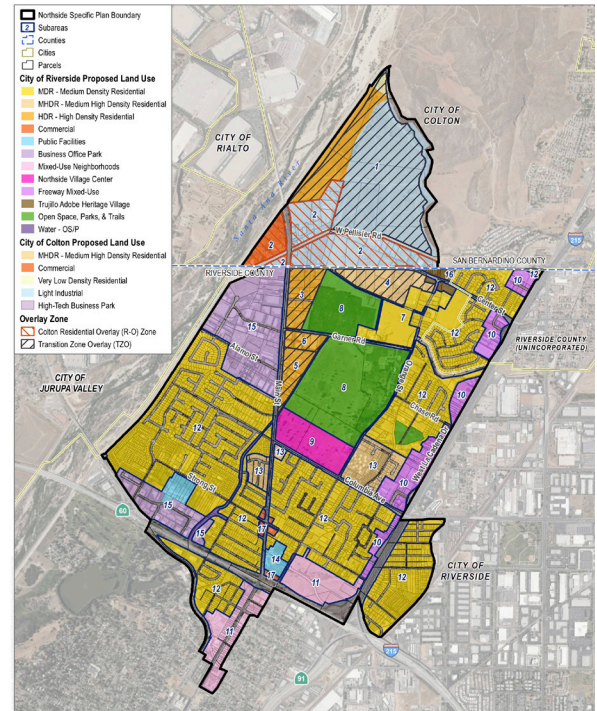


# NORTHSIDE SPECIFIC PLAN

## Draft Program Environmental Impact Report

PREPARED FOR  
The City of Riverside



PREPARED WITH ASSISTANCE FROM

**DUDEK**

605 Third Street  
Encinitas, CA 92024





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# Acronyms and Abbreviations

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Acronym/Abbreviation	Definition
µg/L	micrograms per liter
AB	Assembly Bill
ACM	asbestos-containing material
ACOE	U.S. Army Corps of Engineers
ADT	average daily traffic
AF	acre-feet
AFY	acre-feet per year
amsl	above mean sea level
APE	Area of Potential Effect
AQMP	Air Quality Management Plan
BCC	Bird of Conservation Concern
BMP	best management practice
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention
CalEEMOD	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CalGEM	California Geologic Energy Management Division
CALGreen	California Green Building Standards
CalOSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources Recycling and Recovery
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CED	Colton Electric Department
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFC	California Fire Code
CFC	chlorofluorocarbon
CFD	Colton Fire Department
cfs	cubic feet per second
CHRIS	California Historical Resources Information System
CHWMP	Riverside County Hazardous Waste Management Plan
CIP	Capital Improvement Plan
City	City of Riverside
CIWMP	Countywide Integrated Waste Management Plan
CJUSD	Colton Joint Unified School District
CMP	Congestion Management Plan
CNDDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO <sub>2</sub> e	carbon dioxide equivalent
CPD	Colton Police Department

Acronym/Abbreviation	Definition
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Rank
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
CWRF	Colton Wastewater Reclamation Facility
dB	decibel
dBA	A-weighted decibel
DBESP	determination of biological equivalent or superior preservation
DIF	Development Impact Fee
DPM	diesel particulate matter
DPR	Department of Parks and Recreation
DTSC	Department of Toxic Substances Control
DTSC-RLs	Department of Toxic Substances Control-modified screening levels
du/ac	dwelling unit per acre
EIA	U.S. Energy Information Administration
EIC	Eastern Information Center
EIR	environmental impact report
EMS	Emergency Medical Services
EO	Executive Order
EPA	U.S. Environmental Protection Agency
ESL	Environmental Screening Levels
FAA	Federal Aviation Administration
FE	federally listed as endangered
FEMA	Federal Emergency Management Agency
FESA	federal Endangered Species Act
FHSZ	Fire Hazard Severity Zone
FIRM	Flood Insurance Rate Map
FT	federally listed as threatened
GHG	greenhouse gas
HAPS	hazardous air pollutants
HCFC	hydrochlorofluorocarbon
HCP	habitat conservation plan
HDR	High Density Residential
HERO	Human and Ecological Risk Office
HFC	hydrofluorocarbon
HHRA	human health risk assessment
HMBP	Hazardous Material Inventory Statement
HRI	Historic Resources Inventory
HSC	Health and Safety Code
Hz	hertz
I	Interstate
IFC	International Fire Code
ips	inches per second
IRP	Integrated Resource Plan
JPA	Joint Powers Authority

Acronym/Abbreviation	Definition
kWh	kilowatt hour
LCD	liquid crystal display
LCFS	Low Carbon Fuel Standard
L <sub>dn</sub>	day-night level
LEED	Leadership in Energy and Environmental Design
L <sub>eq</sub>	equivalent sound level
LHMP	Local Hazard Mitigation Plan
L <sub>max</sub>	maximum sound level
LOS	level of service
LTS	level of traffic
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MDR	Medium Density Residential
mgd	million gallons per day
MHDR	Medium High Density Residential
MLD	Most Likely Descendent
MM	mitigation measure
MMT	million metric tons
MOU	Memorandum of Understanding
MPO	metropolitan planning organization
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MSHCP	Multiple Species Habitat Conservation Plan
MT	metric ton
M <sub>w</sub>	Moment Magnitude
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEPSSA	Narrow Endemic Plant Species Survey Area
NFPA	National Fire Protection Association
NHTSA	National Highway Traffic Safety Administration
NOP	Notice of Preparation
NPC	neighborhood-policing center
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NSLU	noise sensitive land uses
O <sub>3</sub>	ozone
PM <sub>2.5</sub>	particles less than 2.5 microns in diameter
PM <sub>10</sub>	particles less than 105 microns in diameter
ppm	parts per million
PPV	peak particle velocity
PRIMP	Paleontological Resources Impact Mitigation Program
RCC	Riverside Community College
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCSD	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission

Acronym/Abbreviation	Definition
RFD	Riverside Fire Department
RHNA	Regional Housing Needs Assessment
RMC	Riverside Municipal Code
RPU	Riverside Public Utilities
RSL	Regional Screening Level
RTA	Riverside Transit Agency
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RTRP	Riverside Transmission Reliability Project
RUSD	Riverside Unified School District
RWQCB	Regional Water Quality Control Board
RWQCP	Regional Water Quality Control Plant
RWQCP	Riverside Water Quality Control Plan
SANBAG	San Bernardino Associated Governments
SARWQCB	Santa Ana Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SDWA	Safe Drinking Water Act
SE	state listed as endangered
SKR HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
SLCP	short-lived climate pollutants
SLF	Sacred Lands File
SoCalGas	Southern California Gas Company
SOI	Sphere of Influence
SPA	Specific Plan Area
SPCC	Spill Prevention, Control, and Countermeasure
SR	State Route
SRA	State Responsibility Area
SSC	Species of Special Concern
SSMP	Sewer System Master Plan
ST	state listed as threatened
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TCR	Tribal Cultural Resource
TMDL	Total Maximum Daily Load
TNM	Traffic Noise Model
TUMF	Transportation Uniform Mitigation Fee
UC	University of California
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
VHDR	Very High Density Residential

<b>Acronym/Abbreviation</b>	<b>Definition</b>
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOC	volatile organic compound
WEAP	Worker Environmental Awareness Program
WMWD	Western Municipal Water District

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**DRAFT**

**Northside Specific Plan  
Program Environmental Impact Report**

*Prepared for:*

**City of Riverside**

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**MARCH 2020**





# Executive Summary

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As stated in CEQA Guidelines § 15123, “Summary,” an EIR shall contain a brief summary of the proposed actions and its consequences. The summary shall identify each significant effect with proposed mitigation measures and alternatives that would reduce or avoid that effect, areas of controversy known to the Lead Agency including issues raised by agencies and the public, and issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.

This Executive Summary complies with CEQA Guidelines § 15123, “Summary.” This EIR document includes a description of the Northside Specific Plan and evaluates the physical environmental effects that could result from Northside Specific Plan implementation. The City of Riverside determined that the scope of this EIR should cover 18 subject areas, as detailed in Section 1.3.2, EIR Scope and Content.

This Draft Environmental Impact Report (DEIR), having California State Clearinghouse (SCH) No. 2019039168 was prepared in accordance with CEQA Guidelines Article 9, § 15120 to § 15132, to evaluate the potential environmental impacts associated with planning, constructing, and operating the proposed Northside Specific Plan. This EIR does not recommend approval, approval with modification, or denial of the Northside Specific Plan; rather, this EIR is a source of factual information regarding potential impacts that the Northside Specific Plan may cause to the physical environment. The Draft EIR will be available for public review for a minimum period of 45 days.

After consideration of public comment, the City of Riverside will prepare and publish responses to comments it received on the environmental effects of the Northside Specific Plan. The Final EIR will then be considered by the City of Riverside Planning Commission prior to deciding to approve, approve with modification, or reject the Northside Specific Plan. The Riverside City Council will consider certifying the Final EIR and adopting required findings in conjunction with Northside Specific Plan approval. In the case that there are any adverse environmental impacts that cannot be mitigated to below a level of significance, the City of Riverside must adopt a Statement of Overriding Considerations, stating why the City of Riverside is taking action to approve the Project with or without modification despite its unavoidable impacts. In addition, the City of Riverside must adopt a Mitigation, Monitoring, and Reporting Program (MMRP), which describes the process to ensure implementation of the mitigation measures identified in the Final EIR. The MMRP will ensure CEQA compliance during Northside Specific Plan construction and operation.

The Northside Specific Plan area has approximately 83 acres of land within the County of Riverside in the northeast section of the specific plan area. While this area is in the County of Riverside, these 83 acres fall within the City of Riverside’s Sphere of Influence (SOI). The City of Riverside is not proposing a Zone Change for the SPA within the County of Riverside, but rather would be revising the City’s General Plan to update the land uses within the City’s SOI. Should the Northside Specific Plan be adopted by the City of Riverside, the County’s existing zoning would continue to apply until which time the County chooses to voluntarily adopt the Specific Plan, or properties are annexed into the City.

The City of Colton, as a responsible agency, retains independent discretion to adopt or participate in the proposed Specific Plan. The City of Colton can use the EIR for its discretionary actions under CEQA in considering entitlements within the SPA. The Final EIR will be considered by the City of Colton Planning Commission prior to deciding to approve, or reject the Northside Specific Plan. In addition, the City of Colton must adopt a Mitigation, Monitoring, and Reporting Program (MMRP), which describes the process to ensure implementation of the mitigation measures identified in the Final EIR. The MMRP will ensure CEQA compliance during Northside Specific Plan construction and operation.

## ES.1 Project Location

The approximately 2,000-acre SPA is located on the border between the County of San Bernardino and County of Riverside within the Southern California region. The SPA straddles the boundary between these two counties, as well as local jurisdictions. As a result, the SPA includes approximately 1,600 acres within the City of Riverside, approximately 336 acres within the City of Colton, and approximately 83 acres within the unincorporated County of Riverside. Within the City of Colton area of the SPA, 227 acres (the Pellissier Ranch area) is owned by Riverside Public Utilities (RPU). Locally, the SPA is southwest of La Loma Hills, north of downtown Riverside, west of Hunter Industrial Park, and east of the Santa Ana River. Interstate 215 (I-215) runs north-south along the majority of the eastern SPA boundary, with the exception of the Hunter Park Residential area that is included in the SPA to the east of I-215. State Route 60 (SR-60) traverses generally east-west across the southern area of the SPA. The SPA is located on the U.S. Geological Survey (USGS) 7.5-minute series Fontana, Riverside East, and San Bernardino South quadrangles.

The SPA encompasses land within three distinct neighborhoods within the City of Riverside: the Northside, downtown Riverside, and Hunter Industrial Park. The SPA also includes an area of residential properties within the City of Riverside's Sphere of Influence (SOI), located in unincorporated areas of the County of Riverside to the west of I-215 and north of Center Street. This residential neighborhood serves as an entryway into the northeast portion of the Northside neighborhood. The SPA City of Colton area is known as Pellissier Ranch, which is currently a combination of industrial uses and undeveloped properties. Existing uses within the SPA are described in more detail below.

## ES.2 Project Description

The project consists of the Northside Specific Plan. The Northside Specific Plan document includes an introduction, planning context, planning framework, land use, circulation, mobility and trails, and implementation strategies. The Northside Specific Plan is intended to provide guidance for future development of the Northside Neighborhood. Currently, the majority of the SPA is urbanized. Existing uses within the SPA include residential, commercial, industrial, office, business parks, parks and recreation, schools, a cultural landmark, and vacant land. The majority of the vacant areas consist of the former Riverside Golf Course, vacant land adjacent to Center Street, Pellissier Ranch, and vacant land between Orange Street and La Cadena Drive.

The Northside Specific Plan establishes land use designations and zones to delineate specific land use areas and development objectives. This section describes individual land use designations and an explanation of future uses within each district. Proposed land uses under the Northside Specific Plan include Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High-Density Residential (HDR), General Commercial / Commercial (C), Business/Office Park (B/OP), Freeway Mixed-Use (West La Cadena Drive Corridor) (FMU), Mixed-Use Neighborhood (MU), Northside Village Center (NVC), Open Space, Parks, and Trails (OS), Public Facilities/Institutional (PF), Trujillo Adobe Heritage Village (TAHV), Outdoor Commercial Recreation (OCR), Industrial Research Park (IRP), Light Industrial (LI). Based on typical development, a developability factor of 75% was utilized to determine the expected Specific Plan Buildout square-footages unless the area is already built out to 100% under the current conditions. Also, the allowed density ranges result in a maximum and minimum expected number of dwelling units, which is also reflected in the table below.

The Northside Specific Plan includes several goals and policies related to land use, mobility, sustainability, social equity, and economics. Per CEQA Section 15124(b), the project objectives shall be focused on the underlying

purpose of the project and may discuss the project benefits. Thus, these Northside Specific Plan objectives have been consolidated into the following basic project objectives:

1. Develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.
2. Improve the quality of life for residents, including through creating a sense of place and providing community recreation and gathering spaces.
3. As redevelopment and development occurs, ensure the provision of adequate medical and health facilities, public services and infrastructure.
4. Promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas.
5. Eliminate or minimize truck traffic through residential and commercial neighborhoods.
6. Provide buffers for agricultural, industrial, residential and recreation land uses to address potential land use conflicts such as noise, emissions, and dust.
7. Preserve and interpret important cultural and historic resources in the SPA, including the Trujillo Adobe.
8. Restore the Springbrook Arroyo as a natural ecological system while also improving flood control.
9. Maintain or improve employment and business opportunities within the SPA, including commercial, industrial and agricultural-related opportunities.

### **Project Approvals**

The Northside Specific Plan is the primary document to guide land use decisions, improve the area's physical and economic environment, and establish the City's goals and expectations for future development within the Northside Neighborhood. Although the Northside Specific Plan does not propose a specific development project, it provides a framework under which specific development projects within the SPA would be planned, designed and executed in the futures to meet the established goals and objectives.

#### City of Riverside

- Adoption of a General Plan Amendment
- Adoption of a Change of Zone
- Adoption of the Northside Specific Plan
- Certification of the EIR

#### City of Colton

- Adoption of a General Plan Amendment
- Adoption of a Change of Zone
- Adoption of the Northside Specific Plan

## ES.2 Areas of Controversy

A notice of preparation (NOP) was circulated on March 29, 2019, for public review and comment. The NOP and ensuing comment letters are included in Appendix A to this EIR. Areas of controversy are considered to include the following:

- General Plan consistency
- Air Quality
- Biological Resources
- Transportation and traffic
- Proposed land uses and proposed density
- Cultural Resources
- Tribal Cultural Resources
- Mineral Resources
- Aesthetics
- Hazards and Hazardous Materials
- Property values
- Geology and Soils
- Hydrology and Water Quality
- Cumulative Impacts
- Greenhouse Gas Emissions
- Noise
- Open Space and Recreation
- Alternative options
- Maintenance of utilities
- Population and Housing

## ES.3 Issues to be Resolved by the Decision-Making Body

An EIR is an information document, used to inform the decision makers and the public of the environmental effects of a given project. The EIR includes discussion and inclusion of compliance measures and mitigation measures to reduce environmental impacts. The decision-making body must decide whether or how to mitigate significant impacts. The EIR is also to include a reasonable range of alternatives that might reduce significant impacts while still attaining the project's objectives. The decision-making body must determine if any of these alternatives could substantially reduce significant impacts and still meet project objectives.

The environmental topics with significant impacts and with mitigation measures are the following: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources. Impacts are significant and unavoidable.

## ES.4 Project Alternatives

Several alternatives were considered during the preparation of this EIR, as discussed in Chapter 6, Alternatives. Alternatives considered but rejected from further analysis include Alternative Project Location, Increased Residential Alternative, and Historic Building Alternative. Three alternatives were carried forward for further analysis:

- No Project Alternative
- Old Spanish Town Village District Alternative
- City of Riverside Alternative

Table S-1 summarizes the analysis of these alternatives, and Table S-2 provides a comparison of the alternatives relative to Northside Specific Plan objectives. This section presents a summary of the alternatives analysis completed.

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Aesthetics				
Impact AES-1: Scenic Vistas	SU	▼	▼	—
Air Quality				
Impact AQ-1: Conflict with Air Quality Plans	SU	▼	▼	▼
Impact AQ-2: Construction Emissions	SU	▼	▼	▼
Impact AQ-3: Operational Emissions	SU	▼	▼	▼
Impact AQ-4: Cumulatively Considerable Net Increase of Criteria Pollutants	SU	▼	▼	▼
Impact AQ-5: Impact on Public Health	SU	▼	▼	▼
Impact AQ-6: Impacts to Sensitive Receptors	SU	▼	▼	▼
Impact AQ-7: Construction TAC Emissions	SU	▼	▼	▼
Impact AQ-8: Operational TAC Emissions	SU	▼	▼	▼
Impact AQ-9: Health Effects from Criteria Pollutants	SU	▼	▼	▼
Impact AQ-10: Odors	SU	▼	▼	▼
Biological Resources				
Impact BIO-1a: Special status plants - inside MSHCP	SU	—	▼	—
Impact BIO-1b: Special status plants - outside MSHCP	SU	—	▼	—
Impact BIO-2: Indirect construction-related impact to special status plants	SU	—	▼	—
Impact BIO-3: Indirect long-term impacts to special status plants	SU	—	▼	—
Impact BIO-4a: San Bernardino kangaroo rat and Stephens' kangaroo rat - outside MSHCP	SU	—	▼	—
Impact BIO-5a: listed fairy shrimp - outside MSHCP	SU	—	▼	—

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact BIO-6a: Coastal California gnatcatcher - outside MSHCP	SU	—	▼	—
Impact BIO-7a: Non-listed special-status species - outside MSHCP	SU	—	▼	—
Impact BIO-8a Burrowing owl - outside MSHCP	SU	—	▼	—
Impact BIO-4b: San Bernardino kangaroo rat and Stephens' kangaroo rat - inside MSHCP	SU	—	▼	—
Impact BIO-5b: Listed fairy shrimp - inside MSHCP	SU	—	▼	—
Impact BIO-6b: Coastal California gnatcatcher - inside MSHCP	SU	—	▼	—
Impact BIO-7b: Non-listed special-status species - inside MSHCP	SU	—	▼	—
Impact BIO-8b Burrowing owl - inside MSHCP	SU	—	▼	—
Impact BIO-9 Indirect construction-related impact to special-status wildlife species	SU	—	▼	—
Impact BIO-10 Long-term indirect impacts to special-status wildlife	SU	—	▼	—
Impact BIO-11a Sensitive communities – outside MSHCP	SU	—	▼	—
Impact BIO-11b Sensitive communities – inside MSHCP	SU	—	▼	—
Impact BIO-12: Indirect construction-related impact to sensitive communities	SU	—	▼	—
Impact BIO-13: Indirect long-term impacts to sensitive communities	SU	—	▼	—
Impact BIO-14 Jurisdictional waters	SU	▼	—	—
Impact BIO-15 Indirect construction-related impacts to jurisdictional waters	SU	—	▼	—

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact BIO-16 Indirect long-term impacts to jurisdictional waters	SU	–	▼	–
Impact BIO-17 Compliance with MSHCP requirements for Least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo	SU	–	▼	–
Impact BIO-18 Compliance with MSHCP requirements for Delhi Sands Flower-Loving Fly	SU	–	▼	–
<b>Cultural Resources</b>				
Impact CUL-1: Historic Resources	SU	▼	▼	▼
Impact CUL-2: Historic Trujillo Adobe	SU	▲	–	▲
Impact CUL-3: Unknown archaeological resources	SU	–	▼	–
Impact CUL-4: Unevaluated archaeological resources	SU	–	▼	–
Impact CUL-5: Human remains	SU	–	–	–
<b>Geology and Soils</b>				
Impact GEO-1: Paleontological resources	SU	▼	▼	▼
<b>Hazards and Hazardous Materials</b>				
Impact HAZ-1: Soil, groundwater, and soil vapor contamination	SU	–	–	–
Impact HAZ-2: Listed hazardous sites	SU	–	–	–
Impact HAZ-3: Pesticide and herbicide contamination	SU	–	–	–
Impact HAZ-4: March Air Reserve Base Airport Protection Zone air navigation hazard	SU	–	–	▼



Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Hydrology and Water Quality				
Impact HYD-1: Flooding at Highgrove Channel	SU	▲	▼	▲
Impact HYD-2: Flooding at Springbrook Wash	SU	▲	▼	—
Impact HYD-3: Subarea 1 and 2 Contribution to Flooding	SU	▲	▼	▲
Impact HYD-4: Storm drain system	SU	—	▼	—
Impact HYD-5: Alterations to Flood flows	SU	▲	—	—
Impact HYD-6: Inundation of development in floodplain resulting in pollutants	SU	—	▼	—
Noise				
Impact NOI-1: Construction Noise	SU	▼	▼	▼
Impact NOI-2: Traffic Noise Compatibility	SU	▼	▼	▼
Impact NOI-3: Construction Vibration Impacts	SU	—	—	—
Transportation				
Impact TR-1a: Center Street / Stephens Avenue (AM: LOS F) under Existing Plus Project Conditions – Scenario 1.	SU	▼	▼	▼
Impact TR-2a: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-3a: Center Street / Highgrove Place (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-4a: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-5a: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-6a: Columbia Avenue / E. La Cadena Drive (AM: LOS E; PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-7a: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-8a: Main Street / Garner Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-9a: Main Street / Strong Street (PM: LOS E) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-10a: Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM/PM: LOS D) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-11a: Orange Street / Center Street (PM: LOS C under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-12a: S. Riverside Avenue / Pellissier Road (PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-13a: Columbia Avenue, from Primer Street to E. La Cadena Drive under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-1b: Center Street / Stephens Avenue (AM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-2b: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-3b: Center Street / Highgrove Place (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-4b: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM: LOS E; PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-5b: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-6b: Columbia Avenue / E. La Cadena Drive (AM: LOS D; PM: LOS E) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-7b: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-8b: Main Street / Garner Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-9b: Main Street / Strong Street (PM: LOS E) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-12b: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-13b: Columbia Avenue, from Primer Street to E. La Cadena Drive under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-2c: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-3c: Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-4c: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-5c: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-6c: Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-7c: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-8c: Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-10c: Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-12c: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-13c: Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-14c: Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension without the Orange Street Extension	SU	▼	▼	▼
Impact TR-15c: Orange Street / Columbia Avenue (AM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension without the Orange Street Extension	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-16c: Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-2d: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-3d: W. Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-4d: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-5d: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-6d: Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-7d: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-8d: Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-10d: Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-12d: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-13d: Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼



Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-14d: Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-15d: Orange Street / Columbia Avenue (AM/PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-16d: Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-2e: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-3e: W. Center Street / Highgrove Place (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-4e: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-5e: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-7e: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-8e: Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-12e: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-13e: Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-16e: Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-17e: Pellissier Road, from S. Riverside Avenue to Roquet Ranch under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-2f: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-3f: W. Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-4f: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-5f: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		<i>No Project (Development in Accordance with Adopted Plans )</i>	<i>Old Spanish Town Village District</i>	<i>City of Riverside</i>
Impact TR-6f: Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-7f: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-8f: Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-10f: Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-11f: Orange Street / Center Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-12f: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-13f: Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-14f: Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-16f: Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
<b>Tribal Cultural Resources</b>				
Impact TCR-1: Disturbance of Unknown Tribal Cultural Resources	SU	—	—	—

▲ Alternative is likely to result in greater impacts to issue when compared to Project.

— Alternative is likely to result in similar impacts to issue when compared to Project.

▼ Alternative is likely to result in reduced impacts to issue when compared to Project.

NS Not a potentially significant impact

SU Potentially significant and unavoidable impact

Table S-2 Comparison of Alternatives Relative to Project Objectives

Objectives	No Project/ Development in Accordance with Adopted Plans	Old Spanish Town Village District Alternative	City of Riverside Alternative
1. Develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.	Does not meet objective.	Does not meet objective.	Does not meet objective.
2. Improve the quality of life for residents, including through creating a sense of place and providing community recreation and gathering spaces.	Does not meet objective.	Meets the objective.	Meets the objective.
3. As redevelopment and development occurs, ensure the provision of adequate medical and health facilities, public services and infrastructure.	Does not meet objective.	Meets the objective.	Meets the objective.
4. Promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas	Does not meet objective.	Meets the objective.	Does not meet objective.
5. Eliminate or minimize truck traffic through residential and commercial neighborhoods.	Does not meet objective.	Meets the objective.	Does not meet objective.
6. Provide buffers for agricultural, industrial, residential and recreation land uses to address potential land use conflicts such as noise, emissions, and dust.	Does not meet objective.	Meets the objective.	Meets the objective.
7. Preserve and interpret important cultural and historic resources in the SPA, including the Trujillo Adobe	Does not meet objective.	Meets the objective.	Does not meet objective.
8. Restore the Springbrook Arroyo as a natural ecological system while also improving flood control	Does not meet objective.	Meets the objective.	Meets the objective
9. Maintain or improve employment and business opportunities within the SPA, including commercial, industrial and agricultural-related opportunities	Meets the objective.	Does not meet objective.	Meets the objective

### No Project Alternative

CEQA requires evaluation of the “No Project” alternative so that decision makers can compare the impacts of approving the Project with the impacts of not approving it. According to CEQA Guidelines Section 15126.6(e), the No Project Alternative must include the assumption that conditions at the time of the Notice of Preparation (i.e., baseline environmental conditions) would not be changed since the Project would not be implemented. As the applicable plans already allow for additional development to occur and such development has been historically occurring, it is not reasonable to assume that no additional development would occur within the Northside Specific Plan Area (SPA). Thus, the No Project alternative for this analysis is focused on the No Project/Development in Accordance with Applicable Plans (CEQA Guidelines Sections 15126.6(e)(2) and 15126.6(e)(3)(A)).

Under the No Project Alternative, development would be expected to proceed in accordance with the applicable City of Riverside General Plan 2025 (City of Riverside 2017), City of Colton General Plan Land Use Element (City of Colton 2013), and the County of Riverside General Plan Land Use Element (County of Riverside 2019). Figure 2-5, Existing General Plan Designations, illustrates these allowed land uses. In addition, refer to Section 2.1, Environmental Setting, for more information regarding the anticipated buildout of the SPA that would occur without the implementation of the project. The main components of the development that would be allowed under the No Project Alternative consist of:

- Development of Subarea 1 and buildout of the remaining undeveloped parcels in Subarea 2 with Light Industrial Uses
- Buildout of the remaining undeveloped parcels in Subareas 4, 7 and 10 with Business/Office Park
- Buildout of Subarea 11 with Office
- Buildout of undeveloped pockets with residential uses in Subareas 12 and 13
- Buildout of Subarea 16 with Business/Office Park and preservation of the Trujillo Adobe in its current state

Due to their existing built-out conditions or retention as open space, Subareas 3, 5, 6, 8, 9, 14, 15, and 17 would remain as-is under the No Project Alternative.

### Old Spanish Town Village District Alternative

The Old Spanish Town Village District Alternative was developed based on the Notice of Preparation (NOP) comment provided by the Springbrook Heritage Alliance (Appendix A). This alternative was identified by this group with the intent of increasing cultural and tribal heritage resource preservation and enhancement, preservation of visual resources and community character, increase in community amenities, protection of water resources and reduction of flooding issues, provision of biological enhancement, and reduction of conflicts between land uses. The intent also includes providing a cohesive historical village district. The main “Old Spanish Town Village District” components proposed under this alternative include:

- Old La Placita Historic Park;
- Expanded Trujillo Adobe restoration, museum, and historic use area;
- An expanded Ab Brown Sports Complex;
- Additional Community Space;
- Reuse of the Former Riverside Golf Course as the Springbrook Arroyo Park;

- A bike trail along the Santa Ana River and connections through the area; and
- Restoration of the Springbrook Arroyo.

Under this alternative, the undeveloped area of Pellissier Ranch to the north of Old Pellissier Road would be the Old La Placita Historic Park. The Old La Placita Historic Park area could include uses such as a working 19th-century farm, and historical park planted with various fruit trees typical of the period. This alternative would eliminate the development of additional industrial and residential uses in this area.

The Old Spanish Town Village District Alternative would include an expanded adobe restoration area with structures reminiscent of the former village that was historically present in the area. This area would include the Trujillo Adobe Cultural Center, as well as 19th-century southwestern-style houses, shops and museums. Buildings could be constructed as adobe structures, when possible. Part of the expansion of this area would include an extension along Old Pellissier Road in order to provide an enhanced gateway connection to the Santa Ana River corridor trail system similar to a trail that was historically provided in this area. This area would allow for more community-serving uses along this corridor, and enhanced pedestrian walkways. This expanded Trujillo Adobe Heritage Village area is represented on Figure 6-1 by the pink areas along Old Pellissier Road and Orange Avenue.

The Old Spanish Town Village District Alternative would expand the Ab Brown Sports Complex to include an additional area to the north of Placentia Lane. It is assumed that additional active sports fields as well as parking would be provided consistent with the other areas of the AB Brown Sports Complex. This includes the use of the area for youth soccer, as it has been historically used for. This alternative would not include any additional field lighting or stadium seating improvements at the Ab Brown Sports Complex.

Additional Community Use areas proposed under this alternative would potentially include a farmer's market, community garden, botanical or native garden, natural open space, and/or agricultural preserve. This alternative would involve the reuse of the entire former Riverside Golf Course as the Springbrook Arroyo Park. This revitalization would include removal of dead trees and the replacement with a drought-resistant native arboretum, decomposed granite cross-country running course, new 19th-century steel fencing, restoration of ponds, and decomposed granite access roadways.

### **City of Riverside Alternative**

The City of Riverside Alternative consists of changes to the City of Riverside controlled properties only. Within the Specific Plan Area, the City of Riverside properties include Subarea 1 within Pellissier Ranch, the AB Sports complex and former Riverside Golfcourse within Subarea 8, and the former Riverside Golfcourse area in Subarea 9. Under this alternative, these City-owned areas would be designated with the land uses identified in by the Northside Specific Plan and all other areas would be retained as their current land uses. Thus, the main components of the City of Riverside Alternative consist of:

- Subarea 1 with High Density Residential, and Light Industrial with the Transition Overlay Zone.
- Subarea 8 retained as Open Space, Parks & Trails with restoration and realignment of the Springbrook Arroyo; and
- Subarea 9 redeveloped into the 41-acre Northside Village Center.



The City of Riverside Alternative would not include the Trujillo Adobe Heritage Village (Subarea 16), increases in mixed-use areas (Subareas 10 and 11), increased residential (Subareas 3 to 6), complete streets components, or other changes included in the Northside Specific Plan.

## ES.5 Environmentally Superior Alternative

As shown in Table S-1, implementation of the Old Spanish Town Village District Alternative would result in the greatest reduction in significant impacts when compared to the Northside Specific Plan considering that this Alternative would result in the least development within the SPA. This alternative would fully avoid the significant aesthetics impact, and significantly reduce impacts associated with air quality, biological resources, cultural resources, paleontological resources, hydrology and water quality, noise, and transportation. Thus, this alternative is considered to be the environmentally superior alternative. However, the Old Spanish Town Village District Alternative would not meet Project Objectives 1 and 9, and, at this time, no potentially feasible implementation strategy has been identified. The Riverside Public Utilities currently owns Subarea 1 and the former Riverside Golf Course areas, which is where two of the main components of this alternative are located. As a consumer-owned water and electric utility provider, the Riverside Public Utilities must show that actions taken are in the best interested of the rate payer (City of Riverside 2017). Thus, the reuse of these areas as parks that may occasionally host special events to generate revenue may not be feasible. Other areas included in this alternative for Community Uses are currently privately owned, and there has not been any feasibility analysis completed on the ability to obtain grants or other funding to utilize these areas in the manner proposed by this Alternative. Ultimately, projects have been recently approved on portions of these areas for uses that are different than specified in this Alternative. This includes the area to the north of the Placentia Lane and Center Street intersection that was recently approved for development into a warehouse (City of Colton 2019).

## ES.6 Summary of Significant Effects and Measures that Reduce or Avoid the Significant Impacts

Table S-3, Summary of Significant Effects and Mitigation Measures, provide summary of impact analysis, mitigation measures, and level of significance of impact after mitigation for each issue. Significant impacts were found for the issues of aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, and tribal cultural resources. With implementation of the identified mitigation measures this EIR, all potentially significant impacts would be mitigated, however some would remain significant and unavoidable.

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Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<b>Aesthetics</b>		
<p><b>Impact AES-1:</b> Scenic vistas may be significantly impacted associated with future development in Subarea 1 of the Northside SPA.</p> <p><b>Impact AES-CUM-1:</b> Cumulative impacts to scenic vistas from the Santa Ana River Trail would be considered cumulatively significant</p>	<p><b>MM-AES-1 View Corridors and Recessed Facades.</b> As individual residential projects are proposed in Subarea 1, design shall incorporate view corridors to preserve existing east-oriented view corridor off the Santa Ana River Trail to local topographical features including terrain within Box Springs Mountain Reserve Park to the extent feasible. Additional design features including recessed facades on upper floors shall also be considered to reduced apparent building scale and allow for mountainous topography to remain visible in views from the Santa Ana River Trail.</p>	Significant
<b>Air Quality</b>		
<p><b>Impact AQ-1:</b> The future development allowed under the specific plan has the potential to conflict with or obstruct implementation of the applicable air quality plan (Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook).</p> <p><b>Impact AQ-CUM-1:</b> Cumulative impacts due to conflicts with regional air quality plans would be cumulatively significant</p>	<p><b>MM-AQ-1: Construction Equipment Emissions Reductions.</b> The following measures shall be incorporated into the Northside Specific Plan to reduce construction criteria air pollutant emissions, including VOC, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>, generated by construction equipment used for future development projects implemented under the proposed Specific Plan. Prior to the issuance of a grading permit within the Northside Specific Plan, the following shall be incorporated into the grading plan and/or grading permit conditions:</p> <ul style="list-style-type: none"><li>a) For off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.<sup>1</sup> (For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.) Before an exemption may be considered, the applicant shall be required to demonstrate that two construction fleet owners/operators in the region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located in the region.</li><li>b) Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions.</li><li>c) Properly tune and maintain all construction equipment in accordance with manufacturer’s specifications;</li><li>d) Where feasible, employ the use of electrical or natural gas-powered construction equipment, including forklifts and other comparable equipment types.</li><li>e) To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction.</li><li>f) Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall include measures to reduce the number of large pieces of equipment operating simultaneously during peak construction periods, scheduling of vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling.</li></ul> <p><b>MM-AQ-2: Fugitive Dust Control.</b> The following measures shall be incorporated into the Northside Specific Plan to further reduce construction fugitive dust emissions (PM<sub>10</sub> and PM<sub>2.5</sub>), generated by grading and construction activities of future development projects implemented under the proposed Specific Plan: Prior to the issuance of a grading permit within the Northside Specific Plan, the following shall be incorporated into the grading plan and/or grading permit conditions:</p> <ul style="list-style-type: none"><li>a) Water, or utilize another SCAQWD-approved dust control non-toxic agent, on the grading areas at least three times daily to minimize fugitive dust.</li><li>b) All permanent roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as possible following site preparation and grading activities.</li><li>c) Stabilize grading areas as quickly as possible to minimize fugitive dust.</li><li>d) Apply chemical stabilizer, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry, and to on-site stockpiles of excavated material.</li><li>e) Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible.</li></ul>	Significant

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Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<div><div><div>f) Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out.</div><div>g) Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred.</div><div>h) Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling.</div><div>i) Evaluate the need for reduction in dust generating activity, potential to stop work, and/or implementation of additional dust control measures if winds exceed 25 miles per hour.</div><div>j) Enforce a 15-mile-per-hour speed limit on unpaved surfaces.</div><div>k) Provide haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance.</div><div>l) Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections, to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.</div><div>m) Review and comply with any additional requirements of SCAQMD Rule 403.</div></div><div><b>MM-AQ-3: Architectural Coating VOC Emissions.</b> To address the impact relative to VOC emissions, Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) shall be used during Project construction/application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, avoid application of architectural coatings during the peak smog season: July, August, and September. Procure architectural coatings from a supplier in compliance with the requirements of SCAQMD’s Rule 1113 (Architectural Coatings).</div><div><b>MM-AQ-4: Vehicle Miles Traveled Reduction Strategies.</b> The Northside Specific Plan shall implement a Transportation Demand Management (TDM) Program to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ride-sharing and carpooling to reduce vehicle miles traveled and associated criteria air pollutant emissions. The following components are to be included in the TDM Program: <b>Bicycle and Pedestrian Travel</b><div><div>a) Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various internal Specific Plan land uses, which will include design elements to enhance walkability and connectivity and shall minimize barriers to pedestrian access and interconnectivity. Physical barriers, such as walls or landscaping, that impede pedestrian circulation shall be eliminated.</div><div>b) The Northside Specific Plan design shall include a network that connects to the existing off-site facilities (e.g., existing off-site bike paths).</div><div>c) Specific Plan design shall include pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways shall be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic calming features. Traffic calming features may include: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.</div><div>d) Provide bicycle parking facilities along main travel corridors: one bike rack space per 20 vehicle/employee parking spaces or to meet demand, whichever results in the greater number of bicycle racks.</div><div>e) Provide shower and locker facilities to encourage employees to bike and/or walk to work: one shower and three lockers per every 25 employees.</div></div><b>Ride-Sharing and Commute Reduction</b><div><div>f) Promote ridesharing programs through a multi-faceted approach, such as designating a certain percentage of parking spaces for ridesharing vehicles; designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles; or providing a website or message board for coordinating rides.</div><div>g) Implement marketing strategies to reduce commute trips. Information sharing and marketing are important components to successful commute trip-reduction strategies. Implementing commute trip-reduction strategies without a complementary marketing strategy would result in lower VMT reductions. Marketing strategies may include: new employee orientation of trip reduction and alternative mode options; event promotions; or publications.</div><div>h) One percent (1%) of vehicle/employee parking spaces shall be reserved for preferential spaces for car pools and van pools.</div><div>i) Coordinate with the Southern California Association of Governments (SCAG) for carpool, vanpool, and rideshare programs that are specific to the Northside Specific Plan.</div><div>j) Implement a demand-responsive shuttle service that provides access throughout the Northside Specific Plan area, to the park-and-ride lots, and to the nearby transit centers.</div></div></div></div>	

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<p><b>Transit</b></p> <p>k) Bus pull-ins shall be constructed where appropriate within the Northside Specific Plan area.</p> <p>l) Coordinate with SCAG on the future siting of transit stops/stations within or near the SPA.</p> <p><b>MM-AQ-5: Encourage Electric Vehicles.</b> The Northside Specific Plan shall do the following:</p> <p>a) Designate 10% of parking spaces to be for electric and alternative fuel vehicles.</p> <p>b) Install Level 2 EV charging stations in 6% of all parking spaces.</p> <p><b>MM-AQ-6: Idling Restriction.</b> For Specific Plan land uses that include truck idling, the Northside Specific Plan shall minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location. To the extent feasible, the tenant shall restrict idling emission from trucks by using auxiliary power units and electrification. Each cold storage dock door shall provide electrification for transport refrigeration units (TRUs).</p> <p><b>MM-AQ-7: Energy Conservation.</b> The following energy conservation measures into Specific Plan building plans:</p> <p>a) Install a solar photovoltaic rooftop system to reduce the electric demand from the local grid.</p> <p>b) Install Energy Star rated heating, cooling lighting, and appliances.</p> <p>c) Outdoor lighting shall be light emitting diodes (LED) or other high efficiency lightbulbs.</p> <p>d) Provide information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future tenants of the Northside Specific Plan.</p> <p>e) Non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year solar reflective index (SRI) of 64 for a low-sloped roof and 32 for a high-sloped roof.</p> <p>f) Outdoor pavement, such as walkways and patios, shall include paving materials with 3-year SRI of 0.28 or initial SRI of 0.33.</p> <p>g) Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance.</p> <p>h) Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher.</p> <p>i) Installation of water heaters with an energy factor of 0.92 or higher.</p> <p>j) Maximize the use of natural lighting and include daylighting (e.g., skylights, windows) in rooms with exterior walls that would normally be occupied.</p> <p>k) Include high-efficacy artificial lighting in at least 50% of unit fixtures.</p> <p>l) Install low-NOx water heaters and space heaters, solar water heaters, or tank-less water heaters.</p> <p>m) Use passive solar cooling/heating.</p> <p>n) Strategically plant trees to provide shade.</p> <p>o) Structures shall be equipped with outdoor electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.</p> <p><b>MM-AQ-8: Low-VOC/Green Cleaning Product Educational Program.</b> Specific Plan tenants shall develop and implement a Low-VOC/Green Cleaning Product and Paint education program.</p>	
<p><b>Impact AQ-2:</b> Development allowed under the Specific Plan would potentially generate construction criteria air pollutant emissions in exceedance of the SCAQMD thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub> and PM<sub>2.5</sub>.</p> <p><b>Impact AQ-CUM-2:</b> The Northside Specific Plan’s contribution of air quality emissions to the SCAB would be cumulatively considerable as a result of long-term Project-related operational-</p>	<p><b>MM-AQ-1</b></p> <p><b>MM-AQ-2</b></p> <p><b>MM-AQ-3</b></p> <p><b>MM-AQ-4</b></p> <p><b>MM-AQ-5</b></p> <p><b>MM-AQ-6</b></p> <p><b>MM-AQ-7</b></p> <p><b>MM-AQ-8</b></p>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
source emissions, and impacts would be cumulatively significant		
<b>Impact AQ-3:</b> Development allowed under the Specific Plan would potentially generate operational criteria air pollutant emissions in exceedance of the SCAQMD thresholds for VOC, NO <sub>x</sub> , CO, PM <sub>10</sub> and PM <sub>2.5</sub> .	MM-AQ-1 MM-AQ-2 MM-AQ-3 MM-AQ-4 MM-AQ-5 MM-AQ-6 MM-AQ-7 MM-AQ-8	Significant
<b>Impact AQ-4:</b> The Specific Plan would potentially result in a cumulatively considerable net increase of criteria pollutants for which the Specific Plan region is non-attainment under an applicable federal or state ambient air quality standard.	MM-AQ-1 MM-AQ-2 MM-AQ-3 MM-AQ-4 MM-AQ-5 MM-AQ-6 MM-AQ-7 MM-AQ-8	Significant
<b>Impact AQ-5:</b> The Specific Plan would exceed the SCAQMD mass daily thresholds of VOC, NO <sub>x</sub> , CO, PM <sub>10</sub> , and PM <sub>2.5</sub> during construction and/or operation, the Northside Specific Plan could have a significant impact on public health	MM-AQ-1 MM-AQ-2 MM-AQ-3 MM-AQ-4 MM-AQ-5 MM-AQ-6 MM-AQ-7 MM-AQ-8	Significant
<b>Impact AQ-6:</b> Future development allowed under the Specific Plan would generate NO <sub>2</sub> , PM <sub>10</sub> and PM <sub>2.5</sub> emissions in excess of site-specific LSTs; and those localized construction emissions would impact nearby sensitive receptors.  <b>Impact AQ-CUM-3:</b> The Northside Specific Plan's contribution of impacts to sensitive receptors would be cumulatively considerable.	MM-AQ-1 MM-AQ-2 MM-AQ-3 MM-AQ-4 MM-AQ-5 MM-AQ-6 MM-AQ-7 MM-AQ-8	Significant
<b>Impact AQ-7:</b> The Specific Plan would potentially result in the exposure of sensitive receptors to construction-generated TAC emissions.	MM-AQ-1 MM-AQ-2 MM-AQ-3	Significant
<b>Impact AQ-8:</b> The Specific Plan would potentially result in the exposure of sensitive receptors to operational-generated TAC emissions.	MM-AQ-1 MM-AQ-2 MM-AQ-3	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<p><b>MM-AQ-9: Health Risk Siting.</b> The City shall minimize exposure of new sensitive receptors to toxic air contaminants (TACs), to the extent possible, and consider distance, orientation, and wind direction when siting TAC-emitting sources near sensitive land uses to minimize exposure and associated health risk.</p> <p><b>MM-AQ-10: Toxic Air Contaminant Reduction.</b> At the time of discretionary approval of new sources of TAC emissions in close proximity to existing sensitive land uses, require development projects to implement applicable best management practices, as necessary and feasible, that will reduce exposure to TACs. Specific reduction measures will be evaluated and determined depending on proposed land use TAC sources and feasibility.</p> <p><b>MM-AQ-11: Health Risk Assessment Requirements.</b> Consistent with the California Air Resources Board’s recommendations on siting new sensitive land uses, a formal health risk assessment shall be performed under the following conditions:</p> <ul style="list-style-type: none"><li>a) <i>Distribution Centers.</i> For any distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week located within 1,000 feet of a sensitive receptor. In addition, configuration of entry and exit points of the distribution center shall be considered to minimize exposure to sensitive receptors.</li><li>b) <i>Gasoline Dispensing Facilities.</i> For any large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 300 feet of a sensitive receptor. For any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet of a sensitive receptor.</li><li>c) <i>Dry Cleaners Using Perchloroethylene.</i> For any dry cleaning operation within 300 feet of a sensitive receptor. For operations with three or more machines, consult with the South Coast Air Quality Management District for when a health risk assessment shall be prepared as the distance to the closest sensitive receptor may be less than 300 feet.</li><li>d) <i>Other Sources of Toxic Air Contaminants.</i> For other sources of TACs, the City shall evaluate the need to prepare a health risk assessment based on the types of TACs and the distance to sensitive receptors.</li></ul>	
<b>Impact AQ-9:</b> The Specific Plan would potentially result in the health effects from criteria air pollutants.	<p><b>MM-AQ-1</b> <b>MM-AQ-2</b> <b>MM-AQ-3</b> <b>MM-AQ-4</b> <b>MM-AQ-5</b> <b>MM-AQ-6</b> <b>MM-AQ-7</b> <b>MM-AQ-8</b></p>	Significant
<b>Impact AQ-10:</b> Odor sources associated with future development allowed under the Specific Plan would result in a potential exposure of sensitive receivers to odors.	<p><b>MM-AQ-12: Odor Siting.</b> Land uses that have the potential to generate objectionable odors shall be located as far away as possible and/or downwind from sensitive receptors.</p> <p><b>MM-AQ-13: Odor Abatement Plan.</b> To address odors from the Northside Specific Plan, any odor generated land use shall implement an Odor Abatement Plan (OAP). The OAP shall include the following:</p> <ul style="list-style-type: none"><li>a) Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints.</li><li>b) Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.</li><li>c) Description of potential odor sources at the facility.</li><li>d) Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications, and/or feasible add-on air pollution control equipment.</li><li>e) Contingency measures to curtail emissions in the vent of a public nuisance complaint.</li></ul>	Significant
<b>Biological Resources</b>		
<b>Impact BIO-1a:</b> Development outside of the MSHCP would result in potentially significant direct impacts to special-status plant species.	<p><b>MM-BIO-1a: Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation.</b></p> <p><b>Outside of the Western Riverside County Multiple Habitat Conservation Plan (MSHCP).</b> Prior to issuance of a grading permit involving undeveloped lands in the Northside Specific Plan area (SPA) outside of the MSHCP, a habitat assessment for the potential for special-status plants to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for special-status plants, then a focused survey during the species blooming period will be required.</p> <p>For special-status plants, if 90% of area with long-term conservation value for the species cannot be avoided, then additional measures would be required. In cases where more than 10% of the areas with long-term conservation value would be impacted, occurrences shall be transplanted and preserved. Prior to transplantation, a mitigation and monitoring plan shall be submitted the City of Colton for review by a qualified biologist and approval prior to ground disturbance to occupied habitat. Upon approval, the plan will be implemented by the applicant. Habitat replacement/enhancement shall be at a 1:1 ratio (occupied acres restored/enhanced to occupied acres impacted). Preservation and mitigation areas shall be fenced to avoid indirect impacts. If on-site avoided and/or conservation occurs, non-native plant species listed on the most recent California Invasive Plant Council inventory (<a href="https://www.cal-ipc.org/plants/inventory/">https://www.cal-ipc.org/plants/inventory/</a>) with a rating of moderate or high shall not be included in landscaping.</p>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<p>The mitigation and monitoring plan for the transplanted special-status plant(s) will describe habitat improvement/restoration measures to be completed prior to introducing transplanted special-status plants. Habitat improvement/restoration will be based on special-status plant occupied habitat. The plan will specify: (1) the location of mitigation site(s); (2) site preparation measures such as topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (3) the source of all plant propagules (seed, potted nursery stock, etc.), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (4) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than 2 years; (5) measures to avoid long-term indirect effects; and (5) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. In addition, the plan will specify methods to collect special-status plants and introduce them into the mitigation site.</p>	
<p><b>Impact BIO-1b:</b> Development allowed under the Northside Specific Plan within the MSHCP would result in potentially significant direct impact special-status plants.</p> <p><b>Impact BIO-CUM-1:</b> When considered in the context of other development projects in the cumulative biological study area, these impacts could result in cumulatively considerable significant direct impacts to special-status plant species within the MSHCP.</p>	<p><b>MM-BIO-1b: Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation.</b></p> <p><b>Inside the MSHCP:</b> The federally and state-listed species that have a low potential to occur in the SPA in the MSHCP are covered under the MSHCP, and “take” coverage and measures are included in the MSHCP as long as species-specific requirements are met. Additionally, non-listed special-status plants with a moderate potential to occur are also covered under the MSHCP and mitigated by complying with the MSHCP.</p> <p>Approximately 180 acres of the SPA lies with Narrow Endemic Plant Species Survey Area (NEPSSA) No. 7. Future development in NEPSSA No. 7 would require a habitat assessment for San Diego ambrosia (low potential to occur), Brand’s phacelia (not expected to occur), and San Miguel savory (low potential to occur) (Figure 3.3-4, Western Riverside MSHCP). Therefore, a site-specific habitat assessment shall be required for all future development in the 180-acre portion of the SPA in NEPSAA No. 7 prior to construction. If a suitable habitat is found, a focused rare plant survey must be completed when the NEPSAA No. 7 species would be visible. Where survey results are positive for Narrow Endemic Plant Species, any future development with the potential to affect Narrow Endemic Plant Species shall be subject to avoidance of 90% of those portions of the project site that provide for long-term conservation value of the identified Narrow Endemic Plant Species until it is demonstrated that conservation goals for the particular species are met. Equivalency findings must be made as described in Section 6.3.2 of the MSHCP. If it is determined that the 90% threshold cannot be met and achievement of overall MSHCP conservation goals for the particular species have not yet been demonstrated, then the applicant must prepare a determination of biologically equivalent or superior preservation (DBESP) document that will include measures to reduce significant impacts similar to those as described for areas outside the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved, the applicant shall implement the DBESP measures. No additional surveys or further measures are required for special-status plants in the MSHCP.</p>	Significant
<p><b>Impact BIO-2:</b> Construction-related activities (i.e., generation of fugitive dust, changes in hydrology, release of chemical pollutants, etc.) would potentially result in short-term or temporary significant indirect impacts to special-status plant species.</p>	<p><b>MM-BIO-1a</b> <b>MM-BIO-1b</b></p> <p><b>MM-BIO-2: Standard Best Management Practices (BMPs).</b> Prior to issuance of a grading or construction permit within the Northside Specific Plan undeveloped lands or within 500 feet of such lands (including projects adjacent to the Santa Ana River), the following BMPs shall be included on grading and construction plans notes. The applicable jurisdiction (i.e., City of Colton, City of Riverside, or County of Riverside) shall have the right to access and inspect any sites of approved projects, including any restoration/enhancement area for compliance with project approval conditions including these BMPs. Within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), these measures are also consistent with MSHCP Volume I, Appendix D.</p> <p><b>Lighting</b></p> <ul style="list-style-type: none"><li>• Within 500 feet of the suitable habitat for special-status wildlife, construction performed between dusk and 6:00 a.m. shall use minimal illumination in order to perform the work safely. All lighting shall be directed downward and shielded to focus illumination on the desired work areas only, and to prevent light spillage onto adjacent habitat.</li></ul> <p><b>Debris/Pollution</b></p> <ul style="list-style-type: none"><li>• Fully covered trash receptacles that are animal-proof will be installed and used during construction to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Trash contained within the receptacles will be removed at least once a week from the project site.</li><li>• No litter, construction materials, or debris will be discharged into jurisdictional waters or MSHCP riparian/riverine sources.</li><li>• Construction work areas shall be kept clean of debris, trash, and construction materials.</li></ul>	Significant



Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<p><b>Measures to Avoid Impacts to Streambed and Water Quality</b></p> <ul style="list-style-type: none"><li>Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.</li><li>Projects shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern, as feasible. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of riparian species.</li><li>When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.</li><li>Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements as described in Northside Specific Plan Program Environmental Impact Report <b>CM-HYD-1</b>.</li></ul> <p><b>Vehicle and Equipment Restrictions and Maintenance</b></p> <ul style="list-style-type: none"><li>Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas, other sensitive habitats, and jurisdictional waters of the United States/state. These designated areas shall be located in such a manner as to prevent any runoff from entering these sensitive habitats. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city or County, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.</li></ul> <p><b>Environmental Awareness Training and Biological Monitoring</b></p> <p><b><i>Worker Environmental Awareness Program (WEAP) and Ongoing Training</i></b></p> <p>Prior to grading, a preconstruction meeting shall be required that includes a training session for project personnel by a qualified biologist. The training shall include: (1) a description of the species of concern and its habitats; (2) the general provisions of the applicable regulations pertaining to biological resources, including the Endangered Species Act and the MSHCP; (3) the need to adhere to the provisions of the Endangered Species Act and the MSHCP and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the project; and (6) the access routes to and project site boundaries within which the project activities must be accomplished.</p> <p>Additionally, WEAP shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures and any required permits from the resource agencies will be made available to construction personnel.</p> <p>A training program, such as training video, coordinated by the project biologist, may also be used.</p> <p><b><i>Biological Monitoring and Compliance Documentation</i></b></p> <p>A qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources outside the project footprint.</p> <p><b><i>Minimization of Disturbance</i></b></p> <ul style="list-style-type: none"><li>The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.</li><li>The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.</li><li>The upstream and downstream limits of project disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.</li><li>Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction</li></ul>	

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<p>limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.</p> <p><b>Exotic Species</b></p> <ul style="list-style-type: none"><li>Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.</li></ul> <p><b>MM-BIO-3: Restoration of Temporary Impacts to Uplands with Non-Invasive Species.</b> Prior to issuance of a grading or construction permit within the Northside Specific Plan undeveloped lands, grading and construction plans shall include the following note regarding temporary impacts to uplands:</p> <p>Site construction areas subjected to temporary ground disturbance in undeveloped areas disturbance activity), and revegetated with an application of a native seed mix, if necessary, prior to or during seasonal rains to promote passive restoration of the area to pre-project conditions (except that no invasive plant species will be restored). An area subjected to “temporary” disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. If any grading occurred in areas intended to remain undeveloped, the site will be recontoured to natural grade. This measure does not apply to situations in urban/developed areas that are temporarily impacted and will be returned to an urban/developed land use. Prior to seeding temporary ground disturbance areas, the project biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.</p>	
<p><b>Impact BIO-3:</b> Development-related activities (i.e., increased invasive plant species, trampling, soil compaction, etc.) would result in potential long-term significant indirect impacts to special-status plants.</p>	<p><b>MM-BIO-4: Avoidance/Minimization of Long-term Indirect Impacts to Special-Status Species.</b></p> <p>Prior to issuance of a construction permit within 500 feet of suitable habitat for special-status species (including the Santa Ana River) with potential to occur in the Specific Plan Area (SPA), construction plans and conditions of approval shall include the following to address indirect impacts to special-status species:</p> <p><b>Drainage:</b> Future development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.</p> <p><b>Toxics:</b> Land uses that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharges. Measures such as those employed to address drainage issues shall be implemented.</p> <p><b>Lighting:</b> Night lighting shall be directed away from suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting is not increased.</p> <p><b>Noise:</b> Proposed noise-generating land uses affecting suitable habitat for special-status species shall incorporate setbacks, berms, or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife should not be subject to noise that would exceed residential noise standards.</p> <p><b>Invasives:</b> When approving landscape plans for future development, invasive, non-native plant species listed on the most recent California Invasive Plant Council inventory (<a href="https://www.cal-ipc.org/plants/inventory/">https://www.cal-ipc.org/plants/inventory/</a>) with a rating of moderate or high shall not be included in landscaping. For future development within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), invasive, non-native species listed in MSHCP Section 6.1.4, Table 6-2, will also be prohibited in landscaping.</p> <p><b>Barriers:</b> Future development shall incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in suitable habitat for special-status wildlife. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.</p> <p><b>Grading/Land Development:</b> Manufactured slopes associated with future development within the SPA shall not extend into the Santa Ana River or other suitable habitat for special-status species that would be avoided and/or conserved.</p>	Significant.

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<b>Impact BIO-4a:</b> Development allowed under the Northside Specific Plan within undeveloped areas would potentially result in significant direct impacts to San Bernardino kangaroo rat and Stephens’ kangaroo rat.	<p><b>MM-BIO-5a: San Bernardino Kangaroo Rat, Stephens’ Kangaroo Rat, and Los Angeles Pocket Mouse Mitigation.</b></p> <p><b>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):</b> Prior to issuance of grading permits for Northside Specific Plan areas outside of the MSHCP on undeveloped lands, a habitat assessment for San Bernardino kangaroo rat or Stephens’ kangaroo rat shall be required. If suitable habitat for San Bernardino kangaroo rat is present on the site, a focused survey and trapping would be required. Because there is no official survey protocol for San Bernardino kangaroo rat or Stephens’ kangaroo rat, the survey protocol developed by the MSHCP Biological Monitoring Program shall be used as a guide to for survey methodology (refer to San Bernardino kangaroo rat or Stephens’ kangaroo rat survey Reports at the MSHCP website: <a href="http://wrc-rca.org/about-rca/monitoring/monitoring-surveys/">http://wrc-rca.org/about-rca/monitoring/monitoring-surveys/</a>). If presence of San Bernardino kangaroo rat or Stephens’ kangaroo rat is known or assumed to occur on the project site located outside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.</p> <p>Based on the Qualified Biologist assessment and surveys for San Bernardino kangaroo rat and/or Los Angeles pocket mouse, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided. If 90% of the portion of the site that provides long-term conservation value for San Bernardino kangaroo rat or Stephens’ kangaroo cannot be avoided, additional suitable habitat for the species must be conserved at a minimum of 2:1, depending on the quality of habitat impacted and the quality of habitat conserved. Additionally, 30 days prior to construction activities in suitable habitat, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for the relevant species. If either species is detected, trapping and relocation will occur in all areas of soil disturbance and construction. Preparation of small mammal relocation plan would be required and subject to the review and approval by the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) prior to any site disturbance. If San Bernardino kangaroo rat or Stephens’ kangaroo rat are present on the site, a take permit from the USFWS and CDFW will be required as described in Northside Specific Plan Program Environmental Impact Report <b>CM-BIO-1</b>, and measures may be refined with further input from these agencies.</p>	Significant
<b>Impact BIO-4b:</b> Development allowed under the Northside Specific Plan within the MSHCP would potentially result in significant direct impacts to Los Angeles pocket mouse, San Bernardino kangaroo rat, and Stephens’ kangaroo rat.	<p><b>MM-BIO-5b: San Bernardino Kangaroo Rat, Stephens’ Kangaroo Rat, and Los Angeles Pocket Mouse Mitigation.</b></p> <p><b>Inside of the MSHCP.</b> Approximately 12 acres of the SPA are located with the San Bernardino kangaroo rat and Los Angeles pocket mouse survey area. Prior to construction, any future development in the MSHCP San Bernardino kangaroo rat and Los Angeles pocket mouse survey area would require a habitat assessment and focused surveys, if suitable habitat is present. There is no official survey protocol (assessment and trapping) required in the MSHCP; however, the MSHCP Biological Monitoring Program has developed and refined a survey protocol that should be used as a guide to assess if adequate Los Angeles pocket mouse and San Bernardino kangaroo rat surveys have been conducted (refer to Los Angeles pocket mouse and San Bernardino kangaroo rat Survey Reports at the MSHCP website: <a href="http://wrc-rca.org/about-rca/monitoring/monitoring-surveys/">http://wrc-rca.org/about-rca/monitoring/monitoring-surveys/</a>). If presence of San Bernardino kangaroo rat or Stephens’ kangaroo rat is known or assumed to occur on the project site located inside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.</p> <p>Based on the Qualified Biologist assessment and surveys for San Bernardino kangaroo rat and/or Los Angeles pocket mouse, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided and equivalency findings shall be made as described in the Section 6.3.2 of the MSHCP. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document that proposes on measures to reduce significant impacts to these species similar to those described for other small mammals in areas outside the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future CEQA document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable. The SPA does not overlap with Stephens’ kangaroo rat Core Reserve Areas designated in the SKR Habitat Conservation Plan (SKR HCP) but is located within the SKR HCP fee area. As a covered species, “take” of this species would be authorized within the SPA. Also, the applicant must pay the standard SKR HCP Development Mitigation Fee.</p>	Significant
<b>Impact BIO-5a:</b> Development allowed under the Northside Specific Plan within undeveloped areas would potentially result in significant direct impacts to listed fairy shrimp.	<p><b>MM-BIO-6a: Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation.</b> Prior to issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a habitat assessment shall be conducted by a Qualified Biologist to determine whether there are vernal pools or other habitat suitable for fairy shrimp present on the site. If there is suitable habitat, then fairy shrimp surveys must be conducted pursuant to USFWS Survey Guidelines for the Listed Large Branchiopods (USFWS 2019b). If the first survey is negative for listed fairy shrimp, then an additional season (wet or dry, whichever one wasn’t already conducted) of surveys shall be completed as well. If presence of listed fairy shrimp is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.</p> <p><b>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):</b> Based on the Qualified Biologist assessment and surveys for listed fairy shrimp, creation and/or enhancement of suitable habitat for the applicable species of fairy shrimp shall be required at a minimum ratio of 2:1. This effort shall include salvage of fairy shrimp cysts from impacted habitat and relocation into the created and/or enhanced suitable habitat. The created and/or enhanced suitable habitat shall be conserved via a conservation easement or other method approved by the U.S. Fish and Wildlife (USFWS). Prior to the issuance of a grading permit, a take permit from the USFWS shall be obtained as described in Northside Specific Plan Program Environmental Impact Report <b>CM-BIO-1</b>, and measures may be refined with further input from the USFWS.</p>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<b>Impact BIO-5b:</b> Development allowed under the Northside Specific Plan within the MSHCP would potentially result in significant direct impacts to listed fairy shrimp.	<b>MM-BIO-6b: Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation.</b> Prior to issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a habitat assessment shall be conducted by a Qualified Biologist to determine whether there are vernal pools or other habitat suitable for fairy shrimp present on the site. If there is suitable habitat, then fairy shrimp surveys must be conducted pursuant to USFWS Survey Guidelines for the Listed Large Branchiopods (USFWS 2019b). If the first survey is negative for listed fairy shrimp, then an additional season (wet or dry, whichever one wasn't already conducted) of surveys shall be completed as well. If presence of listed fairy shrimp is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.  <b>Inside of the MSHCP:</b> Based on the Qualified Biologist assessment and surveys for listed fairy shrimp, 90% of the habitat with long-term conservation value must be avoided. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document and would propose measures similar to those applicable to areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.	Significant
<b>Impact BIO-6a:</b> Development allowed under the Northside Specific Plan within undeveloped areas would potentially result in significant direct impacts to coastal California gnatcatcher.	<b>MM-BIO-7a: Costal California Gnatcatcher Surveys.</b>  <b>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).</b> Prior to issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a Qualified Biologist shall conduct a habitat assessment for coastal California gnatcatcher ( <i>Polioptila californica californica</i> ). If there is suitable habitat for coastal California gnatcatcher present, a focused protocol-level survey using the most recent U.S. Fish and Wildlife Service (USFWS) protocol for the species, which is currently Coastal California Gnatcatcher Presence/Absence Survey Guidelines (USFWS 1997). If presence of coastal California gnatcatcher is known or assumed to occur on the project site located outside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant:  Based on the Qualified Biologist assessment and surveys for coastal California gnatcatcher, suitable habitat for the species must be conserved at a minimum of a 2:1 ratio, depending on the quality of habitat impacts and the quality of habitat conserved determined to be present by the Qualified Biologist. No clearing, grubbing, grading, or other construction activities shall occur during the coastal California gnatcatcher breeding season (March 1 to August 15). If construction activities cannot be completed outside coastal California gnatcatcher breeding season, then a pre-construction survey shall be conducted in all areas of suitable habitat, by a Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit). If found during pre-construction surveys, a 500-foot buffer will be required around the nest site. Additionally, prior to issuance of a grading permit on undeveloped sites with confirmed presence of coastal California gnatcatcher, a take permit from the USFWS would be required as described in Northside Specific Plan Program Environmental Impact Report <b>CM-BIO-1</b> and measures may be refined with future input from the USFWS.	Significant
<b>Impact BIO-6b:</b> Development allowed under the Northside Specific Plan within the MSHCP would potentially result in significant direct impacts to coastal California Gnatcatcher.	<b>MM-BIO-7b: Coastal California Gnatcatcher Surveys.</b>  <b>Inside of the MSHCP.</b> Coastal California gnatcatcher is a covered species under the MSHCP, and no additional surveys are required for areas inside the MSHCP. Direct impacts to nesting coastal California gnatcatchers would be avoided through implementation of nesting bird surveys and seasonal restrictions on occupied habitat removal, as described in <b>MM-BIO-13</b> .	Significant
<b>Impact BIO-7a:</b> Development allowed under the Northside Specific Plan within undeveloped areas would potentially result in significant direct impacts to non-listed special-status species, depending on the location and size.  <b>Impact BIO-CUM-3:</b> in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative direct impact to non-listed special-status species outside of the MSHCP.	<b>MM-BIO-8a: Burrowing Owl Pre-Construction Surveys and Avoidance Measures.</b>  <b>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).</b> Prior to issuance of a grading permit on undeveloped sites outside of the MSHCP within the Northside Specific Plan, a habitat assessment for the potential for burrowing owl to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for burrowing owl and the applicant would like to demonstrate that burrowing owl is absent, then a focused survey as described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012) shall be conducted by a Qualified Biologist. If presence of burrowing owl is known or assumed, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant in suitable burrowing owl habitat outside of the MSHCP.  No less than 14 days prior to ground-disturbing activities (vegetation clearance, grading), a Qualified Biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction take avoidance surveys on and within 200 meters (656 feet) of the construction zone to identify occupied breeding or wintering burrowing owl burrows. The take avoidance burrowing owl surveys shall be conducted in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012) and shall consist of walking parallel transects 7 to 20 meters apart, adjusting for vegetation height and density as needed, and noting any burrows with fresh burrowing owl sign or presence of burrowing owls. Copies of the burrowing owl survey results shall be submitted to the California Department of Wildlife (CDFW) and the City of Colton.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<b>Impact BIO-CUM-6:</b> in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to these species: California legless lizard (SSC), California glossy snake (SSC), coast patch-nosed snake (SSC), pallid bat (SSC), pallid San Diego pocket mouse (SSC), western yellow bat (SSC), and pocketed free-tailed bat (SSC).	<p>If burrowing owls are detected on site, no ground-disturbing activities shall be permitted within 200 meters (656 feet) of an occupied burrow during the breeding season (February 1 to August 31), unless otherwise authorized by CDFW. During the nonbreeding season (September 1 to January 31), ground-disturbing work can proceed near active burrows provided the work occurs no closer than 50 meters (165 feet) from the burrow. Depending on the level of disturbance, a smaller buffer may be established in consultation with CDFW.</p> <p>If avoidance of active burrows is infeasible during the nonbreeding season, then before breeding behavior is exhibited and after the burrow is confirmed empty by site surveillance and/or scoping, a qualified project biologist shall implement a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012). Passive relocation consists of excluding burrowing owls from occupied burrows and providing suitable artificial burrows nearby for the excluded burrowing owls.</p> <p><b>MM-BIO-9: Special-Status Wildlife Habitat Assessment, Pre-construction Sweep, and Monitoring.</b></p> <p><b>Habitat Assessment.</b> Prior to issuance of a grading permit on undeveloped sites outside of the Western Riverside County Multiple Species Conservation Plan (MSHCP) within the Northside Specific Plan, a habitat assessment for the potential for special-status wildlife to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for special-status wildlife, then the project grading plan shall list and the applicant shall implement the following pre-construction sweep and monitoring measures to minimize or avoid impacts to special-status wildlife species.</p> <p><b>Pre-Construction Sweep.</b> Prior to initiation of clearing, grading or construction, a Qualified Biologist shall conduct a daily pre-construction survey sweep within areas of suitable habitat for special-status species wildlife. The Qualified Biologist shall look for special-status species that may be located within or immediately adjacent to (within 500 feet of) the project work areas, as permitted by access. Any individual special-status wildlife species observed within the project work areas during the pre-construction survey will be flushed or moved out of harm’s way to avoid direct impacts to these species. If a population of special-status wildlife are observed during the pre-construction survey and cannot be avoided by the project, additional measures may be required as determined through consultation with the California Department of Fish and Wildlife (CDFW). Additional measures may include seasonal restrictions (e.g., if burrowing owl nesting burrows are identified and cannot be avoided), relocation of the species, and/or compensatory habitat-based mitigation at a minimum 1:1 ratio for the loss of occupied habitat (in which the open space areas to remain post-construction could be counted toward the overall compensatory mitigation requirements, as applicable).</p> <p><b>Monitoring.</b> A Qualified Biologist shall be present to monitor vegetation removal and topsoil salvaging and stockpiling immediately adjacent to or within suitable habitat. The Qualified Biologist shall possess an appropriate California scientific collecting permit to handle special-status species likely to occur in the project area. If special-status wildlife species are detected in the work area during the monitoring effort, the authorized Qualified Biologist will capture and relocate individuals to nearby undisturbed areas with suitable habitat outside of the construction area, but as close to their origin as possible. All special-status wildlife moved or flushed during project activities will be documented by the biologist on site and provided to San Bernardino and Riverside Counties and/or CDFW upon completion of construction and prior to the issuance of occupancy permits.</p>	
<b>Impact BIO-7b:</b> Development allowed under the Northside Specific Plan within the MSHCP would potentially result in significant direct impacts to non-listed special-status species.	<p><b>MM-BIO-8b: Burrowing Owl Pre-Construction Surveys and Avoidance Measures.</b></p> <p><b>Inside of the MSHCP:</b> Approximately 252 acres of the SPA are located within the MSHCP burrowing owl survey area. Prior to issuance of a grading permit within the MSHCP burrowing owl survey area, a habitat assessment and focused surveys, if suitable habitat is present, shall be completed. All burrowing owl surveys must be conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). If other methodologies are followed (e.g., CDFG 2012), the Qualified Biologist shall provide further justification regarding why the survey methods implemented yielded optimal results even when the accepted protocol was not followed. Methodology shall be separated into discussions for Step I (habitat assessment), Step II-A (focused burrow survey), and Step II-B (focused burrowing owl surveys), as applicable.</p> <p>If burrowing owl are confirmed present on the project site, 90% of those portions of the site that provide for long-term conservation value for the burrowing owl shall be avoided, and equivalency findings shall be made as described in the Section 6.3.2 of the MSHCP as feasible prior to the issuance of a grading permit. If the 90% avoidance threshold cannot be met, then the application must prepare a determination of biological equivalent or superior preservation (DBESP) document that proposes measures, such as buffers similarly described for areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service (USFWS), and CDFW as described in Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Additionally, the applicant would be required to prepare a Burrowing Owl Protection and Relocation Plan. This plan would need to be coordinated with, and reviewed and approved by the USFWS and CDFW, including the state banding permit office and federal Migratory Bird Treaty Act office if active relocation is needed, prior to initiating any site-disturbing activities. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.</p>	Significant.

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<p><b>Pre-Construction Survey:</b> Within all 252 acres of the SPA located within the MSHCP burrowing owl survey area, regardless of survey results, a pre-construction survey shall be conducted for burrowing owl in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). In accordance with these instructions, this survey would occur within 30 days prior to ground-disturbance activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, grading, equipment staging,). A minimum of one survey site visit within the described time frame prior to any site disturbance (e.g., vegetation clearing and grubbing, tree removal, site watering, equipment staging, grading) is required to confirm presence or absence of owls on the site. Pre-construction surveys shall be conducted by a qualified biologist. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl have not colonized the site since it was last disturbed. If burrowing owl are found, the same coordination described above will be necessary. If burrowing owl are present within the survey area, take of owls and active nests shall be avoided as determined by a qualified biologist.</p> <p><b>MM-BIO-9</b></p>	
<b>Impact BIO-8a:</b> Development allowed under the Northside Specific Plan within undeveloped areas would potentially result in significant direct impacts to burrowing owls.	<p><b>MM-BIO-8a</b> <b>MM-BIO-9</b></p>	Significant
<b>Impact BIO-8b:</b> Development allowed under the Northside Specific Plan within the MSHCP would potentially result in significant direct impacts to burrowing owls.	<p><b>MM-BIO-5b</b> <b>MM-BIO-6b</b> <b>MM-BIO-8b</b></p>	Significant
<p><b>Impact BIO-9:</b> Construction-related activities (i.e., fugitive dust, noise and vibrations, increased human presence, night-time lighting, etc.) would result in potential short-term or temporary indirect significant impacts to special-status wildlife species.</p> <p><b>Impact BIO-CUM-7:</b> In combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative indirect construction-related impacts to special-status wildlife species and suitable habitat for special-status wildlife species.</p>	<p><b>MM-BIO-2</b> <b>MM-BIO-3</b></p> <p><b>MM-BIO-13: Nesting Bird Surveys.</b></p> <p>Prior to issuance of a grading or construction permit on undeveloped sites or sites within 500 feet of undeveloped areas, the grading plans and construction plans shall state the following nesting bird requirements.</p> <p>A Qualified Biologist shall conduct pre-construction surveys no earlier than 14 days prior to any on-site grading and construction that may occur during the nesting/breeding season of special-status bird species. Pre-construction nesting bird surveys shall also need cover a 500-foot buffer around the site. The pre-construction surveys shall be conducted between March 1 and September 1, or as determined by the Qualified Biologist.</p> <p>If occupied nests are found, then limits of construction to avoid occupied nests shall be established by the Qualified Biologist in the field with flagging, fencing, or other appropriate barriers (e.g., 250 feet around active passerine nests to 500 feet around active non-listed raptor nests), and construction personnel shall be instructed on the sensitivity of nest areas. The Qualified Biologist shall serve as a construction monitor during those periods when construction activities are to occur near active nest areas to avoid inadvertent impacts to these nests. The Qualified Biologist may adjust the 250-foot or 500-foot setback at his or her discretion depending on the species and the location of the nest (e.g., if the nest is well protected in an area buffered by dense vegetation). Once the Qualified Biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival, construction may proceed in the setback areas. If nesting raptors or migratory birds are not detected during the pre-construction survey, no further measures shall be required, and construction activities may proceed.</p>	Significant
<b>Impact BIO-10:</b> Development-related activities (i.e., changes in hydrology or water quality, introduction of toxic chemicals from adjacent land use, nighttime lighting, trampling, etc.) would result in potential long-term indirect significant impacts to special-status wildlife.	<p><b>MM-BIO-4</b></p>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<b>Impact BIO-CUM-8:</b> In combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative indirect impact to special-status wildlife species.		
<b>Impact BIO-CUM-2:</b> In combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative direct impact to special-status wildlife species outside of the MSHCP.	<b>MM-BIO-5</b> <b>MM-BIO-6</b> <b>MM-BIO-7</b>	Significant.
<b>Impact BIO-CUM-4:</b> in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative direct impact to special-status species wildlife species inside of the MSHCP.	<b>MM-BIO-9</b>	Significant.
<b>Impact BIO-CUM-5:</b> in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to burrowing owls and Riverside fairy shrimp.	<b>MM-BIO-5</b> <b>MM-BIO-6</b> <b>MM-BIO-8</b>	Significant.
<b>Impact BIO-11a:</b> Development within the Specific Plan Area (SPA) and outside of the MSHCP would result in potential significant direct impacts to sensitive vegetation communities.	<b>MM-BIO-11a: Sensitive Vegetation Communities.</b> <b>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):</b> Prior to issuance of a grading permit on undeveloped sites outside the MSHCP within the Northside Specific Plan City of Colton area, a Qualified Biologist shall conduct vegetation mapping within the proposed project site. The Qualified Biologist will determine if there is a sensitive natural community per the California Department of Fish and Wildlife (CDFW 2019) present on site. If there is a sensitive natural community on site, and the community cannot be avoided, the impact must be mitigated at not less than a 1:1 ratio through conservation of the same vegetation community either on site, off site, or through an approved mitigation bank. The mitigation site shall be fenced and preserved. If on-site preservation occurs, non-native plant species listed on the most recent California Invasive Plant Council inventory ( <a href="https://www.cal-ipc.org/plants/inventory/">https://www.cal-ipc.org/plants/inventory/</a> ) with a rating of moderate or high shall not be included in proposed landscaping. A sensitive habitat mitigation proposal will be provided by the applicant via a Qualified Biologist, and approved by the City of Colton prior to the issuance of a grading permit. The sensitive habitat mitigation plan shall be incorporated into the grading and construction plans and conditions of approval, as applicable.  <b>MM-BIO-11b: Sensitive Vegetation Communities.</b> <b>Inside of the MSHCP:</b> For future development in the Specific Plan Area inside of the MSHCP, no mitigation is required for impacts to sensitive natural communities other than those defined in Section 6.1.2 (riparian/riverine and vernal pools) of the MSHCP, which are addressed in <b>MM-BIO-6</b> and <b>MM-BIO-12</b> .	Significant
<b>Impact BIO-11b:</b> Development within the SPA and MSHCP would result in potential significant direct impact sensitive vegetation communities.	<b>MM-BIO-6b</b>  <b>MM-BIO-12: Jurisdictional Waters and Riparian/Riverine.</b> Prior to issuance of a grading permit on undeveloped land within the Northside Specific Plan, a Qualified Biologist shall assess the site to determine if there is potential for U.S. Army Corps of Engineers (ACOE-), California Department of Fish and Wildlife (CDFW-), and Regional Water Quality Control Board (RWQCB-) jurisdictional waters of the United States/state on the project site. If the project is in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the Qualified Biologist will also map any riparian/riverine resources that occur on the site and surrounding vicinity. If there is potential for these resources to occur, a formal delineation of these resources shall be conducted in accordance with each agency’s requirements, guidance, and standards prior to issuance of a grading permit. If there are jurisdictional waters located on a project site, then the project grading plan shall identify and the applicant shall implement the following jurisdictional waters measures prior to the issuance of a grading permit.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<p>If avoidance of impacts to potentially jurisdictional areas is not practicable, then the project applicant shall obtain the applicable permits to impact these resources, such as a 404 permit from ACOE, a Streambed Alteration Agreement from CDFW, and a 401 Water Quality Certification from the RWQCB as described in Northside Specific Plan Program Environmental Impact Report <b>CM-HYD-1</b>. Final mitigation requirements for the impact shall be established by these agencies, and a final wetlands/waters mitigation plan shall be prepared prior to issuance of a grading permit. However, at a minimum, the following requirements shall be met:</p> <ol style="list-style-type: none"><li>1. All temporary impacts to jurisdictional waters will be restored on site. Restoration will include recontouring and erosion control with a native seed mix. Prior to seeding temporary ground disturbance areas, the Qualified Biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur, and that the mix is appropriate for the area.</li><li>2. Compensatory mitigation for permanent impacts to jurisdictional waters shall occur at no less than 1:1 ratio for the impacts to jurisdictional waters. A waters mitigation and monitoring plan shall be prepared that outlines the compensatory mitigation in coordination with the ACOE, CDFW, and RWQCB. Mitigation shall include creation, enhancement, and/or restoration, and will be either completed on site or off site. The mitigation program shall be designed to replace the functions and values of the jurisdictional resources impacted, with requirements to achieve specific success criteria. The mitigation areas shall be designed to have similar vegetative characteristics (excluding exotic species) to those of the affected areas. If creation is provided, the site shall be designed to emulate the density and structure of the affected areas once the establishment areas have met the mitigation success criteria. As applicable, the qualified biologist shall determine the appropriate planting and seeding palettes.</li></ol> <p>In addition to the requirements above for all future projects in the Specific Plan Area, projects within the MSHCP must prepare a determination of biologically equivalent or superior preservation, reviewed and approved by the City of Riverside or the County of Riverside, USFWS, and CDFW, to ensure replacement of any lost functions and values of riparian/riverine habitat as it related to covered species prior to the issuance of a grading permit; refer to MSHCP Section 6.1.2 for more information.</p> <p>Additionally, if a jurisdictional waters of the United States/State is avoided by the project, the grading and construction plans shall identify that waters will be fenced off where humans can enter the site prior to the issuance of a grading or construction permit. If on-site avoidance occurs, it shall be verified prior to the issuance of a construction permit that non-native plant species listed on the most recent California Invasive Plant Council inventory (<a href="https://www.cal-ipc.org/plants/inventory/">https://www.cal-ipc.org/plants/inventory/</a>) with a rating of moderate or high shall not be included in landscaping.</p>	
<b>Impact BIO-12:</b> Construction-related impacts (i.e., generation of fugitive dust, changes in hydrology, release of chemical pollutants, etc.) would result in potential short-term or temporary significant indirect impacts to sensitive vegetation communities.	<b>MM-BIO-2</b> <b>MM-BIO-3</b> <b>MM-BIO-11a</b> <b>MM-BIO-11b</b> <b>MM-BIO-12</b>	Significant
<b>Impact BIO-13:</b> Development-related activities (i.e., chemical releases, increased invasive plant species, trampling, soil compaction, etc.) would result in potential long-term indirect significant impacts to sensitive vegetation communities.	<b>MM-BIO-4</b> <b>MM-BIO-11a</b> <b>MM-BIO-11b</b>	Significant
<b>Impact BIO-CUM-9:</b> In combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to sensitive natural communities.	<b>MM-BIO-</b> <b>MM-BIO-3</b> <b>MM-BIO-4</b> <b>MM-BIO-6</b> <b>MM-BIO-11a</b> <b>MM-BIO-11b</b> <b>MM-BIO-12</b>	Significant
<b>Impact BIO-14:</b> Although there are mapped resources within the SPA, there could be jurisdictional resources present outside of currently mapped resources and therefore there would be	<b>MM-BIO-12</b>	Significant



Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
potential direct significant impacts to state and federally regulated jurisdictional waters.		
<b>Impact BIO-15:</b> Construction-related activities (i.e., generation of fugitive dust, changes in hydrology, release of chemical pollutants, etc.) would result in potential indirect significant impacts to jurisdictional waters.	MM-BIO-1a  MM-BIO-1b  MM-BIO-2  MM-BIO-12	Significant
<b>Impact BIO-16:</b> Development-related activities (i.e., increased invasive plant species, trampling, etc.) would result in potential long-term indirect significant impacts to jurisdictional waters.	MM-BIO-12	Significant
<b>Impact BIO-CUM-10:</b> Implementation of the Specific Plan would result in potentially significant impacts to jurisdictional waters, which would result in cumulatively considerable impacts.	MM-BIO-1 MM-BIO-2 MM-BIO-3 MM-BIO-12	Significant
<b>Impact BIO-CUM-11:</b> In combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to this area and to wildlife movement.	MM-BIO-1 MM-BIO-2 MM-BIO-3 MM-BIO-4 MM-BIO-12 MM-BIO-13	Significant
<b>Impact BIO-17:</b> If future development does not comply with MSHCP requirement of conducting habitat assessment for least Bell’s vireo, southwestern willow flycatcher, and western yellow-billed cuckoo, and conduct focused protocol-level surveys the Northside Specific Plan could result in a significant impact.  <b>Impact BIO-18:</b> If the future development does not comply with MSHCP requirement of conducting 2 years of focused surveys for Delhi Sands flower-loving fly, the Northside Specific Plant could result in a significant impact.	MM-BIO-1a  MM-BIO-1b  MM-BIO-4  MM-BIO-5  MM-BIO-6  MM-BIO-8  MM-BIO-10: Least Bell’s Vireo, Southwestern Willow Flycatcher, and Western Yellow-Billed Cuckoo Habitat Assessment, Focused Surveys and Mitigation.  Inside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Prior to issuance of a grading permit on undeveloped sites inside the MSHCP within the Northside Specific Plan, a habitat assessment for suitable habitat for least Bell’s vireo, southwestern willow flycatcher , and western yellow-billed cuckoo shall be completed by a Qualified Biologist for the project site and a 500-foot buffer area. If a project site and surrounding 500-foot buffer are evaluated to have suitable habitat (nesting and/or foraging) for these riparian bird species, then protocol-level focused surveys are required prior to the issuance of a grading permit if the habitat will not be avoided. Surveys should be conducted according to accepted U.S. Fish and Wildlife Service (USFWS) protocols specific for each species (least Bell’s vireo—USFWS 2001; southwestern willow flycatcher—USFWS 2000b; western yellow-billed cuckoo—USFWS 2015). If any of these riparian birds are confirmed present within 500 feet of the project site inside of the MSHCP, then the project grading plan shall list and the applicant shall implement the following measures to minimize or avoid impacts to least Bell’s vireo, southwestern willow flycatcher, and western yellow-billed cuckoo.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<p>The project grading and construction activities shall avoid the breeding season for whichever riparian bird species is/are present on or within 500 feet of the project: April through July for least Bell’s vireo, May through July for southwestern willow flycatcher, and June through August for western yellow-billed cuckoo, as feasible. If the breeding season cannot be avoided, then additional measures determined by a Qualified Biologist in consultation with the applicable jurisdiction shall be implemented to ensure that no indirect take occurs. Specifically, project equipment that results in noise levels above 60 decibels (dB) shall be fitted with sound dampeners or equivalent noise reduction measures shall be completed to reduce noise to below 60 dB at breeding habitat. On-site noise monitoring shall also be required to ensure that project-related activities do not result in average noise levels increasing above 60 dB at riparian bird breeding habitat during the breeding season. If any project activities exceed 60 dB, or the on-site monitor determines project activities are resulting in harassment, which could cause nest failure, the monitor would have the authority to halt activities until additional measures (such as a sound wall) can be implemented. Additionally, if any of these riparian birds are confirmed present on the project site, 90% of those portions of the site that provide for long-term conservation value for these species shall be avoided. If the 90% avoidance threshold cannot be met, the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document for these riparian birds that would include preservation, enhancement, re-establishment, and/or establishment of suitable riparian habitat at a 3:1 ratio. The DBESP shall include an analysis that demonstrates the lost functions and values of the impact will be replaced by the proposed measures. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future CEQA document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.</p> <p><b>MM-BIO-11</b></p> <p><b>MM-BIO-12</b></p> <p><b>MM-BIO-14a: Delhi Sands Flower-Loving Fly.</b> <i>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):</i> Delhi Sands flower-loving fly is not expected to occur outside of the MSHCP. There are no mapped Delhi Sands outside of the MSHCP in the City of Colton. Thus, no Delhi Sands flower-loving fly mitigation is required for future projects in the Northside Specific Plan outside of the MSHCP.</p> <p><b>MM-BIO-14b: Delhi Sands Flower-Loving Fly.</b> <i>Inside of the MSHCP:</i> Prior to issuance of a grading or construction permit on in areas containing open Delhi Sands (mapped per the MSHCP), 2 years of focused surveys for the Delhi Sands flower-loving fly shall be conducted by a Qualified Biologist. Surveys shall be conducted according to the accepted U.S. Fish and Wildlife Service (USFWS) protocol (2004); surveys shall be conducted two times per week from July 1 to September 20 for 2 consecutive years under suitable conditions. Areas that are 100% developed do not require focused surveys or further measures, but this assessment must be documented and provided to the applicable MSHCP Permittee (i.e., City of Riverside or County of Riverside). If Delhi Sands flower-loving fly are confirmed to be present on a project site, then the project grading plan shall identify and the applicant shall implement the following Delhi Sands flower-loving fly measures prior to the issuance of a grading permit.</p> <p>Based on the Qualified Biologist surveys for Delhi Sands flower-loving fly, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided, and equivalency findings shall be made. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document for Delhi Sands flower-loving fly to be reviewed and approved by the City of Riverside or County of Riverside, and USFWS prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. The DBESP shall include an analysis that demonstrates the lost functions and values of the impact will be replaced by the proposed measures. More specifically, the applicant shall mitigate the loss of mapped Delhi Soils (or occupied habitat) at a minimum of 1:1 ratio through the purchase of credits from the Colton Dunes Conservation Bank or other Wildlife Agency-approved conservation bank. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.</p>	
<b>Impact BIO-CUM-12:</b> Regarding compliance with the MSHCP, future development allowed under the Northside Specific Plan within the MSHCP would be potentially inconsistent with the MSHCP unless assurances are provided that future projects would implement measures consistent with the MSHCP, resulting in	<p><b>MM-BIO-4</b> <b>MM-BIO-10</b> <b>MM-BIO-14a</b> <b>MM-BIO-14b</b></p>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
a potentially significant cumulative impact, since other development occurring within the cumulative study area could also result in a conflict with the adopted MSHCP.		
<b>Cultural Resources</b>		
<p><b>Impact CUL-1:</b> Changes in development allowed in Subareas 1 to 5, 7 to 12, and 16 would result in potentially significant impacts to historic resources.</p> <p><b>Impact CUL-CUM-1:</b> In combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to historical resources.</p>	<p><b>MM-CUL-1: Identification and Protection of Historical Resources.</b> Prior to issuance of any demolition, grading, or building permit within the Northside Specific Plan, the City Historic Preservation Officer or Qualified Designees of the applicable jurisdiction shall determine if a historic built environment resource (e.g., buildings, structures, and objects) over 45 years of age has potential to be affected by the proposed demolition activities. If a potential historic resource is identified, a qualified architectural historian who meets the Secretary of the Interior’s Professional Qualification Standards (36 CFR 61) shall record and evaluate any properties over 45 years old that have not been previously evaluated, or require evaluation updates due to the passage of time or changes to baseline conditions. The qualified professional will: (1) review current California Historical Resources Information System (CHRIS) records search and Historic Resources Inventory (HRI) data to ensure that previously recorded resources are identified; (2) survey the project site for potential historical resources and document the resource(s) with notes and photographs; (3) record and evaluate any potential resources, including completion of adequate background and archival research on applicable properties, establishment of an appropriate historic context, application of state and local designation criteria, and preparation of the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms); and (4) conduct an assessment of potential impacts to any identified historical resources in consideration of project-related activities that may result in substantial adverse change to the significance of an historical resource. Based on this impacts assessment and consistent with the applicable City of Colton Municipal Code Chapter 15.40 Historic Preservation and City of Riverside Municipal Code Chapter 20, as applicable, the City shall commit to avoiding historical resources or ensuring that all project-related activities with the potential to impact historic resources are in conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (NPS 2017) to the extent feasible.</p>	Significant
<p><b>Impact CUL-2:</b> The proposed designation of a Trujillo Adobe Heritage Village and the associated anticipated restoration of the Trujillo Adobe also has potential to result in a significant historic resource impact.</p>	<p><b>MM-CUL-2: Trujillo Adobe Historic Preservation.</b> Prior to implementation of any demolition, building or grading permit issuance related to the Trujillo Adobe or its immediate surroundings, the City of Colton shall ensure the applicant has retained the services of qualified historic preservation specialists to assist with additional analysis, documentation, project design review, and consultation with key local stakeholders in consideration of the proposed Trujillo Adobe restoration. The following steps shall be implemented prior to issuance of permits related to the Trujillo Adobe or adjacent properties:</p> <ul style="list-style-type: none"><li>• <b>Establish a Required Study Boundary.</b> The Cities of Riverside and Colton shall establish a study boundary around the Trujillo Adobe that triggers consideration of the adobe in projects that fall within the established boundary. When establishing the boundary, it is important to consider potential indirect effects from vibration and visual intrusions to the resource’s setting. Prior to implementation of any project within the established study boundary, the applicant shall retain a qualified historic preservation specialist to assess the potential for indirect impacts to the adobe as a result of adjacent construction activities, including the potential for groundborne vibration and visual intrusions.</li><li>• <b>Updated Significance Evaluation.</b> The applicant shall retain a qualified architectural historian to prepare a detailed historical significance evaluation for the Trujillo Adobe in consideration of existing conditions as well as previously prepared resource documentation. The evaluation shall include a detailed historic context statement for the adobe that is developed thorough archival research. This evaluation should identify the specific features of the Trujillo Adobe that contribute to the resource’s historical significance, including its setting, paths of circulation, materials, and related features and spaces. Likewise, the report shall identify features that do not contribute to the resource’s historical significance, or fall outside the Trujillo Adobe’s period of significance (which must be clearly defined in the evaluation). The Trujillo Adobe shall be evaluated in consideration of City, County, California Register of Historical Resources, and National Register of Historic Places designation criteria and integrity requirements. Detailed photographs of the interior, exterior, and setting shall be included as part of the evaluation. If warranted, the report shall include recommendations for additional archival-level documentation prior to project implementation. The significance evaluation shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.</li><li>• <b>Project Plan Development.</b> The applicant shall retain a qualified historic preservation architect/engineer (ideally with experience in adobe restoration) to assist in the development of the proposed restoration plans. These professionals may recommend preparation of additional studies in order to fully understand project-specific constraints. Development of the proposed project plans will consider the findings and recommendations of the updated significance evaluation with regard to retention of important character-defining features, historic materials, and historical connections; and will also consider feedback from local stakeholders with a vested interest in the Trujillo Adobe and its future. The project plan shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.</li><li>• <b>Project Plan Review.</b> The applicant shall retain a qualified architectural historian to review the proposed design plans for conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The architectural historian shall provide feedback in the form of a conformance review memorandum that provides an assessment of how the project meets the Standards, or likewise, does not meet the Standards. Based on this feedback, the applicant shall make adjustments (as warranted) to existing project plans in order to be in conformance with the Standards and avoid impacts to historical resources.</li></ul>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<ul style="list-style-type: none"><li><b>Development of a Protection Plan.</b> Upon finalization of proposed project design plans, the applicant shall work with historic preservation professionals to develop a protection plan for the Trujillo Adobe and any associated historical resources. The plan should detail methods for protecting the adobe and its important historical features from inadvertent damage during construction-related activities, in consideration of adjacent construction and stabilization of the adobe building. Issues to consider include impacts resulting from vibration, dust and debris, and heavy machinery. The plan should also detail specific protection/safety measures for working in and around historic adobe structures. The protection plan shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.</li></ul>	
<p><b>Impact CUL-3:</b> If unanticipated archaeological discoveries are encountered, impacts to archaeological resources could be potentially significant.</p> <p><b>Impact CUL-CUM-2:</b> In combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to archeological resources.</p>	<p><b>MM-CUL-3a: On-call Project Archaeologist.</b> Prior to the issuance of a grading permit, the Property Owner/Developer shall provide a letter from a certified archaeologist and paleontologist stating that the Property Owner/Developer has retained these individuals, and that the archaeologist and paleontologist shall be on call during all grading and other significant ground-disturbing activities in native sediments.</p> <p><b>MM-CUL-3b: Treatment and Disposition of Cultural Resources:</b> In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"><li><b>Consulting Tribes Notified:</b> Within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the City of Riverside Community &amp; Economic Development Department or applicable jurisdiction evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.</li><li><b>Temporary Curation and Storage:</b> During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with any tribal monitor providing oversight of the process.</li><li><b>Treatment and Final Disposition:</b> The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains, as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community &amp; Economic Development Department or applicable jurisdiction with evidence of same:<ol style="list-style-type: none"><li>Accommodate the process for on-site reburial of the discovered items with any consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.</li><li>A curation agreement with an appropriate qualified repository within Riverside County or San Bernardino County, as applicable, that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.</li><li>If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default.</li></ol></li><li><ol style="list-style-type: none"><li>At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the applicable jurisdiction documenting monitoring activities conducted by the project archaeologist and any Native American Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the applicable jurisdiction, Eastern Information Center, and interested tribes.</li></ol></li></ol> <p><b>MM-CUL-3c: Cultural Sensitivity Training:</b> The Secretary of Interior Standards certified archaeologist and any Native American Tribal Monitors shall attend the pre-grading meeting with the developer/permit holder’s contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<b>Impact CUL-4:</b> Three historical archaeological resources (P-33-008650/CA-RIV-06166, P-33-004299/CA-RIV-04299, and P-33-008651/CA-RIV-06167), including one multicomponent resource, P-33-08752/CA-RIV-06237 (Riverside County), which is the same as resource P-36-09814/CA SBR-09841 (San Bernardino County), has not been evaluated to determine if they are significant resources under CEQA and consequently, future project-related activities could result in significant impacts to these known archaeological resources.	<b>MM-CUL-4: Identification and Protection of Archaeological Resources.</b> Prior to issuance of any grading permit within the Northside Specific Plan, the applicable jurisdiction (City of Riverside, City of Colton, or County of Riverside) shall ensure that archaeological resources are identified and appropriately treated. This includes recordation and evaluation of any previously unevaluated archaeological resources. A qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, shall record and evaluate archaeological resources that have not been previously evaluated, or require evaluation updates due to the passage of time or changes to site conditions; this mitigation measure also applies to any archaeological resource discovered as a result of project ground-disturbance activities. The qualified professional will: (1) review current CHRIS records search to ensure that previously recorded resources are identified; (2) survey the project site for potential archaeological resources and document the resource(s) with notes and photographs; (3) record and evaluate any potential archaeological resources and apply state and local designation criteria, and preparation of the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms); and (4) conduct an assessment of potential impacts to any identified archaeological resources in consideration of project-related activities that may result in substantial adverse change to the significance of an archaeological resource. Significance shall be assessed based on California Environmental Quality Act (CEQA) Section 15064.5 criteria. If a significant resource is identified, avoidance or minimization of the of the resource shall be completed consistent with the applicable CEQA Section 21083.2, City of Colton Municipal Code Chapter 15.40 Historic Preservation and City of Riverside Municipal Code Chapter 20, as feasible. If the discovery proves significant and avoidance is not possible, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. Resources found not to be significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate DPR forms and inclusion of results in the survey and/or assessment report.	Significant
<b>Geology and Soils</b>		
<b>Impact GEO-1:</b> Future development allowed under the Northside Specific Plan where Pleistocene-age geologic formations occur could result in a potentially significant paleontological resource impact.  <b>Impact GEO-CUM-1:</b> Future development allowed under the Northside Specific Plan, in conjunction with future development within the cumulative study area could result in a potentially significant cumulative paleontological resource impact.	<b>MM-GEO-1:</b> Prior to issuance of a grading permit within areas identified with a high paleontological sensitivity (older Quaternary alluvial deposits), a Qualified Paleontologist shall be retained per the Society of Vertebrate Paleontology guidelines (SVP 2010). The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the project. The PRIMP shall be consistent with the Society of Vertebrate Paleontology guidelines and shall outline requirements for pre-construction meeting attendance and worker environmental awareness training, where monitoring is required within the Northside Specific Plan Area based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discoveries treatment, and paleontological methods (including sediment sampling for microvertebrate fossils), reporting, and collections management. The Qualified Paleontologist shall attend the pre-construction meeting, and a paleontological monitor shall be on site during rough grading and other ground-disturbing activities in previously undisturbed, fine-grained older Quaternary alluvial deposits. These deposits may be encountered at shallow depths below the surface. Within developed areas of Northside Specific Plan Area, this depth is assumed to be at least 5 feet below the ground surface. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot-radius buffer. Once documentation and collection of the find is completed pursuant to the PRIMP and the Society of Vertebrate Paleontology guidelines, the monitor shall allow grading to recommence in the area of the find. Curation and storage of salvaged specimens in an approved repository institution shall be completed for all significant resources discovered and collected.	Significant
<b>Hazards and Hazardous Materials</b>		
<b>Impact HAZ-1:</b> The sites identified in Table 3.8-1 have open files with the DTSC and EPA, and future development at these sites has the potential to result in a significant upset or accident condition if not completed in compliance with regulations and with the proper oversight.  <b>Impact HAZ-CUM-1:</b> In combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact due to upset and accident conditions.	<b>MM-HAZ-1:</b> Prior to the issuance of a grading or demolition permit for a site undergoing active remediation and environmental monitoring, the City with land use jurisdiction shall require written confirmation from the overseeing environmental agency to ensure the existing environmental contamination will not impact construction worker health and safety, future occupant health and safety, or future land use either on or nearby the site, or that a remediation plan has been developed and will be implemented in accordance with the overseeing environmental agency to ensure future activities will not exceed established regulatory thresholds for future land use either on or nearby the site.	Significant.

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<p><b>Impact HAZ-2:</b> The sites identified in Table 3.8-2 have closed regulatory cleanup cases, but have remaining contamination that may have the potential to result in a significant upset or accident condition if future development is not completed in compliance with regulations and with the proper oversight.</p> <p><b>Impact HAZ-CUM-2:</b> In combination with other projects that may occur within the cumulative study area, future development occurring within the SPA could result in a potentially significant cumulative impact due to development within one of these sites.</p>	<p><b>MM-HAZ-2:</b> Prior to the issuance of a grading or demolition permit, sites with previously documented soil, soil vapor, and/or groundwater contamination cases that have been closed shall be reviewed by the City with land use jurisdiction to determine compliance with applicable regulatory standards for exposure limits based on the proposed land use (i.e., residential, commercial, industrial) as well as construction worker safety requirements. The applicant may be required to provide additional data (i.e., samples) and/or a health risk assessment to the City with land use jurisdiction to demonstrate such compliance prior to the issuance of a grading or demolition permit. If remaining contamination levels exceed the exposure limits for the proposed land use or worker safety, the City with land use jurisdiction shall consult the overseeing regulatory agency prior to the issuance of permits to determine an appropriate plan of action for remediation or work plan related to the potential hazards. Any remediation efforts shall ensure that potential hazardous materials are reduced to levels below the established regulatory thresholds, as needed.</p>	Significant
<p><b>Impact HAZ-3:</b> The potential for residual pesticides and metals on the Pellissier Ranch property may have the potential to result in a significant upset or accident condition if levels are above risk-based criteria.</p>	<p><b>MM-HAZ-3:</b> Prior to the issuance of a grading or construction permit within the Pellissier Ranch area (Subarea 1 or 2), the City with land use jurisdiction shall require that surface soil impacts be assessed for future development to determine if residual pesticide contamination has impacted surface soils above applicable risk-based criteria. If levels are found to be above applicable risk-based criteria for future land development or construction worker safety, the City with land use jurisdiction will require additional remedial measures are taken to ensure the contaminated media does not impact human health of construction workers or future occupants, or the environment and future land use in accordance with regulations.</p>	Significant
<b>Hydrology and Water Quality</b>		
<p><b>Impact HYD-1:</b> Adherence to MS4 permits and associated LID requirements would reduce significant impacts related to flooding in the Highgrove Overflow Channel to a degree, but cannot guarantee that all future project-level impacts of the Northside Specific Plan or combined project-level impacts would be below a level of significance and therefore would have a potentially significant impact.</p> <p><b>Impact HYD-CUM-1:</b> Adherence to requirements would reduce significant impacts related to flooding to a degree, but cannot guarantee that all future project-level impacts of the Northside Specific Plan or combined project-level impacts would be below a level of significance. Thus, cumulative impacts are considered potentially significant.</p>	<p><b>MM-HYD-1: Highgrove Overflow Channel.</b> Prior to Development Plan Approval for future development within the Northside Specific Plan Subareas 2, 4, 7, and 16 within the Highgrove Channel 100-year Federal Emergency Management Agency (FEMA) flood plain overflow area, and consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report), the Highgrove Overflow Channel should be constructed to accommodate/contain overtopping of Highgrove Channel and associated flooding during high intensity rainfall events. The overflow channel should be designed to receive stormwater flows in Highgrove Channel in excess of approximately 1,000 cubic feet per second, and should be designed such that discharge into downstream Springbrook Wash is less than or equal to existing conditions, to prevent downstream flooding impacts in developed areas. Design of the Highgrove Overflow Channel should be completed in coordination with the Riverside County Flood Control and Water Conservation District and the (FEMA).</p> <p><b>MM-HYD-2a: Springbrook Wash Enhancement.</b> Prior to Development Plan Approval for future development within the Northside Specific Plan Subareas 5, 6, and 9 within the 100-year Federal Emergency Management Agency (FEMA) flood plain, Springbrook Wash should be realigned and/or enlarged in the vicinity of the western boundary of the Former Riverside Golf Course and associated open space, such that the drainage is further from planned Northside Specific Plan development consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report). Design of the Springbrook Wash improvements should be completed in coordination with the Riverside County Flood Control and Water Conservation District and FEMA prior to implementation of improvements to this area.</p> <p><b>MM-HYD-2b: Springbrook Wash Enhancement.</b> Prior to Development Plan Approval for future development within the Northside Specific Plan Subarea 7, Springbrook Wash, upstream from the confluence with Highgrove Overflow Channel to Orange Street, should be widened in conjunction with the Northside Specific Plan development on adjacent properties in order to accommodate 100-year flow rates for this reach of 1,000 cfs flows, consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report). Design of the Springbrook Wash improvements should be completed in coordination with the Riverside County Flood Control and Water Conservation District and Federal Emergency Management Agency prior to implementation of improvements to this area.</p>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<b>MM-HYD-2c: University Wash Enhancement.</b> Prior to Development Plan Approval for Subarea 11 just east of Orange Street, a preliminary hydraulic analysis should be completed consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report) along Springbrook Wash downstream from the confluence with University Wash in order to determine the flooding potential along this stretch of the creek prior to implementation of improvements to this area. Design of the Springbrook Wash improvements should be completed in coordination with the Riverside County Flood Control and Water Conservation District and Federal Emergency Management Agency prior to implementation of improvements to this area.	
<b>Impact HYD-2:</b> Adherence to MS4 permits and associated LID requirements would reduce significant impacts related to flooding in the Springbrook Wash to a degree, but cannot guarantee that all future project-level impacts of the Northside Specific Plan or combined project-level impacts would be below a level of significance and therefore would have a potentially significant impact.	<b>MM-HYD-1</b>  <b>MM-HYD-2a</b>  <b>MM-HYD-2b</b>  <b>MM-HYD-2c</b>	Significant
<b>Impact HYD-3:</b> Adherence to MS4 permits and associated LID requirements would reduce significant impacts related to flooding to other SPA drainages to a degree, but cannot guarantee that all future project-level impacts of the Northside Specific Plan or combined project-level impacts would be below a level of significance and therefore would have a potentially significant impact.  <b>Impact HYD-CUM-2:</b> Cumulative development within the watershed could potentially increase the amount of impervious surfaces that could cause or contribute to storm drain and creek bed capacity exceedance and/or require construction of new or expanded flood control infrastructure, resulting in a potentially significant cumulative impact.	<b>MM-HYD-1</b>  <b>MM-HYD-2a</b>  <b>MM-HYD-2b</b>  <b>MM-HYD-2c</b>	Significant
<b>Impact HYD-4:</b> Adherence to applicable MS4 permits and associated LID requirements to control runoff ( <b>CM-HYD-2a</b> and <b>CM-HYD-2b</b> ), but cannot guarantee that all future project-level impacts of the Northside Specific Plan or combined project-level impacts would be below a level of significance and therefore impacts are considered potentially significant.	<b>MM-HYD-1</b>  <b>MM-HYD-2a</b>  <b>MM-HYD-2b</b>  <b>MM-HYD-2c</b>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<p><b>Impact HYD-5:</b> Adherence to applicable MS4 permits and associated LID requirements to control runoff (<b>CM-HYD-2a</b> and <b>CM-HYD-2b</b>), but cannot guarantee that all impacts would be below a level of significance. Impeding and/or redirecting flood flows could increase the potential for flooding downstream of proposed structures within the SPA. Impacts are considered potentially significant.</p>	<p><b>MM-HYD-3a: Levee Accreditation.</b> Prior to a Development Plan Approval within the Northside Specific Plan, within the Riverside Levee 2 flood protection area, and in coordination with Federal Emergency Management Agency (FEMA) approval of Physical Map Revisions or Letter of Map Revision of the Specific Plan Area, Riverside Levee 2 should be accredited by FEMA and shown to effectively protect the Northside Specific Plan Area against 100-year flooding hazards related to the Santa Ana River.</p> <p><b>MM-HYD-3b FEMA Revisions.</b> A Federal Emergency Management Agency (FEMA) Physical Map Revision or a Letter of Map Revision of the Specific Plan Area should be completed, based on modeling by the Riverside County Flood Control and Water Conservation District, prior to Development Plan Approval of future projects located within the 100-year FEMA flood plain in the Northside Specific Plan Area. Hydrologic modelling in support of the revisions should include, but not be limited to, stormwater runoff within Highgrove Channel, the Highgrove Channel Overflow Channel, Springbrook Wash, and University Wash.</p> <p><b>MM-HYD-4: Storm Drain Enhancement.</b> Consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report), storm drains shall be installed in association with Northside Specific Plan development in areas currently lacking storm drains (see Figure 3.9-2, Drainage Conditions). Storm drain installation shall include, but not be limited to:</p> <ol style="list-style-type: none"><li>1. Extending a backbone storm drain north along Main Street from Springbrook Wash;</li><li>2. Adding a storm drain system for the proposed light industrial and high-tech business park, within the City of Colton, to safely collect and convey runoff into Highgrove Channel;</li><li>3. Adding a storm drain system in the proposed transitional business/multifamily residential and medium density residential along Center Street, to collect flows into the proposed Highgrove Overflow Channel (MM-HYD-1); and</li><li>4. Providing flood control detention to pre-project stormwater runoff conditions for all proposed new developments in the Specific Plan Area, for all design storms required by the Riverside County Flood Control and Water Conservation District.</li></ol> <p>Proposed drainage improvements shall be designed per the 1978 Riverside County Flood Control and Water Conservation District Hydrology Manual and in coordination with the Riverside County Flood Control and Water Conservation District.</p> <p><b>MM-HYD-5 Hydrology/Drainage Report.</b> Prior to the issuance of a building permit for future development within the Northside Specific Plan, a Hydrology/Drainage Report shall be prepared. The Hydrology/Drainage Report shall demonstrate that stormwater runoff flow volume or flow rate, associated with specific projects, would be less than or equal to existing conditions to prevent on- and off-site runoff and flooding. The Hydrology/Drainage Report shall comply with the County of Riverside Design Handbook for Low Impact Development Best Management Practices (County of Riverside 2011) for storm drain planning and design calculations.</p> <p><b>MM-HYD-6 Flood Elevations.</b> Prior a Development Plan Approval within the Northside Specific Plan, it shall be verified by the City Engineer that development is either (1) located outside the 100-year Federal Emergency Management Agency (FEMA) flood plain or (2) that the proposed development within the revised 100-year flood plain shall be constructed a minimum of 2 feet above anticipated flood elevations, as determined by FEMA.</p>	Significant
<p><b>Impact HYD-6:</b> proposed Specific Plan includes the build-out of industrial zones, which can use toxic chemicals and other materials that would be detrimental to the neighboring environment should flooding occur, therefore impacts are considered potentially significant.</p> <p><b>Impact HYD-CUM-3:</b> The Northside Specific Plan includes the build-out of industrial zones, which can use toxic</p>	<p><b>MM-HYD-6</b></p>	Significant



Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
chemicals and other materials that would be detrimental to the neighboring environment should flooding occur, resulting in a potentially significant cumulative impact.		
<b>Land Use and Planning</b>		
<b>Impact LU-CUM-1:</b> The effectiveness in reducing construction and operational emissions cannot be accurately quantified and there would be a potential conflict with the South Coast Air Quality Management Plan. Therefore, the Northside Specific Plan would be inconsistent with the South Coast Air Quality Management Plan and would result in a cumulatively significant impact.	See <b>MM-AQ-1</b> through <b>MM-AQ-8</b>	Significant
<b>Noise</b>		
<b>Impact NOI-1:</b> Noise from construction activities comparable to those featured in Table 3.11-10 and related to implementation of the Northside Specific Plan would potentially be significant when they are sufficiently proximate to on-site and off-site receptors.  <b>Impact NOI-CUM-1:</b> Construction activities combined with foreseeable construction noise from nearby development could result in a cumulatively considerable substantial increase in ambient noise levels in the cumulative study area, resulting in a potentially significant cumulative impact.	<b>MM-NOI-1: Construction Noise Abatement Measures.</b> The following practices would reduce any construction equipment noise level increases to the outdoor ambient sound environment at nearby noise-sensitive residential land uses. <ul style="list-style-type: none"><li>• Prior to approval of grading plans and/or issuance of building permits, plans shall include remarks that indicate adherence to County or municipal standards with respect to allowable hours of construction activity. The responsible project supervisor shall ensure compliance with these standards on site, and the County or municipal entity having jurisdiction shall conduct site inspections to check for compliance at its discretion.</li><li>• Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, air intakes, shrouds, etc. consistent with manufacturers’ standards.</li><li>• Construction contractors shall orient and locate all stationary construction equipment (generators, compressors, pumps, etc.) in a manner that maximizes the distance to a nearest noise-sensitive receptor, and/or directs the loudest side of noise emission away from said receptor.</li><li>• As needed, such as when source-to-receptor distances have been maximized to the extent practical, on-site contractors shall install or field-erect temporary noise barriers to occlude direct paths of sound (and thus attenuate noise level) between noisy equipment and the nearest noise-sensitive receptors. Locating material or debris containers, tanks, trailers, or other solid path-occluding obstructions may also exhibit comparable noise reducing effects.</li><li>• Construction contractors shall locate equipment staging in areas that will create the greatest distance between on-site noise-producing equipment, vehicles, and processes and the nearest noise-sensitive receptors to the project site.</li><li>• Construction contractors shall establish a communication channel (telephone and/or email) so that members of the public may report noise concerns. The contractors shall designate a representative (or team) to respond to such inquiries and investigate them in a timely manner. If complaints are determined to be valid and attributed to project construction activity, the representative shall inform the applicable jurisdiction and the construction contractor shall implement reasonable and feasible measures to address the complaint.</li></ul>	Significant.
<b>Impact NOI-2:</b> On-site traffic noise impacts for the Northside Specific Plan are anticipated to be potentially significant and unavoidable.  <b>Impact NOI-CUM-2:</b> On-site traffic noise impacts for the Northside Specific Plan are anticipated to be potentially significant and unavoidable, while off-site (cumulative study area) traffic noise impacts would be potentially significant .	No mitigation proposed.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<p><b>Impact NOI-3:</b> If the proximity to sensitive receptors of a specific project developed as a result of Specific Plan required construction equipment comparable to those listed in Table 3.11-29 to be operated within the indicated distances, construction-related vibration impacts would be significant.</p> <p><b>Impact NOI-CUM-3:</b> Other cumulative projects in the vicinity of the Northside Specific Plan could result in a cumulatively considerable impact regarding ground-borne vibration and ground-borne noise during construction</p>	<p><b>MM-NOI-2</b>      <b>Construction Vibration Abatement Measures.</b> If heavy construction equipment akin to those listed in Table 3.11-29 are expected to be in usage on-site and within the indicated screening distances to avoid significant impact, the following shall be implemented:</p> <ul style="list-style-type: none"><li>• A pre-construction condition survey shall be prepared by a qualified independent structural engineer, documenting information that includes existing conditions of the construction site in the vicinity of the off-site vibration-sensitive receptor (e.g., residence or historic structure), and observable conditions of the receiving structure (e.g., façades).</li><li>• During construction, the contractor(s) shall install and maintain at least one continuously operational automated vibration monitor at the receptor(s) of concern. The monitor(s) must be capable of being programmed with at least one pre-determined vibratory velocity level, such as a peak vector sum or single-axis alert equivalent to the following:<ul style="list-style-type: none"><li>◆ For residential structures, 0.27 inches per second (in/sec) peak particle velocity (PPV) to warn of continuous vibration approaching the 0.3 ips PPV standard.</li><li>◆ For historic structures, 0.08 inches per second (in/sec) peak particle velocity (PPV) to warn of continuous vibration approaching the 0.12 ips PPV standard.</li></ul></li></ul> <p>The monitoring system must produce real-time specific alerts (e.g., via text message and/or email to on-site personnel) when vibration velocities exceed the predetermined levels. In the event of an alert, feasible steps to reduce vibratory levels shall be undertaken, including but not limited to halting/staggering concurrent activities and using lower-vibratory techniques. In the event of an exceedance alert, work in the vicinity shall be suspended and the concerned building or structure visually inspected for potential damage. Results of the inspection must be logged. Work shall be resumed and re-monitored briefly after implementation of vibration-reducing means or methods. If said methods exhibit vibration velocity levels that are compliant with the standard and remain in usage or in place for the duration of the need construction activity, work may resume until its determined completion on-site. If initial vibration monitoring after installation of these methods demonstrates that threshold approach alerts continue to occur and suggest risk of exceeding the applicable standard, additional and/or better-performing measures shall be applied and then re-assessed with subsequent vibration monitoring that confirms compliance with the standard while such measures are in place and until the vibration-producing has ceased or is completed. A post-construction condition survey shall be prepared by a qualified independent structural engineer, documenting information that includes observable post-construction conditions of the concerned receiving structure(s).</p>	Significant.
<b>Transportation</b>		
<p><b>Impact TR-1A:</b> Impacts to Center Street / Stephens Avenue (AM: LOS F) under Existing Plus Project Conditions – Scenario 1.</p> <p><b>Impact TR-1B:</b> Impacts to Center Street / Stephens Avenue (AM: LOS F) under Existing Plus Project Conditions – Scenario 2.</p>	<p><b>MM-TR-1:</b> Center Street / Stephens Avenue</p> <p><u>Existing Plus Project Scenarios</u></p> <p>The following improvements shall be implemented by the end of Year 2030:</p> <ul style="list-style-type: none"><li>• Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach.</li><li>• Widen west leg of intersection to construct one left-turn lane, one through lane, and one right-turn lane on the eastbound approach.</li><li>• Provide protected left-turn phasing on the eastbound and westbound approaches.</li></ul>	Significant
<p><b>Impact TR-2A:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps- Stephens Avenue (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1.</p>	<p><b>MM-TR-2:</b> W La Cadena Drive / I-215 SB Ramps / Stephens Avenue</p> <p><u>Existing Plus Project and Horizon Year 2040 Scenarios</u></p> <p>The following improvements shall be implemented by the end of Year 2030:</p> <ul style="list-style-type: none"><li>• Install a traffic signal at the intersection.</li><li>• Restripe south leg of intersection to provide one left-turn lane and one shared through/ right-turn lane on the northbound approach.</li></ul>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<p><b>Impact TR-2B:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2.</p> <p><b>Impact TR-2C:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.</p> <p><b>Impact TR-2D:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.</p> <p><b>Impact TR-2E:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.</p> <p><b>Impact TR-2F:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.</p>	<ul style="list-style-type: none"><li>• Restripe north leg of intersection to provide one left-turn lane and one shared through/ right-turn lane on the southbound approach.</li><li>• Widen west leg of intersection to construct one shared left-turn/through lane and one right-turn lane on the eastbound approach.</li><li>• Provide protected left-turn phasing on the northbound and southbound approaches.</li></ul> <p>Provide split phasing on the eastbound and westbound approaches.</p>	
<p><b>Impact TR-3A:</b> Impacts to Center Street / Highgrove Place (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1.</p> <p><b>Impact TR-3B:</b> Impacts to Center Street / Highgrove Place (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2.</p> <p><b>Impact TR-3C:</b> Impacts to Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.</p>	<p><b>MM-TR-3:</b> Center Street / Highgrove Place</p> <p><u>Existing Plus Project Scenarios</u></p> <p>The following improvements shall be implemented by the end of Year 2030:</p> <ul style="list-style-type: none"><li>• Install a traffic signal at the intersection.</li><li>• Provide permitted left-turn phasing on all four approaches.</li><li>• Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach (Does not apply to impacts under the Horizon Year 2040 scenarios</li><li>• Widen west leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the eastbound approach. (Does not apply to impacts under the Horizon Year 2040 scenarios</li></ul>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<p><b>Impact TR-3D:</b> Impacts to W. Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension</p> <p><b>Impact TR-3E:</b> Impacts to W. Center Street / Highgrove Place (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.</p> <p><b>Impact TR-3F:</b> Impacts to W. Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.</p>	<p><u>Horizon Year 2040 Scenarios</u></p> <p>The following improvements shall be implemented by the end of Year 2040:</p> <ul style="list-style-type: none"><li>• Install a traffic signal at the intersection.</li><li>• Provide permitted left-turn phasing on all four approaches.</li></ul>	
<p><b>Impact TR-4A:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1.</p> <p><b>Impact TR-4B:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM: LOS E; PM: LOS F) under Existing Plus Project Conditions – Scenario 2.</p> <p><b>Impact TR-4C:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.</p> <p><b>Impact TR-4D:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.</p> <p><b>Impact TR-4E:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.</p>	<p><b>MM-TR-4:</b> W La Cadena Drive / I-215 SB Ramps / Interchange Drive</p> <p><u>Existing Plus Project and Horizon Year 2040 Scenarios</u></p> <p>The following improvements shall be implemented by the end of Year 2030:</p> <ul style="list-style-type: none"><li>• Install a traffic signal at the intersection.</li><li>• Widen north leg of intersection to construct one left-turn lane, one shared left-turn/ through lane, and one right-turn lane on the southbound approach.</li><li>• Widen westbound approach (Southbound I-215 Off-Ramp) to construct one shared left-turn/through lane and one shared through/right-turn lane.</li><li>• Provide split phasing for all four intersection approaches.</li><li>• Provide a right-turn overlap phase on the southbound approach.</li></ul>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<b>Impact TR-4F:</b> Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.		
<b>Impact TR-5A:</b> Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1.  <b>Impact TR-5B:</b> Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2.  <b>Impact TR-5C:</b> Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.  <b>Impact TR-5D:</b> Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.  <b>Impact TR-5E:</b> Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.  <b>Impact TR-5F:</b> Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	<b>MM-TR-5:</b> E La Cadena Drive / I-215 NB Ramps  <u>Existing Plus Project and Horizon Year 2040 Scenarios</u> The following improvements shall be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>• Install a traffic signal at the intersection.</li><li>• Restripe northbound approach to provide one left-turn lane and one shared left-turn/through lane.</li><li>• Restripe the Northbound I-215 On-Ramp to eliminate the existing southbound channelized right-turn movement and provide a second receiving lane for the recommended second northbound left-turn lane.</li><li>• Provide split phasing on the northbound and southbound approaches.</li></ul>	Significant
<b>Impact TR-6A:</b> Impacts to Columbia Avenue / E. La Cadena Drive (AM: LOS E; PM: LOS F) under Existing Plus Project Conditions – Scenario 1.	<b>MM-TR-6:</b> Columbia Avenue / E La Cadena Drive  <u>Existing Plus Project Scenarios</u> The following improvements shall be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>• Modify signal phasing to provide a right-turn overlap phase on the westbound approach.</li></ul>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<p><b>Impact TR-6B:</b> Impacts to Columbia Avenue / E. La Cadena Drive (AM: LOS D; PM: LOS E) under Existing Plus Project Conditions – Scenario 2.</p> <p><b>Impact TR-6C:</b> Impacts to Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.</p> <p><b>Impact TR-6D:</b> Impacts to Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.</p> <p><b>Impact TR-6F:</b> Impacts to Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.</p>	<p><u>Horizon Year 2040</u></p> <p>The following improvements shall be implemented by the end of Year 2040:</p> <ul style="list-style-type: none"><li>• Modify signal phasing to provide a right-turn overlap phase on the westbound approach.</li><li>• Restripe eastbound approach to convert the existing right-turn lane to a shared through/right-turn lane, which will provide three through lanes on the eastbound approach.</li></ul>	
<p><b>Impact TR-7A:</b> Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1.</p> <p><b>Impact TR-7B:</b> Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2.</p> <p><b>Impact TR-7C:</b> Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.</p> <p><b>Impact TR-7D:</b> Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.</p> <p><b>Impact TR-7E:</b> Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.</p>	<p><b>MM-TR-7:</b> Main Street / Placentia Lane-Center Street</p> <p><u>Existing Plus Project Scenarios</u></p> <p>The following improvements shall be implemented by the end of Year 2030:</p> <ul style="list-style-type: none"><li>• Install a traffic signal at the intersection.</li><li>• Provide protected left-turn phasing on the northbound and southbound approaches.</li><li>• Provide permitted left-turn phasing on the eastbound and westbound approaches.</li><li>• Provide a right-turn overlap phase on the westbound approach.</li><li>• Widen east leg of intersection to construct one shared left-turn/through lane and one right-turn lane on the westbound approach.</li></ul> <p><u>Horizon Year 2040 Scenarios</u></p> <p>The following improvements shall be implemented by the end of Year 2040:</p> <ul style="list-style-type: none"><li>• Install a traffic signal at the intersection.</li><li>• Provide protected left-turn phasing on the northbound and southbound approaches.</li><li>• Provide permitted left-turn phasing on the eastbound and westbound approaches.</li><li>• Provide a right-turn overlap phase on the westbound approach.</li></ul>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<b>Impact TR-7F:</b> Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.		
<b>Impact TR-8A:</b> Impacts to Main Street / Garner Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1.  <b>Impact TR-8B:</b> Impacts to Main Street / Garner Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2.  <b>Impact TR-8C:</b> Impacts to Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.  <b>Impact TR-8D:</b> Impacts to Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.  <b>Impact TR-8E:</b> Impacts to Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.  <b>Impact TR-8F:</b> Impacts to Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	<b>MM-TR-8:</b> Main Street / Garner Road  <u>Existing Plus Project and Horizon Year 2040 Scenarios</u> The following improvements shall be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>• Install a traffic signal at the intersection.</li><li>• Provide protected left-turn phasing on the northbound and southbound approaches.</li><li>• Provide split phasing on the eastbound and westbound approaches.</li></ul>	Significant
<b>Impact TR-9A:</b> Impacts to Main Street / Strong Street (PM: LOS E) under Existing Plus Project Conditions – Scenario 1.  <b>Impact TR-9B:</b> Impacts to Main Street / Strong Street (PM: LOS E) under Existing Plus Project Conditions – Scenario 2.	<b>MM-TR-9:</b> Main Street / Strong Street  <u>Existing Plus Project Scenarios</u> The following improvements shall be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>• Restripe the eastbound approach to provide one left-turn lane and one shared through/ right-turn lane.</li><li>• Restripe the westbound approach to provide one left-turn lane and one shared through/ right-turn lane.</li></ul>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	<u>Note:</u> The Roquet Ranch Specific Plan and The Exchange projects are both required to implement the recommended improvements described above at the intersection of Main Street / Strong Street. Therefore, project responsibility would be shared between the Northside Specific Plan and these two projects.	
<p><b>Impact TR-10A:</b> Impacts to Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM/PM: LOS D) under Existing Plus Project Conditions – Scenario 1.</p> <p><b>Impact TR-10C:</b> Impacts to Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.</p> <p><b>Impact TR-10D:</b> Impacts to Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.</p> <p><b>Impact TR-10F:</b> Impacts to Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.</p>	<p><b>MM-TR-10:</b> Main Street / Oakley Avenue / SR60 WB On Ramp</p> <p><u>Existing Plus Project and Horizon Year 2040 Scenarios</u></p> <p>The following improvements shall be implemented by the end of Year 2030:</p> <ul style="list-style-type: none"><li>Restripe westbound approach to provide one shared left-turn/through/right-turn lane and one right-turn lane.</li></ul>	Significant
<p><b>Impact TR-11A:</b> Impacts to Orange Street / Center Street (PM: LOS C under Existing Plus Project Conditions – Scenario 1.</p> <p><b>Impact TR-11F:</b> Impacts to Orange Street / Center Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.</p>	<p><b>MM-TR-11:</b> Orange Street / Center Street</p> <p><u>Existing Plus Project Scenarios</u></p> <p>The following improvements shall be implemented by the end of Year 2030:</p> <ul style="list-style-type: none"><li>Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach, and construct two eastbound receiving lanes.</li><li>Widen and restripe west leg of intersection to provide one shared left-turn/through lane and one shared through/right-turn lane on the eastbound approach.</li></ul> <p><u>Horizon Year 2040</u></p> <p>The following improvements shall be implemented by the end of Year 2040:</p> <ul style="list-style-type: none"><li>Restripe westbound approach to provide one left-turn lane, one through lane and one right-turn lane.</li></ul>	Significant
<p><b>Impact TR-12A:</b> Impacts to S. Riverside Avenue / Pellissier Road (PM: LOS F) under Existing Plus Project Conditions – Scenario 1.</p>	<p><b>MM-TR-12:</b> South Riverside Avenue / Future Pellissier Road</p> <p><u>Existing Plus Project and Horizon Year 2040 Scenarios</u></p> <p>The following improvements shall be implemented by the end of Year 2030:</p> <ul style="list-style-type: none"><li>Install a traffic signal at the intersection.</li></ul>	Significant



Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<p><b>Impact TR-12B:</b> Impacts to S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1.</p> <p><b>Impact TR-12C:</b> Impacts to S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.</p> <p><b>Impact TR-12D:</b> Impacts to S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.</p> <p><b>Impact TR-12E:</b> Impacts to S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.</p> <p><b>Impact TR-12F:</b> Impacts to S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.</p>	<ul style="list-style-type: none"><li>Construct one left-turn lane and one right-turn lane on the westbound approach.</li><li>Provide protected left-turn phasing on the southbound approach.</li></ul> <p><u>Note:</u> It is recommended that the City enter into a Memorandum of Understanding (MOU) with the City of Colton to allow for the transfer of fair share fees and promote completion of the identified improvements at the South Riverside Avenue / Pellissier Road intersection.</p>	
<p><b>Impact TR-13A:</b> Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Existing Plus Project Conditions – Scenario 1.</p> <p><b>Impact TR-13B:</b> Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Existing Plus Project Conditions – Scenario 1.</p> <p><b>Impact TR-13C:</b> Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.</p> <p><b>Impact TR-13D:</b> Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.</p>	<p><b>MM-TR-15:</b> Within 12 months of the Northside Specific Plan approval, the City shall adopt a fee mitigation program based on the Nexus Study (EIR Appendix H; Rick Engineering 2020), as follows:</p> <p>a. The mitigation program shall be based on the costs identified in the nexus study for the traffic improvements <b>MM-TR-1 to MM-TR-14</b> as well as <b>PDF-TR-1 to PDF-TR-12</b>. the mitigation program shall identify how the funds will be collected on a per project basis (e.g., by trip generated, unit, etc.). Costs shall include program administration, project administration and management, design and engineering, regulatory compliance, and construction. As indicated <b>MM-TR-1 to MM-TR-14</b>, the mitigation program shall require the completion of improvements by the year 2030 for all impacts occurring under the Existing Plus Project scenario, and the completion of the improvements by the year 2040 for all impacts occurring under the Horizon Year conditions consistent with the Nexus Study. In addition, <b>PDF-TR-1 to PDF-TR-8</b> shall be required to be implemented prior to the end of Year 2030 and PDF-TR-9 to PDF-TR-12 shall be required to be implemented prior to the end of Year 2040 consistent with the Nexus Study.</p> <p>b. Once the Northside Specific Plan traffic mitigation program is established, each project shall contribute its fair share of the traffic improvements as identified in the program prior to Certificate of Occupancy Permit.</p> <p>c. The City shall deposit the funds in a specific account dedicated for the use of completing the improvements identified in the Northside Specific Plan traffic mitigation program. The funds shall be used exclusively for the purpose of implementing mitigation for the impacts associated with buildout of the Specific Plan; however, upon completion of a citywide nexus study, this program could include additional improvements related to multi-modal facilities as well.</p>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<p><b>Impact TR-13E:</b> Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.</p> <p><b>Impact TR-13F:</b> Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.</p>	<p>d. The City shall complete an annual public report on the Northside Specific Plan traffic mitigation program within 180 days of the completion of the fiscal year pursuant to the Mitigation Fee Act (California Government Code Section 66000 et seq.). Considering the Nexus Study estimates improvement costs based on the Year 2020 (i.e., 2020 dollars), an evaluation of improvement costs (see part “a” above) shall be completed by a qualified Traffic Engineer in this annual assessment and approved by the applicable jurisdiction’s Traffic Engineer to determine if changes in fees are necessary to ensure adequate funds are collected to complete the identified improvements within the identified timeframes.</p> <p><b>MM-TR-16:</b> Within 12 months of Specific Plan approval, the City shall enter into a Traffic Mitigation Agreement with Caltrans, the City of Colton, and the County of Riverside, as needed and as feasible, for implementation of the necessary improvements identified above. Payment of fair-share fees shall be determined based on the increase in freeway traffic directly attributable buildout of the Northside Specific Plan.</p>	
<p><b>Impact TR-14C:</b> Impacts to Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension without the Orange Street Extension.</p> <p><b>Impact TR-14D:</b> Impacts to Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.</p> <p><b>Impact TR-14F:</b> Impacts to Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.</p>	<p><b>MM-TR-13:</b> Main Street / Spruce Street</p> <p><u>Horizon Year 2040 Scenarios</u> The following improvements shall be implemented by the end of Year 2040:</p> <ul style="list-style-type: none"><li>Transition the existing shared through/right-turn lane to a dedicated right-turn lane. The other Specific Plan scenarios assume a single shared through/right-turn lane per proposed road diet on Main Street.</li></ul>	Significant
<p><b>Impact TR-15C:</b> Impacts to Orange Street / Columbia Avenue (AM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension without the Orange Street Extension.</p> <p><b>Impact TR-15D:</b> Impacts to Orange Street / Columbia Avenue (AM/PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.</p>	<p><b>MM-TR-14:</b> Orange Street / Columbia Avenue</p> <p><u>Horizon Year 2040 Scenarios</u> The following improvements shall be implemented by the end of Year 2040:</p> <ul style="list-style-type: none"><li>Restripe the north leg of intersection to provide one left-turn lane and one shared through/right-turn lane on the southbound approach.</li><li>Restripe the south leg of intersection to provide one left-turn lane and one shared through/right-turn lane on the northbound approach.</li><li>Widen westbound approach to construct a dedicated right-turn lane (<i>Scenario One With Orange Street Extension Only Impact TR-15D</i>).</li></ul>	Significant
<p><b>Impact TR-16C:</b> Impacts to Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.</p>	<p><b>MM-TR-15</b></p> <p><b>MM-TR-16</b></p>	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
<p><b>Impact TR-16D:</b> Impacts to Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.</p> <p><b>Impact TR-16E:</b> Impacts to Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.</p> <p><b>Impact TR-16F:</b> Impacts to Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.</p>		
<p><b>Impact TR-17E:</b> Impacts to Pellissier Road, from S. Riverside Avenue to Roquet Ranch under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.</p>	<p><b>MM-TR-15</b></p> <p><b>MM-TR-16</b></p>	Significant
<b>Tribal Cultural Resources</b>		
<p><b>Impact TCR-1:</b> Impacts to unknown subsurface TCRs to be impacted by future development allowed under the Northside Specific Plan.</p>	<p><b>MM-TCR-1</b></p> <p><b>Inadvertent Discovery of Tribal Cultural Resources.</b> While no tribal cultural resources (TCRs) have been identified that may be affected by the proposed Northside Specific Plan Area, if the City determines that the potential resource is a TCR (as defined by PRC, Section 21074), adherence to <b>MM-CUL-3b</b>, which identifies the treatment and disposition for the inadvertent discovery of Native American cultural resources, would be applicable for the handling of the inadvertent discovery of TCRs. <b>MM-CUL-3b</b> would require notifying tribes, in the case of TCRs, consulting under Assembly Bill 52 and Senate Bill 18 within 24 hours of discovery (<b>MM-CUL-3b1</b>); temporary curation and storage of discovered resources (<b>MM-CUL-3b2</b>); and protocol for the treatment and final disposition of the cultural resources (<b>MM-CUL-3b3</b>). If the potential resource is archaeological in nature, appropriate management requirements shall be implemented as outlined in mitigation measures <b>MM-CUL-3a</b> through <b>MM-CUL-3c</b> require that all construction work is immediately stopped until a qualified archaeologist can evaluate the significance of the find, and evaluate potentially significant impacts to archaeological resources and <b>MM-CUL-4</b> requires proper evaluation of the resource and implementation of avoidance or impact reduction. Implementation of proposed recommendations will be made based on the determination of the City that the approach is reasonable and feasible. All activities would be conducted in accordance with regulatory requirements.</p>	Significant

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# 1 Introduction

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This draft program-level environmental impact report (EIR) for the Northside Specific Plan has been prepared by the City of Riverside (City) in accordance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.), as well as CEQA's Significance Determination Thresholds (Appendix G of the CEQA Guidelines).

The Northside Specific Plan has been designed to accommodate a safe, healthy and balanced community that complements the history and culture of the greater City of Riverside and City of Colton area, while providing recreation and open space opportunities for the region. The Northside Specific Plan would incorporate complete streets concepts to establish multimodal transportation connectivity within the Specific Plan Area (SPA) and supports an urban transit connector to provide a mobility link to Downtown Riverside. Overall, the intent of the Northside Specific Plan is to guide future development and redevelopment in the SPA to meet the land use, mobility, sustainability, social equity, and economic goals.

## 1.1 Purpose and Intended Uses

### 1.1.1 EIR Purpose

This EIR seeks to do the following:

- Inform governmental decision makers and the general public of the potentially significant environmental effects of the Northside Specific Plan.
- Identify the ways that environmental impacts can be avoided or significantly reduced.
- Reduce environmental impacts by identifying changes in the Northside Specific Plan through the use of alternatives or mitigation measures.
- Streamline environmental review for subsequent projects consistent with the Northside Specific Plan.

### 1.1.2 Intended Use of the EIR

The EIR is an informational document that will provide decision makers, responsible or trustee agencies (as defined under CEQA), other interested public agencies or jurisdictions, and members of the public with information about (1) the potential for significant adverse environmental impacts that would result from the proposed project, (2) possible ways to minimize any significant environmental impacts, and (3) feasible alternatives to the proposed project (California Public Resources Code Section 21002.1[a]; 14 CCR Section 15121[a]).

The City of Riverside is the lead agency for the EIR and will perform the entitlement processing of the Northside Specific Plan. When deciding whether to approve the Northside Specific Plan, the City of Riverside will use the information in this EIR to consider potential impacts to the physical environment associated with the Northside Specific Plan. Subsequent to the certification of the Final EIR, agencies with permitting authority over all or portions of the Northside Specific Plan will use the Final EIR as the basis for their evaluation of the environmental effects related to the Northside Specific Plan.

This EIR is a program-level document that evaluates the potential environmental impacts of the Northside Specific Plan. Although the Northside Specific Plan does not include a specific development project, it provides a framework under which specific development projects within the SPA would be planned, designed, and executed in the future to meet established goals and objectives. Due to the range of allowed land uses under the Northside Specific Plan, this EIR includes the analysis of two scenarios under certain environmental topics when such analysis may have potential to result in differing environmental effects. If, when examining future development actions within the Northside Specific Plan Area, the City of Riverside finds no new effects could occur or no new mitigation measures would be required other than those analyzed and/or required in this EIR, the City of Riverside can approve the activity without additional environmental documentation. If additional analysis is required, it can be streamlined by tiering from this EIR pursuant to CEQA Guidelines Sections 15152, 15153, and 15168 (e.g., through preparation of a Mitigated Negative Declaration, Addendum, or Supplemental or Subsequent EIR).

## 1.2 EIR Legal Authority

### 1.2.1 Lead Agency

The City of Riverside is the lead agency, defined in CEQA Guidelines Sections 15050 and 15367 as the “public agency which has the principal responsibility for carrying out or approving a project.” This EIR is intended to analyze the environmental impacts associated with the discretionary actions that require ultimate approval by the Riverside City Council for portions of the project within the City of Riverside and its Sphere of Influence (SOI). The City of Riverside is not proposing a Zone Change for the SPA within the County of Riverside, but rather would be revising the City’s General Plan to update the land uses within the City’s SOI. Should the Northside Specific Plan be adopted by the City of Riverside, the County’s existing zoning would continue to apply until which time the County chooses to voluntarily adopt the Specific Plan, or properties are annexed into the City.

### 1.2.2 Responsible and Trustee Agencies

Responsible agencies are agencies other than the lead agency that have discretionary approval over one or more actions involved with development of a project or elements of a project. Section 2.5, Permits and Approvals, in Chapter 2, lists approvals that are expected to be required from the City of Riverside, City of Colton, and other public agencies. Responsible agencies for this project include the City of Colton. The City of Colton, as a responsible agency, retains independent discretion to adopt or participate in the proposed Specific Plan. The City of Colton can use the EIR for its discretionary actions under CEQA in considering entitlements within the SPA.

Trustee agencies are defined in Section 15386 of the CEQA Guidelines as agencies that have jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California, such as the California State Lands Commission, California Department of Fish and Wildlife, and California Department of Parks and Recreation.

## 1.3 EIR Type, Scope and Content, and Format

### 1.3.1 Type of EIR

This EIR has been prepared as a program EIR, as defined in CEQA Guidelines Section 15168. In accordance with CEQA, this program EIR examines the environmental impacts of the Northside Specific Plan, which is composed of a series of actions. The combined actions can be characterized as one large project for the purpose of this study and are referred to as the Northside Specific Plan. The program EIR focuses primarily on the physical changes in the environment that would result from the adoption and implementation of the Northside Specific Plan, and other related actions described more fully in Chapter 2, Project Description, including anticipated impacts that could occur during future construction and operation.

### 1.3.2 EIR Scope and Content

The scope of analysis for this EIR was determined by the City of Riverside as a result of initial Northside Specific Plan review and consideration of comments received in response to the Notice of Preparation (NOP) circulated March 29, 2019, and a scoping meeting held on April 17, 2019, at the Springbrook Clubhouse at 1011 Orange Street, Riverside, California. The NOP and public comments received are included as Appendix A of this EIR and summarized in Table 1-1, Summary of NOP Comments. Through these scoping activities, the Northside Specific Plan was determined to have the potential to result in significant environmental impacts to the following subject areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Services Systems
- Wildfire

The intent of this program EIR is to determine whether implementation of the Northside Specific Plan would have a significant effect on the environment through analysis of the issues identified during the scoping process. Each environmental issue area includes the following: a presentation of the threshold(s) of significance for the particular issue area under evaluation based on CEQA's Significance Determination Thresholds; an issue statement; an assessment of impacts associated with implementation of the Northside Specific Plan; a summary of the significance of Northside Specific Plan impacts; and recommendations for mitigation measures, as appropriate. Pursuant to CEQA Guidelines Section 15126, all discretionary actions associated with the Northside Specific Plan are considered in this program EIR when evaluating its potential impacts on the environment, including the construction of future development and operational phases. Impacts are identified as direct or indirect, and short term or long term, and assessed based on the comparison to the baseline conditions.

**Table 1-1. Summary of NOP Comments**

Commenter	Date	Comment Summary*	EIR Chapter or Section
<b>Individual</b>			
Dunham, Mark	April 17, 2019	<ul style="list-style-type: none"> <li>Desire for low-speed vehicles</li> </ul>	Chapter 2, Project Description Section 3.15, Transportation
Gil	April 18, 2019	<ul style="list-style-type: none"> <li>Project suggestions for a movie theater, outdoor stage, and gathering areas</li> </ul>	Chapter 2, Project Description
Mary L. Hamilton Trust	April 25, 2019	<ul style="list-style-type: none"> <li>Noticing</li> <li>General Plan consistency</li> <li>Utilization of the site, and industrial versus residential land use, and Transition Zone Overlay</li> <li>Property rights and property value concerns</li> <li>No Project Alternative</li> </ul>	Chapter 1, Introduction Chapter 2, Project Description Section 3.10, Land Use and Planning Chapter 7, Alternatives
Ruiz, Diana	May 9, 2019	<ul style="list-style-type: none"> <li>Soils analysis requested.</li> <li>Suggests that the Northside Specific Plan plans the placement of homes around a core center, similar to the Canyon Crest layout.</li> </ul>	Chapter 2, Project Description Section 3.6, Geology or Soils
Transition Properties, LP (Allen Matkins)	April 15, 2019	<ul style="list-style-type: none"> <li>Requests that the Transition Zone Overlay continue existing base-zone uses and not include any “phasing out” of existing light industrial uses.</li> </ul>	Chapter 2, Project Description
<b>Organization</b>			
Inland Empire Biking Alliance	April 29, 2019	<ul style="list-style-type: none"> <li>Would like bicycling concerns addressed in the EIR, including tabulations or multimodal level of service (LOS) info, level of traffic stress (LTS) and injury severity to bicyclists.</li> <li>Would like the air quality analysis to consider bike usage reducing vehicle trips (5%, 15%, or 30%) and infrastructure needed to meet those trip reduction targets.</li> </ul>	Section 3.2, Air Quality Section 3.15, Transportation
Lozeau Drury – Laborers International Union of North America	May 2, 2019	<ul style="list-style-type: none"> <li>Request to be included in notifications.</li> </ul>	N/A
Northside Improvement Association	April 29, 2019	<ul style="list-style-type: none"> <li>Extension to submit environmental comments by May 14, 2019.</li> </ul>	N/A



Table 1-1. Summary of NOP Comments

Commenter	Date	Comment Summary*	EIR Chapter or Section
Northside Improvement Association	May 14, 2019	<ul style="list-style-type: none"> <li>States general concerns for Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hydrology/Water Quality, Land Use Planning, Transportation, and Cumulative Effects.</li> <li>Requests a maximum of open space and a minimum of high density residential units.</li> <li>States that Figures 3 and 4 accompanied with the NOP were difficult to comprehend.</li> </ul>	Chapter 2, Project Description Section 3.1, Aesthetics Section 3.2, Air Quality Section 3.3, Biological Resources Section 3.4, Cultural Resources Section 3.6, Geology and Soils Section 3.9, Hydrology and Water Quality Section 3.10, Land Use and Planning Section 3.15, Transportation Chapter 4, Cumulative Effects
Springbrook Heritage	April 29, 2019	<ul style="list-style-type: none"> <li>Aesthetics: retaining character</li> <li>Air Quality: retain open space to improve air quality. Repurpose golf course as cross county track. Repurpose Pellissier Ranch as a farm.</li> <li>Biological Resources: waterways and wildlife</li> <li>Cultural Resources: Native American presence and resources; La Loma Hill fertility symbols; Spanish colonist adobes; historical book provided along with a map.</li> <li>Geology/Soils: Should avoid development in the floodplain; liquefaction risks; levee cannot handle a 100-year flood condition; existing flooding issues.</li> <li>Hydrology/Water Quality: Floodplain area should be used as a community garden or farmers market.</li> <li>Greenhouse Gas Emissions: Retention as open space would generate less emissions than proposed uses.</li> <li>Hazards/Hazardous Materials: Industrial and residential adjacency issues related to toxic materials; no way to mitigate.</li> <li>Land Use/Planning: Existing owners have a right to protect their properties from harm by new development; new development should always be beneficial to the neighborhood.</li> <li>Noise: Project would generate noise impacts.</li> </ul>	Section 3.1, Aesthetics Section 3.2, Air Quality Section 3.3, Biological Resources Section 3.4, Cultural Resources Section 3.6, Geology and Soils Section 3.7, Greenhouse Gas Emissions Section 3.8, Hazards and Hazardous Materials Section 3.9, Hydrology and Water Quality Section 3.10, Land Use and Planning Section 3.11, Noise Section 3.12, Population and Housing Section 3.13, Public Services Section 3.14, Recreation Section 3.15, Transportation Section 3.16, Tribal Cultural Resources Section 3.17, Utilities and Service Systems Chapter 4, Cumulative Effects

Table 1-1. Summary of NOP Comments

Commenter	Date	Comment Summary*	EIR Chapter or Section
		<ul style="list-style-type: none"> <li>Population/Housing: No housing should be in the floodplain; not a good area for high-density housing unless it is senior housing.</li> <li>Public Services: Offices should be restricted to Main Street and not interspersed with other uses; wants a library near elementary school.</li> <li>Recreation: Retain and enhance existing open space/recreation.</li> <li>Transportation: Wants Riverside Transit Agency to include small streetcar style buses with frequent service; pedestrian uses.</li> <li>Tribal Cultural Resources: Suggests resources are located throughout the area and original research and studies are needed.</li> <li>Utilities: Should be maintained and repaired, and not intrude on uses.</li> <li>Alternatives: Include the Springbrook Heritage Parkland and Walking Trails.</li> <li>Cumulative: Include the local logistic center projects.</li> </ul>	Chapter 7, Alternatives
Southern California Gas Company (SoCalGas)	May 6, 2019	<ul style="list-style-type: none"> <li>The site is not in the SoCalGas sphere of influence area, and no gas distribution lines are within the SPA.</li> </ul>	N/A
<b>Agency/Government</b>			
City of Colton	April 25, 2019	<ul style="list-style-type: none"> <li>Project Description: Wish to preserve industrial uses and indicate not a strong market for residential. Want to keep industrial land use, but open to considering the addition of the R-O overlay to allow residential.</li> <li>Circulation: Pellissier Ranch Road is a secondary arterial in their Mobility Element. Would like alternatives and truck trip alternative connections.</li> <li>Water Quality/Flooding: Federal Emergency Management Agency Zone X in Subarea 1 and 2; planning for water quality basins; Highgrove Channel and water quality into Santa Ana River; Springbrook Arroyo extension impacts to adjacent parcels.</li> <li>Biological Resources: Least Bell's vireo, coastal California gnatcatcher, California black walnut tree, and burrowing owl concerns.</li> <li>Cultural: Significance of abandoned buildings.</li> </ul>	Chapter 2, Project Description Section 3.1, Aesthetics Section 3.3, Biological Resources Section 3.4, Cultural Resources Section 3.9, Hydrology and Water Quality Section 3.10, Land Use and Planning Section 3.15, Circulation Chapter 5, Effects Found Not To Be Significant (EFNTBS)

Table 1-1. Summary of NOP Comments

Commenter	Date	Comment Summary*	EIR Chapter or Section
		<ul style="list-style-type: none"> <li>Mineral Resources: Mineral Resource Zone (MRZ-2) zone on site.</li> <li>Aesthetics: Subarea 1 Impacts with the Roquet Ranch, visual simulations, light and glare.</li> <li>Land Use: Do not support residential base zoning for Colton; request Market Demand study; public safety fiscal concerns.</li> </ul>	
March Joint Powers Authority	April 4, 2019	<ul style="list-style-type: none"> <li>Consider State Route 60 in the traffic analysis. No further comment.</li> </ul>	Section 3.15, Transportation
Marine Corps Installations West, Western Regional Environmental Coordination Office	April 16, 2019	<ul style="list-style-type: none"> <li>No impact to a base. No comments.</li> </ul>	N/A
Morongo Band of Mission Indians	April 2, 2019	<ul style="list-style-type: none"> <li>The EIR will address an area that is sensitive for tribal cultural resources and, in the past, has been the focus of incomplete studies on the extent and patterning of these resources.</li> </ul>	Section 3.4, Cultural Resources Section 3.16, Tribal Cultural Resources
Office of Planning and Research	March 29, 2019	<ul style="list-style-type: none"> <li>Standard Letter</li> </ul>	N/A
Southern California Association of Governments	April 30, 2019	<ul style="list-style-type: none"> <li>Summary of authority.</li> <li>Requests EIR when available.</li> <li>Identifies the EIR needs to address consistency with the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals/strategies and requests a table analysis.</li> <li>Provides population forecast data.</li> <li>Suggests a review of the 2016 RTP/SCS for project-level mitigation.</li> </ul>	Section 3.12, Population and Housing
South Coast Air Quality Management District	April 16, 2019	<ul style="list-style-type: none"> <li>Requesting the Draft EIR be sent to them, as well as AQ, Health Risk Assessments, and GHG with all related modeling.</li> <li>AQMP 2017 updates, including NOx reduction goals.</li> <li>Several Report and Permit suggestions based on regulations.</li> </ul>	Section 3.2, Air Quality
West Valley Water District	April 17, 2019	<ul style="list-style-type: none"> <li>Site is not within their study area nor does the district have facilities within the project boundary.</li> </ul>	N/A

\*Refer to Appendix A for the complete comment.

### 1.3.3 EIR Format

#### Organization

The following is brief overview of the various chapters of this EIR:

- **Executive Summary.** Provides a summary of the EIR; brief description of the Northside Specific Plan; identification of areas of controversy; and summary table identifying significant impacts, proposed mitigation measures, and the significance of impact after mitigation. A summary of the Northside Specific Plan alternatives and a comparison of the potential impacts of the alternatives with those of the Northside Specific Plan are also provided.
- **Chapter 1, Introduction.** Includes an overview of the legal authority, purpose, and intended uses of the EIR, as well as its scope and content. It also provides a discussion of the CEQA environmental review process, including public involvement.
- **Chapter 2, Project Description.** Provides a detailed discussion of the Northside Specific Plan, including background, objectives, and key features.
- **Chapter 3, Environmental Analysis.** Provides a detailed evaluation of the potential environmental impacts associated with the Northside Specific Plan for environmental and land use issues. The analysis of each issue begins with a discussion of the existing conditions, regulatory framework, and a statement of the specific thresholds used to determine the significance of impacts, followed by an evaluation of potential impacts and identification of specific mitigation measures to avoid or reduce significant impacts, if any. A statement regarding the significance of the impact after mitigation is also provided.
- **Chapter 4, Cumulative Effects.** Provides a detailed evaluation of the potential cumulative environmental impacts associated with the Northside Specific Plan when compared to the potential impacts of other ongoing or reasonably foreseeable future projects within the vicinity of the Northside Specific Plan.
- **Chapter 5, Other CEQA Considerations.** Evaluates the potential influence the Northside Specific Plan may have on economic or population growth within the vicinity of the Northside Specific Plan Area and the region, either directly or indirectly. Identifies all issues determined in the scoping and preliminary environmental review process to not be significant, and briefly summarizes the basis for these determinations. Identifies impacts that are significant and unavoidable, or irreversible, as well as describes mandatory findings of significance.
- **Chapter 6 Alternatives.** Provides a description of the alternatives to the Northside Specific Plan, including the No Project Alternative, Old Spanish Town Village District Alternative, and City of Riverside Alternative.
- **Chapter 7, References.** Lists all references cited in the EIR.
- **Chapter 8, Individual Agencies Consulted.** Identifies all agencies consulted during the preparation of the EIR.
- **Chapter 9, Certification.** Identifies the document preparers.

#### Technical Appendices

Technical reports, used as a basis for much of the environmental analysis in the EIR, have been summarized in the EIR, and are included as appendices to this EIR. The technical reports prepared for the Northside Specific Plan and their location in the EIR are listed in the table of contents. The technical appendices include:

- A NOP and NOP Comments
- B Northside Specific Plan Baseline Opportunities & Constraints Analysis

C	Special-Status Wildlife with a Low POtential to Occir or Not Expected to Occur in the SPA
D	Northside Specific Plan – CalEEMod Model Results
E	Vertebrate Paleontology Records Check for Paleontological Resources
F	Hydrology and Water Quality Letter Report
G	Construction Noise Modeling Input/Output & Traffic Noise Modeling Input/Output
H	Northside Specific Plan Traffic Imapct Analysis
I	Tribal Coordination
J	Public Service and Utilities Coordination

### Incorporation by Reference

As permitted by CEQA Guidelines Section 15150, this EIR references several technical studies and reports. Information from these documents is briefly summarized in this EIR, and their relationship to this EIR is described in the respective chapters. All reference materials are included in Chapter 9, and are hereby incorporated by reference.

## 1.4 EIR Process

The City of Riverside, as lead agency, is responsible for the preparation and review of this EIR. The EIR review process occurs in two basic stages. The first stage is the Draft EIR, which offers the public the opportunity to comment on the document, and the second stage is the Final EIR.

### 1.4.1 Draft EIR

In accordance with CEQA Guidelines Section 15105, the Draft EIR is distributed for review to the public and interested and affected agencies for a review period of 45 days. The purpose of the review period is to allow the public an opportunity to provide comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided and mitigated” (14 CCR 15204). In accordance with CEQA Guidelines Sections 15085 and 15087 (a)(1), upon completion of the Draft EIR, a Notice of Completion will be filed with the State Office of Planning and Research and a Notice of Availability of the Draft EIR will be issued in a newspaper of general circulation in the area.

### 1.4.2 Final EIR

Comments addressing the scope and adequacy of the environmental analysis will be solicited during the Draft EIR public review. Following the end of the public review period, the City of Riverside, as the lead agency, will provide written responses to comments received on the Draft EIR per CEQA Guidelines Section 15088. All comments and responses will be considered in the review of the EIR. Detailed responses to the comments received during public review, a Mitigation Monitoring and Reporting Program, Findings of Fact, and a Statement of Overriding Considerations for impacts identified in the Draft EIR as significant and unmitigable will be prepared and compiled as part of the EIR finalization process. The Final EIR will be available for public review at least 10 days before the City Council hearing in order to provide commenters the opportunity to review the written responses to their comment letters. The culmination of this process is a public hearing where the City Council will determine whether to certify the Final EIR and adopt the Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations as being complete and in accordance with CEQA.

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## 2 Project Description

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The project consists of the Northside Specific Plan. The Northside Specific Plan is intended to provide guidance for future development of the Northside Neighborhood. This section includes a detailed description of the Northside Specific Plan, including the existing conditions of the Northside Specific Plan Area (SPA), project background, project objectives and the Northside Specific Plan components. In addition, this section outlines the discretionary actions necessary for approval of the Northside Specific Plan.

### 2.1 Environmental Setting

#### 2.1.1 Project Location

The approximately 2,000-acre SPA is located on the border between the County of San Bernardino and County of Riverside within the Southern California region; see Figure 2-1, Regional Map. The SPA straddles the boundary between these two counties, as well as local jurisdictions. As a result, the SPA includes approximately 1,600 acres within the City of Riverside, approximately 336 acres within the City of Colton, and approximately 83 acres within the unincorporated County of Riverside. Within the City of Colton area of the SPA, 227 acres (the Pellissier Ranch area) is owned by the City of Riverside through the Public Utilities (RPU). Locally, the SPA is southwest of La Loma Hills, north of downtown Riverside, west of Hunter Industrial Park, and east of the Santa Ana River, as shown on Figure 2-2, Vicinity Map. Interstate 215 (I-215) runs north-south along the majority of the eastern SPA boundary, with the exception of the Hunter Park Residential area that is included in the SPA to the east of I-215. State Route 60 (SR-60) traverses generally east-west across the southern area of the SPA. The SPA is located on the U.S. Geological Survey (USGS) 7.5-minute series Fontana, Riverside East, and San Bernardino South quadrangles, as depicted on Figure 2-3, Topographic Map.

The SPA encompasses land within three distinct neighborhoods within the City of Riverside as currently defined by the City of Riverside General Plan 2025: Northside, Downtown Riverside, and Hunter Industrial Park. The SPA also includes an area of residential properties within the City of Riverside's Sphere of Influence (SOI), located in unincorporated areas of the County of Riverside to the west of I-215, North of Springbrook Wash, east of Orange Street, and on both sides in the northeast portion of the SPA. Center Street County area serves as an entryway into the northeast portion of the Northside neighborhood, within this residential neighborhood. The SPA within the City of Colton is known as the Pellissier Ranch area, which is currently a combination of industrial uses and undeveloped properties. Existing uses within the SPA are described in more detail below.

#### 2.1.2 Existing Uses

Currently, the majority of the SPA is urbanized. Existing uses within the SPA include residential, commercial, industrial, office, business parks, parks and recreation, schools, a cultural landmark, and vacant land. The majority of the vacant areas consist of the former Riverside Golf Course, vacant land adjacent to Center Street, W Pellissier Road, and vacant land between Orange Street and La Cadena Drive. Refer to Figure 2-4, Aerial Photograph, for a visual overview of the developed and vacant areas within the SPA.

## 2.1.3 Existing and Surrounding Land Use Designations

The SPA encompasses the City of Riverside, City of Colton, and County of Riverside planning jurisdiction. Table 2-1, Existing General Plan Land Uses within the SPA, shows the allowed land use within the SPA under existing General Plan 2025 land uses.

**Table 2-1. Existing General Plan Land Uses within the SPA<sup>1</sup>**

Land Use	Approx. Acres
<b>City of Riverside</b>	
Medium Density Residential	541.75
Medium High Density Residential	40
Semi-Rural Residential	1
Commercial	12.64
Business/Office Park	340
Office	35.8
Industrial	2
Public Facilities/Institutional	18.85
Private Recreation	170.77
Public Park	45
Downtown Specific Plan	44.38
Open Space/Natural Resources (OS)	8.4
Right of Way (ROW)	300
<i>Subtotal</i>	<i>1,552</i>
<b>City of Colton</b>	
Very Low Density Residential	2.80
Light Industrial	333.1
<i>Subtotal</i>	<i>335.9</i>
<b>County of Riverside (City of Riverside SOI)</b>	
Medium Density Residential	60
Light Industrial	18.46
Commercial Retail	4.58
<i>Subtotal</i>	<i>83</i>
<b>Total</b>	<b>1,971</b>

**Source:** Appendix B.

<sup>1</sup> Note that these land uses represent the existing land uses at the time the NOP was completed.

The City of Riverside's General Plan provides currently effective general plan policy and for the SPA within City of Riverside City of Riverside's SOI County of Riverside. The SPA within the City of Riverside and its SOI is currently designated for a mix of residential, commercial, business/office park, public facilities, and recreation uses; refer to Figure 2-5, Existing General Plan Designations. Business/Office Park (B/OP) and Office (O) land uses are designated in the northwestern area, eastern edge along SR-215, and in the southwestern corner along SR-60 in the City of Riverside. A Residential land uses are permitted and largely developed in the southern and eastern portions of the SPA within the City of Riverside, and consist of Medium Density Residential (MDR), and Medium High Density Residential (MHDR), and Semi Rural Residential (SRR. Recreational land uses are located primarily near the middle of the SPA, and include both Private Recreation (PR), Public Park (P), and Open Space/Natural Resources (OS). The



Downtown Specific Plan (DSP) land use is south of SR-60, within the mixed-use area of downtown Riverside. Public facilities/Institutional (PF) and commercial (C) land use designations represent the smallest areas within the Northside Specific Plan, and are dispersed throughout the SPA within the City of Riverside.

The City of Colton's General Plan provides general plan policy and land use designations for the northern portion of the SPA. Existing General Plan land use designations within the City of Colton include Light industrial (M-1) and Very Low Density Residential (VLDR). A large portion of this area is vacant, disturbed land. The City of Colton General Plan also identifies the Pellissier Ranch area as a Planning Focus Area, which allows for lower density and clustered residential development.

The County of Riverside's General Plan designations are the same as the City of Riverside designations within the SOI, so the designations shown on Figure 2-5 represent both jurisdictions. The unincorporated County of Riverside area is located in the northeastern corner of the SPA, and is mostly built out. The land uses within the County of Riverside SPA area include C, MDR, and B/OP.

Table 2-2, Surrounding Land Uses, summarizes the surrounding land use pattern and regulatory designations for each jurisdiction. Surrounding land uses include residential, industrial, B/OP, and Specific Plan.

**Table 2-2. Surrounding Land Uses**

	Existing Land Use	General Plan Designation	Zoning Designation
North	La Loma Hills (undeveloped) Cadena Creek Mobile Home Community	City of Colton: Very Low Density Residential, Medium Density Residential, Roquet Ranch Specific Plan, and High Density Residential	City of Colton: VLDR, Roquet Ranch SP, R-2, and R-3/R-4
East	Developed Urban Uses (Industrial, office park and residential)	City of Riverside: Industrial, Public Park, and Business/Office Park	City of Riverside: R-1-7000, I, BMP, PF, WC, O
South	Developed Urban Uses (Fairmont Park, Fairmont Golf Course, residential, commercial offices) and the Santa Ana River Trail	City of Riverside: Open Space, Public Park, Medium Density Residential, Office, Business/Office Park, Industrial. Further South: Downtown Specific Plan	City of Riverside: PF, R-1-7000, BMP, WC, DSP-Market Street Gateway, and DSP-North Main Street
West	The Santa Ana River	N/A	N/A

## 2.1.4 Applicable Regional Plans

Pursuant to CEQA Guidelines Section 15125(d), the environmental setting shall include a discussion of any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans. Thus, the following summary of applicable plans and project consistency is provided.

### City of Riverside General Plan 2025

The City of Riverside General Plan 2025 (General Plan) was adopted in November 2007. The City of Riverside's General Plan includes elements mandated by State law, in addition to six elements included by the City of Riverside. The elements mandated in 2007 included Land Use, Circulation and Community Mobility, Public Safety, Open Space

and Conservation, Noise, Safety, and Housing. The elements that were included by the City of Riverside include Air Quality, Arts and Cultural Element, Education Element, Public Facilities and Infrastructure Element, Park and Recreation Element, and Historic Preservation Element. The City of Riverside Departments use the City of Riverside's General Plan and its implementation tools to achieve the objectives and policies of the City of Riverside General Plan, to develop strategic plans and to prioritize commitments. The General Plan is used to guide development, and ensure future growth is consistent with the vision established by the City of Riverside. The General Plan was updated in 2017 to update the Housing Element for years 2014 through 2021.

As discussed briefly under Section 2.1.3, Existing and Surrounding Land Use Designations, the majority of the SPA is located within the City's of Riverside General Plan area. Within the SPA, the City of Riverside General Plan identifies a mix of residential commercial, industrial, recreational, and public facilities (Figure 2-5, Existing General Plan Designations). The project proposes to update these land uses based on current land use goals, as described further in Section 2.3, Project Objectives, below. Table 3.10-5, Project Consistency with Applicable Plans, shows the project's consistency with applicable City of Riverside General Plan objectives and policies.

### **City of Colton General Plan**

The City of Colton's General Plan consists of eight elements, including Land Use, Housing, Mobility, Noise, Safety, Air Quality, and Cultural Resources. The City of Colton General Plan was originally approved in 1987, and numerous updates have been approved over time. The Land Use Element and Housing Element were updated in 2013, the Mobility Element was updated in 2016; and the Safety Element was updated in 2018. The City of Colton's General Plan establishes goals, policies, and programs to guide orderly growth and development through the year 2030. Table 3.10-5, Project Consistency with Applicable Plans, shows the project's consistency with applicable City of Colton General Plan goals and policies.

### **2016 Air Quality Management Plan**

The South Coast Air Quality Management District (SCAQMD) is required to prepare a plan for air quality improvement for pollutants for which the District is in non-compliance. The SCAQMD's Air Quality Management Plan (AQMP) is updated every three years, and each update has a 20-year horizon. The 2016 AQMP was adopted on March 3, 2017 and incorporated new scientific data and notable regulatory actions that have come about since adoption of the 2012 AQMP, including the approval of the new federal eight-hour ozone standard of 0.070 ppm that was finalized in 2015 (SCAQMD 2017).

The 2016 AQMP addresses several federal and state planning requirements and incorporates new scientific information, primarily in the form of updated emissions inventories, ambient measurements, and updated meteorological air quality models (SCAQMD 2017). The 2017 AQMP builds upon the approaches taken in the 2012 AQMP for the attainment of federal particulate matter and ozone standards, and highlights the significant reductions to be achieved. It emphasizes the need for interagency planning to identify strategies to achieve reductions within the timeframes allowed under the federal Clean Air Act (CAA), especially in the area of mobile sources. The 2016 AQMP also includes a discussion of emerging issues and opportunities, such as fugitive toxic particulate emissions, zero-emission mobile source control strategies, and the interacting dynamics among climate, energy, and air pollution. The AQMP includes attainment demonstrations of the new federal eight-hour ozone standard and vehicle miles travelled emissions offsets, according to recent United States Environmental Protection Agency (US EPA) requirements.

Table 3.10-5, Project Consistency with Applicable Plans, shows the project's consistency with air quality related policies and goals as laid out by the City of Riverside, City of Colton, and County of Riverside. As discussed in Section 3.10-5, the Northside Specific Plan is potentially inconsistent with this plan. This EIR herein presents mitigation measures to provide consistency with this plan, but future development design is currently unknown. Due to the lack of project-specific information, the effectiveness in reducing construction and operational emissions cannot be accurately quantified to verify consistency with the goals of this plan. Therefore, there is potential for the Northside Specific Plan to conflict with the SCAQMD 2016 AQMP. Refer to Section 3.10 for additional information.

### **Water Quality Control Plans Permittees with the Santa Ana River Basin**

The City of Riverside, City of Colton, and County of Riverside are under the jurisdiction of Regional Water Quality Control Board Region 8, Santa Ana River Basin (SARWQCB). The SARWQCB provides permits for projects that may affect surface waters and groundwater locally, and is responsible for preparing the Water Quality Control Plan for the Santa Ana River Basin (Basin Plan). The Basin Plan designates beneficial uses of water in the region and establishes narrative and numerical water quality objectives. The Basin Plan serves as the basis for the SARWQCB's regulatory programs and incorporates an implementation plan to ensure water quality objectives are met. As discussed further in Section 3.9, Hydrology and Water Quality, the Northside Specific Plan would not conflict with Basin Plan water quality goals considering compliance with the applicable local MS4 and municipal code requirements (**CM-HYD-1**, **CM-HYD-2a**, and **CM-HYD-2b**) that are intended to protect water quality.

### **Regional Transportation Plan/Sustainable Communities Strategy**

The Southern California Association of Governments (SCAG) is an association of local governments and agencies that serves as a Metropolitan Planning Organization (MPO), a Regional Transportation Planning Agency (RTPA) and a Council of Governments (COG). The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities. SCAG is responsible for developing long-range regional transportation plans, including the regional Sustainable Communities Strategy (SCS) and associated growth forecasts, regional transportation improvement programs, and regional housing needs allocations (SCAG 2018). SCAG's 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is a long range regional transportation and land use network plan that looks ahead 20 plus years and provides a vision of the region's future mobility and housing needs with economic, environmental and public health goals. The RTP/SCS identifies major challenges as well as potential opportunities associated with growth, transportation finances, the future of airports in the region, and pending transportation system deficiencies that could result from regional growth. SCAG adopted its current RTP/SCS in April 2016 (SCAG 2016). Consistency with this plan is discussed in Section 3.10, Land Use and Planning, as well as Section 3.15, Transportation. As discussed in those sections, the Northside Specific Plan includes updates to the local roadway network and addresses the need for improvements consistent with this plan.

### **City of Riverside Economic Prosperity Action Plan and Climate Action Plan**

The City of Riverside's Restorative Growthprint- Climate Action Plan (CAP) and Economic Prosperity Action Plan (EPAP), adopted in 2016, identifies strategies for reducing greenhouse gas (GHG) emissions in the City in order to comply with State regulations as detailed in Section 3.7, Greenhouse Gas Emissions. Many of the measures and strategies in the Restorative Growthprint CAP seek to reduce energy consumption, which subsequently reduces GHG emissions. The CAP contains GHG reduction measures organized into four primary sectors:

- **Energy:** Promote energy efficiency and renewable energy for municipal operations and the community
- **Transportation and Land Use:** Measures to reduce single-occupancy travel, increase nonmotorized travel, improve transit access, encourage alternative fuels, and promote sustainable growth patterns

- Water: Measures to reduce water demand by community and municipal operations and to conserve potable water
- Solid Waste: Measures to reduce solid waste during construction and operational activities.

The project would promote energy efficiency and renewable energy through implementation of Specific Plan goals and policies such as: 1) prioritizing companies that include sustainability practices as part of their business structure, 2) new buildings should be developed to LEED standards, 3) utilizing green infrastructure and material resources for increased sustainable project lifecycles. A policy of the project as stated in the Northside Specific Plan is to design and operate complete streets that enable safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users. As discussed in Section 2.4.2, Circulation, Mobility and Trails, the Northside Specific Plan would create new bike lanes and sidewalks to promote active transportation.

### **Western Riverside County Multiple Species Habitat Conservation Plan**

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is a comprehensive, multi-jurisdictional habitat conservation plan that focuses on conservation of species and their associated habitats in western Riverside County. The MSHCP Plan Area encompasses approximately 1.26 million acres (1,966 square miles); it includes all unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line, and the jurisdictional areas of Temecula, Murrieta, Lake Elsinore, Canyon Lake, Norco, Corona, Riverside, Moreno Valley, Banning, Beaumont, Calimesa, Perris, Hemet, Eastvale, Jurupa Valley, Wildomar, Menifee, and San Jacinto.

The MSHCP serves as a habitat conservation plan pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act (FESA), as well as a natural communities conservation plan under the Natural Communities Conservation Plan Act of 2001. The MSHCP is used to allow the participating jurisdictions to authorize "take" of plant and wildlife species identified in the MSHCP Plan Area under specific conditions/measures. Under the MSHCP, U.S. Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW) would grant "take authorization" for otherwise lawful actions in exchange for the assembly and management of a coordinated MSHCP conservation area.

The Northside Specific Plan would comply with all biological resource related regulations. Additionally, future projects would be subject to appropriate mitigations measures to further reduce potential impacts and ensure compliance with the MSHCP, as detailed in Section 3.3, Biological Resources. These mitigation measures include habitat assessments for special-status plants and wildlife, following standard best management practices, restoring temporary impacts to uplands area, coastal California gnatcatcher and nesting bird surveys, and other details mitigations detailed in Section 3.3, Biological Resources. Refer to Section 3.3, Biological Resources, for additional details.

## 2.2 Project Background

Beginning in the 1960s, the City of Riverside adopted a number of community plans for neighborhoods in various areas. A community plan for the Northside neighborhood was prepared and approved by the Board of Supervisors in September of 1991. This plan included the Pellissier Ranch property in the City of Colton, and was prepared in order to improve the overall appearance of the Northside through guidelines, goals, and policies that would result in the orderly development of various land uses.

Today, the boundaries of the City of Riverside’s original community plans generally coincide with the City of Riverside’s 25 identified neighborhoods which now replace the community plan boundaries. The Northside Community Plan was subsequently replaced by the adoption of the General Plan 2025 in 2007, at which time the original Northside Community Plans’ goals and policies were incorporated into the most recent Land Use and Urban Design Element of the General Plan as a Neighborhood Plan for the Northside area.

Over the last few years, the City of Riverside community has been actively discussing the future of the Northside Neighborhood with City of Riverside staff and elected officials. To achieve a common vision for the neighborhood, the City of Riverside initiated a community-based planning process that would result in the creation of the Northside Specific Plan. This plan would establish goals, policies, and regulations to guide future development and achieve the community’s vision.

Guided by the project’s Community Involvement Plan, a first round of community outreach was conducted during spring and summer 2017. The goal of this outreach was to develop goals and objectives for the Northside Neighborhood project, share planning implications from baseline studies and technical issues, and solicit input from the neighborhood on ideas and issues related to the Northside Specific Plan vision. This input was then synthesized, and used to develop a set of preliminary concepts.

Input from the community was then sought in late 2017 during the second round of community involvement, which included the development of Alternatives. The goal was to obtain input from community members and stakeholders on the preliminary concepts. This round of outreach consisted of coordinated activities, including community organization meetings, focused outreach to Spanish speaking community members, a community workshop, and a one-on-one “Availability Session” with City of Riverside planners.

A final round of community workshops was held in mid-2018 to share a conceptual land use plan with the Community, the Riverside Board of Public Utilities (RPU), and the Riverside City Council. The intent of this third round of community engagement was to solicit final comments on the concept that would be analyzed in more detail. The proposed plan that is to be analyzed by this Draft Environmental Impact Report (DEIR) was developed in response to many of the comments received during community involvement.

## 2.3 Project Objectives

The Northside Specific Plan includes several goals and policies related to land use, mobility, sustainability, social equity, and economics. Per CEQA Section 15124(b), the project objectives shall be focused on the underlying purpose of the project and may discuss the project benefits. Thus, these Northside Specific Plan objectives have been consolidated into the following basic project objectives:

1. Develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.
2. Improve the quality of life for residents, including through creating a sense of place and providing community recreation and gathering spaces.
3. As redevelopment and development occurs, ensure the provision of adequate medical and health facilities, public services and infrastructure.
4. Promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas.

5. Eliminate or minimize truck traffic through residential and commercial neighborhoods
6. Provide buffers for agricultural, industrial, residential and recreation land uses to address potential land use conflicts such as noise, emissions, and dust.
7. Preserve and interpret important cultural and historic resources in the SPA, including the Trujillo Adobe.
8. Restore the Springbrook Arroyo as a natural ecological system while also improving flood control.
9. Maintain or improve employment and business opportunities within the SPA, including commercial, industrial and agricultural-related opportunities.

## 2.4 Northside Specific Plan Components

The Northside Specific Plan document includes an introduction, planning context, planning framework, land use, circulation, mobility and trails, and implementation strategies. This section provides a breakdown of the proposed development within the SPA, including infrastructure improvements, design guidelines and implementation.

### 2.4.1 Proposed Land Uses

#### **Allowed Buildout**

The Northside Specific Plan establishes land use designations and zones to delineate specific land use areas and development objectives. This section describes individual land use designations and an explanation of future uses within each district. Table 2-3, Total Proposed Land Use Buildout, shows the estimated overall development at buildout of the SPA under proposed land use designations in each Subarea. Based on typical development, a developability factor of 75% was utilized to determine the expected Specific Plan Buildout square-footages unless the area is already built out to 100% under the current conditions. Also, the allowed density ranges result in a maximum and minimum expected number of dwelling units, which is also reflected in the table below. The proposed land use designations for the Northside Specific Plan are illustrated on Figure 2-6, Proposed Specific Plan Land Uses. A discussion of each land use proposed as a part of the Northside Specific Plan is provided in the Land Use Designations section below.

**Table 2-3. Northside Specific Plan Allowed Land Use**

Subarea	Land Use	Jurisdiction	Acreage	Min. DUs*	Max. DUs*	Square-feet*	Overlay
1	Industrial Research Park	C	152	-	-	2,500,000	4.0M LI (TZO)
	High Density Residential	C	31	900	1,400	-	
	Outdoor Commercial Recreation	C	3	6	6	-	
2	General Commercial	C	17	-	-	555,400	2,430 du (R-O)
	Light Industrial	C	91	-	-	1,500,000	
3	High Density Residential	R	22	479	743	-	LI: 1.1M sf (TZO)
4	Medium High Density Residential	R	32	432	432.0	-	LI: 1.6M sf (TZO)
5	High Density Residential	R	18	392	608	-	C: 54,500 sf LI: 980,100 sf (TZO)-
6	High Density Residential	R	11	240	372	-	LI: 539,100 sf (TZO)
7	Medium Density Residential**	R	39	234	293	-	-
8	Open Space, Parks, & Trails	R	233	-	N/A	-	-
9	Northside Village Center	R	41	1,200	1,200	461,000	-
10	Freeway Mixed Use (Commercial)	R	29	-	N/A	640,300	-
	Freeway Mixed Use (Residential)	R	20	568	882	-	-
	Freeway Mixed Use (Commercial)	RC	13		N/A	274,400	-
	Freeway Mixed Use (Residential)	RC	8	244	378	-	-
11	Mixed Use Neighborhoods (Office/Commercial)	R	71		N/A	603,200	-
	Mixed Use Neighborhoods (Residential)	R		1162	1,395	N/A	-
12	Medium Density Residential**	RC	63	315	315	N/A	-
	Medium Density Residential**	R	566	4528	4,528	N/A	-
13	Medium High Density Residential	R	40	560	560	N/A	-
14	Public Facilities/Institutional	R	9	-	-	392,000	-
15	Business Office Park	R	138	-	-	9,000,000	
	Public Facilities/Institutional	R	11	-	-	479,200	
16	Commercial	R	8	-	-	36,000	
	Trujillo Adobe Heritage Village	R		-	-	9,300	

Table 2-3. Northside Specific Plan Allowed Land Use

Subarea	Land Use	Jurisdiction	Acreage	Min. DUs*	Max. DUs*	Square-feet*	Overlay
17	Commercial**	R	5	-	-	108,900.00	
				11,260	13,112	16,559,700	
				Dwelling Units (range)		C, B/OP, LI, PF/I Sf	

**Notes:**

\*A majority of the Intensity calculations were based on approximate developability factor of 75%.

\*\*Maximum du/acre or FAR/acre was used

R= City of Riverside; C= City of Colton; RC= County of Riverside

C= Commercial; B/OP= Business Office Park; LI= Light Industrial; PF/I= Public Facilities/Institutional

This does not include roadway areas, so the land use total acreage does not represent the total acreage within the Northside Specific Plan.



## Expected Buildout

As buildout of the Northside Specific Plan is anticipated to occur over a period of approximately 20 years, several scenarios were developed for the purposes of the environmental analysis. The near-term scenario assumes the existing undeveloped lands within the Northside Specific Plan are developed first. As shown in Table 2-4, Near-term Land Use Scenarios, two Scenarios were considered. Scenario 1 assumes the buildout in accordance with the Northside Specific Plan underlying land use designations while Scenario 2 assumes that land owners utilize the Transition Zone Overlay (TZO). As discussed in more detail below, the TZO generally allows for the continuation of uses currently allowed on the properties. As this near-term scenario was intended for transportation analysis use, this scenario focused on the buildout of traffic-generating uses. Thus, the Near-term Northside Specific Plan Scenario 1 results in an additional 5,383 residential units and 5,227,000 square feet of employment-based uses. The Near-term Northside Specific Plan Scenario 2 would result in an additional 4,078 residential units and 10,437,000 square feet of employment-based uses.

**Table 2-4. Near-term Land Use Scenarios**

Specific Plan Land Use	Buildout Scenario 1	Buildout Scenario 2
<b>Residential Uses</b>		
Outdoor Commercial Recreation <sup>1</sup>	-	6
Medium Density Residential	2,062	442
Medium-High Density Residential	432	-
High Density Residential	2,889	3,630
<b>Total Residential Units</b>	<b>5,383</b>	<b>4,078</b>
<b>Employment Uses</b>		
Commercial	1,884,000	1,176,000
Business/ Office Park	1,863,000	5,261,000
Light Industrial	1,480,000	4,000,000
<b>Total Square-feet</b>	<b>5,227,000</b>	<b>10,437,000</b>

<sup>1</sup> Outdoor commercial recreation is considered the equivalent of 6 residential units for the purposes of this analysis.

Similar to the Near-term Condition, two scenarios were completed for the Buildout Year 2040. Scenario 1 again assumed buildout of land uses per the underlying Northside Specific Plan designations and Scenario 2 assumed buildout with the TZO. As shown in Table 2-5, Build Out (Year 2040) Land Use Scenarios, Scenario 1 would result in 12,681 residential units and 15,567,120 square-feet of employment-based uses, and Scenario 2 would include 11,376 residential units and 22,872,040 square-feet of employment-based uses.

**Table 2-5. Build Out (Year 2040) Land Use Scenarios**

Specific Plan Land Use	Buildout Scenario 1	Buildout Scenario 2
<b>Residential Uses</b>		
Outdoor Commercial Recreation <sup>1</sup>	-	6
Medium Density Residential	7,090	3,630
Medium-High Density Residential	2,702	2,270
High Density Residential	2,889	3,630
<b>Total Residential Units</b>	<b>12,681</b>	<b>11,376</b>

Table 2-5. Build Out (Year 2040) Land Use Scenarios

Specific Plan Land Use	Buildout Scenario 1	Buildout Scenario 2
<b>Employment Uses</b>		
Commercial	2,134,360	1,426,440
Office	392,040	392,040
Business/ Office Park	11,175,700	14,574,400
Light Industrial	1,480,000	4,000,000
Public Facilities	2,479,160	2,479,160
<b>Total SF</b>	<b>17,661,260</b>	<b>22,872,040</b>

<sup>1</sup> Outdoor commercial recreation is considered the equivalent of 6 residential units for the purposes of this analysis.

## Land Use Designations

### *Medium Density Residential (MDR)*

The Medium Density Residential (MDR) designation would encompass approximately 668 acres of noncontiguous area within the SPA, within Subareas 7 and 12. The current land use designations include MDR, Business/Office Park (B/OP), Downtown Specific Plan (DSP), Semi-Rural Residential (SRR), Commercial (C) and Office (O). The MDR designation would yield a total of 5,136 dwelling units, but 4,760 dwelling units are already permitted within the area.

This designation includes a variety of neighborhoods, primarily in the southern and eastern portions of the community, to the south of the former Riverside Golf Course and east of Orange Street. Additional areas adjacent to Ab Brown Sports Complex, within subarea 7, will also be designated MDR. The area designated as MDR to the west of I-215 and north of Center Street, will largely remain under its existing land use designation in the County of Riverside. Per the City of Riverside's existing Development Code, the MDR designation allows densities of up to 8 dwelling units per acre.

All of the areas currently designated as MDR within the SPA will retain the same MDR designation under the new Specific Plan.

### *Medium High Density Residential (MHDR)*

The Medium High Density Residential (MHDR) designation would encompass approximately 72 acres. All of the existing areas designated as MHDR within the SPA will retain the same MHDR designation under the new Specific Plan. This designation is identified as Subarea 13, and includes portions of a neighborhood to the east of Orange Street and north of Columbia Avenue, as well as a handful of parcels on either side of Main Street, to the south of Columbia Avenue. In addition, approximately 32 acres currently designated as Business Park/Office, located south of Center Street, would be rezoned as MHDR. This MHDR designation allows densities of up to 14 dwelling units per acre, and includes single family dwellings on small lots. The MHDR designation would yield a total of 992 dwelling units.

### ***High Density Residential (HDR)***

The High Density Residential (HDR) designation provides for the development of row houses, condominiums and apartments. Senior housing and multifamily clusters are also allowable. The designation allows 29 to 45 dwelling units per acre.

The HDR designation encompasses approximately 82 acres of the SPA, with 51 acres located within the City of Riverside in Subareas 3, 6, and 5; and 31 acres within the City of Colton in a portion of Subarea 1. The current land use designations for the proposed HDR designation is B/OP and C ) within the City of Riverside, and Light Industrial (M-1) within the City of Colton. Within the City of Riverside, the HDR land use would yield a total of 1,111 to 1,723 dwelling units. Within the City of Colton, the HDR land use would yield a total 900 to 1,400 dwelling units.

The HDR designation directly east of Main Street (Subareas 3, 5, 6) within the City and HDR designation in the northern portion of the SPA (Subarea 1) within the City of Colton would be subject to the TZO (see black hashed lines on Figure 2-6, Proposed Specific Plan Land Uses). The TZO would allow existing B/OP and Commercial uses (City of Riverside) and light industrial uses (City of Colton) to continue, and transition to residential uses over time, as market conditions evolve. Under the TZO, this area would yield a maximum of 4.2 million square feet of business/office park uses and 54,500 square feet of commercial uses, assuming the entire subarea is developed consistent with existing land uses. For the HDR designation subject to the TZO, an increase in residential density of up to 60 dwelling units per acre could be permitted, through a development agreement and payment of park impact fees or enhancement of Northside park facilities. This additional density could allow for up to 3,060 dwelling units in the HDR subareas in the City and up to 1,860 dwelling units in the HDR designation within the City of Colton.

### ***General Commercial (C-2) and Commercial (C)***

The SPA would allow for 274,400 square feet of Commercial (C) uses within the County of Riverside, and 1,264,700 square feet of Commercial uses within the City of Riverside. The SPA could also yield a total of approximately 555,400 square feet of Commercial land use within the City of Colton, based on Colton's General Commercial (C-2) zoning. Both the Commercial and General Commercial designations are collectively referred to as Commercial (C) throughout the Northside specific plan. The Commercial land use can be found in Subarea 2 and 17 of the SPA (Figure 2-6, Proposed Specific Plan Land Uses).

Parcels within the SPA currently designated as Commercial zoning will retain the same designation under the Northside Specific Plan. This includes areas of existing retail at the intersection of Main Street and Strong Street, as well as an area of commercial businesses on the north side of Oakley Avenue (near the SR-60 freeway), between Main Street and Orange Street.

### ***Business/Office Park (B/OP)***

The Business/Office Park (B/OP) designation would encompass approximately 138 acres of noncontiguous land in Subarea 15. The purpose of the B/OP designation, for areas to the north of SR-60 and on the west side of Main Street, is to provide for single or mixed light industrial uses that do not create nuisances due to odor, dust, noise, or heavy truck traffic. The B/OP designation would also apply to the east side of Main Street as alternative, near-term uses allowed under the Transition Zone Overlay (TZO). Suitable uses within the B/OP designation include corporate and general business offices, service retail/dining, research and development, light manufacturing, light industrial and small warehouse uses (encompassing up to 50,000 square feet buildings). The B/OP area is intended to include higher quality design, building materials, and landscaping compared to traditional "industrial development". The density of development within this land use designation shall not exceed a FAR of 1.50.

### ***Freeway Mixed-Use (West La Cadena Drive Corridor) (FMU)***

The Freeway Mixed-Use (FMU) land use would be located along Subarea 10 (Figure 2-6, Proposed Specific Plan Land Uses) and encompass approximately 70 acres of land within the SPA. The 2-mile-long corridor along the west side of La Cadena Drive, and adjacent to the I-215 freeway, currently includes a mix of commercial and residential uses. Parts of this corridor will transition from Business/Office Park and Office General Plan land uses to residential and commercial uses under the Northside Specific Plan. The intent is for the area to redevelop over time into a mixed-use configuration that orients residential uses along the backside of La Cadena Drive, in order to provide a better transition from the freeway to nearby residential neighborhoods. The City intends for new development along La Cadena Drive to be created using higher standards for building form and aesthetic quality in order to provide a better “front door” into this part of Riverside from the I-215 freeway.

The freeway mixed-use designation will accommodate approximately 914,700 square feet of commercial uses, to provide retail options for residents. This land use designation will include other freeway-oriented commercial, office, hotel, and other uses that benefit from freeway visibility.

The FMU land use designation would yield a total of 812 to 1,260 dwelling units. The residential densities allowed in the Freeway Mixed-Use designation will range from 29 to 45 dwelling units per acre. The Northside Specific Plan will allow building heights of three to five stories within the FMU area.

### ***Mixed Use Neighborhoods (MN)***

The Mixed Use Neighborhoods (MN) designation encompasses approximately 72 acres of noncontiguous land, located on either side of SR-60, at the south end of the SPA in Subarea 11. The MN designations along either side of North Main Street will include areas that will transition from a Downtown Specific Plan (DSP) designation to MN, with up to 30 dwelling units allowed per acre. The remainder of the Mixed Use designation area, to the north and west of SR-60 and I-215, will allow residential densities of 10 to 18 dwelling units per acre. The MU land use designation would permit development of retail, professional offices, service-oriented businesses, and single and multi-family residences. This land use would yield a total of approximately 603,200 square feet of office and commercial development, and 1,162 to 1,395 dwelling units.

The purpose of the MN designation is to provide for a wide variety of uses, including retail, professional offices, service-oriented businesses, single and multi-family residences and combinations of the above in mixed use developments. A vertical mix of uses, in particular, is encouraged.

### ***Northside Village Center (NVC)***

The Northside Village Center (NVC) is located in Subarea 9 and encompasses approximately 41 acres near the center of the SPA, north of Columbia Avenue and east of Main Street, within the former Riverside Golf Course. The current General Plan land use designation is Private Recreation (PR). This area would serve as a neighborhood center for the Northside Neighborhood, where people can live, shop and enjoy recreational amenities, such as the Springbrook Arroyo. The NVC would yield up to 461,000 square feet of commercial space and 1,200 residential units. Residential densities can range from 30 to 40 dwelling units per acre. Retail options could include community amenities, such as a grocery store, daycare, a gym, coffee shops and restaurants. In addition, the NVC would include areas for institutional uses tailored towards the public’s health and safety, such as a police facility, a medical facility, professional services, and/or a community center.

### ***Open Space, Parks, and Trails (OS)***

The Open Space, Parks, and Trails (OS) designation would encompass approximately 233 noncontiguous acres north of the proposed Northside Village Center in Subarea 8, within the former Riverside Golf Course and the Ab Brown soccer complex property. The current land use designations include Public Park (P), Public Facilities/Institutions (PF/I), Private Recreation (PR) and Medium Density Residential (MDR). Proposed open space and recreational improvements within the SPA are illustrated on Figure 2-7, Circulation System.

Overall, the Northside Neighborhood would include approximately 233 acres of parkland, with the option for a privately-owned entity to partner with the City to enhance the existing Ab Brown Sports Complex. The park area could include a privately-owned sports complex of approximately 40 acres of field area, which would connect seamlessly with the existing Reid Park, other proposed public open spaces, the Springbrook Arroyo trail, and future housing.

The Northside Specific Plan proposes restoration and enhancement of the Springbrook Arroyo, which would become one of the main features of the Northside Neighborhood. This Arroyo would vary in width for 100-200 feet for the entire length and would include habitat restoration to receive flood water. The arroyo would flow from the east along its existing course, and some adjustments would be made to the course where it traverses the Northside's central park. From the Village Center, the Springbrook Arroyo would flow south of Columbia Avenue in the existing improved channel, to connect with Lake Evans in Fairmount Park. A backbone trail system would extend north from the Northside Village Center, following the existing course of the Springbrook Arroyo to Orange Street, north along Orange Street to Trujillo Adobe Heritage Village, through Pellissier Ranch along the Open Space/Agriculture buffer area, and connect to the Santa Ana River. Additional trails would be developed throughout the SPA, providing connection throughout the neighborhood via active transportation methods.

Cross-country running trails would also be accommodated within the Northside Neighborhood's trail system, with a competitive racing trail leading north from the Village Center, along the Springbrook Arroyo, within public open space areas, and through the existing Ab Brown Sports Complex. The trail system would accommodate two competitive cross-country course lengths of 2-miles and 3-miles, respectively.

In addition, the Northside Specific Plan includes a citrus garden within the Trujillo Adobe Heritage Village designation and encourages development of community gardens and agriculture as part of new development in the community.

### ***Public Facilities/Institutional (PF)***

The Public Facilities and Institutional (PF) designation is proposed within two non-contiguous parcels in the southern portion of the SPA, north of SR-60, in Subareas 14 and 15. The proposed PF designation would encompass approximately 20 acres of the SPA. The current land use designations are Public Facilities/Institutional (PF) and Medium Density Residential (MDR).

The PF designation allows for uses that enhance the quality of life in the Northside and provide space for cultural facilities and governmental activities. Both public and quasi-public uses, such as educational facilities, hospitals, libraries, utilities and governmental institutions may be allowed. In addition, facilities for religious assembly and day care uses may be allowed. The density of development within this land use designation shall not exceed a FAR of 1.0.

### ***Trujillo Adobe Heritage Village (TAHV)***

The Trujillo Adobe Heritage Village (TAHV) designation encompasses approximately 8 acres of land at the north end of the SPA in Subarea 16. The current land use designations for include B/OP and PF. The Northside Specific Plan would redesignate the area as TAHV.

The TAHV would honor the historic past of Riverside's first settlement, La Placita de los Trujillos. The Trujillo Adobe would be restored in its existing location and a historic interpretation village would be developed around it. TAHV would include new buildings that replicate La Placita's historic past (the cantina, schoolhouse, etc.), which would be part of a museum/interpretive center and retail and dining options. The TAHV would accommodate 36,000 square feet of retail/commercial space, and 9,300 square feet (or 0.21 acre) for the adobe, cantina, schoolhouse, and museum/interpretive center. TAHV would also feature a citrus grove, to serve as a natural backdrop to the Trujillo Adobe.

### ***Transition Zone Overlay (TZO)***

In addition to the “base” land use categories above, a Transition Zone Overlay (TZO) covers key areas in Subareas 1, 3, 4, 5 and 6 (Figure 2-6, Proposed Specific Plan Land Uses). It overlays approximately 258 acres in the . As previously mentioned, the TZO allows for the existing base designation to be utilized until the Northside Specific Plan designation can be implemented by land owners. This is to allow for a transition over time of uses from the existing base designations towards the ultimate vision and objectives of the Northside Specific Plan. The land use designation allows existing B/OP uses within the City of Riverside, and M-1 uses within the City of Colton, to continue, and to transition to HDR and IRP uses as market conditions evolve. Once a property is developed with the Specific Plan's base zone, the TZO designation would be automatically removed.

The TZO allows for a total of approximately 4.0 million square feet of Light Industrial uses (within up to 50,000 sf buildings) in the City of Colton, and approximately 54,500 square feet of Commercial uses within the City of Riverside.

### ***Outdoor Commercial Recreation (OCR)***

The area designated OCR is a small parcel at the most northern end of Pellissier Ranch, adjacent to the Santa Ana River. This area would be intended to allow for low density private recreation, such as a Recreation Vehicle Park or Camp Ground. Up to 6 dwelling units would be permitted in this area to support recreational activities (i.e. rental cabins, ranger housing, on-site campground management, etc.)

### ***Light Industrial (LI)***

Portions of Subareas 1 and 2 within the City of Colton include the Light Industrial (M-1) designation. This area is envisioned to be developed as Pellissier Ranch, which would yield up to approximately 4,000,000 sf of M-1 development. The area would provide an opportunity to create an Eco/Innovation Business Zone that would feature best practices in sustainable urban design and green building, with a focus on supporting the economic “lifecycle” of research, clean-tech and green businesses.

### ***Residential Overlay Zone***

The City of Colton Residential Overlay (R-O) Zone would apply to the southern portion of Colton's existing Light Industrial (M-1) zone, (see yellow hashed lines in Figure 2-6, Proposed Specific Plan Land Uses), which provides the opportunity to develop residential land uses. With application of the R-O Zone, an additional 2,430 dwelling units (30 dwelling units per acre) may be developed within the Pellissier Ranch area, assuming 75% of the overlay is developed with residential.

## 2.4.2 Circulation, Mobility and Trails

The Northside Specific Plan is designed for residents and visitors to move about the community safely and efficiently. This section describes the proposed design for roadways, bikeways, trails, and Complete Street Corridors within the SPA.

### Roadways

The Northside Specific Plan includes three roadway classifications: Arterials, Collector Streets, and Local Streets. Figure 2-8, Bikeways, illustrates the location and classifications of roadways within the SPA. The proposed street classifications would comply with existing permitted widths established by the City of Riverside. These classifications are discussed further below.

### Arterials

Arterial Streets carry through traffic and connect to the state highway system with restricted access to abutting properties. They are designed to have the highest traffic carrying capacity in the local roadway system with the highest speeds and limited interference with traffic flow from connections to driveways. Arterial streets range in width between 88 feet and 144 feet with a few minor exceptions.

The Northside Specific Plan would include the following four Arterial Streets, including necessary improvements to build out roadways consistent with applicable General Plan standards (see Section 3.15.4 and Appendix H for additional details):

- Center Street (88 feet wide)
- Columbia Avenue (88 feet wide)
  - Widen segment from Primer Street to E La Cadena Drive (PDF-TR-7)
  - Widen segment from Orange Street to Primer Street (PDF-TR-9)
- Main Street (100 feet wide)
  - Widen segment from Strong Street to Oakley Avenue (PDF-TR-1)
- Market Street (100 to 120 feet wide)

Additionally, two new arterial streets will be located in the City of Colton, one of which will run north-south and parallel to the Santa Ana River; the other which will run east-west and connect Riverside Avenue to Roquet Ranch.

Furthermore, the following arterials would be reconfigured to fit the character of the Northside Neighborhood.

- Main Street, between the City of Colton boundary and Center Street, will include traffic calming measures to discourage semi-trucks from travelling south to Columbia Avenue to access the I-215 freeway (at the Columbia Avenue interchange).
- Center Street will also include traffic calming measures to reduce the impact of semi-trucks passing by the historic Trujillo Adobe and associated Spanish Town area.

### ***Collector Streets***

Collector Streets are intended to serve as intermediate routes to handle traffic at volumes between those of Local Streets and streets of higher classification. Collector Streets also provide access to abutting property and are two lanes in width. Collector Streets may handle some localized through traffic from one local street to another; however, their primary purpose is not to provide for through traffic but to connect the local street system to the arterial network.

The Northside Specific Plan would have five collector streets, including necessary improvements to build out roadways consistent with applicable General Plan Standards:

- West La Cadena Drive (66 feet wide)
  - Widen segment from Chase Road to I-215 Southbound Ramps (PDF-TR-6)
- Orange Street (66 feet wide)
  - Widen segment from Center Street to Garner Road (PDF-TR-2)
  - Widen segment from Garner Road to Columbia Avenue (PDF-TR-3)
  - Widen segment from Columbia Avenue to Strong Street (PDF-TR-4)
  - Widen segment from Strong Street to Oakley Avenue (PDF-TR-5)
- Strong Street (66 feet wide)
  - Widen segment from Main Street to Orange Street (PDF-TR-2)
- Rivera Street (66 feet wide)
- Marlborough Avenue (66 feet wide)

### ***Secondary Arterial (City of Colton)***

Secondary Arterials provide access within the City of Colton, connecting traffic to districts and neighborhoods. Secondary Arterials are designated have an 88-foot ROW and four travel lanes. As part of this project, Pellisier Road would be improved between S Riverside Avenue and Roquet Ranch, to four-lane Secondary Arterial standards per the City of Colton General Plan (PDF-TR-12).

### ***Local Streets***

Local Streets principally provide vehicular, pedestrian and bicycle access to property directly abutting the public right-of-way (ROW), with movement of through traffic discouraged. Local streets are designated to be 36 feet wide, curb to curb, within a 66-foot ROW and have two through lanes (one in each direction). Roads currently designated as local streets that do not have any specific guidance in this section would remain as such in the SPA.

### ***Bicycles and Pedestrians***

The Northside Neighborhood would include infrastructure, such as sidewalks and bike lanes, so community members can easily access the nearby parks and amenities and travel safely and efficiently through the various local neighborhoods. As shown in Figure 2-9, Transit, the community would have 2.3 miles of Class I bike paths, 5.2 miles of Class II bike lanes, 2.5 miles of Class IV cycle tracks (contraflow bike lanes), and 9.5 miles of sidewalks.



### Public Transportation

To link Downtown with the Northside Neighborhood, an Urban Connector could include transportation methods such as: electric jitneys, Bus Rapid Transit (BRT), or a streetcar, as shown in Figure 2-9. An Urban Transit Connector is expected to be developed at such time it is appropriate and feasible for the Northside Neighborhood. Figure 2-10 illustrates proposed bus routes, bus stops, Metrolink improvements, and the proposed urban connector along Main Street.

In addition to the bus routes, bus stops, and Metrolink stations identified in Figure 2-10, Complete Street Corridors, the Northside Specific Plan would also conform to the Riverside County Transportation Commission (RCTC) Long Range Transportation Study (LRTS) Completed in December 2019. The LRTS includes a vision of transportation in Riverside County in 2045 and applies strategies to address transportation challenges.

### Complete Streets Corridors

The Complete Streets concept is the idea that a road is designed such that vehicles, bicyclists, and pedestrians can move about in a safe manner and is designed in a manner to create attractive public spaces that support surrounding land uses. Strategies used to create Complete Streets include: bike lanes, plant buffers, angled parking, reduced widths for vehicular lanes, and turn lanes with medians. Complete Streets are also designed with stormwater infrastructure in mind; for example, plant buffers can also be used to collect and distribute stormwater throughout the road system. Complete Streets also include a variety of streetscape designs and features, depending on the context, including items such as plantings, seating areas, enhanced lighting, ample room for people walking, and in some cases spaces designed for festivals or outdoor dining. The Northside Specific Plan would have four Complete Streets Corridors, as described in the following subsections and shown in Figure 2-11, Proposed Open Space and Trails Map.

#### ***Main Street***

The length of Main Street within the SPA has three different roadway configurations. The locations for these configurations are:

- South of SR-60
- Commercial Corridor
- North of Golf Course

Main Street, south of SR-60 (between SR-60 and 3<sup>rd</sup> Street), has a 100-foot ROW. The street will be configured with two 11-foot travel lanes, 28-foot zippered parking area dividing Main Street, two 11-foot parallel parking areas, a 6-foot plant buffer, a 10-foot plant buffer and two 6-foot sidewalks.

Main Street, Commercial Corridor (between Columbia Avenue and Garner Road), has approximately 100 feet of ROW. The street would be configured with four 11-foot travel lanes, a 14-foot turn lane with median, 12 feet of space for a two-way bicycle cycle track, 8 feet for parallel parking, two 6-foot plant buffers, and two 5-foot sidewalks. The turn lane with median will divide Main Street such that the east side will have two travel lanes, parallel parking, plant buffer, two-way bicycle cycle track, and sidewalk. The west side of Main Street will have two travel lanes, a plant buffer, and a sidewalk.

Main Street, North of the former Riverside Golf Course (between Garner Road and the Santa Ana River), has approximately 100 feet of ROW. The street will be configured with four 11-foot travel lanes, 14-foot turn lane with median, 12 feet of contraflow bike lane, two 8-foot plant buffers, one 6-foot sidewalk and one 8-foot sidewalk. The turn lane with median will divide Main Street where the east side will have two travel lanes, parallel parking, plant buffer, two-way bicycle cycle track, and sidewalk. The west side of Main Street will have two travel lanes, plant buffer, and sidewalk.

### ***Center Street***

Center Street has approximately 88 feet of ROW. The street would be configured with four 12-foot travel lanes, two 6-foot plant buffers, and two 5-foot sidewalks. .

### ***Columbia Avenue***

The length of Columbia Avenue within the SPA has two roadway configurations. The locations are:

- On Village Center (between Main Street and Orange Street)
- East of Orange Street (between Orange Street and West La Cadena Avenue)

Columbia Avenue, On Village Center (between Main Street and Orange Street), has approximately 110 feet of ROW. The street will be configured with four 11-foot travel lanes, a 13-foot turn lane with median, 8 feet of parallel parking, two 7-foot plant buffers, two 6.5-foot bike lanes, one 5-foot sidewalk, one 9-foot sidewalk, and an additional 4-foot plant buffer. The turn lane with median divides Columbia Avenue such that the north side of Columbia Avenue includes two travel lanes, a plant buffer, a bike lane, a sidewalk. While not factored into the 110 feet of ROW, the north side of Columbia Avenue also includes a 13-foot setback between the sidewalk and Northside Village Center buildings. The south side of Columbia Avenue includes two travel lanes, parallel parking, a plant buffer, a bike lane, a sidewalk, and an additional plant buffer.

Columbia Avenue, East of Orange Street (between Orange Street and West La Cadena Avenue), has approximately 88 feet of ROW. The street would be configured with two 11-foot travel lanes, two 10.5-foot travel lanes, a 12-foot turn lane with median, two 6-foot plant buffers, two 6-foot sidewalks, , and two 4.5-foot additional plant buffer. The north side of Columbia Avenue includes two travel lanes, a plant buffer, a sidewalk, and additional plant buffer. The south side of Columbia Avenue mirrors the north side, and will have two travel lanes, a plant buffer, a sidewalk, and an additional plant buffer.

### ***Orange Street***

The length of Orange Street has one roadway configuration. Orange Street (between SR-60 and Center Street) has approximately 67 feet of ROW. The street will be configured with two 11 foot travel lanes, 10-foot two-way bicycle track, 8 feet of parallel parking, two 6-foot plant buffers, one 7-foot sidewalk and one 5-foot sidewalk. The east side of Orange Street will include a travel lane, parallel parking, and sidewalk. The west side of Orange Street will include a travel lane, plant buffer, the two-way bicycle cycle track, and sidewalk. The configuration of Orange Street is designed to create a trail system leading between the Trujillo Adobe Heritage Park and Northside Village Center. At this time it is unknown if Orange Street would be connected north through to the City of Colton. As such, two scenarios are considered; one with Orange Street connected north to the City of Colton (and future Roquet Ranch Specific Plan) and one with Orange Street terminating at the TAHV.

### 2.4.3 Compliance Measures, Development Standards and Allowable Uses

#### **Compliance Measures**

Future development within the SPA would be subject to various regulations of local, state and federal agencies. While it is not necessary to identify every regulation that the future development would be required to comply with, compliance measures that are discussed as a part of the project in the analysis in Chapters 3 to 7 are listed in Table 2-6, Compliance Measures. These Compliance Measures (CMs) would ultimately be a part of the proposed mitigation, monitoring, and reporting program for the project.

**Table 2-6. Compliance Measures**

<b>Jurisdiction</b>		
<i>City of Riverside</i>	<i>City of Colton</i>	<i>County of Riverside</i>
<b>Aesthetics</b>		
<p><b>CM-AES-1:</b> Future development shall comply with the Section 19.556.020 of the City of Riverside's Municipal Code that contains the City's lighting design and development standards including regulations surrounding the use of directed, oriented, and shielded lighting to prevent light from shining onto adjacent properties, onto public rights-of-way and into driveway areas.</p> <p><b>CM-AES-2:</b> Future development within the City of Riverside would be required to comply with Section 19.590.707, Light and Glare, that contains regulations regarding the minimum and maximum lighting intensity requirements.</p>	<p><b>CM-AES-3:</b> Future development within the City of Colton would be required to comply with Chapter 18.42, Performance Standards, Section 18.42.090, Light, and Section 18.42.100, Glare, of the City of Colton's Zoning Code that regulates lighting and glare.</p> <p><b>CM-AES-4:</b> Per the City of Colton's standard practice, future solar development shall undergo discretionary architectural and site plan review and approval to ensure the inclusion of adequate design measures to avoid visual impacts. This review shall ensure that the tilt angle and the angle of the solar arrays would be adjusted during the design phase to minimize glare experienced at uses in the vicinity to the satisfaction of the City of Colton.</p>	NA
<b>Air Quality</b>		
<b>CM-AQ-1: Fugitive Dust Control.</b> Prior to the issuance of a grading permit within the Northside Specific Plan, grading plans shall identify dust control measures consistent with SCAQMD Rule 403, with a goal of retaining dust on the site.		
<b>CM-AQ-2: Architectural Coating VOC Emissions.</b> Prior to the issuance of a building permit within the Northside Specific Plan, building plans shall identify the VOC content limits for architectural coatings consistent with SCAQMD's Rule 1113 (Architectural Coatings) on the building plans.		
<b>CM-AQ-3: Title 24 Building Energy Efficiency Standards.</b> Prior to the issuance of a building permit, building plans shall demonstrate compliance with the Title 24 Building Energy Efficiency Standards applicable at the time of project implementation.		

Table 2-6. Compliance Measures

Jurisdiction		
City of Riverside	City of Colton	County of Riverside
<b>CM-AQ-4:</b> Future developments involving stationary and area sources of air pollutant emissions developed under the Northside Specific Plan shall comply with applicable SCAQMD rules and regulations, and would be required to obtain a permit construct and permit to operate from the SCAQMD. Prior to issuance of occupancy permits, future commercial and industrial businesses shall obtain applicable permits from South Coast Air Quality Management District.		
Biological Resources		
<b>CM-BIO-1:</b> Future development shall comply with the federal Endangered Species Act (FESA). Typically, future development that would result in “take” of any federally listed threatened or endangered species would be required to obtain authorization from the National Marine Fisheries Service and/or the U.S. Fish and Wildlife Service (USFWS) through either Section 7 (if there is a federal nexus) or Section 10(a) (incidental take permit). However, FESA does not protect plants unless there is a federal nexus.		
<b>CM-BIO-2:</b> Future development shall comply with the requirements of the wetland regulatory agencies and obtain permits, when applicable, including the following permits: (1) a Section 404 permit from the U.S. Army Corps of Engineers; (2) a Section 401 permit from the Regional Water Quality Control Board; and (3) a Streambed Alteration Agreement from the California Department of Fish and Game.		
-	<b>- CM-BIO-3:</b> Future development within the City of Colton shall obtain permits from the City’s Public Works Director for any impacts to trees, shrubs, or plants covered under Municipal Code 12.20 as described in section 12.20.040 of the code.	-
Cultural Resources		
<b>CM-CUL-1</b> <b>Inadvertent Discovery of Human Remains.</b> Prior to issuance of any grading permit within the Northside Specific Plan, the applicable jurisdiction (City of Riverside, City of Colton or County of Riverside) shall verify the grading plan states the following:  In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the applicable County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.		

Table 2-6. Compliance Measures

Jurisdiction		
<i>City of Riverside</i>	<i>City of Colton</i>	<i>County of Riverside</i>
<b>Geology and Soils</b>		
<b>CM-GEO-1:</b> Prior to the issuance of any building permit, it shall be confirmed that future building plans shall be prepared in accordance with the California Building Code, including (but are not limited to) the requirements for foundation and soil investigations (Sections 1803 and 1803A); excavation, grading, and fill (Sections 1804 and 1804A); damp-proofing and water-proofing (Sections 1805 and 1805A); allowable load-bearing values of soils (Sections 1806 and 1806A); the design of foundation walls, retaining walls, embedded posts and poles (Sections 1807 and 1807A), and foundations (Sections 1808 and 1808A); and design of shallow foundations (Sections 1809 and 1809A) and deep foundations (Sections 1810 and 1810A). Future building plans shall also specifically confirm to the California Green Building Standards Code standards.		
<b>CM-GEO-1a:</b> Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the City of Riverside Building Code.	<b>CM-GEO-1b:</b> Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the City of Colton Building Code.	<b>CM-GEO-1c:</b> Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the County of Riverside Building Code.
<b>CM-GEO-2a:</b> Prior to the issuance of any grading permit, it shall be confirmed that grading plans shall be prepared in accordance with the City of Riverside Municipal Code, including Riverside Municipal Code Title 17 and 18 pertaining to grading requirements. In addition, grading shall adhere to the City's General Plan 2025 Public Safety Element Objectives PS-1 and associated Policies PS1.1, 1.2, and 1.4.	<b>CM-GEO-2b:</b> Prior to the issuance of any grading permit, it shall be confirmed that grading plans shall be prepared in accordance with the City of Colton Municipal Code Chapter 16.72, Grading and Erosion Control. In addition, grading shall adhere to the City of Colton General Plan Safety Element policies related to inspections of building sites related to geologic concerns.	<b>CM-GEO-2c:</b> Prior to the issuance of any grading permit, it shall be confirmed that grading plans shall be prepared in accordance with the County of Riverside Municipal Code, Fault Ordinance, and General Plan Safety Element policies S 2.1 to 2.7 and S 3.1 to 3.8.
<b>Hazards and Hazardous Materials</b>		
<b>CM-HAZ-1:</b> All businesses shall comply with a California Health and Safety Code (HSC), Division 20, Chapter 6.95, Sections 25500–25520, and shall prepare and implement a hazardous materials business plan in coordination with the appropriate Certified Unified Program Agency.		
<b>CM-HAZ-2:</b> The transport of hazardous materials shall be in compliance with Title 13 CCR, Division 2, Chapter 6 of the California Highway Patrol, which requires safety measures and labels to identify and safely transport hazardous materials.		

Table 2-6. Compliance Measures

Jurisdiction		
City of Riverside	City of Colton	County of Riverside
CM-HAZ-3:	Prior to the issuance of any demolition permit of a structure was built before 1978, lead-based paint (LBP) testing shall be completed to determine if any surface coatings contain lead equal to or greater than 1.0 milligram per square centimeter of surface area, or 0.5 percent by weight or 5,000 parts per million by weight, as defined by the USEPA mandating licensed abatement actions. If testing identifies the presence of LBP above these thresholds, then activities shall follow applicable sections in OSHA 29 CFR 1910.1025, 29 CFR 1926.62, the EPA Renovation, Repair and Painting (RRP) Rule and the SI Construction Specification Section 028300, “Work Activities Impacting Lead Containing Materials”. Requirements outlined in HUD 24 CFR Part 35 Lead Safe Housing Rule shall apply for activities conducted in residential housing. Abatement and interim control work that disturbs LBP on more than 2 square feet of interior surface, 20 square feet on exterior surfaces, or 10 percent of the total surface area on an interior or exterior type of component with a small surface area shall be completed by a certified and licensed lead abatement contractor.	
CM-HAZ-4:	Prior to the issuance of any demolition permit of a structure was built before 1989, asbestos-containing material (ACM) testing shall be completed to determine if asbestos is present at a rate over 1 percent. If ACMs are present, then activities shall be required to comply with the Environmental Protection Agency Asbestos Worker Protection Rule (40 CFR Part 763, Subpart G), and Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) Regulations (40 CFR Part 61, Subpart M), as well as Occupational Safety and Health Administration general regulations regarding asbestos (29 CFR 1910.1001) and construction standards (29 CFR 1926.1101).	
CM-HAZ-5:	Prior to the issuance of any building permit or site entitlements for future development occurring within designated Zone E or Airspace Protection Surfaces for the March Air Reserve Base, the City of Riverside shall review and ensure consistency with the March Air Reserve Base/Inland Port Airport Joint Land Use Study.	
Hydrology and Water Quality		
CM-HYD-1:	Prior to the issuance of a grading permit for an area over one acre, all future development shall prepare a Stormwater Pollution Prevention Plan that identifies Best Management Practices to be implemented to control runoff and water quality in compliance with the Regional Water Quality Control Board Construction General Permit in effect at the time of permit issuance.	
CM-HYD-2a:	CM-HYD-2b:	See CM-HYD-2a.
Prior to the issuance of a construction permit for priority projects as defined by the Regional Water Quality Control Board, a Water Quality Management Plan shall be prepared and Low Impact Development (LID) measures shall be included pursuant to the applicable NPDES MS4 Permit in effect at the time of permit issuance. For portions of the SPA located in Riverside County, Low Impact	Prior to the issuance of a construction permit for priority projects as defined by the Regional Water Quality Control Board, a Water Quality Management Plan shall be prepared and Low Impact Development (LID) measures shall be included pursuant to the applicable NPDES MS4 Permit in effect at the time of permit issuance.	

Table 2-6. Compliance Measures

Jurisdiction		
City of Riverside	City of Colton	County of Riverside
<p>Development (LID) features shall be included in the design of individual projects proposed under the Northside Specific Plan. The LID features shall be designed to maximize infiltration, harvest/reuse, evapotranspiration, and treatment, consistent with the Design Handbook for Low Impact Development Best Management Practices (County of Riverside 2011), Water Quality Management Plan for the Santa Ana Region of Riverside County (County of Riverside 2012), and California Green Building Standards Code (CalGreen 2019). The design shall include Source Control and Treatment Best Management Practices (BMPs) and an Operations &amp; Maintenance Plan for the proposed BMPs. The LID features shall address long-term effects on water quality within the Santa Ana River Watershed and ensure BMPs and LID designs minimize potential water quality concerns to the maximum extent practicable.</p>	<p>For portions of the SPA located in San Bernardino County, LID features shall be included in the design of individual projects proposed under the Northside Specific Plan. The LID features shall be designed to maximize infiltration, harvest/reuse, evapotranspiration, and treatment, consistent with the City of Colton Water Quality Management Plan Procedures (City of Colton 2003), the Technical Guidance Document for Water Quality Management Plans (WQMP) (County of San Bernardino Stormwater Program 2011), and California Green Building Standards Code (CalGreen 2019). The design shall include Source Control and Treatment BMPs and an Operations &amp; Maintenance Plan for the proposed BMPs. The LID features shall address long-term effects on water quality within the Santa Ana River Watershed and ensure BMPs and LID designs minimize potential water quality concerns to the maximum extent practicable.</p>	
Noise		
<p><b>CM-NOI-1:</b> Prior to the issuance of any building permit or site entitlements, the applicant shall complete a site-specific noise analysis to demonstrate compliance with the City's General Plan 2025 Noise Element Land</p>	<p><b>CM-NOI-2:</b> Prior to the issuance of any building permit, the applicant shall complete a site-specific noise analysis to demonstrate compliance with the City of Colton General Plan Noise</p>	<p><b>CM-NOI-3:</b> Prior to the issuance of any building permit, the applicant shall complete a site-specific noise analysis to demonstrate compliance with the County of</p>



Table 2-6. Compliance Measures

Jurisdiction		
<i>City of Riverside</i>	<i>City of Colton</i>	<i>County of Riverside</i>
Use Compatibility for Community Noise Exposure standards.	Element Land Use Compatibility Criteria.	Riverside General Plan Noise Element Land Use Compatibility for Community Noise Exposure guidelines.
<b>CM-NOI-4:</b> Prior to the issuance of any building permit or site entitlements, the applicant shall complete a site-specific noise analysis to demonstrate compliance with the City of Riverside's Municipal Code Sections 7.25.010 and 7.30.015.	<b>CM-NOI-5:</b> Prior to the issuance of any building permit, the applicant shall complete a site-specific noise analysis to demonstrate compliance with the City of Colton Municipal Code Sections 18.42.040 and 18.42.050.	<b>CM-NOI-6:</b> Prior to the issuance of any building permit, the applicant shall complete a site-specific noise analysis to demonstrate compliance with the County of Riverside Ordinance 847.
Public Services		
None	<b>CM-SRV-1:</b> Prior to the issuance of any building permit, the applicant shall provide the appropriate payment of Developer Impact Fees towards police, fire, and library services stipulated by the City of Colton's Impact Fee Summary. City of Colton's Municipal Code Section 12.32.	<b>CM-SRV-2:</b> Prior to the issuance of any building permit, the applicant shall provide the appropriate payment of Developer Impact Fees towards police, fire, and library services stipulated by the County of Riverside Municipal Code Section 4.60.070.
<b>CM-SRV-3:</b> Prior to the issuance of a building permit, the applicant shall provide the payment of applicable school fees in accordance with Senate Bill 50 and Government Code Section 65995.		
Recreation		
<b>CM-REC-1a:</b> Prior to the issuance of any building permit, the applicant shall provide the appropriate payment or allocation of parkland in lieu of payment as stipulated by the Local Park and Development fee in the City of Riverside's Municipal Code, Chapter 16.60.	<b>CM-REC-2:</b> Prior to the issuance of any building permit, the applicant shall provide the appropriate payment or allocation of parkland in lieu of payment as stipulated by the park impact fee in the City of Colton's Municipal Code, Chapter 16.58.	<b>CM-REC-3:</b> Prior to the issuance of any building permit, the applicant shall provide the appropriate payment as stipulated by the development impact fee in the County of Riverside Municipal Code Section 4.60.070.

Table 2-6. Compliance Measures

Jurisdiction		
<i>City of Riverside</i>	<i>City of Colton</i>	<i>County of Riverside</i>
<b>CM-REC-1b:</b> Prior to the issuance of any building permit, the applicant shall provide the appropriate payment or allocation of land in lieu of payment as stipulated by the Trails Development fee in the City of Riverside's Municipal Code, Chapter 16.76.		
Transportation		
	TBP	
Utilities and Service Systems		
<b>CM-US-1a:</b> Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Subdivision Code Drainage Fees in the City of Riverside's Municipal Code, Title 18.	<b>CM-US-1b:</b> Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Storm Drain Facilities Fee for Drainage Benefit Area No.1 in the City of Colton's Municipal Code, Chapter 12.34.	<b>CM-US-1c:</b> Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Determination of Charges for Sewer and Domestic Water Services in the County of Riverside's Municipal Code, Chapter 4.48.070.
<b>CM-US-2a:</b> Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Sewer Service Charges in the City of Riverside's Municipal Code, Chapter 14.04.	<b>CM-US-2b:</b> Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Sewer Service Charges in the City of Colton's Municipal Code, Chapter 13.16.	<b>CM-US-2c:</b> Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Fees (for drainage) in the County of Riverside's Municipal Code, Chapter 12.08.070.
<b>CM-US-3a:</b> Prior to the issuance of any construction permit, the applicant shall abide by the guidelines as stipulated in the Wireless Telecommunication Facilities in the City of Riverside's Municipal Code, Chapter 19.530.	<b>CM-US-3b:</b> Prior to the issuance of any construction permit, the applicant shall abide by the guidelines as stipulated in the Telecommunication and Antenna Towers in the City of Colton's Municipal Code, Chapter 18.39.	

Table 2-6. Compliance Measures

Jurisdiction		
City of Riverside	City of Colton	County of Riverside
<b>Wildfire</b>		
<b>CM-WDF-1a:</b> Prior to the issuance of any building permit, it shall be confirmed that the operations of the development is in accordance with the City of Riverside 2017 Emergency Operations Plan for all construction and operation.	<b>CM-WDF-1b:</b> Prior to the issuance of any building permit, it shall be confirmed that the operations of the development is in accordance with the Mitigation Actions included in Table 6-2 of the City of Colton Local Hazard Mitigation Plan.	<b>CM-WDF-1c:</b> Prior to the issuance of any building permit, it shall be confirmed that the operations of the development is in accordance with the goals, and objectives included in Section 8.0 of the Riverside Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan.
<b>CM-WDF-2a:</b> Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the City of Riverside Fire Code.	<b>CM-WDF-2b:</b> Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the City of Colton Fire Code.	<b>CM-WDF-2c:</b> Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the County of Riverside Uniform Fire Code.
<b>CM-WDF-3a:</b> Prior to project approval, the applicant shall submit a Fire Protection Plan for approval by the City of Colton Development Services Department that demonstrates that the proposed development complies with fire safety standards identified in Title 15 of the Colton Municipal Code and State Wildland-Urban Interface code requirements.	<b>CM-WDF-3b:</b> Prior to project approval, the applicant shall submit a Fire Protection Plan for approval by the City of Riverside Development Services Department that demonstrates that the proposed development can provide fire services that meet the minimum travel times identified in City of Riverside General Plan, which is 5 minutes for Riverside's urbanized areas.	<b>CM-WDF-3c:</b> Prior to project approval, the applicant shall submit a Fire Protection Plan for approval by the County of Riverside Development Services Department that demonstrates that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.
<b>CM-WDF-4:</b> Prior to the issuance of any building permit, it shall be confirmed that building plans are in accordance with the Compliance with 2019 California Fire Code Standards (such as incorporation of sprinklers, maintenance of all flammable vegetation or other combustible growth within 30 feet of buildings, and other building code requirements).		

Table 2-6. Compliance Measures

Jurisdiction		
<i>City of Riverside</i>	<i>City of Colton</i>	<i>County of Riverside</i>
<b>CM-WDF-5:</b>	Prior to the issuance of any building permit, it shall be confirmed that all dead-end fire access roads in excess of 150-feet in length shall be provided with approved provisions that allow emergency apparatus to turn around. A cul-de-sac shall be provided in residential areas where the access roadway serves more than two structures. The minimum, unobstructed paved radius width for a cul-de-sac shall be provided in accordance with each jurisdiction's standards applicable at the time of approval.	
<b>CM-WDF-6:</b>	Prior to the issuance of any building permit, it shall be confirmed that all fuel modifications shall be installed prior to the final inspection for issuance of a certificate of occupancy. Roadway access, water supply system, and vegetation fuel modification of common roadway access areas shall be completed in each phase before a building permit is issued for any parcel within the phase.	

## Design Standards and Guidelines

Design Standards and Guidelines were established for specific land uses within the SPA and outlined in Chapter 3 of the Northside Specific Plan. Northside currently includes a collection of different neighborhoods and sub-areas, each with a unique character. The design standards and guidelines help to ensure that the Guiding Principles, Goals and Policies of the Specific Plan are met. They also create a high quality of place by integrating new development with existing neighborhoods to foster future economic development. Key aspects of the Design Standards and Guidelines are listed below:

- Historic Character
- Sustainable Development
- Social Equity
- Placemaking
- Land Use
- Mobility

In addition to the community-wide Design Standards and Guidelines, design standards have been established for “development edges of key districts within the SPA”. The guidelines outline how buildings, as well as park and civic spaces and parking facilities, would tie in with the public streetscape designs along the corridors that form the edges of these key districts.

## Allowable Uses

An Allowable Use Matrix was incorporated into Chapter 3 of the Northside Specific Plan to establish which land uses are permitted (P), or conditionally permitted (C) within each of the Northside Specific Plan land use designations. A permitted use requires approval by the Community & Economic Development Department Director (Director). A conditionally permitted use requires a Minor Conditional Use Permit approved through an administrative process.

## 2.4.4 Implementation

This section describes the procedures required for the timely implementation of development within the SPA. Upon adoption of the Northside Specific Plan, all land use regulations, development standards, and design guidelines of the Northside Specific Plan shall supersede those of the Zoning Code. All regular provisions of the Zoning Code not amended by the Northside Specific Plan shall apply, including, but not limited to, use permits, variances, public notice and hearing, and appeals provisions.

## Findings Regarding the Northside Specific Plan

No division of land, use permit, site plan approval or other entitlement for use, and no public improvement shall be authorized in the Northside SPA unless a finding has been made that the proposed project is in substantial compliance with the requirements of the Northside Specific Plan. Approval of final development plans and use permits shall be contingent upon a determination of substantial compliance with the applicable provisions of this Specific Plan, applicable provisions of the Zoning Code, and the City of Riverside or City of Colton General Plans.

To ensure compliance with all applicable requirements of the Northside Specific Plan, all development projects (unless specifically exempt) shall be subject to Development Plan Approval by the Director.

### ***Administrative Modifications and Amendments***

Administrative modifications to the development standards of the Northside Specific Plan may be approved, or conditionally approved, by the Director upon demonstration that the proposed adjustment would enhance the overall appearance and function of the project; would be compatible with and would not be detrimental to, adjacent property or improvements; and would advance the goals of the Northside Specific Plan. The Northside Specific Plan, or any part thereof, may be amended or replaced by the same procedure as the Plan was adopted.

### ***Specific Plan Review/Update***

The Northside Specific Plan should be the subject of an administrative staff review by the City every five years. The first review should occur five years from the date of Plan adoption and should occur at intervals of five years thereafter.

### **Implementation Action Plan**

An Implementation Action Plan has been developed for the Northside Specific Plan to outline specific actions that need to be taken by the City, in coordination with local businesses and partner agencies, to fully implement the Northside Specific Plan. The Implementation Action Plan summarizes each action by topical area and provides an estimated timeframe, primary responsibilities and partners, estimated costs, and potential funding sources. Actual timing, costs and implementation would be dependent on development activity, funding, and staff resources. The Implementation Action Plan would be used by the City throughout the life of the Northside Specific Plan, and as such should be periodically reviewed and updated by the City to reflect conditions as they change over time.

## 2.5 Permits and Approvals

The Northside Specific Plan is the primary document to guide land use decisions, improve the area's physical and economic environment, and establish the City's goals and expectations for future development within the Northside Neighborhood. Although project does not propose a specific development project, it provides a framework under which specific development projects within the SPA would be planned, designed and executed in the futures to meet the established goals and objectives. The following discretionary actions would be required for the implementation of the Northside Specific Plan.

### 2.5.1 City of Riverside

- Adoption of a General Plan Amendment
- Adoption of a Change of Zone
- Adoption of the Northside Specific Plan
- Certification of the EIR

### 2.5.2 City of Colton

- Adoption of a General Plan Amendment
- Adoption of a Change of Zone
- Adoption of the Northside Specific Plan with consideration of the EIR (CEQA Guidelines 15096(f))

### 2.5.3 Future Development within the SPA

As future development and improvement projects, including improvements to or demolition of existing development and infrastructure, are proposed pursuant to the proposed project, permits or other forms of approval from public agencies or other entities would be required, as applicable to specific projects, prior to their construction. Due to the program-level nature of this document and the lack of project-specific information at this time, this list may not include all other agency approvals that would be required in the future. Subsequent development projects within the SPA may require one or more of the following approvals:

**Federal Emergency Management Agency (FEMA)**

- Floodplain Mapping Revisions (CLOMR & LOMR)
- Riverside Levee 2 Accreditation

**United States Army Corps of Engineers**

- Section 404 Permit of the Clean Water Act

**California Department of Fish and Wildlife**

- Section 1602 Streambed Alteration
- State Listed Species Take Permits

**Regional Water Quality Control Board, Santa Ana Region (Region 8)**

- National Pollution Discharge Elimination System (NPDES) Construction General Permit
  - Construction Stormwater Pollution Prevention Plan
- Section 401 Water Quality Certification

**Riverside County Flood Control and Water Conservation District**

- Channel Improvements

**South Coast Air Quality Management District (SCAQMD)**

- Fugitive Dust Control Plan pursuant to SCAQMD Rule 403

**Western Riverside County Regional Conservation Authority****U.S. Fish and Wildlife Service**

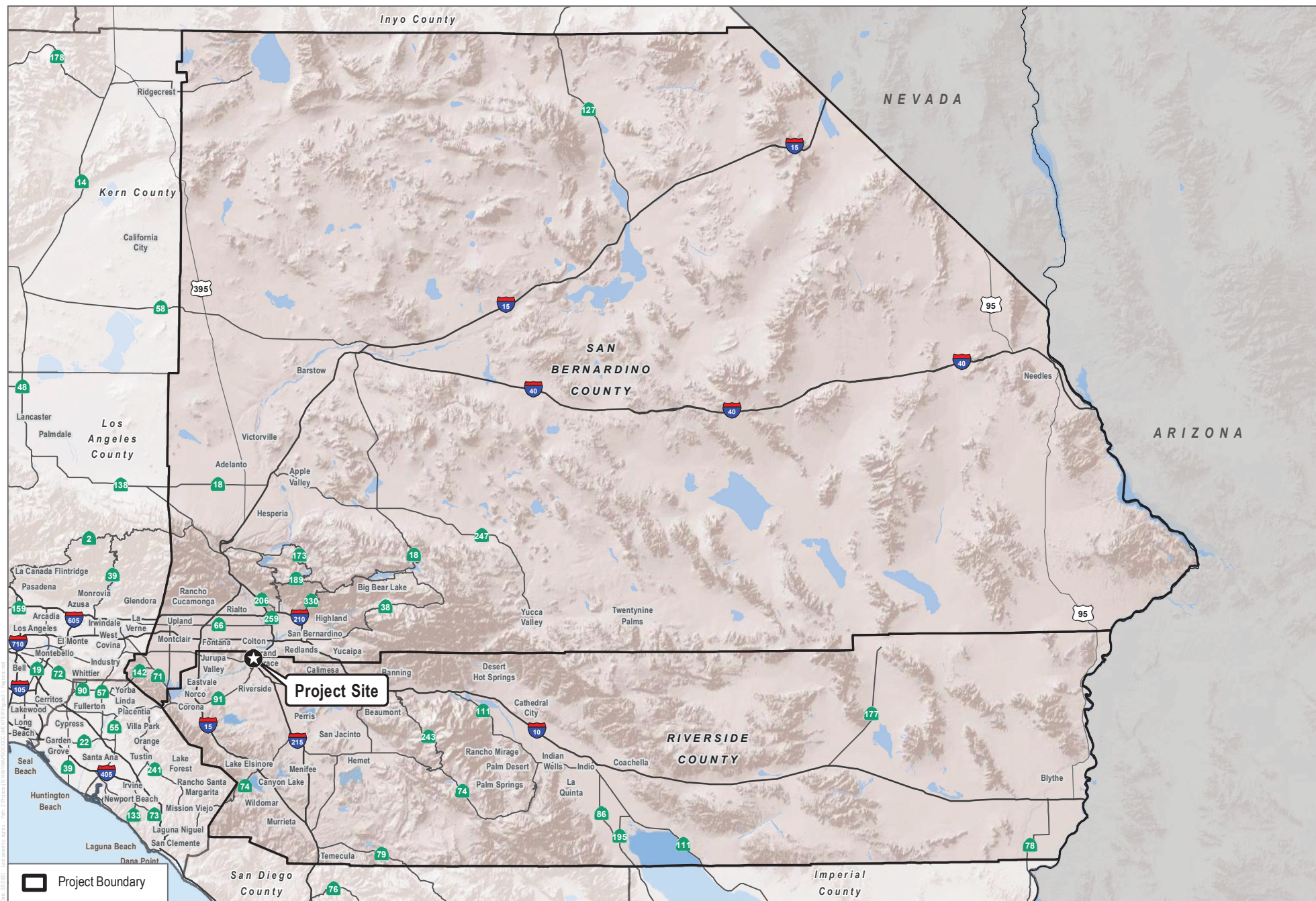
- Section 7 Federal Endangered Species Act

**City of Riverside/Colton**

- Development Plan Approval
- Conditional Use Permit

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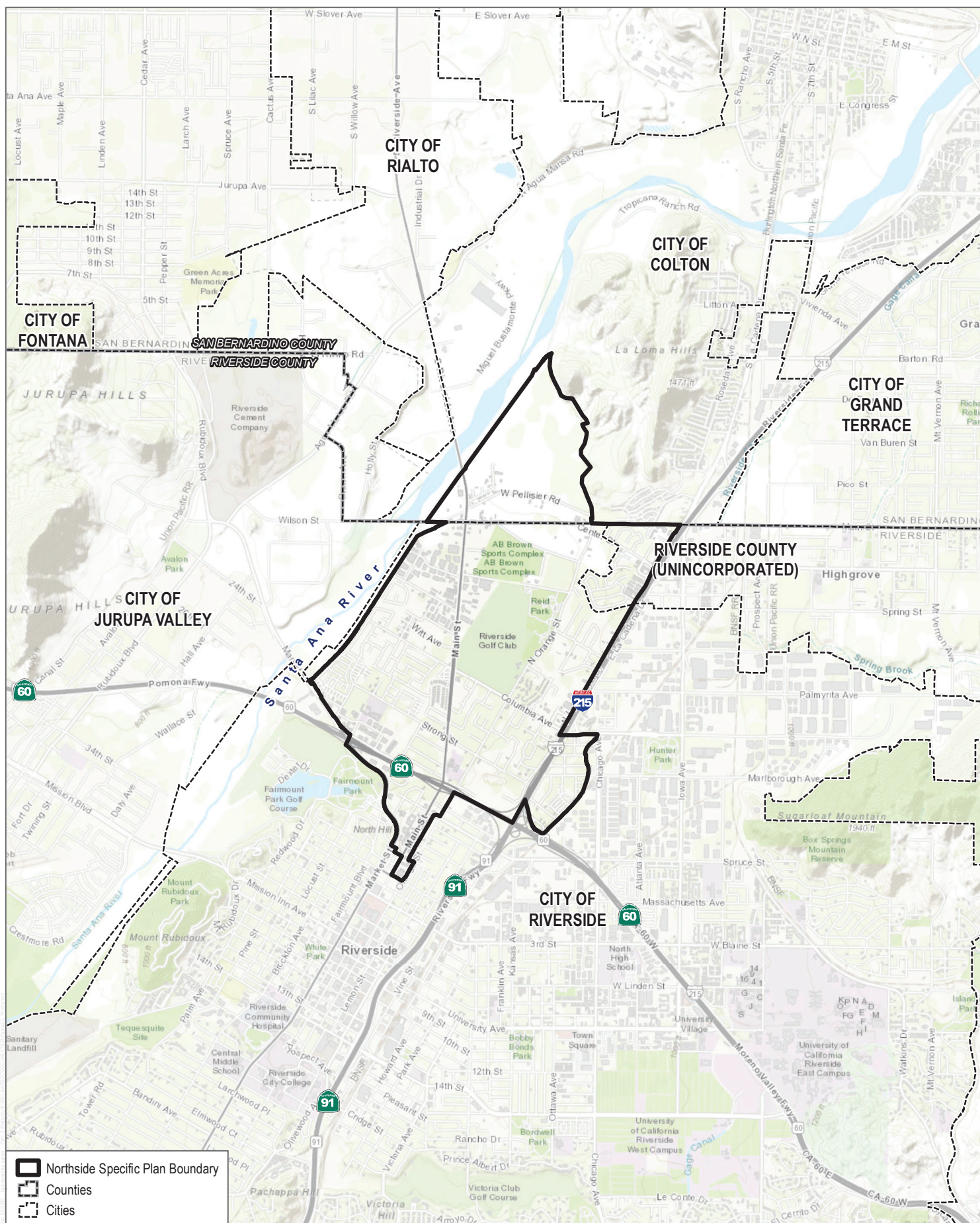




**FIGURE 2-1**  
**Regional Map**  
Northside Specific Plan Program EIR

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**FIGURE 2-2**

## Vicinity Map

Northside Specific Plan Program EIR



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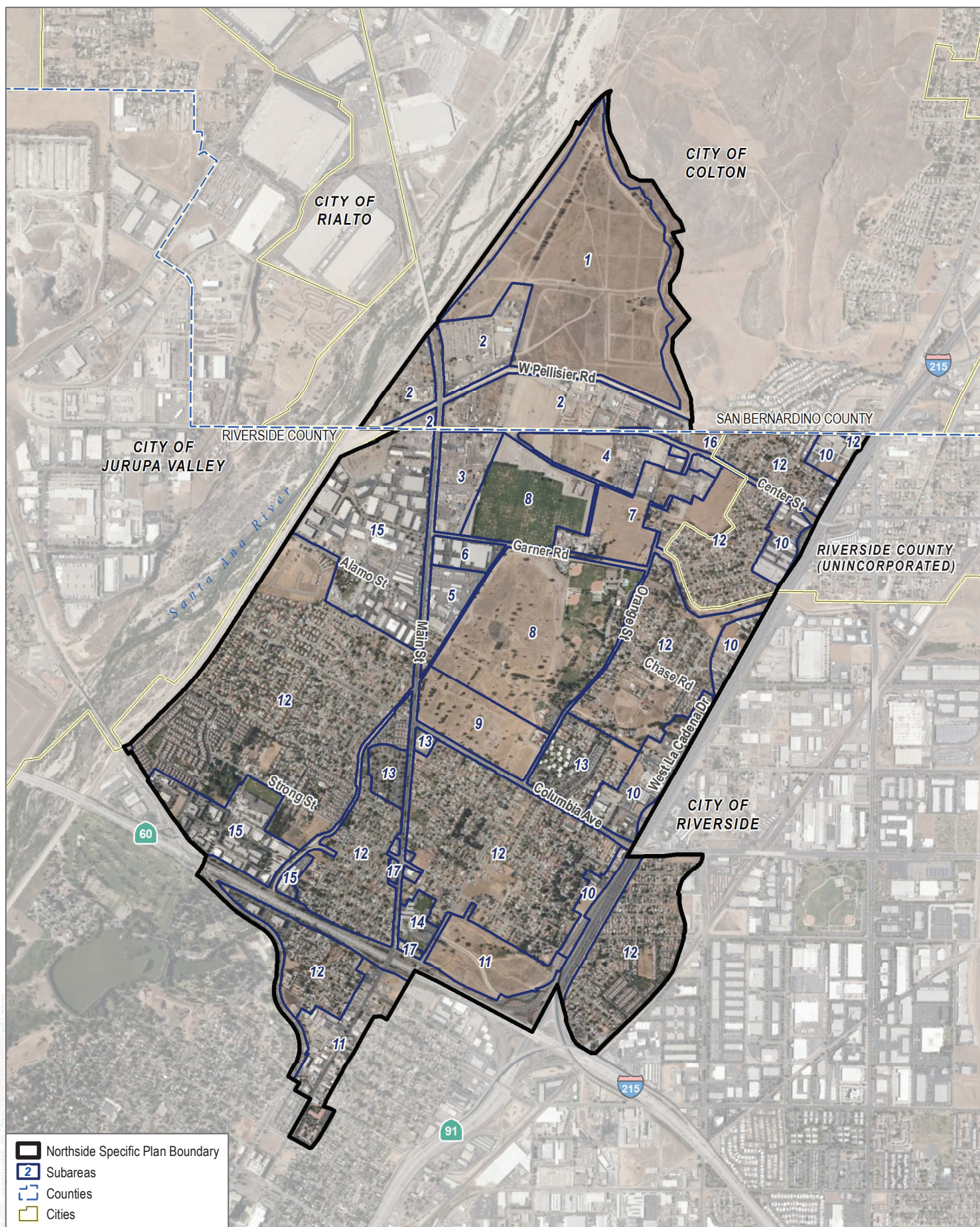






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SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2019

FIGURE 2-4

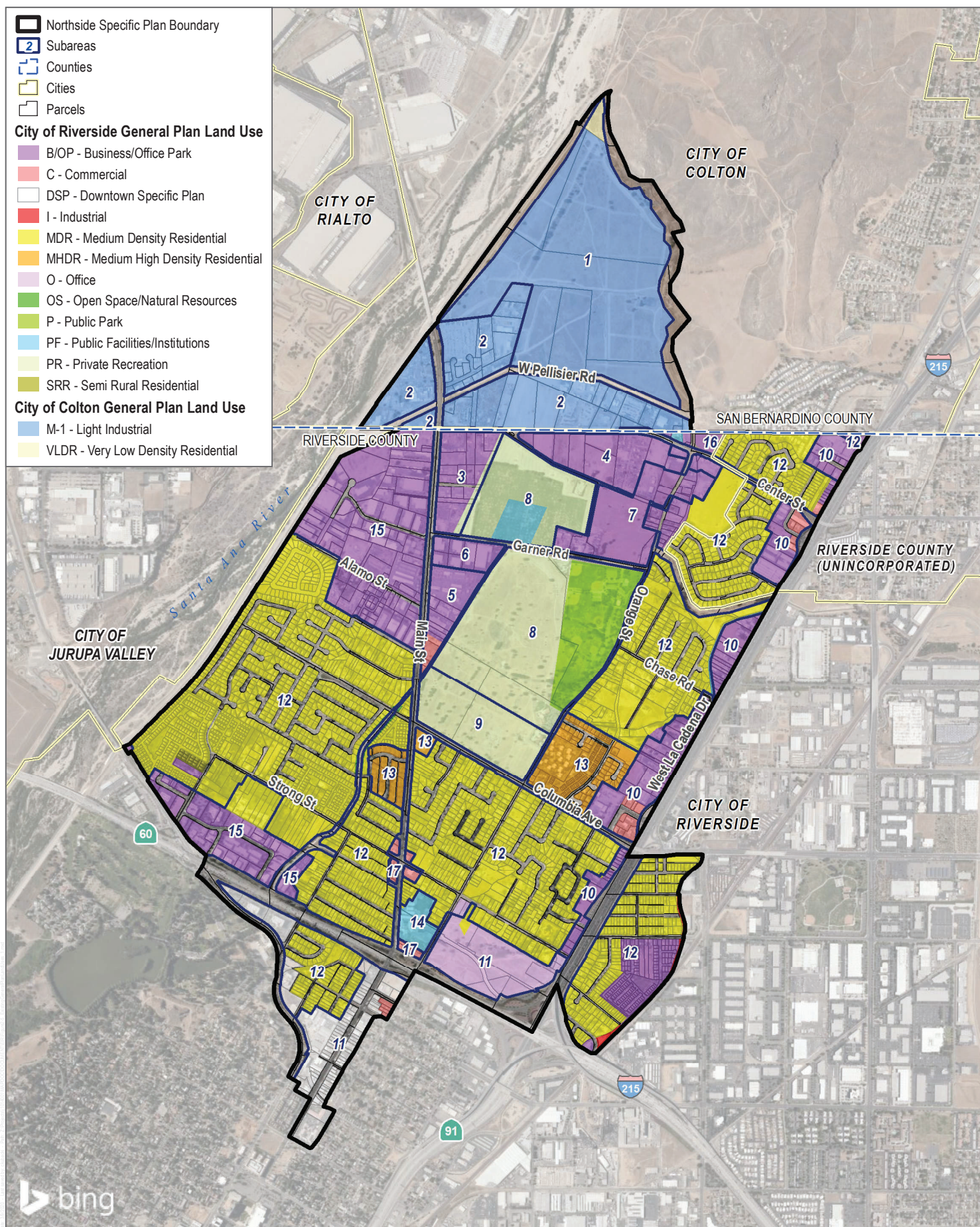
Aerial Photograph

Northside Specific Plan Program EIR



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SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2019

**FIGURE 2-5**

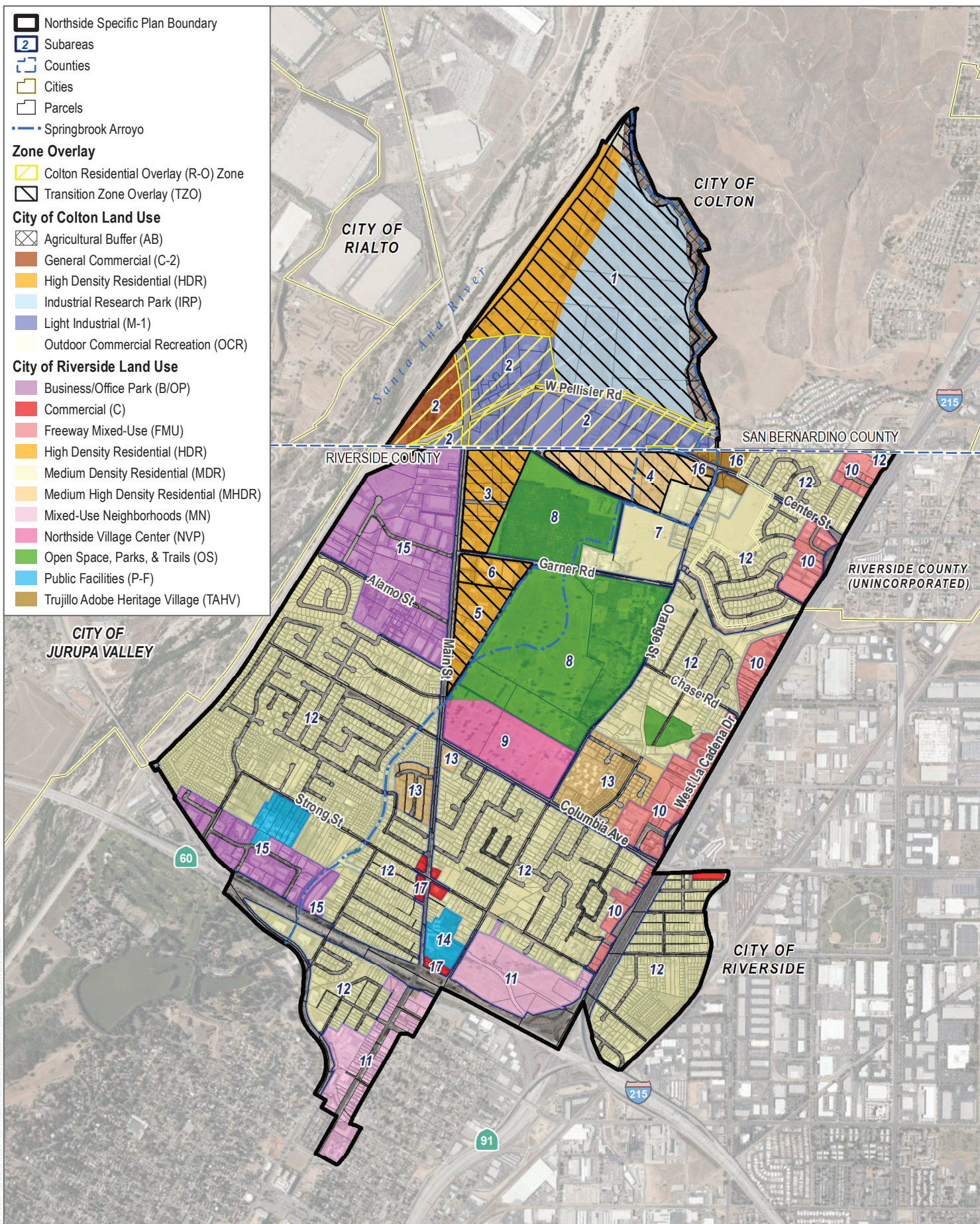
Existing General Plan Land Designations

Northside Specific Plan Program EIR



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SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2020

**FIGURE 2-6**

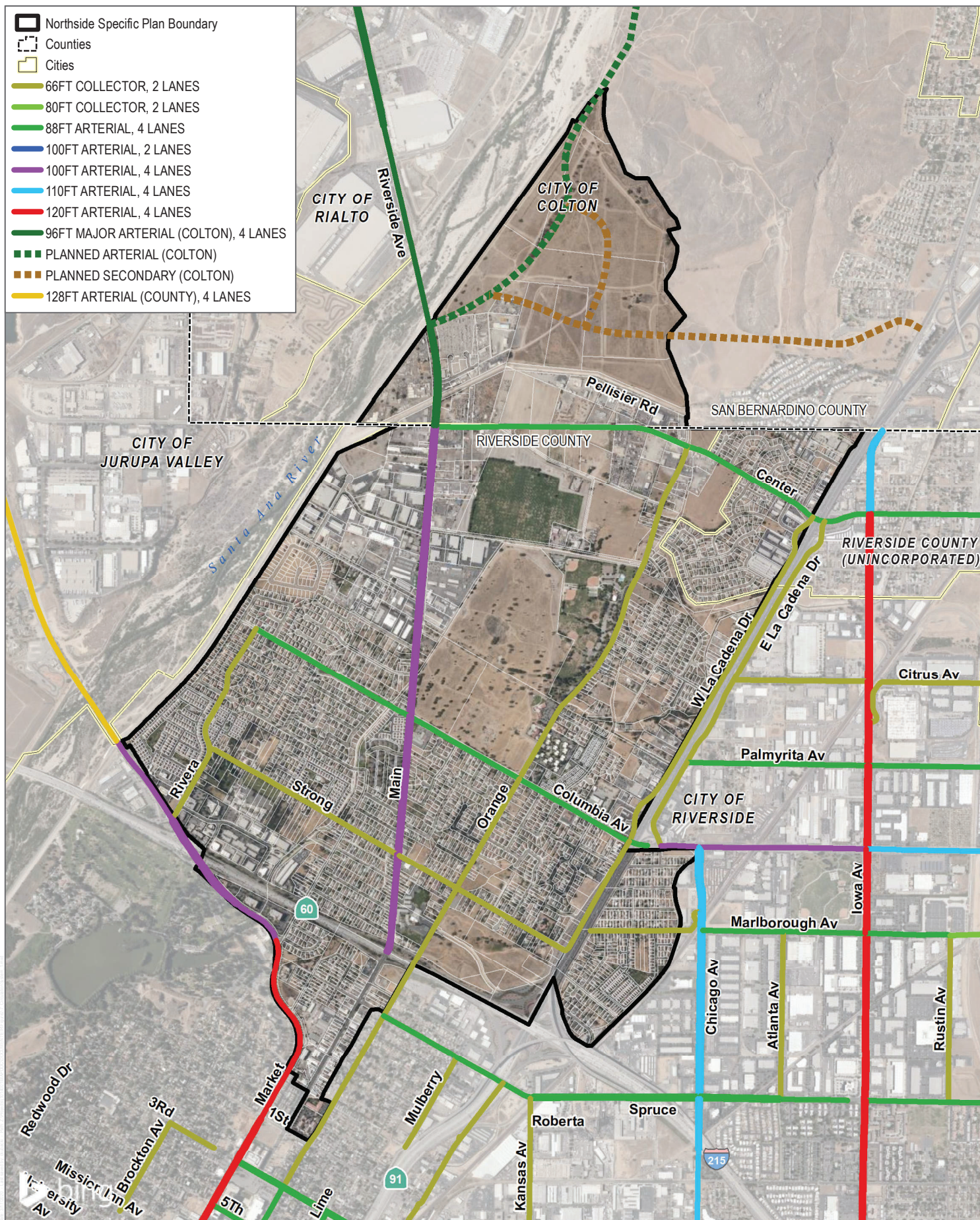
**Proposed Specific Plan Land Uses**

Northside Specific Plan Program EIR



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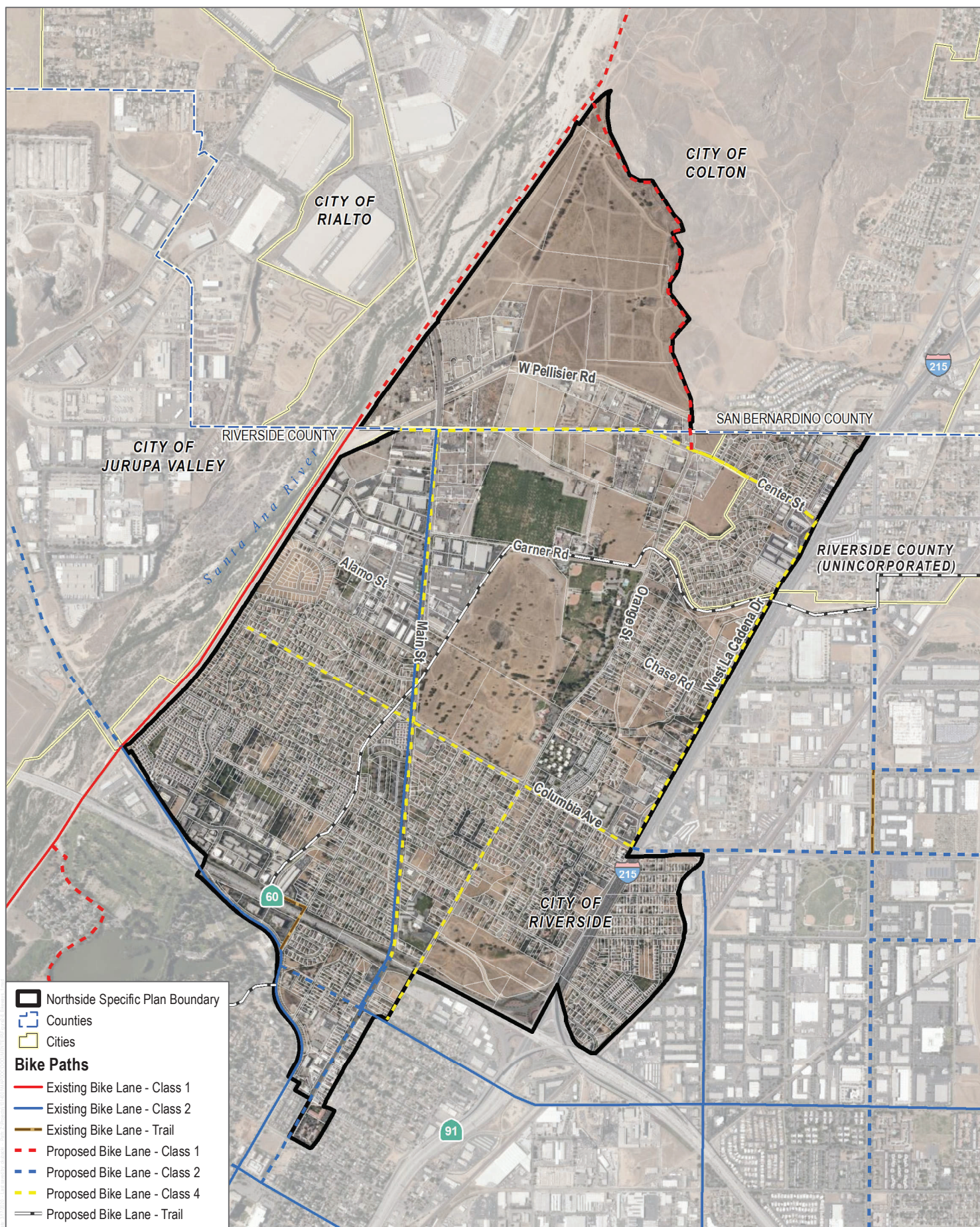


SOURCE: City of Riverside 2020; Bing Maps 2020



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SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2020

**FIGURE 2-8**

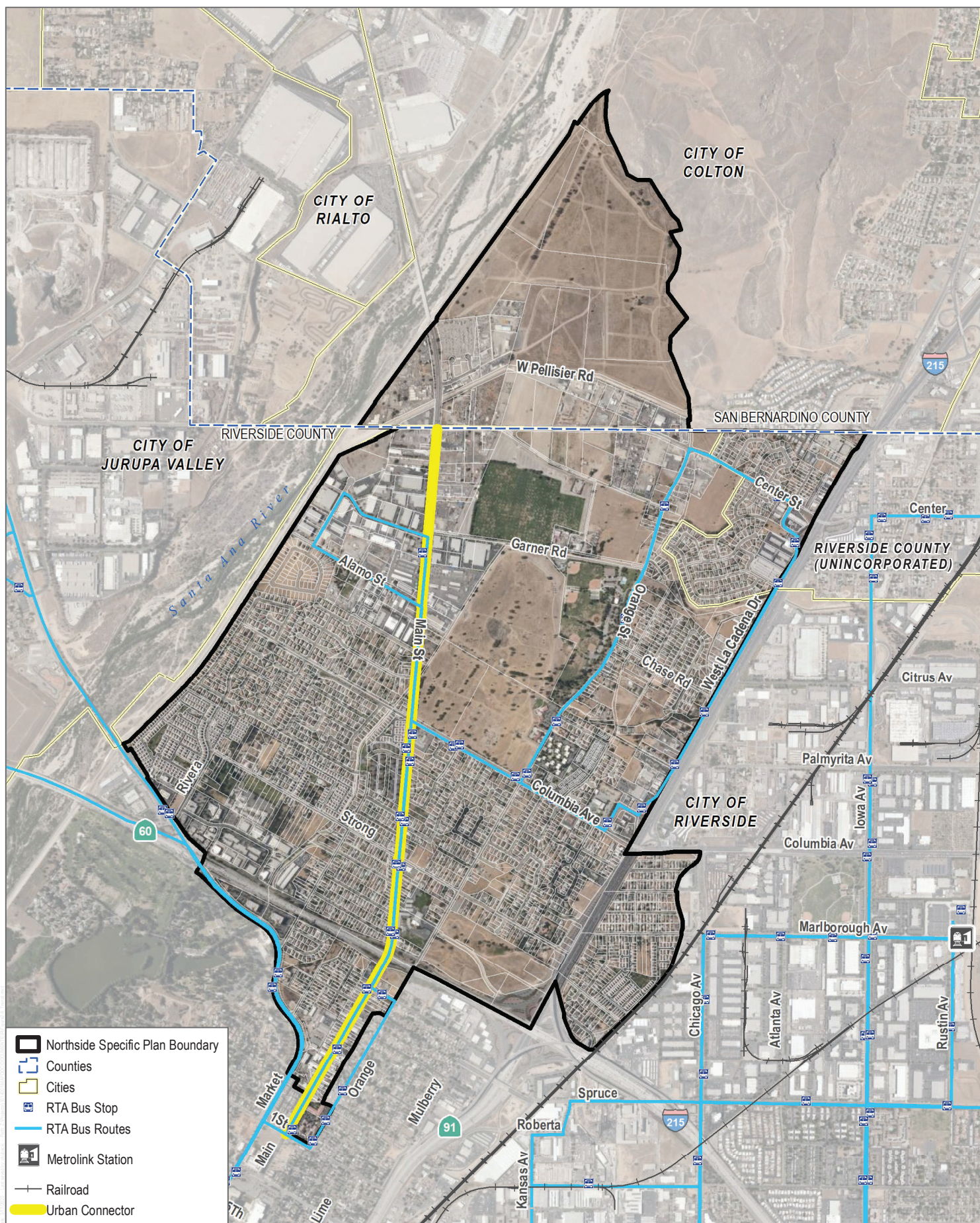
**Bikeways**

Northside Specific Plan Program EIR



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SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2019

FIGURE 2-9

Transit

Northside Specific Plan Program EIR



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# COMPLETE STREET KEY MAP

## LEGEND

- Columbia Avenue: On Village Center
- Columbia Avenue: East of Orange Street
- Main Street: South of SR-60
- Main Street: Commercial Corridor
- Main Street: North of Golf Course
- Center Street Improvements
- Orange Street Improvements
- Specific Plan Boundary

Counties  
Cities



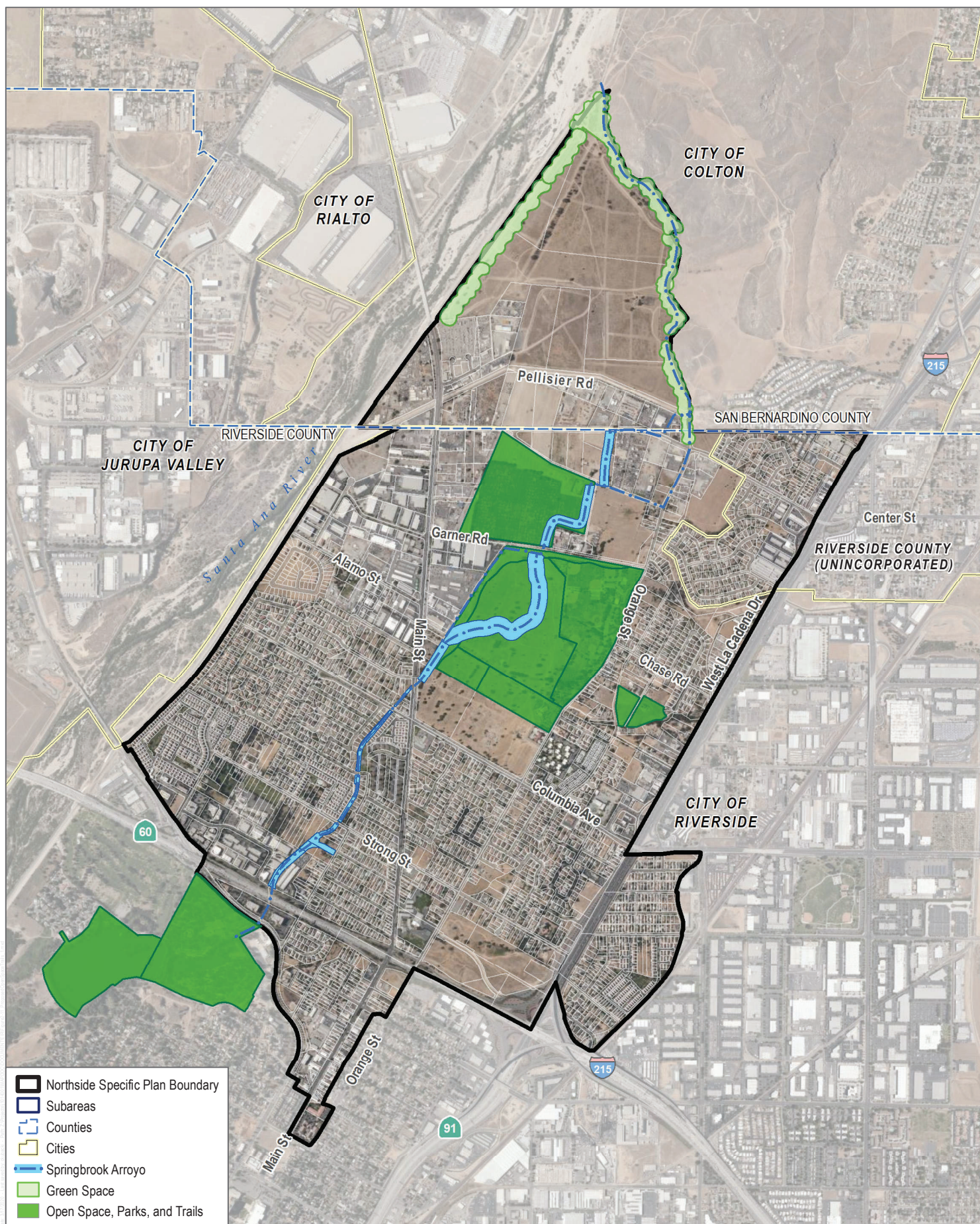
SOURCE: Rick Engineering Company 2020

FIGURE 2-10

Complete Street Corridors  
Northside Specific Plan Program EIR

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SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2020

FIGURE 2-11

## Proposed Open Space and Trails Map

Northside Specific Plan Program EIR



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## 3.1 Aesthetics

This section describes the existing visual and aesthetic conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed project.

### 3.1.1 Existing Conditions

The SPA is located within the jurisdictional boundaries of the City of Riverside (City), the City of Colton, and unincorporated areas within Riverside County (County). The SPA comprises a large geographic area generally bounded by the Santa Ana River to the west, La Loma Hills to the north, Fairmont Park to the south, and the BNSF railroad line to the east. State Route 60 (SR-60) and Interstate 215 (I-215) bisect the southern and eastern portion of the SPA, respectively. An aerial view of the geographic area encompassed by the SPA boundary is provided in Figure 2-4. The SPA is currently designated for a mix of residential, commercial, industrial, public facilities, recreation, and open space uses. While the majority of the SPA is characterized by existing development within this range of designated land uses, there are some undeveloped areas scattered throughout the SPA, as well as the entirely vacant and undeveloped northern portion of Pellissier Ranch (Subarea 1 on Figure 2-4) located in the northernmost portion of the SPA and within the City of Colton as well as the centrally located, vacant lands near the ball and soccer fields of Reid Park (the southern portion of Subarea 8 and adjacent Subarea 9 on Figure 2-4).

#### **Scenic Vistas**

##### ***City of Riverside***

The City of Riverside contains natural features that provide a dramatic and varied topographic setting for the community. Scenic resources, including the hillsides and ridgelines above the City of Riverside, enhance the visual character of the City and provide distinguishing characteristics. Vista points can be found throughout the City, both from urban areas towards the hills and from wilderness areas looking onto the City of Riverside. In addition, broad and long views encompassing natural terrain and vegetation are available throughout natural recreational areas in the City including Sycamore Canyon Wilderness Park, Box Springs Mountain Reserve Park, and Mount Rubidoux Park (Figure 3.1-1, Scenic Vistas and Roads). Further, the peaks of Box Springs Mountain, Mt. Rubidoux, Arlington Mountain, Alessandro Heights and the La Sierra/Norco Hills provide scenic viewpoints of the City and the surrounding region (City of Riverside 2012). Portions of the SPA can be observed from these peaks and the nearest peaks, Mt. Rubidoux and Box Springs Mountain, are located within 5 miles of the SPA (both locations are identified on Figure 2-2 base map). In addition, the SPA covers approximately 1,423 acres of land located within the jurisdictional boundaries of the City of Riverside, the City of Colton, and unincorporated areas within the County (see Figure 2-2 for jurisdictional boundaries). As such, from elevated vantage points including those locations listed above, portions of the broad area encompassed within the SPA boundary are visible.

Also, the Santa Ana River runs adjacent to the western boundary of the SPA both within the City of Riverside and the City of Colton. With the exception of land uses to the immediate east, the Santa Ana River generally cannot be seen from developed and undeveloped area within the SPA, due to its lower elevation and location beyond the Santa Ana River Levee and trail (river trail), which is raised above grade. In addition, the presence of intervening development and landscaping also reduces opportunities for at-grade views to the Santa Ana River from more distance locations in the SPA. However, views across the SPA to the Box Springs Mountain Reserve Park, La Loma Hills, and Mount Rubidoux Park are available from the river trail.

Lastly, the City of Riverside General Plan 2025 Programmatic Final EIR (City of Riverside 2007) identifies Market Street as a scenic boulevard (Market Street traverses the southwestern corner of the SPA boundary). Marlborough Avenue is designated by the City as a special boulevard that meets local criteria for scenic route, and an approximately 0.25-mile long segment of the road in an existing single-family residential neighborhood is within the southeastern corner of the SPA. In addition, Palmyrita Avenue is designated by the City as a special boulevard that meets local criteria for scenic route designation; however, Palmyrita Avenue is not within the SPA and is visually buffered from the SPA by I-215.

#### ***City of Colton***

The City of Colton General Plan does not designate any scenic vistas within the City of Colton. According to the City of Colton, scenic vistas are generally defined as natural landscapes that form views of unique flora, geologic, or other natural features that are generally free from urban intrusions (City of Colton 2013). Typical scenic vistas include views of mountains, hills, open spaces, and waterbodies. The San Bernardino and San Gabriel Mountains form a scenic backdrop for the northern portion of the City of Colton, as well as the surrounding cities and communities. While these mountains are located outside of the Colton city boundary and more than 10 miles from the SPA boundary, the prominent and dark silhouette of these ranges are visible in northerly and northwesterly views available throughout the SPA, particularly in the winter when they are capped with snow.

#### **Scenic Highways**

The SPA is not located adjacent to, or in the vicinity of, a designated state scenic highway or eligible state scenic highway. The nearest eligible facility of the California Scenic Highway System, SR-38 from I-10 near Redlands to Route 18 near Fawnskin in the San Bernardino Mountain, is approximately 13 miles northeast of the SPA (Caltrans 2020). The nearest designated state scenic highway, SR-243 from I-10 to Highway 74 (Pine to Palms Highway), is approximately 27 miles to the southeast of the SPA.

The City of Riverside General Plan 2025 designates scenic boulevards including a segment of Market Street as it traverses the SPA (City of Riverside 2007). The next nearest scenic boulevard, Mission Inn Avenue/University Avenue, is located approximately 0.5 to the south of the southern SPA boundary.

The City of Colton does not identify any scenic routes within Colton.

The County of Riverside identifies County eligible scenic highways and delineates these features on Figure C-8, Scenic Highways, of the County General Plan (County of Riverside 2017a). The nearest County Eligible scenic highway, Redlands Boulevard between SR-60 and San Timeteo Canyon Road, is located over 10 miles to the east of the SPA boundary (County of Riverside 2017a). Due to intervening mountainous terrain, views to the SPA are not available from the County Eligible segment of Redlands Boulevard.

#### **Light and Glare**

The SPA as a whole is developed with a mix of residential, commercial, industrial, public facilities, and recreation uses, with the notable exception of undeveloped Pellissier Ranch, the former Riverside Golf Course to the west of the Reid Park, and land in the southeastern corner of the SPA, which is approved for the “Exchange” project and is generally bound by I-215 to the east, SR-60 to the south, Orange Street to the west, and Strong Street to the north. As such, interior and exterior lighting, streetlights, advertisement lighting, ballfield lights, and building materials, including windows, are common sources of lighting within the SPA boundary. Overall, the level of light



and glare within and surrounding the SPA is typical of an urbanized area. There are no existing sources of light or glare in the currently undeveloped areas within the SPA; however, undeveloped areas may experience spillover lighting from adjacent developments.

### 3.1.2 Relevant Plans, Policies, and Ordinances

#### State

##### *Caltrans Scenic Highway Program*

In 1963, the California Legislature created the Scenic Highway Program to preserve and protect scenic highway corridors from changes that will diminish the aesthetic value of lands adjacent to the highways. The state regulations and guidelines governing the Scenic Highway Program are found in Section 260 et seq. of the Streets and Highways Code. A highway may be designated as scenic depending on how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the travelers' enjoyment of the view (Caltrans 2008). A state route must be included on the list of highways eligible for scenic highway designation in Streets and Highways Code Section 263 for it to be nominated for official designation (eligible state routes are those that have been listed in Section 263 by the State Legislature).

#### Regional

##### *County of Riverside General Plan*

The County of Riverside General Plan sets the direction for the County's land use and development in strategic locations, as well as the development of its economic base, the framework of its transportation system, and the preservation of its valuable natural and cultural resources (County of Riverside 2017a). The northeastern corner of the SPA is located within unincorporated Riverside County (see Figure 2-2), therefore General Plan policies related to aesthetics and visual resources as contained in the County of Riverside Land Use Element (County of Riverside 2019) are applicable to the SPA, and are listed below.

##### *Land Use Element*

- Policy LU 2.1:** Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (AI 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)
- a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.
  - b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.
  - c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.

- d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.
- e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.
- f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.
- g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

**Policy LU 3.1:** Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10, 125)

- a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing.
- b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.
- c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.
- d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.
- e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision.
- f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).
- g. Provide the opportunity to link communities through access to multi-modal transportation systems.

**Policy LU 4.1:** Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62).

- a. Compliance with the design standards of the appropriate area plan land use category.
- b. Require that structures be constructed in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations.

- c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.
- d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.
- e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR).
- f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.
- g. Encourage innovative and creative design concepts.
- h. Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art.
- i. Include consistent and well-designed signage that is integrated with the building's architectural character.
- j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.
- k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.
- l. Mitigate noise, odor, lighting, and other impacts on surrounding properties.
- m. Provide and maintain landscaping in open spaces and parking lots.
- n. Include extensive landscaping.
- o. Preserve natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.
- p. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.
- q. Design parking lots and structures to be functionally and visually integrated and connected.
- r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.

**Policy LU 7.4:** Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)

**Policy LU 14.1:** Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)

**Policy LU 14.8:** Avoid the blocking of public views by solid walls. (AI 3)

**Policy LU 28.10:** Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area. (AI 3)

**Policy LU 29.3:** Site [commercial] buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity. (AI 3)

#### **Multipurpose Open Space Element**

**Policy OS 21.1:** Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County. (AI 79)

#### **Highgrove Area Plan**

In addition, the northeastern corner of the SPA is located within the boundary of the County of Riverside Highgrove Area Plan. The following policy of the Highgrove Area Plan (County of Riverside 2017b) pertain to aesthetics and visual resources and are thus applicable to the SPA:

**Policy HAP 5.3:** VHDR, HDR, MHDR, and MDR developments located adjacent to lower density residential uses shall provide transitional buffers, such as larger lot sizes along the boundary, setbacks similar to those of the adjoining rural development, block walls, landscaped berms, or a wall combined with landscaping to enhance its appearance.

#### ***County of Riverside Municipal Code***

The development standards for all zoning designations within the County of Riverside's jurisdiction are codified in the County of Riverside's Zoning Ordinance. Nearly each zone contains a general development standard pertaining to the restriction of light and glare such that "all lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property" (County of Riverside 2019).

Regarding grading, a permit from the County of Riverside Building & Safety Department is required when the following work is proposed within the County of Riverside's jurisdiction (County of Riverside 2020):

- Excavation or fill which results in a slope gradient of 25 percent or greater (4 horizontal feet to 1 vertical foot), and which the depth or height at any point is more than 5 feet measured vertically.
- Grubbing or clearing (destroying native vegetation by removing or disturbing the root system by any means, including chemical) is prohibited.
- Altering the drainage pattern on an existing lot, thereby impacting adjacent properties. If a property owner illegally cuts into the slope bank on their property, or imports fill to increase the level portion of their yard, which causes dirt to be distributed on an existing slope bank, the owner is in violation and could be creating an unstable slope. The owner must obtain a grading permit prior to conducting any grading activity.

***County of Riverside Dark Sky Regulations***

In 1988, the County of Riverside adopted Ordinance Number 655, which establishes standards to limit light leakage in order to reduce interference with nighttime astrological observation and research conducted at the Palomar Observatory (County of Riverside 1988). This ordinance established two zones based on radial distance from the Palomar Observatory, which is located in northern San Diego County. Zone A is defined as the circular area 15 miles in radius centered on Palomar Observatory. Zone B is defined by an area that includes two circles: one 45-mile radius centered on Palomar Observatory and the second a circular perimeter of Zone A. The SPA is located outside of both Zone A and Zone B, as it is more than 50 miles from the Palomar Observatory; therefore, the Project is not required to conform to the Zone A and B standards.

**Local*****City of Riverside Title 17: Grading Code***

All applications for a grading permit shall be accompanied by all grading plans, including an interim erosion control plan, preliminary soils report as prepared by a registered soils engineer (Geotechnical engineer), unless waiver by the Public Works Director, payment of a grading plan review fee as specified in the current Fees and Charges Resolution, as well as a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges associated with construction activities that includes clearing, grading or excavation that results in the disturbance of at least one acre. In addition, documentation of New Development Best Management Practices (BMPs) is required by the Riverside County Drainage area Management Plan to identify and control post-construction/discharge of pollutants to the Waters of the United States.

***City of Riverside Title 19: Zoning Code*****Chapter 19.710 Design Review**

The City of Riverside design review procedures are intended to preserve and promote the health, safety and general welfare of the community by achieving the following purposes:

- A. To protect and preserve the value of properties and to encourage high quality development thereof in areas where adverse effects will result from excessive uniformity, dissimilarity, poor exterior quality and appearance of buildings and structures, and from inadequate and poorly planned landscaping, and from failure to preserve where feasible natural landscape features, open spaces and the like, and will result in the impairment of the benefits of occupancy and use of existing properties in such areas;
- B. To recognize the interdependence of land values and aesthetics and to provide a method to implement this interdependence in order to maintain the values of surrounding properties and improvements, and to encourage excellence of development of property, compatible with the general plan for, and character of, the City, with due regard to the public and private interests involved;
- C. To ensure that the public benefits derived from expenditures of public funds for improvement and beautification of streets and public facilities shall be protected by the exercise of reasonable controls over the character and design of private buildings, structures and open spaces;
- D. To ensure the maintenance of high design standards in the vicinity of public buildings and grounds for the preservation of the architecture and general appearance in the areas of the City containing the buildings and grounds and to preserve the property values in the areas;

- E. To promote the maintenance of high design standards adjoining thoroughfares of Citywide importance to ensure that the community benefits from the natural growth and vegetation as much as possible, and from the natural terrain, and to preserve and stabilize the architecture and general appearance of buildings and grounds adjoining the thoroughfares; and to preserve and protect the property values in the areas; and
- F. To ensure the design of landscaping and irrigation that shades paved areas, buffers or screens undesirable views, compliments building architecture and that implements the purposes of Chapter 19.570 (Water Efficient Landscaping and Irrigation). (Section 19.710.010 – Purpose).

In addition, the Design and Reviews procedures established by this Chapter shall be applied according to, and in compliance with, the following standards, if applicable:

- 1. Sites shall be graded and developed with due regard for the aesthetic qualities of the natural terrain and landscape, and trees and shrubs shall not be indiscriminately destroyed.
- 2. Buildings, structures, and signs shall be properly related to their sites and consistent with the character of the neighborhood and surrounding sites, and shall not be detrimental to the orderly and harmonious development of their surroundings and the City.
- 3. Open spaces, parking areas, pedestrian walks, signs, illumination, and landscaping (including water efficient irrigation facilities) shall be adequately related to the site and arranged to achieve a safe, efficient, and harmonious development.
- 4. Sites shall be developed to achieve a harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing, when feasible, similarity of style or originality of decision.
- 5. When feasible, electrical and similar mechanical equipment, and trash and storage areas shall be effectively screened from public way. The use of harmonious or related colors and materials shall be encouraged.
- 6. The design review process shall endeavor to eliminate the ugly, the garnish, the inharmonious, the monotonous, and the hazardous, and shall endeavor to ensure that proposed improvements will not impact the desirability of investment or occupancy nearby; but originality in site planning, architecture, landscaping, and graphic design shall not be suppressed.
- 7. Review shall include exterior design, materials, textures, colors, means of illumination, signing, landscaping, and irrigation.

#### **Chapter 19.556 Outdoor Lighting**

Through Ordinance No.7447, the City of Riverside adopted outdoor lighting regulations to ensure that outdoor lighting is adequate for safety and security while preserving the naturally dark sky through mitigating artificial sky glow and preventing light and glare pollution. The ordinance, located in Chapter 19.556 of the Riverside Municipal Code, includes defined light zones, and development standards for each of these zones.

#### **Section 19.590.070 Performance Standards – Light and Glare**

The following are the City of Riverside’s lighting and glare performance standards, as established in Section 19.590.070 of the City’s Municipal Code:

- A. Lighting for safety purposes shall be provided at entryways, along walkways, between buildings, and within parking areas.
- B. Except for stadium and playing field lighting, lighting support structures shall not exceed the maximum permitted building height of the zone where such lights are located. Furthermore, the height of any lighting shall be the minimum required to accomplish the purpose of the light. Freestanding pole lights shall not exceed a maximum height of 14 feet within 50 feet of a residentially zoned property or residential use.
- C. The candle-power of all lights shall be the minimum required to accomplish the purpose of the light.
- D. Flickering, flashing or strobe lights shall not be permitted. All lights shall be constant and shall not change intensity or color more often than once every 30 minutes.
- E. Aircraft search lights normally used to draw attention to a business from off-site are prohibited.
- F. Lighting where required for parking lots shall be provided at a level no less than one foot candle throughout the lot and access areas, and such lighting shall be certified as to its coverage, intensity and adherence to Section 19.590.070 (Light and Glare) and Chapter 19.556 (Lighting) by a qualified lighting engineer.
- G. All lights shall be directed, oriented, and shielded to prevent light from shining onto adjacent properties, onto public rights-of-way, and into driveway areas in a manner that would obstruct drivers' vision.
- H. Lighting for advertising signs shall not cause light or glare on surrounding properties.
- I. Lighting shall not be directed skyward or in a manner that interferes with the safe operation of aircraft.

#### *City of Riverside General Plan 2025*

#### **Land Use and Urban Design Element**

**Objective LU-3:** Preserve prominent ridgelines and hillsides as important community visual, recreational and biological assets.

**Objective LU-27:** Enhance, maintain, and grow Riverside’s inventory of street trees.

**Policy LU-27.1:** Require appropriately sized landscaped parkways in all new development. Parkway areas shall be of sufficient width to allow planting of trees that will become large canopy trees.

**Policy LU-27.4:** Encourage trees on private property.

**Objective LU-72:** Provide for steady change and improvement to an upgraded model community with a distinct identity.

**Policy LU-72.2:** Site new development to emphasize views out of the Northside area and not block existing views. Lay out subdivisions so that streets emphasize the views. In many cases this means streets should be perpendicular to the view. This visual corridor can also be protected by an open space easement across a portion of the lot.

**Objective LU-74:** Preserve and promote the lower density charm of the Northside Community.

**Policy LU-74.4:** Preserve large groupings of existing trees that add visual interest to the area. Such tree groupings should be preserved as part of development projects or road widenings whenever possible.

### **Open Space and Conservation Element**

**Objective OS-1:** Preserve and expand open space areas and linkages throughout the City and sphere of influence to protect the natural and visual character of the community and to provide for appropriate active and passive recreational uses.

**Objective OS-2:** Minimize the extent of urban development in the hillsides, and mitigate any significant adverse consequences associated with urbanization.

### ***City of Colton Zoning Code***

Lighting and glare is regulated within the City of Colton in Chapter 18.42, Performance Standards, Section 18.42.090, Light, which allows lighting in a manner that provides for proper illumination without producing an adverse impact on neighboring property. Additionally, Section 1.100, Glare, of the City of Colton's Zoning Code prohibits direct or reflected glare that is visible from the boundary line of the property on which the glare is produced.

### ***City of Colton General Plan***

### **Land Use Element**

**Policy LU-9.3:** Encourage a unified architectural character in commercial areas, and vigorously enforce commercial land use standards, including but not limited to landscaping, signage, and property maintenance to enhance the visual appearance of the City's commercial areas.

**Policy LU-11.3:** Increase and diversify local employment opportunities, and retain and accommodate industrial development that is compatible with City objectives for safety, environmental and visual quality, and employment and revenue generation.

### **Open Space and Conservation Element**

**Principle 7:** Outstanding scenic vistas and visual features shall be preserved and protected through the use of view easements, height limitations, and a design review board.

## 3.1.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to aesthetics are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, except as provided in Public Resources Code Section 21099, a significant impact related to aesthetics would occur if the project would:

1. Have a substantial adverse effect on a scenic vista.



2. Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

### 3.1.4 Impacts Analysis

#### ***Would the project have a substantial adverse effect on a scenic vista?***

Given proximity to the project site, opportunities for scenic views and known public use, this analysis addresses potential effects on available scenic vistas from trails and peaks associated with Mt. Rubidoux Park, Box Springs Mountain Reserve Park, and Sycamore Canyon Wilderness Park. In addition, the City of Riverside designated scenic roads (i.e., Market Street, Palmyrita Avenue, and Marlborough Avenue) are analyzed herein. Lastly, a discussion of potential effect on views from the Santa Ana River trail is also provided, as this trail abuts the SPA and provides recreational opportunities and scenic views of topography within/associated with the previously mentioned parks as well as La Loma Hills. Refer to Figure 3.1-1 for a location of these scenic vistas.

#### **Mt. Rubidoux Park, Box Springs Mountain Reserve Park, and Sycamore Canyon Wilderness Park**

Mt. Rubidoux Park is located approximately 1.25 miles southwest of the SPA; Box Springs Mountain Reserve Park is located approximately 4 miles east of the SPA; and Sycamore Canyon Wilderness Park is located approximately 4.5 miles southeast of the SPA (Figure 3.1-1). Due to the elevated vantage points available within from these open space areas, opportunities for long and broad scenic views of the City of Riverside (including the SPA) and surrounding landscape are available from the trails and peaks within these park areas. For example, trails, Mt. Rubidoux Drive and the partially paved summit within Mt. Rubidoux Park provide opportunities for the most proximate views of the SPA as it is considerably closer than the other open space areas. Therefore, in the context of the three areas discussed herein, visual change occurring within the SPA would be most notably from Mt. Rubidoux Park. From Box Springs Mountain Reserve Park and Sycamore Canyon Wilderness Park, views of the SPA are more obscured due to the greater distances. Additionally, the SPA may be difficult to discern from these more distant locations as the area tends to blend in with surrounding development.

While the SPA is visible in north-oriented views from Mt. Rubidoux Park, the proposed project would not substantially affect existing available views. Located 1.25 miles away, the SPA is located in the northernmost portion of the City and is currently characterized as a highly developed, urbanized area with the exception of Pellissier Ranch, the former Riverside Golf Course, parks, and undeveloped lots interspersed with development. In general, future development resulting from proposed intensification of land uses in the SPA would be consistent with the existing urban character of the immediate surrounding area. Further, from the elevated vantage points available in Mt. Rubidoux Park, changes to land use and zoning designations and potential future development the City of would not have a substantial effect on the long and broad characteristics of existing available views from Mt. Rubidoux Park. The potential future development considered herein include the construction of the proposed Northside Village Center on currently vacant lands (Subarea 9; Figure 2-6) and high density residential near Main Street in the City of Riverside (Subareas 3, 4, 5 and 6), and in the northern extent of Pellissier Ranch in the City of Colton (Subarea 1). Also, future development located over one mile away from Mt. Rubidoux Park and on the valley floor would not substantially obstruct or interrupt existing available views. Instead, future potential development in the

SPA would tend to blend in with the surrounding urbanized environment that comprises much of the existing available view from Mt. Rubidoux Park. As viewed from more distant elevated vantage points in Box Springs Mountain Reserve Park, or Sycamore Canyon Wilderness Park, the blending effect of potential future development within in the SPA with developed uses in the wider surrounding area would be enhanced by distance and the broad nature of available views. Because implementation of the proposed project would not result in a substantial adverse effect on a scenic vista available at Mt. Rubidoux Park, Box Springs Mountain Reserve Park, and Sycamore Canyon Wilderness Park, impacts are considered **less than significant**.

### **Scenic Roadway Vistas**

#### ***Views from Palmyrita Avenue, Marlborough Avenue, and Market Street***

The City of Riverside identifies Palmyrita Avenue and Marlborough Avenue as special boulevards that meet local criteria for scenic route designation and Market Street as a scenic boulevard (Figure 3.1-1). Unlike Market Street and Marlborough Avenue, Palmyrita Avenue is not within the SPA and is buffered from the SPA by I-215. Further, at the intersection of Palmyrita Avenue and East La Cadena Drive (a local two-lane road that parallels I-215), west-oriented views towards the Jurupa Hills are interrupted and partially obscured by palm and other trees, power poles, single-story structures and construction vehicles/equipment (including cranes) stored outside at an equipment rental facility. These features are located west of I-215 and obscure mountainous/hilly terrain from view. Therefore, while Freeway Mixed-Use development is proposed west of I-215, and would be visible in views from westbound Palmyrita Avenue at East La Cadena Drive, the presence of obstructing elements under existing conditions reduces opportunities for new development or redevelopment to substantially affect a scenic view. Regarding Marlborough Avenue, the approximately 0.25-mile long segment of the road within the SPA is bordered by an existing single-family residential neighborhood to the north and south. Under the proposed project, lands to the north of Marlborough Avenue would retain their existing land use designation (MDR), but lands to the south (currently designated for Business/Office Park use) would be redesignated for MDR use. As the area is currently developed with single-family uses, it is unlikely that wide scale changes to the existing character of the area would occur. Freeway Mixed-Use is proposed to the west of I-215; and while future potential multi-story development could be developed in the Freeway Mixed-Use zone, the visibility of the development would be obscured to westbound Marlborough Avenue motorists, as the existing west-oriented view is narrow (due to residential development and landscaping) and impeded by a 15- to 20-foot tall masonry sound wall constructed parallel to East La Cadena Drive. For example, at the Marlborough Avenue and East La Cadena Drive intersection, views to the west are limited to a distance of approximately 35 feet and primarily consist of the reddish wall. Implementation of the proposed project would not substantially affect existing views from Palmyrita Avenue and Marlborough Avenue and impacts would be less than significant.

Of the three scenic roads identified above, the most notable visual change would be experienced by Market Street motorists as they traverse the southern portion of the SPA. As proposed, Subarea 11 would experience the potential future development of Mixed-Use Neighborhoods. Lands in Subarea 11 located closest to Market Street include vacant lands or light industrial uses including 1- to 3-story warehouses. With implementation of the project, the visual quality of these properties would improve as existing metal siding and masonry structures, and storage yards, would be replaced with modern and visually appealing, multi-story structures and uses. While the area would display an intensity of uses, the Mixed-Use Neighborhoods would display a consistent design theme, landscaping and unity that would improve upon the current visual environment. In addition, it is anticipated that the current tree-lined aesthetic of the corridor, and occasionally available north-oriented views to distant mountains would be retained. Therefore, implementation of the proposed project would not substantially affect existing scenic views from Market Street and impacts would be **less than significant**.

### **Santa Ana River Corridor**

Adjacent to the west boundary of the SPA, the Santa Ana River trail provides opportunities for scenic views to local hills and mountains (including Mt. Rubidoux and terrain in Box Springs Mountain Reserve Park) and views to the San Bernardino and San Geronio Mountains (Figure 3.1-1). Views to the adjacent Santa Ana River are also available and would not be affected by future potential development in the SPA, as such development would be located east of the river trail (i.e., the river would not be directly affected or altered). Future development that would occur within the SPA to the east of the river trail would not obstruct or substantially interrupt south-oriented views towards Mt. Rubidoux Park because neither the river trail nor the river would be developed, the south-oriented view corridor along the river trail and river would generally be maintained for trail users. The project also designates an outdoor recreation/open space buffer area between the proposed development and trail area. As such, the following analysis focuses on potential effects to views to the Box Springs Mountain Reserve Park and La Loma Hills.

#### ***Views to Box Springs Mountain Reserve Park and La Loma Hills***

Implementation of the proposed project would not result in changes to the land use designations adjacent to the southernmost portion of the river trail adjacent to the SPA, identified as Subarea 12 on Figure 2-6. Subarea 12 is currently developed and would primarily remain designated as Medium Density Residential (MDR). A small pocket of Business/Office Park use (an existing office park development located north of SR-60 and south of Market Street) in the southwestern corner of the SPA would not undergo visual change as the area would retain the Business Office Park designation. Therefore, existing views of the Box Spring Mountain Reserve Park and La Loma Hills from the river trail would not be substantially affected as nearby lands are currently developed and land use designations would not substantively change with implementation of the proposed project.

North of Subarea 12, lands within Subarea 15 are currently designated for Business/Office Park Use and would be redesignated for Mixed-Use Neighborhoods development. Under existing conditions, this portion of Subarea 15 is developed with two-story industrial/business park warehouses that are typically setback over 115 feet from the river trail. Despite the elevated vantage point of the trail (constructed atop a low berm that sits approximately 10 feet higher in elevation than existing developed lands to the east), views to Box Springs Regional Park are routinely interrupted by warehouse development. Compared to existing conditions, the development of Mixed-Use Neighborhoods (a vertical mix of office, commercial, and residential is encouraged in the Mixed-Use Neighborhood designation) in Subarea 15 would result in greater blockage of east- and northeast-oriented views from the trail. However, because of the reduced quality of existing east-oriented views associated with the presence of two-story warehouses to the east of the river trail, the proposed intensification of land use in Subarea 15 would not result in a new or substantial effect on existing scenic views.

The westerly portion of Subarea 2 is currently designated for Light Industrial use by the City of Colton, and supports vehicle and shipping container storage yards, and logistics buildings. This area would be redesignated for General Commercial (C-2) use with a Residential Overlay, which would provide opportunity for residential development. Further, the northernmost portion of the river trail adjacent to the SPA is situated along the vacant and undeveloped northern portion of Pellissier Ranch, which is Subarea 1. Currently designated as Light Industrial (M-1) and with a smaller sliver of Very Low Density Residential in the north (see Figure 2-5), the SP rezones the area to High Density Residential (HDR) on the west to encourage residential development, and a high-tech business zone on the east to encourage corporate research, manufacturing, office and workforce housing. The HDR in Pellissier Ranch is buffered from the Santa Ana River by a recreation/open space belt along the western Subarea 1 boundary (see Figure 2-6). For purposes of this analysis, potential future Light Industrial uses in the western extent of Subarea 2 and Subarea 1 are anticipated to display a similar character as existing one- and two-story industrial development

in nearby developed areas of the City of Colton and the City. In addition, these uses would generally be setback further than existing Light Industrial uses along the trail and combined with the elevated nature of the river trail, potential future Light Industrial use is not anticipated to substantially affect east-oriented views to the Box Springs Mountain Reserve Park or northeast-oriented views to the La Loma Hills. Potential future development of HDR uses (29 to 45 du/acre and up to 60 du/acre through an impact fee) may entail the construction of multi-story residential structures greater than two-stories in height. Due to the proximity of the HDR area to the trail, and the potential for multi-story residences to be constructed in Subarea 1, the currently open characteristic of east- and northeast-oriented views from this segment of the river trail would be substantially altered. The inclusion of the recreation/open space belt as a buffer between the river trail and HDR uses would soften and partially mask the visual change; however, views to the Box Springs Mountain Reserve and La Loma Hills from the river trail would be significantly blocked by a linear band of multi-story development. While neither the City nor the City of Colton designate views from the Santa Ana River Trail to Box Spring Mountain Reserve Park or La Loma Hills as designated scenic vistas, scenic vista impacts associated with future development in Subarea 1 are conservatively considered to be significant (**Impact AES-1**).

***Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?***

A determination of No Impact to scenic resources within a state scenic highway was made in the Initial Study prepared for the Northside Specific Plan Project (City of Riverside 2019). According to the Initial Study, the site is located within the viewshed of segments of SR-60 and I-215; however, neither of the segments are eligible or officially designated as a state scenic highways according to the California Department of Transportation Scenic Highway Mapping System (Caltrans 2020). The nearest eligible and officially designated state scenic highways are located 13 miles and 27 miles, respectively, from the SPA. Furthermore, potential future development within the SPA would not impact rock outcroppings. Therefore, the SPA is not located within a viewshed of a state scenic highway and no impact to scenic resources within a state scenic highway would occur.

***In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

CEQA Section 21071 defines an “urbanized area” as “(a) an incorporated city that meets either of the following criteria: (1) Has a population of at least 100,000 persons, or (2) Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons.” As of July 1, 2018, the US Census Bureau estimated the population of Riverside to be 330,063 persons (USCB 2018a). Since the City’s population is above 100,000 persons, the City would be considered an urbanized area per CEQA and the first question of this threshold does not apply to the proposed project, as it is directed at non-urbanized areas. A portion of the project site is also located within the City of Colton, which had an estimated population of 54,741 persons as on July 1, 2018. However, since the City of Colton and the City are contiguous, the entire project site would be considered an urbanized area. CEQA Section 21071 also defines an urbanized area for unincorporated areas; however, the City is an incorporated city, so this definition was not considered. Lastly, for purposes of this assessment, the small area of the County included in the SPA is considered an urbanized area as it is completely surrounded by urbanized cities (i.e., Riverside and Colton) and for the current General Plan, the County Board of Supervisors issued a finding (County of Riverside 2003) that the General Plan encourages compact development in accordance with the requirements of CEQA Section 21071(2).

The SPA is currently designed by the City of Riverside, City of Colton and Riverside County for a variety of uses. The portion of the SPA located within the City of Riverside include a mix of residential, commercial, industrial, and public facilities zones (City of Riverside 2007). The entire portion of the SPA located within the City of Colton, known as Pellissier Ranch, is designated as Light Industrial (M-1), with portions containing a Marijuana Candidate Site overlay (MCS) (City of Colton 2019). Lastly, the portion of the SPA on County jurisdictional lands is primarily designated for MDR with smaller areas (entirely along the I-215 corridor) designated for Light Industrial and General Commercial Use (County of Riverside 2017). Refer to Figure 2-5 for details.

As proposed, the project would involve changes in land uses and zoning designations within the SPA. While existing single-family residential neighborhoods would general remain, and retain their MDR designation (see Figures 2-5 and 2-6) and other areas would retain their existing land use designations (resulting in no or minimal visual change), an intensification of land use would be permitted elsewhere with implementation of the SPA. Thus, the following analysis is broken out into subareas groups based on the similarity of proposed visual changes.

### Subarea 1 and 2

Implementation of the SPA and proposed land use changes in Subarea 1 (currently undeveloped Pellissier Ranch) would allow for approximately 2 million square feet of Business Park and commercial uses, 20 acres of open/private recreation along the Santa Ana River, and 22 acres of agriculture/open space belt at the base of La Loma Hills. Subarea 1 would also provide for the development of 1,044 to 1,620 dwelling units (based on a density of 29 du/ac to 45 du/ac), and additional residential uses would be permitted in the immediate area (i.e., Subarea 2) with the proposed incorporation of Colton's Residential Overlay (R-O) zone. The intensification of existing uses and introduction of urbanized land uses (including multi-story residential) to Pellissier Ranch, and development of residential and commercial uses in Subarea 2, on property that currently supports light industrial uses, include storage yards and industrial warehouses, would substantially alter the existing character of the areas. However, future development within the Specific Plan (including development in Subareas 1 and 2) would be required to comply with specific plan design standards. Further, all development would comply with the policies and regulations of the Specific Plan, which are intended to ensure the development of the Northside Neighborhood in a harmonious and planned manner, resulting in a quality built environment. As such, while future development in Subareas 1 and 2 would result in visual change, the project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be **less than significant**.

### Subareas 3, 5, and 6

These subareas are situated east of the Main Street corridor in Riverside, are currently designated in the City of Riverside General Plan for Business/Office Park use, and support storage yards, and one- and two-story industrial and business park warehouses. The SP would redesignate these areas for High Density Residential (HDR) use and would alter the existing character of the corridor through the construction of multi-story residential development. The SP contains Design Standards to encourage a consistent theme and style of quality residential development and all future development within these subareas would be required to comply with the design standards , and more generally, the policies and regulations established in the Specific Plan. Therefore, while implementation of the SP would result in notable visual change in these subareas through a change and intensification of use, the project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be **less than significant**.

### Subareas 4 and 7

Subareas 4 and 7 are located in the City of Riverside, are currently designated by City of Riverside General Plan 2025 as Business/Office Park, and principally contain vacant land and storage yards for vehicles and shipping containers. Under the SP, these underutilized properties would be redesignated for Median Density Residential (MDR) and Medium High Density Residential (MHDR) uses, which would permit the development of single- and multi-family residential structures. Where storage yards currently occur, residential development may improve upon existing visual character through the removal of scattered features and construction of cohesive and unified structures and installation of landscaping. Visual change occurring on currently vacant parcels would be notable and would substantially alter the existing undeveloped and open characteristic of these portions of Subareas 4 and 7. However, as with other future potential development in the SPA, future development within Subareas 4 and 7 would be required to comply with the Northside Specific Plan design standards and more generally, and the policies and regulations established in the Specific Plan. Implementation of the SP and future potential development would result in notable visual change in these subareas; however, the project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be **less than significant**.

### Subarea 8

The athletic fields and sports facilities centrally located in the SPA, and the roads bordering these recreational areas, would undergo subtle change from their existing General Plan land use designations. However, users of these areas would experience noticeable visual change associated the installation of new landscaping, construction of lightly programmed and more formal, highly programmed parks, additional sports fields, realignment of an existing drainage, and a new trail system. A conceptual plan of the new park to be located west of Reid Park, “Central Park”, is provided on Figure 3.1-2, Central Park (Subarea 8) – Conceptual Plan. As shown on the plan, a substantial number of street and median trees are envisioned for roadways entering and traversing Subarea 8, and a less formal planting plan is envisioned in new programmed parks, including a proposed sports complex in the northern portion of Subarea 8, and in existing Reid Park. As has been noted in the Northside Specific Plan, this sports complex would occur where the existing Ab Brown Sports Complex exists, or the sports complex would be relocated south across Gardner Road, to be adjacent and west of Reid Park. An expansive trail network is also envisioned that would connect Reid Park with Central Park and allow for meandering and jogging along the realigned natural drainage (see Figure 3.1-3). Trails within the proposed highly programmed park portion of Subarea 8 would be more formal than those in the lightly programmed park, and would create a different recreational experience. As a whole, however, the trail system would be designed to provide a competitive running environment for seasonal cross-country races. A representative view of intended park and trail network character is provided on Figure 3.1-3, Central Park (Subarea 8) – Conceptual Rendering. As shown on the figure, the new park spaces are intended to provide area for passive and active recreation within a shaded and appropriately landscaped setting. Separate and east of the proposed Central Park area is a smaller proposed outdoor open space area, located at the end of Clark Street, south of Chase Road. This area accommodates the Northside Heritage Meadows project, a public non-profit partnership to preserve open space, create a community garden and event space, and develop a co-work learning center and nursery. Currently containing dilapidated buildings and undeveloped land, the Heritage Meadows project will involve the planting of over 450 trees and shrubs, and the rehabilitation of existing structures. Implementation of the SPA would result in noticeable visual change to existing fields and undeveloped lands comprising Subarea 8; however, changes would entail the creation of new park space and recreational facilities that would expand upon existing park space in the area. The visual character of these area would be altered; however, at completion of the parks and maturity of installed landscaping existing visual quality would substantially improve. As such, impacts would be **less than significant**.

### Subarea 9

An additional centrally located area that would experience noticeable visual change is Subarea 9 (see Figure 2-6). Under existing conditions, the rectangular area is designated for Public Facilities in the City of Riverside General Plan 2025, and zoned for Private Recreation; but it is currently undeveloped and covered with grasses, and trees that are sporadic and clustered. Subarea 9 is bound by undeveloped lands to the north and paved roads (Orange Street, Columbia Avenue, and Main Street) to the east, south and west, respectively. With implementation of the SPA, Subarea 9 would be designated for mixed-use retail and residential development (“Northside Village Center”), which is envisioned to include multiple tree-lined corridors that provide access to proposed park space to the north, and neighborhood serving uses that would serve the Northside community. A conceptual plan for the layout of streets, lots, and landscaping is provided on Figure 3.1-4, Northside Village Center (Subarea 9) – Conceptual Plan.

While uses and structures are not depicted on Figure 3.1-4, the Northside Village Center could yield up to 461,000 square feet of commercial space and 1,200 residential units across the approximate 41-acre area. Further, retail options to be developed could include community amenities, such as a grocery store, daycare, a gym, coffee shops and restaurants. In addition, the Northside Village Center would include areas for institutional uses tailored towards the public’s health and safety, such as a police facility, a medical facility, professional services, and/or a community center. A conceptual rendering of the intended character of the Northside Village Center is provided as Figure 3.1-4, Northside Village Center (Subarea 9) – Conceptual Rendering. As with all areas of the SPA that would be developed under the future scenario, transformation of the undeveloped lot that currently comprises Subarea 9 into a neighborhood center would notably alter the existing undeveloped, scattered landscape character of the 41-acre area. However, future development may enhance existing visual quality through the creation of more order, which would better reflect existing developed uses to the east, south, and west. In addition, potential future residential and commercial development would comply with the Specific Plan design standards and more generally, the policies and regulations established in the Specific Plan. Therefore, while future development in Subarea 9 would result in visual change, the project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be **less than significant**.

### Subareas 10 and 15

Subarea 10 is currently developed with commercial and residential uses, and Subarea 15 is currently developed with uses mostly consistent with the area’s General Plan Business/Office Park (B/)P designation. The Specific Plan would allow for the intensification of development as well as a mix of uses in these areas. Since Subarea 10 is presently primary B/OP, the addition of residential uses through the Freeway Mixed Use designation would represent a visual change that would alter the existing character of the I-215 corridor and adjacent neighborhoods to the west. Subarea 15 is principally built-out, and the Specific Plan does not propose any significant changes that would alter the current appearance of the area. Despite the visual change that would occur in Subarea 10 through an intensification of use and introduction of commercial and residential uses to the I-215 and SR-60 visual environments, potential future residential and commercial development would comply with the Specific Plan design standards and more generally, the policies and regulations of the Specific Plan. Therefore, future potential development of Subareas 10 and 15 would not conflict with applicable zoning and other regulations governing scenic quality and impacts would be **less than significant**.



### Subarea 11

Subarea 11 is located in two areas of the specific plan. One area is located to the west of I-215, north of SR-60, and east of Orange Street, in the southeastern corner of the SPA. This portion of Subarea 11 is currently vacant land, and was designated by the Riverside General Plan as Office (O) and Medium Density Residential (MDR) uses at the time of this environmental impact report's scoping session. Subsequently, the Exchange Project proposal, changed the General Plan land uses to Mixed-Use Urban (MU-U), with a small portion of the site (1.06 acres) becoming Commercial (C) to accommodate a vehicle fueling station. An Environmental Impact Report (EIR) was prepared for the project (SCH# 2018071058). While a narrow drainage traverse the area, the remainder of Subarea 11 is covered with grasses, several clusters of trees, and stippled pockets of shrubs. Upon implementation of the Specific Plan Subarea 11 would be redesignated to Mixed Use Neighborhoods development, and as such, the currently vacant site could be developed with a mix of commercial and residential uses housed in multi-story structures, consistent with the approved Exchange Project.

The second portion of Subarea 11 is located on the south side of SR-60, along Main Street. This area is currently designated in the Riverside General Plan as part of the Downtown Specific Plan (DSP), North Main Street (NMS) area. This area is mostly developed, and principally contains older retail, warehousing and vehicle service uses. The Northside Specific Plan proposes to improve the streetscape along Main Street and encourage the preservation and renovation of the existing buildings by providing more on-street parking, which encourages the redevelopment of structures with retail and restaurant uses. Because areas within the SPA are located adjacent to existing single-family and other low-intensity uses, the Specific Plan contains Design Standard that encourage the consideration of existing surrounding land uses in the design of development proposals. Therefore, while the areas are proposed for Mixed Use Neighborhoods, future potential development would be appropriately scaled and massed to minimize the potential for strong contrast with adjacent Medium Density Residential (MDR) areas. The character of both Subarea 11 areas would be substantially altered by Mixed Use Neighborhoods development and street enhancements; however, future project specific development proposed in the area would comply with the design standards, policies and regulations of the Specific Plan. Further, street improvements and landscaping would generally promote cohesion and improve upon the existing visual character. Therefore, Subarea 11 development would not conflict with applicable zoning and other regulations governing scenic quality and impacts would be **less than significant**.

### Subareas 12, 13, 14, and 17

The proposed Specific Plan designations for Subareas 12, 13, 14, and 17 are generally in-line with what these areas are currently developed with. As such, Subarea 12 would remain as MDR, Subarea 13 would remain as MHDR, Subarea 14 would remain as a Public Facilities (School), and Subarea 17 would remain as Commercial. Therefore, the project would not result in a change in these subareas, and impacts related to zoning would be **less than significant**.

### Subarea 16

Located in the northern portion of the SPA and along Center Street, the historic Trujillo Adobe is located on an approximately 0.85-acre fenced lot that is currently surrounded by industrial uses. The abode itself is obscured from view of passing Center Street motorists by a non-descript wood walled shelter, as well as outside storage uses on adjacent industrial designated lots, and large pepper trees located on the adobe property. As proposed by the Specific Plan, the adobe property and 7 acres comprising adjacent parcels (including undeveloped lands to the east and industrial lands to the south of Center Street) would be redesignated as the Trujillo Adobe Heritage Village

(TAHV). In addition to an orange groves and a parking lot, the TAHV would include new buildings that replicate and celebrate the La Placita settlement's historic past, such as a cantina, schoolhouse, museum/interpretive center and dining options. Commercial uses would also be located south of Center Street with the TAHV.

A conceptual plan of the TAHV is presented on Figure 3.1-6, Trujillo Adobe Heritage Village (Subarea 16) – Conceptual Plan, and a rendering depicting the intended character of the TAHV is presented on Figure 3.1-7, Trujillo Adobe Heritage Village (Subarea 16) – Conceptual Rendering. As shown on the rendering, the envisioned heritage village character of the area is intended to display a central, unifying theme and architectural style that would established a sense of place and be distinct from other areas of the SPA. The ATHV would honor the historic past of Riverside's first settlement, La Placita de los Trujillos, and would create new commercial and history-focused opportunities. The existing adobe property is fenced and structures are obscured by trees and elements on adjacent properties. With implementation of the Specific Plan, the Trujillo Adobe would be restored and the currently closed off area would be open and inviting to the public. As the TAHV would encompasses adjacent properties that are currently developed with industrial uses, future development of a heritage village with a consistent design theme and style would improve upon existing visual quality and character of the area. In addition, development in the TAHV would comply with the City of Riverside's Citywide Design and Sign Guidelines, and policies and regulations of the Specific Plan. Therefore, while future development in Subarea 16 would result in visual change, the project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be **less than significant**.

### **TZO**

The proposed Transition Overlay Zone (TZO) would allow the continuation of the existing zoning. As such, the TZO would not result in changes in aesthetics.

### **Roadway Improvements**

In addition to land use and zoning designation changes, improvements and alterations are proposed for existing roads located within the SPA boundary. An example of proposed changes to the local transportation network is depicted on Figure 3.1-8, Existing and Proposed Sections – Main Street. The figure shows existing and proposed right-of-way, travel lane, median, and sidewalk conditions on a segment of Main Street centrally located in the SPA and near Alamo Street in the City. As demonstrated in the section graphics, the existing roadway width near Alamo Street would be reduced by reducing the width of the center median, travel and bike/parking lanes. As a result, the width of parkways would increase where feasible to accommodate plant buffers between vehicles and pedestrians, a provide a fully separated and protected bikeway. Similar roadway corridor changes are proposed throughout the SPA, including along Orange Street, Columbia Avenue, and Center Street. These changes are primarily intended to enhance pedestrian and bike mobility and facilitate additional planting of trees and other vegetation within urbanized areas. Conceptual renderings of the envisioned character of the Main Street corridor (including narrowed landscaped medians, parkways, protected bike lanes and central angled parking envisioned in the southern portion of the SPA) are presented on Figure 3.1-9, Main Street – Conceptual Renderings. While future roadway improvements would result in visual change towards a more multi-modal orientation, these changes are intended to improve scenic quality and would conflict regulations governing scenic quality. Impacts would be **less than significant**.

## Solar

According to the City of Colton, utility operations facilities including energy generation and storage facilities are permitted use in the M-1 zone but require architectural and site plan review and approval. Considering the TZO allows for ongoing implementation of the existing zone and the Northside Specific Plan would continue to allow for solar, potential future development of Subareas 1 and 2 may include solar energy generation and storage facilities. While development such development would alter the existing open and undeveloped character of the Pellissier Ranch area, it would be subject to architectural and site plan review and approval which would identify and remedy potential issues including but not limited to potential effects to views and existing visual quality. Further, development of solar energy generation and storage facilities would be required to comply with applicable specific plan development and design standards applicable to new development including but not limited to the siting of individual structures, landscaping, grading, construction and lighting. Therefore, through architectural and site plan review, and adherence to specific plan design standards (**CM-AES-4**), potential impacts to existing visual character and quality associated with energy generation and storage in the Pellissier Ranch area would be **less than significant**.

## Overall Specific Plan

As described and demonstrated above through examples of proposed land use and zoning changes, the proposed project includes the adoption of a new specific plan, the Northside Specific Plan, the purpose of which is to establish a link between implementing policies of the General Plan and the individual development proposals in a defined area. As required by Government Code Section 65450 et seq., the Specific Plan contains land uses and development regulations, infrastructure requirements, and implementation measures for the development of a specific geographic area (referred to as the project site or Specific Plan Area). These provisions require that a specific plan be consistent with the adopted general plan. Section 3.10, Land Use and Planning, of this EIR, includes a General Plan Consistency Analysis, which demonstrates that the Specific Plan is generally consistent with applicable aesthetic General Plan policies of the Cities of Riverside and Colton and Riverside County. In addition, a consistency analysis is provided below in Table 3.1-1, Project Consistency with Aesthetic/Visual Policies of Local and Regional General Plans that demonstrates consistency with policies concerning aesthetics and general visual compatibility.

**Table 3.1-1. Project Consistency with Visual Policies of Local and Regional General Plans**

General Plan Goal/Objective/Policy	Proposed Project Consistency
<b>City of Riverside General Plan 2025</b>	
<b>Objective LU-3:</b> Preserve prominent ridgelines and hillsides as important community visual, recreational and biological assets.	<b>Consistent.</b> Pellissier Ranch, located at the north end of the SPA, is proposed at the base of a hillside. The Northside Specific Plan does not propose any development on the hillside, and greenery and trails along the north and east edges of this area would provide an additional buffer between developable areas and the adjacent hillside (see Figure 2-6 in Chapter 2).
<b>Objective LU-27:</b> Enhance, maintain, and grow Riverside's inventory of street trees	<b>Consistent.</b> The Development Standards established for the Northside Specific Plan require planting of street trees at the minimum spacing permitted by the City. Therefore, required street trees within the SPA would be consistent with the applicable agency's Municipal Code.

Table 3.1-1. Project Consistency with Visual Policies of Local and Regional General Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
<b>Policy LU-27.1:</b> Require appropriately sized landscaped parkways in all new development. Parkway areas shall be of sufficient width to allow planting of trees that will become large canopy trees.	<b>Consistent.</b> In addition to land use and zoning designation changes, improvements and alterations are proposed for existing roads located within the SPA boundary. An example of proposed changes to the local transportation network (including the addition of new parkways) is depicted on Figure 3.1-8, Existing and Proposed Sections – Main Street. New parkways would also be incorporated into the design of new roadways in the SPA including those proposed in the Northside Village Center (Subarea 9) area. See Figure 3.1-4 for conceptual rendering of new roadways and landscaping in the Northside Village Center.
<b>Policy LU-27.4:</b> Encourage trees on private property.	<b>Consistent.</b> Development Standards established for the Northside Specific Plan requires planting of street trees and encourage the installation of landscaping on private property.
<b>Objective LU-72:</b> Provide for steady change and improvement to an upgraded model community with a distinct identity.	<b>Consistent.</b> The Northside Specific Plan provides a framework for how the community would be developed over time. The Design Standards established for the Northside Specific Plan are intended to make the Northside community more attractive, stronger economically, and improved from an environmental perspective. Over time, individual projects would be developed within the SPA, based on market conditions.
<b>Policy LU-72.2:</b> Site new development to emphasize views out of the Northside area and not block existing views. Lay out subdivisions so that streets emphasize the views. In many cases this means streets should be perpendicular to the view. This visual corridor can also be protected by an open space easement across a portion of the lot.	<b>Consistent:</b> As specific developments within the SPA are proposed, existing views in the surrounding area will be considered in design to retain (to the extent practicable) existing views and view corridors.
<b>Objective LU-74:</b> To provide livable neighborhoods evidenced by well-maintained housing, ample public services, and open space that provide a high-quality living environment and instill community pride.	<b>Consistent.</b> The Northside Specific Plan is designed to promote proactive economic development, encourage sustainable development and open space preservation, increase mobility choices, preserve the historic character, and develop attractive residential neighborhoods with diverse housing options. The Design Standards established for the Northside Specific Plan are intended to make the Northside community more attractive, stronger economically, and more sustainable, and to foster an improved sense of place. The cohesive guidelines would encourage design that accomplishes the desired vision for the Northside while preserving the unique character of the area.
<b>Policy LU-74.4:</b> Preserve large groupings of existing trees that add visual interest to the area. Such tree groupings should be preserved as part of development projects or road widenings whenever possible.	<b>Consistent:</b> As specific developments within the SPA are proposed, the preservation of large groupings of existing trees that add visual interest to the area and do not conflict with the intended character of the area will be considered.

Table 3.1-1. Project Consistency with Visual Policies of Local and Regional General Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
<b>Objective OS-1:</b> Preserve and expand open space areas and linkages throughout the City and sphere of influence to protect the natural and visual character of the community and to provide for appropriate active and passive recreational uses.	<b>Consistent:</b> As demonstrated on Figure 2-5, under existing conditions no lands within the City's jurisdiction are designated for open space/natural resources. As such, potential future development of lands within City jurisdiction would not conflict with this objective.
<b>Objective OS-2:</b> Minimize the extent of urban development in the hillsides, and mitigate any significant adverse consequences associated with urbanization.	<b>Consistent:</b> Hillside development is not proposed in the portion of the SPA within the City. As such, potential future development of lands within City jurisdiction would not conflict with this objective.
<b>City of Colton General Plan</b>	
<b>Policy LU-9.3:</b> Encourage a unified architectural character in commercial areas, and vigorously enforce commercial land use standards, including but not limited to landscaping, signage, and property maintenance to enhance the visual appearance of the City's commercial areas.	<b>Consistent:</b> While a specific development proposal has not been proposed for the future General Commercial (C-2) area that would be designated by the SP in the City of Colton (see Figure 2-6), a unified architectural theme is encouraged in the Design Standards established for the Northside Specific Plan for the purposes of facilitating a cohesive and appealing visual environment.
<b>Policy LU-11.3:</b> Increase and diversify local employment opportunities, and retain and accommodate industrial development that is compatible with City objectives for safety, environmental and visual quality, and employment and revenue generation.	<b>Consistent:</b> Development of commercial, business park/office, industrial and residential uses in Subareas 1 and 2 in the City of Colton would be permitted by the proposed land use changes associated with the Northside Specific Plan. Industrial development that is compatible with City objectives for safety, environmental and visual quality, and employment and revenue generation is encouraged in the Specific Plan Design Standards.
<b>Principle 7:</b> Outstanding scenic vistas and visual features shall be preserved and protected through the use of view easements, height limitations, and a design review board.	<b>Consistent.</b> Potential future development of the Pellissier Ranch area with residential and industrial uses could alter the quality of existing views to prominent local and regional topography as experienced from the Santa Ana River Trail. However, a portion of the river trail currently abuts industrial storage yards and the City of Colton has not designated existing views from the trail as scenic vistas. Further, the SPA does not extend into the La Loma Hills and would not entail the alteration of these local topographical features that are visible from the river trail.
<b>Riverside County General Plan</b>	
<b>Policy LU 2.1:</b> Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (AI 1, 3, 5, 9, 27, 29, 30, 41, 60, 91) a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.	<b>Consistent.</b> The Northside Specific Plan includes a wide range and mix of designated land uses and provides a framework for how the community would be developed over time. In the County of Riverside, existing land use designations within the SPA would generally be maintained however, a small area of Freeway Mixed Use would be permitted along the I-215 corridor and near existing MDR designations (see Figure 2-6). These uses are proposed where urban uses are currently located and are appropriate due to the proximity of the interstate corridor. The Design Standards established for the Northside Specific Plan including applicable standards for

Table 3.1-1. Project Consistency with Visual Policies of Local and Regional General Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
<ul style="list-style-type: none"> <li>b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.</li> <li>c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.</li> <li>d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.</li> <li>e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.</li> <li>f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.</li> <li>g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.</li> </ul>	<p>the Freeway Mixed Use designation are intended to make the Northside community more attractive, stronger economically, and improved from an environmental perspective. Over time, individual projects would be developed within the SPA, based on market conditions.</p>
<p><b>Policy LU 3.1:</b> Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10, 125)</p> <ul style="list-style-type: none"> <li>a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing.</li> <li>b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.</li> <li>c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.</li> <li>d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.</li> <li>e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision.</li> <li>f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).</li> </ul>	<p><b>Consistent.</b> In the County of Riverside, the small area included within the SPA would primarily accommodate residential development (similar to existing conditions). In regards to Freeway Mixed Use areas, the development of underutilized industrials parcels is targeted to promote a better link with adjacent residential and commercial developments. Proposed development envisioned with the County portion of the SPA would not entail the development of a “new” community. The project would allow for multi-modal improvements along targeted corridors.</p>

Table 3.1-1. Project Consistency with Visual Policies of Local and Regional General Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
g. Provide the opportunity to link communities through access to multi-modal transportation systems.	
<p><b>Policy LU 4.1:</b> Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62).</p> <ul style="list-style-type: none"> <li>a. Compliance with the design standards of the appropriate area plan land use category.</li> <li>b. Require that structures be constructed in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations.</li> <li>c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.</li> <li>d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.</li> <li>e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR).</li> <li>f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.</li> <li>g. Encourage innovative and creative design concepts.</li> <li>h. Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art.</li> <li>i. Include consistent and well-designed signage that is integrated with the building's architectural character.</li> <li>j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.</li> <li>k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.</li> <li>l. Mitigate noise, odor, lighting, and other impacts on surrounding properties.</li> <li>m. Provide and maintain landscaping in open spaces and parking lots.</li> <li>n. Include extensive landscaping.</li> <li>o. Preserve natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways,</li> </ul>	<p><b>Consistent.</b> The Northside Specific Plan provides a framework for how the Northside community (including the small area of the County including in the SPA) would be developed over time. Most County lands are already developed and would remain unchanged; however, mixed use development may occur along the I-215 corridor on underutilized industrial properties. The Design Standards established for the Northside Specific Plan are intended to make the Northside community more attractive, stronger economically, and improved from an environmental perspective. In addition, the Design Standards established for the Northside Specific Plan include measures pertaining to energy efficiency, water conservation, climate appropriately landscaping, well-designed signage, and the encouragement of functional, connected spaces.</p>



Table 3.1-1. Project Consistency with Visual Policies of Local and Regional General Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
<p>and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.</p> <p>p. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.</p> <p>q. Design parking lots and structures to be functionally and visually integrated and connected.</p> <p>r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.</p>	
<p><b>Policy LU 7.4:</b> Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)</p>	<p><b>Consistent:</b> Most County lands included within the SPA would remain unchanged; however, mixed use development may occur along the I-215 corridor on underutilized industrial properties. See Figure 2-6. Over time, individual mixed use projects may be proposed within the SPA and project-specific design characteristics would be assessed to determine potential glare and shadowing effects. Compliance County, state and federal regulations associated with the topics in this policy would continue to apply to development within the SPA.</p>
<p><b>Policy LU 14.1:</b> Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)</p>	<p><b>Consistent:</b> Under existing conditions, views from I-215 across the relatively small area of County jurisdictional lands included in the SPA and to the La Loma Hills and more distant mountain topography are available. However, neither the County nor the State have designated this particular segment of I-215 a scenic highway and the brief views available across the County area within the SPA from the interstate are not considered outstanding scenic vistas due to the prominence of urban uses in the immediate area. Also, County lands in the SPA do not support outstanding visual features. Rather, the area is entirely developed with residential and light industrial uses.</p>
<p><b>Policy LU 14.8:</b> Avoid the blocking of public views by solid walls. (AI 3)</p>	<p><b>Consistent:</b> The placement of solid walls will be reviewed and assessed as specific development proposals are proposed on County lands within the SPA. In addition, the Design Standards established for the Northside Specific Plan encourage the preservation of significant public views consistent with this policy.</p>
<p><b>Policy LU 28.10:</b> Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area. (AI 3)</p>	<p><b>Consistent:</b> The Design Standards established for the Northside Specific Plan are intended to make the Northside community more attractive, stronger economically, and improved from an environmental perspective. Design Standards would encourage and require quality design and materials and the enhancement of surrounding areas.</p>

Table 3.1-1. Project Consistency with Visual Policies of Local and Regional General Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
<b>Policy LU 29.3:</b> Site [commercial] buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity. (AI 3)	<b>Consistent:</b> Commercial land uses are not proposed in the small portion of the SPA on County jurisdictional lands.
<b>Policy OS 21.1:</b> Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County. (AI 79)	<b>Consistent.</b> Under existing conditions, views from I-215 across the relatively small area of County jurisdictional lands included in the SPA and to the La Loma Hills and more distant mountain topography are available. However, neither the County nor the State have designated this particular segment of I-215 a scenic highway and the brief views available across the County area within the SPA from the interstate are not considered outstanding scenic vistas or significant view corridors due to the prominence of urban uses in the immediate area.
<b>Highland Area Plan Policy HAP 5.3:</b> VHDR, HDR, MHDR, and MDR developments located adjacent to lower density residential uses shall provide transitional buffers, such as larger lot sizes along the boundary, setbacks similar to those of the adjoining rural development, block walls, landscaped berms, or a wall combined with landscaping to enhance its appearance.	<b>Consistent.</b> As proposed, the SP would redesignate a pocket of existing Business/Office Park designated lands in the County of Riverside for Freeway Mixed Use. Potential future development of Freeway Mixed Use area could result in the construction of higher density residential uses adjacent to existing MDR zones. As specific developments are proposed in the area, proposals will be reviewed for inclusion of appropriate transitional buffers.

As demonstrated in Table 3.1-1 above, the proposed project would not result in a conflict with an applicable land use plan, policy, or regulation for the purpose of avoiding or mitigating an environmental effect, including those applicable to aesthetics and scenic quality. All City of Riverside, City of Colton and Riverside County General Plan policies pertaining to aesthetics and scenic quality, as identified in Section 3.1.2, Relevant Plans, Policies, and Ordinances, are addressed in Table 3.1-1. Therefore, the proposed project would not conflict with any plans or policies governing scenic quality. Additionally, neither the cities of Riverside nor Colton have ordinances governing scenic quality that apply to the proposed project. Thus, because the proposed project is in an urbanized area and would not conflict with applicable zoning and other regulations governing scenic quality, impacts would be **less than significant**.

***Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

As described in Section 3.1.1, the majority of the SPA is currently characterized as urbanized, and the level of light and glare with and surrounding the SPA is typical of an urbanized area. Existing light and glare sources include interior and exterior lighting, streetlights, automobile headlights, and reflection of headlights in windows as they pass adjacent buildings. There are some undeveloped areas scattered throughout the SPA, including Pellissier Ranch (Subareas 1 and 2), the Former Riverside Golf Course (Subareas 8 and 9), and other large undeveloped areas (Subareas 4, 7, and 11). There are no existing sources of light or glare within these undeveloped areas; however, undeveloped areas such as this may experience spillover lighting from adjacent developments.

For areas where development currently exists, it is assumed that the project would result in no substantial change with regard to new sources of light or glare. This is due to the urbanized character of the areas that currently contain similar sources of lighting and glare and would not typically entail the introduction of new sources of substantial light or glare. Where an intensification of existing land uses is proposed, potential future development of these area could entail the installation of a greater quantity of lighting fixtures and other lighting source than would be expected of existing land use designations. Ultimately, compliance with standard Municipal Code regulations and Design Standards governing lighting including the use of shields and downward directed lights that would reduce light and glare issues.

In undeveloped areas within the SPA, proposed land use designations and associated future potential development would result in the introduction of lighting and glare sources. For example, the project would allow future new development within Pellissier Ranch (Subarea 1). Potential future development in Subarea 1 may include typical sources of lighting such as street lighting, security lighting, and light generated by individual residential, commercial, and industrial buildings. In addition, potential future development could entail the installation of glare generating sources such as glass windows. However, development project within the SPA would be required to conform to the Design Standards contained in the Specific Plan, is in compliance with the applicable provisions in each City's Municipal Code related to lighting and glare standards.

Specifically, with implementation of compliance measures (**CM-AES-1**) identified in Chapter 2, Project Description (see Table 2-6, Compliance Measures), of this EIR, all new development with the City would be required to comply with Section 19.556.020 of the City of Riverside's Municipal Code. This section of the municipal code contains the City's lighting design and development standards and as proposed, potential future development within the City of Riverside portion of the SPA would comply with existing regulations that require the use of directed, oriented, and shielded lighting to prevent light from shining onto adjacent properties, onto public rights-of-way and into driveway areas (**CM-AES-1**). In addition, all new development within the City of Riverside would be required to comply with Section 19.590.707, Light and Glare, that contains regulations regarding the minimum and maximum lighting intensity requirements (**CM-AES-2**). Furthermore, all new development within the City of Colton would be required to comply with Chapter 18.42, Performance Standards, Section 18.42.090, Light, and Section 18.42.100, Glare, of the City of Colton's Zoning Code that regulates lighting and glare (**CM-AES-3**). Portions of the County within the SPA are located outside of both Zone A and Zone B (as delineated in Ordinance Number 655, Dark Sky Regulations) as it is more than 50 miles from the Palomar Observatory; therefore, the Project is not required to conform to the Zone A and B standards of the County's Dark Sky Regulations. Required compliance with applicable regulations surrounding lighting and glare within each City would ensure that the proposed project would not produce substantial amounts of light from artificial sources that would adversely affect the day or nighttime views of the surrounding area, nor would the proposed project result in significant daytime glare impacts. Therefore, through compliance with existing regulations and standards concerning the limiting of lighting and glare effects, impacts related to light and glare would be **less than significant**.

Lastly and as discussed previously, potential future development of Subareas 1 and 2 may include solar energy generation and storage facilities. Development of such a facility would not require the installation of outdoor lighting during operations. Regarding glare, photovoltaic (PV) solar panels are made to absorb as much light as possible and therefore, to reflect as little as possible. To ensure that potential glare generated by solar panels does not adversely affect daytime views of viewers in the surrounding area, the tilt angle and the angle of the solar arrays would be adjusted during the design phase (and documented for architectural and site plan review). These design measures are intended to minimize any potentially bothersome glare angles for surrounding land uses. Therefore, through adherence to existing regulations concerning architectural and site plan review and approval (**CM-AES-4**), and compliance with specific plan design standards requiring the reduction of potential

nuisance impacts including light and glare, potential glare issues associated with solar energy generation and storage facilities would be **less than significant**.

### 3.1.5 Mitigation Measures

The following mitigation measures would minimize impacts to aesthetics (**Impact AES-1**):

**MM-AES-1 View Corridors and Recessed Facades.** As individual residential projects are proposed in Subarea 1, design shall incorporate view corridors to preserve existing east-oriented view corridor off the Santa Ana River Trail to local topographical features including terrain within Box Springs Mountain Reserve Park to the extent feasible. Additional design features including recessed facades on upper floors shall also be considered to reduced apparent building scale and allow for mountainous topography to remain visible in views from the Santa Ana River Trail.

### 3.1.6 Level of Significance After Mitigation

With implementation of MM-AES-1, impacts to scenic views from the Santa Ana River Trail associated with potential future residential development in Subarea 1 would potentially remain significant. Due to the flat topography of the area between the Santa Ana River trail and the La Loma Hills and Box Springs Mountain Reserve Park, any HDR development within Subarea 1 would result in a potentially significant view blockage of scenic resources as well as an urbanizing visual effect to the scenic vista. While the design measures to attempt to preserve view corridors through the area of the scenic terrain would reduce this impact, significant view blockage is still expected to occur in addition to the **urbanization of the scenic viewshed**. In addition, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure. Thus, Impact AES-1 would remain significant after the implementation of MM-AES-1.





SOURCE: City of Riverside 2019; Riverside County 2019; San Bernardino County 2019; ESRI Basemap

FIGURE 3.1-1

Scenic Vistas and Roads

Northside Specific Plan

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SOURCE: Rick Engineering 2019

**FIGURE 3.1-2**

Central Park (Subarea 8) - Conceptual Plan

Northside Specific Plan



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SOURCE: Rick Engineering 2019

**DUDEK**

**FIGURE 3.1-3**

Central Park (Subarea 8) - Conceptual Rendering

Northside Specific Plan



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0 50 100 150 200'  
SCALE: 1" = 100' at 36"X24"

SOURCE: Rick Engineering 2019

**DUDEK**

**FIGURE 3.1-4**  
Northside Village Center (Subarea 9) - Conceptual Plan  
Northside Specific Plan

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SOURCE: Rick Engineering 2019

**FIGURE 3.1-5**  
Northside Village Center (Subarea 9) - Conceptual Rendering  
Northside Specific Plan

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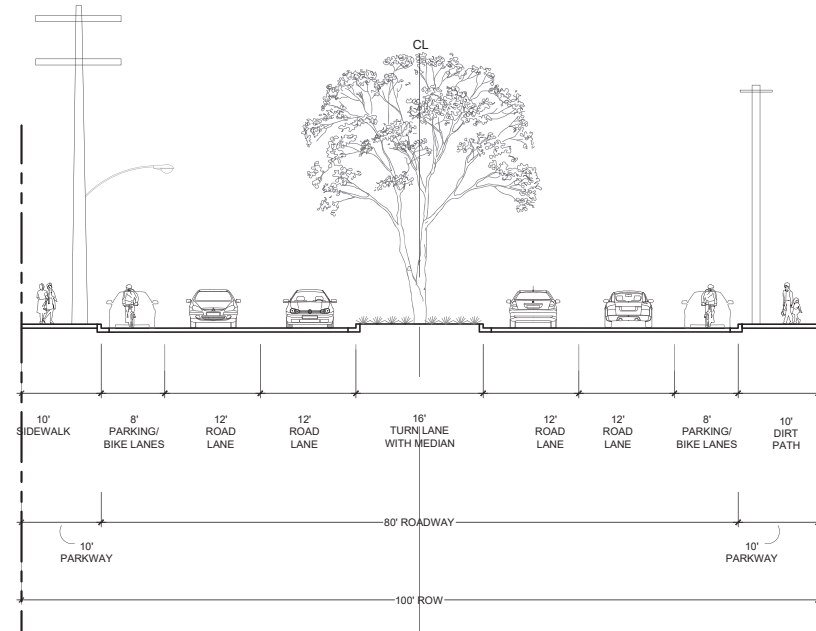
SOURCE: Rick Engineering 2019

**FIGURE 3.1-7**  
Trujillo Adobe Heritage Village (Subarea 16) - Conceptual Rendering  
Northside Specific Plan

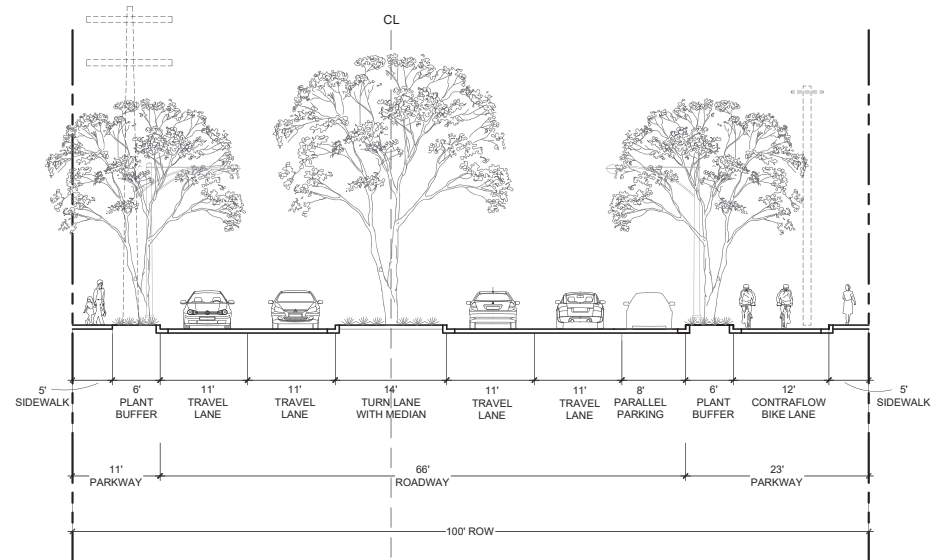
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## EXISTING



## PROPOSED



SOURCE: Rick Engineering 2019

**FIGURE 3.1-8**

Existing and Proposed Sections - Main Street

Northside Specific Plan

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SOURCE: Rick Engineering 2019

**FIGURE 3.1-9**

**Main Street - Conceptual Renderings**  
Northside Specific Plan



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## 3.2 Air Quality

This section describes the existing air quality conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures (MMs) related to implementation of the Northside Specific Plan. The information and analysis presented in this section is based on the Riverside-Colton Northside Specific Plan Baseline Opportunities and Constraints Analysis prepared by Rick Engineering (2017; referred to herein as the “baseline analysis”) and provided as Appendix B. In addition, air quality emission calculations were completed as a part of this analysis utilizing California Emissions Estimator Model (CalEEMod) and are included as Appendix D; additional information related to health effects is also provided in Appendix D.

### 3.2.1 Existing Conditions

#### **Climate and Topography**

The Northside Specific Plan is located within the South Coast Air Basin (SCAB). The SCAB is a 6,745-square-mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The SCAB’s air pollution problems are a consequence of the combination of emissions from the nation’s second-largest urban area, meteorological conditions that hinder dispersion of those emissions, and mountainous terrain surrounding the SCAB that traps pollutants as they are pushed inland with the sea breeze (SCAQMD 2017). Meteorological and topographical factors that affect air quality in the SCAB are described below.<sup>1</sup>

#### ***Climate***

The SCAB is characterized as having a Mediterranean climate (typified as semiarid with mild winters, warm summers, and moderate rainfall). The general region lies in the semi-permanent high-pressure zone of the eastern Pacific; as a result, the climate is mild and tempered by cool sea breezes. The usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds.

Moderate temperatures, comfortable humidity, and limited precipitation characterize the climate in the SCAB. The average annual temperature varies little throughout the SCAB, averaging 75°F. However, with a less-pronounced oceanic influence, the eastern inland portions of the SCAB show greater variability in annual minimum and maximum temperatures. All portions of the SCAB have recorded temperatures over 100°F in recent years. Although the SCAB has a semiarid climate, the air near the surface is moist because of the presence of a shallow marine layer. Except for infrequent periods when dry air is brought into the SCAB by offshore winds, the ocean effect is dominant. Periods with heavy fog are frequent, and low stratus clouds, occasionally referred to as “high fog,” are a characteristic climate feature. Annual average relative humidity is 70% at the coast and 57% in the eastern part of the SCAB. Precipitation in the SCAB is typically 9 to 14 inches annually and is rarely in the form of snow or hail because of typically warm weather. Most of the rainfall in Southern California occurs between late fall and early spring, with most rain typically in the months of January and February.

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<sup>1</sup> The discussion of meteorological and topographical conditions of the SCAB is based on information provided in the Final 2016 Air Quality Management Plan (SCAQMD 2017).

The SPA is located within the jurisdictional boundaries of the City of Riverside, the City of Colton, and unincorporated areas within Riverside County. The local climate is characterized by relatively low rainfall, with warm summers and mild winters. Average temperatures range from a high of 94.4 °F in August to a low of 41.3 °F in December (WRCC 2019).<sup>2</sup> Annual precipitation averages about 9.86 inches, falling mostly from November through April (WRCC 2019).

### ***Sunlight***

The presence and intensity of sunlight are necessary prerequisites for the formation of photochemical smog. Under the influence of the ultraviolet radiation of sunlight, certain “primary” pollutants (mainly reactive hydrocarbons and oxides of nitrogen [NO<sub>x</sub>]<sup>3</sup>) react to form “secondary” pollutants (primarily oxidants). Since this process is time dependent, secondary pollutants can be formed many miles downwind of the emission sources. Southern California also has abundant sunshine, which drives the photochemical reactions that form pollutants such as ozone (O<sub>3</sub>) and a substantial portion of fine particulate matter (PM<sub>2.5</sub>, particles less than 2.5 microns in diameter). In the SCAB, high concentrations of O<sub>3</sub> are normally recorded during the late spring, summer, and early autumn months, when more intense sunlight drives enhanced photochemical reactions. Because of the prevailing daytime winds and time-delayed nature of photochemical smog, oxidant concentrations are highest in the inland areas of Southern California.

### ***Temperature Inversions***

Under ideal meteorological conditions and irrespective of topography, pollutants emitted into the air mix and disperse into the upper atmosphere. However, the Southern California region frequently experiences temperature inversions in which pollutants are trapped and accumulate close to the ground. The inversion, a layer of warm, dry air overlaying cool, moist marine air, is a normal condition in coastal Southern California. The cool, damp, and hazy sea air capped by coastal clouds is heavier than the warm, clear air, which acts as a lid through which the cooler marine layer cannot rise. The height of the inversion is important in determining pollutant concentration. When the inversion is approximately 2,500 feet above mean sea level, the sea breezes carry the pollutants inland to escape over the mountain slopes or through the passes. At a height of 1,200 feet above mean sea level, the terrain prevents the pollutants from entering the upper atmosphere, resulting in the pollutants settling in the foothill communities. Below 1,200 feet above mean sea level, the inversion puts a tight lid on pollutants, concentrating them in a shallow layer over the entire coastal basin. Usually, inversions are lower before sunrise than during the daylight hours.

Mixing heights for inversions are lower in the summer, and inversions are more persistent, being partly responsible for the high levels of O<sub>3</sub> observed during summer months in the SCAB. Smog in Southern California is generally the result of these temperature inversions combining with coastal day winds and local mountains to contain the pollutants for long periods, allowing them to form secondary pollutants by reacting in the presence of sunlight. The SCAB has a limited ability to disperse these pollutants due to typically low wind speeds and the surrounding mountain ranges.

As with other areas within the SCAB, the SPA is susceptible to air inversions, which trap a layer of stagnant air near the ground where pollutants are further concentrated. These inversions produce haziness, which is caused by moisture, suspended dust, and a variety of chemical aerosols emitted by trucks, automobiles, furnaces, and other sources. Elevated concentrations of particles less than 10 microns in diameter (PM<sub>10</sub>) and of PM<sub>2.5</sub> can occur in the SCAB throughout the year, but they occur most frequently in fall and winter. Although there are some changes in emissions by day of the week and by season, the observed variations in pollutant concentrations are primarily the result of seasonal differences in weather conditions.

<sup>2</sup> Local climate data for the SPA is based on the closest and most-representative station measured by the Western Regional Climate Center, which is the Riverside Citrus EXP climatological station.

<sup>3</sup> NO<sub>x</sub> is a general term pertaining to compounds of nitric oxide (NO), nitrogen dioxide (NO<sub>2</sub>) and other oxides of nitrogen.

## Pollutants and Effects

### *Criteria Air Pollutants*

Criteria air pollutants are defined as pollutants for which the federal and state governments have established ambient air quality standards, or criteria, for outdoor concentrations to protect public health. The national and California standards have been set, with an adequate margin of safety, at levels above which concentrations could be harmful to human health and welfare. These standards are designed to protect the most sensitive persons from illness or discomfort. Pollutants of concern include O<sub>3</sub>, nitrogen dioxide (NO<sub>2</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), PM<sub>10</sub>, PM<sub>2.5</sub>, and lead. In California, sulfates, vinyl chloride, hydrogen sulfide, and visibility-reducing particles are also regulated as criteria air pollutants. These pollutants, as well as toxic air contaminants (TACs), are discussed in the following paragraphs.<sup>4</sup> A more detailed discussion of health effects of criteria air pollutants is provided in Appendix D.

**Ozone.** O<sub>3</sub> is a strong-smelling, pale blue, reactive, toxic chemical gas consisting of three oxygen atoms. It is a secondary pollutant formed in the atmosphere by a photochemical process involving the sun's energy and O<sub>3</sub> precursors. These precursors are mainly NO<sub>x</sub> and volatile organic compounds (VOCs). The maximum effects of precursor emissions on O<sub>3</sub> concentrations usually occur several hours after they are emitted and many miles from the source. Meteorology and terrain play major roles in O<sub>3</sub> formation, and ideal conditions occur during summer and early autumn on days with low wind speeds or stagnant air, warm temperatures, and cloudless skies. O<sub>3</sub> exists in the upper atmosphere O<sub>3</sub> layer (stratospheric O<sub>3</sub>) and at the Earth's surface in the troposphere (ground-level O<sub>3</sub>).<sup>5</sup> The O<sub>3</sub> that the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) regulate as a criteria air pollutant is produced close to the ground level, where people live, exercise, and breathe. Ground-level O<sub>3</sub> is a harmful air pollutant that causes numerous adverse health effects and is thus considered "bad" O<sub>3</sub>. Stratospheric, or "good," O<sub>3</sub> occurs naturally in the upper atmosphere, where it reduces the amount of ultraviolet light (i.e., solar radiation) entering the Earth's atmosphere. Without the protection of the beneficial stratospheric O<sub>3</sub> layer, plant and animal life would be seriously harmed.

O<sub>3</sub> in the troposphere causes numerous adverse health effects; short-term exposures (lasting for a few hours) to O<sub>3</sub> at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes (EPA 2013).

Inhalation of O<sub>3</sub> causes inflammation and irritation of the tissues lining human airways, causing and worsening a variety of symptoms. Exposure to O<sub>3</sub> can reduce the volume of air that the lungs breathe in, thereby causing shortness of breath. O<sub>3</sub> in sufficient doses increases the permeability of lung cells, rendering them more susceptible to toxins and microorganisms. The occurrence and severity of health effects from O<sub>3</sub> exposure vary widely among individuals, even when the dose and the duration of exposure are the same. Research shows adults and children who spend more time outdoors participating in vigorous physical activities are at greater risk from the harmful health effects of O<sub>3</sub> exposure. While there are relatively few studies on the effects of O<sub>3</sub> on children, the available studies show that children are no more or less likely to suffer harmful effects than adults. However, there are a number of reasons why children may be more susceptible to O<sub>3</sub> and other pollutants. Children and teens spend nearly twice as much time

<sup>4</sup> The descriptions of the criteria air pollutants and associated health effects are based on the U.S. Environmental Protection Agency's (EPA's) Criteria Air Pollutants (EPA 2018a) and the California Air Resources Board's (CARB's) Glossary of Air Pollutant Terms (CARB 2019a).

<sup>5</sup> The troposphere is the layer of the Earth's atmosphere nearest to the surface of the Earth. The troposphere extends outward about 5 miles at the poles and about 10 miles at the equator.

outdoors and engaged in vigorous activities as adults. Children breathe more rapidly than adults and inhale more pollution per pound of their body weight than adults. Also, children are less likely than adults to notice their own symptoms and avoid harmful exposures. Further research may be able to better distinguish between health effects in children and adults. Children, adolescents, and adults who exercise or work outdoors, where O<sub>3</sub> concentrations are the highest, are at the greatest risk of harm from this pollutant (CARB 2019b).

**Nitrogen Dioxide.** NO<sub>2</sub> is a brownish, highly reactive gas that is present in all urban atmospheres. The major mechanism for the formation of NO<sub>2</sub> in the atmosphere is the oxidation of the primary air pollutant nitric oxide (NO), which is a colorless, odorless gas. NO<sub>x</sub> plays a major role, together with VOCs, in the atmospheric reactions that produce O<sub>3</sub>. NO<sub>x</sub> is formed from fuel combustion under high temperature or pressure. In addition, NO<sub>x</sub> is an important precursor to acid rain and may affect both terrestrial and aquatic ecosystems. The two major emissions sources are transportation and stationary fuel combustion sources such as electric utility generation units and industrial boilers.

A large body of health science literature indicates that exposure to NO<sub>2</sub> can induce adverse health effects. The strongest health evidence, and the health basis for the ambient air quality standards for NO<sub>2</sub>, results from controlled human exposure studies that show that NO<sub>2</sub> exposure can intensify responses to allergens in allergic asthmatics. In addition, a number of epidemiological studies have demonstrated associations between NO<sub>2</sub> exposure and premature death, cardiopulmonary effects, decreased lung function growth in children, respiratory symptoms, emergency room visits for asthma, and intensified allergic responses. Infants and children are particularly at risk because they have disproportionately higher exposure to NO<sub>2</sub> than adults due to their greater breathing rate for their body weight and their typically greater outdoor exposure duration. Several studies have shown that long-term NO<sub>2</sub> exposure during childhood, the period of rapid lung growth, can lead to smaller lungs at maturity in children with higher levels of exposure compared to children with lower exposure levels. In addition, children with asthma have a greater degree of airway responsiveness compared with adult asthmatics. In adults, the greatest risk is to people who have chronic respiratory diseases, such as asthma and chronic obstructive pulmonary disease (CARB 2019c).

**Carbon Monoxide.** CO is a colorless, odorless gas formed by the incomplete combustion of hydrocarbon, or fossil fuels. CO is emitted almost exclusively from motor vehicles, power plants, refineries, industrial boilers, ships, aircraft, and trains. The SPA is currently designated for a mix of residential, commercial, industrial, public facilities, recreation, and open space uses. In the SPA, automobile exhaust accounts for the majority of CO emissions. CO is a nonreactive air pollutant that dissipates relatively quickly; therefore, ambient CO concentrations generally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are influenced by local meteorological conditions—primarily wind speed, topography, and atmospheric stability. CO from motor vehicle exhaust can become locally concentrated when surface-based temperature inversions are combined with calm atmospheric conditions, which is a typical situation at dusk in urban areas from November to February. The highest levels of CO typically occur during the colder months of the year, when inversion conditions are more frequent.

CO is harmful because it binds to hemoglobin in the blood, reducing the ability of blood to carry oxygen. This interferes with oxygen delivery to the body's organs. The most common effects of CO exposure are fatigue, headaches, confusion and reduced mental alertness, light-headedness, and dizziness due to inadequate oxygen delivery to the brain. For people with cardiovascular disease, short-term CO exposure can further reduce their body's already compromised ability to respond to the increased oxygen demands of exercise, exertion, or stress. Inadequate oxygen delivery to the heart muscle leads to chest pain and decreased exercise tolerance. Unborn babies whose mothers experience high levels of CO exposure during pregnancy are at risk of adverse developmental effects. Unborn babies, infants, elderly people, and people with anemia or with a history of heart or respiratory disease are most likely to experience health effects with exposure to elevated levels of CO (CARB 2019d).

**Sulfur Dioxide.** SO<sub>2</sub> is a colorless, pungent gas formed primarily from incomplete combustion of sulfur-containing fossil fuels. The main sources of SO<sub>2</sub> are coal and oil used in power plants and industries; as such, the highest levels of SO<sub>2</sub> are generally found near large industrial complexes. In recent years, SO<sub>2</sub> concentrations have been reduced by the increasingly stringent controls placed on stationary source emissions of SO<sub>2</sub> and limits on the sulfur content of fuels.

Controlled human exposure and epidemiological studies show that children and adults with asthma are more likely to experience adverse responses with SO<sub>2</sub> exposure, compared with the non-asthmatic population. Effects at levels near the 1-hour standard are those of asthma exacerbation, including bronchoconstriction accompanied by symptoms of respiratory irritation such as wheezing, shortness of breath, and chest tightness, especially during exercise or physical activity. Also, exposure at elevated levels of SO<sub>2</sub> (above 1 parts per million [ppm]) results in increased incidence of pulmonary symptoms and disease, decreased pulmonary function, and increased risk of mortality. The elderly and people with cardiovascular disease or chronic lung disease (such as bronchitis or emphysema) are most likely to experience these adverse effects (CARB 2019e).

SO<sub>2</sub> is of concern both because it is a direct respiratory irritant and because it contributes to the formation of sulfate and sulfuric acid in particulate matter (NRC 2005). People with asthma are of particular concern, both because they have increased baseline airflow resistance and because their SO<sub>2</sub>-induced increase in airflow resistance is greater than in healthy people, and it increases with the severity of their asthma (NRC 2005). SO<sub>2</sub> is thought to induce airway constriction via neural reflexes involving irritant receptors in the airways (NRC 2005).

**Particulate Matter.** Particulate matter pollution consists of very small liquid and solid particles floating in the air, which can include smoke, soot, dust, salts, acids, and metals. Particulate matter can form when gases emitted from industries and motor vehicles undergo chemical reactions in the atmosphere. PM<sub>2.5</sub> and PM<sub>10</sub> represent fractions of particulate matter. Coarse particulate matter (PM<sub>10</sub>) consists of particulate matter that is 10 microns or less in diameter and is about 1/7 the thickness of a human hair. Major sources of PM<sub>10</sub> include crushing or grinding operations; dust stirred up by vehicles traveling on roads; wood-burning stoves and fireplaces; dust from construction, landfills, and agriculture; wildfires and brush/waste burning; industrial sources; windblown dust from open lands; and atmospheric chemical and photochemical reactions. Fine particulate matter (PM<sub>2.5</sub>) consists of particulate matter that is 2.5 microns or less in diameter and is roughly 1/28 the diameter of a human hair. PM<sub>2.5</sub> results from fuel combustion (e.g., from motor vehicles and power generation and industrial facilities), residential fireplaces, and woodstoves. In addition, PM<sub>2.5</sub> can be formed in the atmosphere from gases such as sulfur oxides (SO<sub>x</sub>), NO<sub>x</sub>, and VOCs.

PM<sub>2.5</sub> and PM<sub>10</sub> pose a greater health risk than larger-size particles. When inhaled, these tiny particles can penetrate the human respiratory system's natural defenses and damage the respiratory tract. PM<sub>2.5</sub> and PM<sub>10</sub> can increase the number and severity of asthma attacks, cause or aggravate bronchitis and other lung diseases, and reduce the body's ability to fight infections. Very small particles of substances such as lead, sulfates, and nitrates can cause lung damage directly or be absorbed into the bloodstream, causing damage elsewhere in the body. Additionally, these substances can transport adsorbed gases such as chlorides or ammonium into the lungs, also causing injury. Whereas PM<sub>10</sub> tends to collect in the upper portion of the respiratory system, PM<sub>2.5</sub> is so tiny that it can penetrate deeper into the lungs and damage lung tissue. Suspended particulates also damage and discolor surfaces on which they settle and produce haze and reduce regional visibility.

A number of adverse health effects have been associated with exposure to both PM<sub>2.5</sub> and PM<sub>10</sub>. For PM<sub>2.5</sub>, short-term exposures (up to 24-hour duration) have been associated with premature mortality, increased hospital admissions for heart or lung causes, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, and restricted activity days. These adverse health effects have been reported primarily in infants, children, and older

adults with preexisting heart or lung diseases. In addition, of all of the common air pollutants, PM<sub>2.5</sub> is associated with the greatest proportion of adverse health effects related to air pollution, both in the United States and worldwide based on the World Health Organization's Global Burden of Disease Project. Short-term exposures to PM<sub>10</sub> have been associated primarily with worsening of respiratory diseases, including asthma and chronic obstructive pulmonary disease, leading to hospitalization and emergency department visits (CARB 2020).

Long-term exposure (months to years) to PM<sub>2.5</sub> has been linked to premature death, particularly in people who have chronic heart or lung diseases, and reduced lung function growth in children. The effects of long-term exposure to PM<sub>10</sub> are less clear, although several studies suggest a link between long-term PM<sub>10</sub> exposure and respiratory mortality. The International Agency for Research on Cancer published a review in 2015 that concluded that particulate matter in outdoor air pollution causes lung cancer (CARB 2020).

**Lead.** Lead in the atmosphere occurs as particulate matter. Sources of lead include leaded gasoline; the manufacturing of batteries, paints, ink, ceramics, and ammunition; and secondary lead smelters. Prior to 1978, mobile emissions were the primary source of atmospheric lead. Between 1978 and 1987, the phaseout of leaded gasoline reduced the overall inventory of airborne lead by nearly 95%. With the phaseout of leaded gasoline, secondary lead smelters, battery recycling, and manufacturing facilities are becoming lead-emissions sources of greater concern.

Prolonged exposure to atmospheric lead poses a serious threat to human health. Health effects associated with exposure to lead include gastrointestinal disturbances, anemia, kidney disease, and in severe cases, neuromuscular and neurological dysfunction. Of particular concern are low-level lead exposures during infancy and childhood. Such exposures are associated with decrements in neurobehavioral performance, including intelligence quotient (IQ) performance, psychomotor performance, reaction time, and growth. Children are highly susceptible to the effects of lead.

**Sulfates.** Sulfates are the fully oxidized form of sulfur, which typically occur in combination with metals or hydrogen ions. Sulfates are produced from reactions of SO<sub>2</sub> in the atmosphere and can result in respiratory impairment, as well as reduced visibility.

**Vinyl Chloride.** Vinyl chloride is a colorless gas with a mild, sweet odor, which has been detected near landfills, sewage plants, and hazardous waste sites, due to the microbial breakdown of chlorinated solvents. Short-term exposure to high levels of vinyl chloride in air can cause nervous system effects, such as dizziness, drowsiness, and headaches. Long-term exposure through inhalation can cause liver damage, including liver cancer.

**Hydrogen Sulfide.** Hydrogen sulfide is a colorless and flammable gas that has a characteristic odor of rotten eggs. Sources of hydrogen sulfide include geothermal power plants, petroleum refineries, sewers, and sewage treatment plants. Exposure to hydrogen sulfide can result in nuisance odors, as well as headaches and breathing difficulties at higher concentrations.

**Visibility-Reducing Particles.** Visibility-reducing particles are any particles in the air that obstruct the range of visibility. Effects of reduced visibility can include obscuring the viewshed of natural scenery, reducing airport safety, and discouraging tourism. Sources of visibility-reducing particles are the same as for PM<sub>2.5</sub> described above.

**Volatile Organic Compounds.** Hydrocarbons are organic gases that are formed from hydrogen and carbon and sometimes other elements. Hydrocarbons that contribute to formation of O<sub>3</sub> are referred to and regulated as VOCs (also referred to as reactive organic gases). Combustion engine exhaust, oil refineries, and fossil-fueled power plants are the sources of hydrocarbons. Other sources of hydrocarbons include evaporation from petroleum fuels, solvents, dry cleaning solutions, and paint.



The primary health effects of VOCs result from the formation of O<sub>3</sub> and its related health effects. High levels of VOCs in the atmosphere can interfere with oxygen intake by reducing the amount of available oxygen through displacement. Carcinogenic forms of hydrocarbons, such as benzene, are considered TACs. There are no separate health standards for VOCs as a group.

### ***Non-criteria Air Pollutants***

**Toxic Air Contaminants.** A substance is considered toxic if it has the potential to cause adverse health effects in humans, including increasing the risk of cancer upon exposure, or acute and/or chronic noncancer health effects. A toxic substance released into the air is considered a TAC. TACs are identified by federal and state agencies based on a review of available scientific evidence. In the state of California, TACs are identified through a two-step process that was established in 1983 under the Toxic Air Contaminant Identification and Control Act. This two-step process of risk identification and risk management and reduction was designed to protect residents from the health effects of toxic substances in the air. In addition, the California Air Toxics “Hot Spots” Information and Assessment Act, Assembly Bill (AB) 2588, was enacted by the legislature in 1987 to address public concern over the release of TACs into the atmosphere. The law requires facilities emitting toxic substances to provide local air pollution control districts with information that will allow an assessment of the air toxics problem, identification of air toxics emissions sources, location of resulting hotspots, notification of the public exposed to significant risk, and development of effective strategies to reduce potential risks to the public over 5 years.

Examples include certain aromatic and chlorinated hydrocarbons, certain metals, and asbestos. TACs are generated by a number of sources, including stationary sources, such as dry cleaners, gas stations, combustion sources, and laboratories; mobile sources, such as automobiles; and area sources, such as landfills. Adverse health effects associated with exposure to TACs may include carcinogenic (i.e., cancer-causing) and noncarcinogenic effects. Noncarcinogenic effects typically affect one or more target organ systems and may be experienced on either short-term (acute) or long-term (chronic) exposure to a given TAC.

**Diesel Particulate Matter.** Diesel particulate matter (DPM) is part of a complex mixture that makes up diesel exhaust. Diesel exhaust is composed of two phases, gas and particle, both of which contribute to health risks. More than 90% of DPM is less than 1 micrometer in diameter (about 1/70th the diameter of a human hair), and thus is a subset of PM<sub>2.5</sub> (CARB 2020). DPM is typically composed of carbon particles (“soot,” also called black carbon, or BC) and numerous organic compounds, including over 40 known cancer-causing organic substances. Examples of these chemicals include polycyclic aromatic hydrocarbons, benzene, formaldehyde, acetaldehyde, acrolein, and 1,3-butadiene (CARB 2020). CARB classified “particulate emissions from diesel-fueled engines” (i.e., DPM; 17 CCR 93000) as a TAC in August 1998. DPM is emitted from a broad range of diesel engines: on-road diesel engines of trucks, buses, and cars and off-road diesel engines including locomotives, marine vessels, and heavy-duty construction equipment, among others. Approximately 70% of all airborne cancer risk in California is associated with DPM (CARB 2000). To reduce the cancer risk associated with DPM, CARB adopted a diesel risk reduction plan in 2000 (CARB 2000). Because it is part of PM<sub>2.5</sub>, DPM also contributes to the same non-cancer health effects as PM<sub>2.5</sub> exposure. These effects include premature death; hospitalizations and emergency department visits for exacerbated chronic heart and lung disease, including asthma; increased respiratory symptoms; and decreased lung function in children. Several studies suggest that exposure to DPM may also facilitate development of new allergies (CARB 2020). Those most vulnerable to non-cancer health effects are children, whose lungs are still developing, and the elderly, who often have chronic health problems.

**Odorous Compounds.** Odors are generally regarded as an annoyance rather than a health hazard. Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The ability to detect odors varies considerably among the population and overall is quite subjective. People may have different reactions to the same odor. An odor that is offensive to one person may be perfectly acceptable to another (e.g., coffee roaster). An unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one. In a phenomenon known as odor fatigue, a person can become desensitized to almost any odor, and recognition may only occur with an alteration in the intensity. The occurrence and severity of odor impacts depend on the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of receptors.

### **Sensitive Receptors**

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. People most likely to be affected by air pollution include children, the elderly, athletes, and people with cardiovascular and chronic respiratory diseases. Facilities and structures where these air-pollution-sensitive people live or spend considerable amounts of time are known as sensitive receptor locations. Land uses where air-pollution-sensitive individuals are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (sensitive sites or sensitive land uses) (CARB 2005). The South Coast Air Quality Management District (SCAQMD) identifies sensitive receptor locations as residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes (SCAQMD 1993).

The SPA includes approximately 6,000 residential units distributed throughout the SPA with most units concentrated in the southern and eastern portions of the SPA. Schools in the SPA where sensitive receptors (people in the schools) may spend considerable time include Fremont Elementary School (1925 Orange Street, Riverside, California 92501) and Patricia Beatty Elementary School (4261 Latham Street, Riverside, California 92501).

## 3.2.2 Relevant Plans, Policies, and Ordinances

### **Federal**

#### ***Criteria Air Pollutants***

The federal Clean Air Act, passed in 1970 and last amended in 1990, forms the basis for the national air pollution control effort. The EPA is responsible for implementing most aspects of the Clean Air Act, including setting National Ambient Air Quality Standards (NAAQS) for major air pollutants; setting hazardous air pollutant standards; approving state attainment plans; setting motor vehicle emissions standards; issuing stationary source emissions standards and permits; and establishing acid rain control measures, stratospheric O<sub>3</sub> protection measures, and enforcement provisions. NAAQS are established for criteria pollutants under the Clean Air Act, which are O<sub>3</sub>, CO, NO<sub>2</sub>, SO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and lead.

The NAAQS describe acceptable air quality conditions designed to protect the health and welfare of the citizens of the nation. The NAAQS (other than for O<sub>3</sub>, NO<sub>2</sub>, SO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and those based on annual averages or arithmetic mean) are not to be exceeded more than once per year. NAAQS for O<sub>3</sub>, NO<sub>2</sub>, SO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> are based on statistical calculations over 1- to 3-year periods, depending on the pollutant. The Clean Air Act requires the EPA to reassess the NAAQS at least every 5 years to determine whether adopted standards are adequate to protect public health based on current scientific evidence. States with areas that exceed the NAAQS must prepare a State Implementation Plan that demonstrates how those areas will attain the NAAQS within mandated timeframes.

### Hazardous Air Pollutants

The 1977 federal Clean Air Act amendments required the EPA to identify National Emission Standards for Hazardous Air Pollutants to protect public health and welfare. Hazardous air pollutants (HAPs) include certain VOCs, pesticides, herbicides, and radionuclides that present a tangible hazard, based on scientific studies of exposure to humans and other mammals. Under the 1990 federal Clean Air Act amendments, which expanded the control program for HAPs, 189 substances and chemical families were identified as HAPs.

### State

#### Criteria Air Pollutants

The federal Clean Air Act delegates the regulation of air pollution control and the enforcement of the NAAQS to the states. In California, the task of air quality management and regulation has been legislatively granted to CARB, with subsidiary responsibilities assigned to air quality management districts and air pollution control districts at the regional and county levels. CARB, which became part of the California Environmental Protection Agency in 1991, is responsible for ensuring implementation of the California Clean Air Act of 1988, responding to the federal Clean Air Act, and regulating emissions from motor vehicles and consumer products.

CARB has established California Ambient Air Quality Standards (CAAQS), which are generally more restrictive than the NAAQS. As stated previously, an ambient air quality standard defines the maximum amount of a pollutant averaged over a specified period of time that can be present in outdoor air without harm to the public's health. For each pollutant, concentrations must be below the relevant CAAQS before a geographical area can attain the corresponding CAAQS. Air quality is considered "in attainment" if pollutant levels are continuously below the CAAQS and violate the standards no more than once each year. The CAAQS for O<sub>3</sub>, CO, SO<sub>2</sub> (1-hour and 24-hour), NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded.

California air districts have based their thresholds of significance for CEQA purposes on the levels that scientific and factual data demonstrate that the air basin can accommodate without affecting the attainment date for the NAAQS or CAAQS. Since an ambient air quality standard is based on maximum pollutant levels in outdoor air that would not harm the public's health, and air district thresholds pertain to attainment of the ambient air quality standard, this means that the thresholds established by air districts are also protective of human health.

The NAAQS and CAAQS are presented in Table 3.2-1, Ambient Air Quality Standards.

**Table 3.2-1. Ambient Air Quality Standards**

Pollutant	Averaging Time	California Standards <sup>a</sup>	National Standards <sup>b</sup>	
		Concentration <sup>c</sup>	Primary <sup>c,d</sup>	Secondary <sup>c,e</sup>
O <sub>3</sub>	1 hour	0.09 ppm (180 µg/m <sup>3</sup> )	—	Same as Primary Standard <sup>f</sup>
	8 hours	0.070 ppm (137 µg/m <sup>3</sup> )	0.070 ppm (137 µg/m <sup>3</sup> ) <sup>f</sup>	
NO <sub>2</sub> <sup>g</sup>	1 hour	0.18 ppm (339 µg/m <sup>3</sup> )	0.100 ppm (188 µg/m <sup>3</sup> )	Same as Primary Standard
	Annual Arithmetic Mean	0.030 ppm (57 µg/m <sup>3</sup> )	0.053 ppm (100 µg/m <sup>3</sup> )	

Table 3.2-1. Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards <sup>a</sup>	National Standards <sup>b</sup>	
		Concentration <sup>c</sup>	Primary <sup>c,d</sup>	Secondary <sup>c,e</sup>
CO	1 hour	20 ppm (23 mg/m <sup>3</sup> )	35 ppm (40 mg/m <sup>3</sup> )	None
	8 hours	9.0 ppm (10 mg/m <sup>3</sup> )	9 ppm (10 mg/m <sup>3</sup> )	
SO <sub>2</sub> <sup>h</sup>	1 hour	0.25 ppm (655 µg/m <sup>3</sup> )	0.075 ppm (196 µg/m <sup>3</sup> )	—
	3 hours	—	—	0.5 ppm (1,300 µg/m <sup>3</sup> )
	24 hours	0.04 ppm (105 µg/m <sup>3</sup> )	0.14 ppm (for certain areas) <sup>g</sup>	—
	Annual	—	0.030 ppm (for certain areas) <sup>g</sup>	—
PM <sub>10</sub> <sup>i</sup>	24 hours	50 µg/m <sup>3</sup>	150 µg/m <sup>3</sup>	Same as Primary Standard
	Annual Arithmetic Mean	20 µg/m <sup>3</sup>	—	
PM <sub>2.5</sub> <sup>i</sup>	24 hours	—	35 µg/m <sup>3</sup>	Same as Primary Standard
	Annual Arithmetic Mean	12 µg/m <sup>3</sup>	12.0 µg/m <sup>3</sup>	15.0 µg/m <sup>3</sup>
Lead <sup>j,k</sup>	30-day Average	1.5 µg/m <sup>3</sup>	—	—
	Calendar Quarter	—	1.5 µg/m <sup>3</sup> (for certain areas) <sup>k</sup>	Same as Primary Standard
	Rolling 3-Month Average	—	0.15 µg/m <sup>3</sup>	
Hydrogen sulfide	1 hour	0.03 ppm (42 µg/m <sup>3</sup> )	—	—
Vinyl chloride <sup>l</sup>	24 hours	0.01 ppm (26 µg/m <sup>3</sup> )	—	—
Sulfates	24 hours	25 µg/m <sup>3</sup>	—	—
Visibility reducing particles	8 hour (10:00 a.m. to 6:00 p.m. PST)	Insufficient amount to produce an extinction coefficient of 0.23 per kilometer due to particles when the relative humidity is less than 70%	—	—

Source: CARB 2016.

Notes: ppm = parts per million by volume; µg/m<sup>3</sup> = micrograms per cubic meter; mg/m<sup>3</sup> = milligrams per cubic meter.

- <sup>a</sup> California standards for O<sub>3</sub>, CO, SO<sub>2</sub> (1-hour and 24-hour), NO<sub>2</sub>, suspended particulate matter—PM<sub>10</sub>, PM<sub>2.5</sub>, and visibility-reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. CAAQS are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
- <sup>b</sup> National standards (other than O<sub>3</sub>, NO<sub>2</sub>, SO<sub>2</sub>, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The O<sub>3</sub> standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over 3 years, is equal to or less than the standard. For PM<sub>10</sub>, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 micrograms per cubic meter (µg/m<sup>3</sup>) is equal to or less than one. For PM<sub>2.5</sub>, the 24-hour standard is attained when 98% of the daily concentrations, averaged over 3 years, are equal to or less than the standard.
- <sup>c</sup> Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25° Celsius (°C) and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
- <sup>d</sup> National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

- <sup>e</sup> National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
- <sup>f</sup> On October 1, 2015, the primary and secondary NAAQS for O<sub>3</sub> were lowered from 0.075 ppm to 0.070 ppm
- <sup>g</sup> To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 parts per billion (ppb). Note that the national 1-hour standard is in units of ppb. California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
- <sup>h</sup> On June 2, 2010, a new 1-hour SO<sub>2</sub> standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO<sub>2</sub> national standards (24-hour and annual) remain in effect until 1 year after an area is designated for the 2010 standard, except that in areas designated nonattainment of the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
- <sup>i</sup> On December 14, 2012, the national annual PM<sub>2.5</sub> primary standard was lowered from 15 µg/m<sup>3</sup> to 12.0 µg/m<sup>3</sup>. The existing national 24-hour PM<sub>2.5</sub> standards (primary and secondary) were retained at 35 µg/m<sup>3</sup>, as was the annual secondary standard of 15 µg/m<sup>3</sup>. The existing 24-hour PM<sub>10</sub> standards (primary and secondary) of 150 µg/m<sup>3</sup> also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
- <sup>j</sup> CARB has identified lead and vinyl chloride as TACs with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
- <sup>k</sup> The national standard for lead was revised on October 15, 2008, to a rolling 3-month average. The 1978 lead standard (1.5 µg/m<sup>3</sup> as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

### Toxic Air Contaminants

The state Air Toxics Program was established in 1983 under AB 1807 (Tanner). The California TAC list identifies more than 700 pollutants, of which carcinogenic and noncarcinogenic toxicity criteria have been established for a subset of these pollutants pursuant to the California Health and Safety Code. In accordance with AB 2728, the state list includes the (federal) HAPs. In 1987, the Legislature enacted the Air Toxics “Hot Spots” Information and Assessment Act of 1987 (AB 2588) to address public concern over the release of TACs into the atmosphere. AB 2588 law requires facilities emitting toxic substances to provide local air pollution control districts with information that will allow an assessment of the air toxics problem, identification of air toxics emissions sources, location of resulting hotspots, notification of the public exposed to significant risk, and development of effective strategies to reduce potential risks to the public over 5 years. TAC emissions from individual facilities are quantified and prioritized. “High-priority” facilities are required to perform a health risk assessment, and if specific thresholds are exceeded, the facility operator is required to communicate the results to the public in the form of notices and public meetings.

In 2000, CARB approved a comprehensive Diesel Risk Reduction Plan to reduce diesel emissions from both new and existing diesel-fueled vehicles and engines (CARB 2000). The regulation is anticipated to result in an 80% decrease in statewide diesel health risk in 2020 compared with the diesel risk in 2000. Additional regulations apply to new trucks and diesel fuel, including the On-Road Heavy Duty Diesel Vehicle (In-Use) Regulation, the On-Road Heavy Duty (New) Vehicle Program, the In-Use Off-Road Diesel Vehicle Regulation, and the New Off-Road Compression-Ignition (Diesel) Engines and Equipment Program. These regulations and programs have timetables by which manufacturers must comply and existing operators must upgrade their diesel-powered equipment. There are several airborne toxic control measures that reduce diesel emissions, including In-Use Off-Road Diesel-Fueled Fleets (13 CCR 2449 et seq.) and In-Use On-Road Diesel-Fueled Vehicles (13 CCR 2025).

### ***California Health and Safety Code Section 41700***

Section 41700 of the Health and Safety Code states that a person shall not discharge from any source whatsoever quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or that endanger the comfort, repose, health, or safety of any of those persons or the public; or that cause, or have a natural tendency to cause, injury or damage to business or property. This section also applies to sources of objectionable odors.

## Regional and Local

### *South Coast Air Quality Management District*

While CARB is responsible for the regulation of mobile emissions sources within the state, local air quality management districts and air pollution control districts are responsible for enforcing standards and regulating stationary sources. SCAQMD is the regional agency responsible for the regulation and enforcement of federal, state, and local air pollution control regulations in SCAB, where the SPA is located. The SCAQMD operates monitoring stations in the SCAB, develops rules and regulations for stationary sources and equipment, prepares emissions inventory and air quality management planning documents, and conducts source testing and inspections. The SCAQMD's Air Quality Management Plans (AQMPs) include control measures and strategies to be implemented to attain the CAAQS and NAAQS in the SCAB. The SCAQMD then implements these control measures as regulations to control or reduce criteria pollutant emissions from stationary sources or equipment.

The most-recently adopted AQMP is the 2016 AQMP (SCAQMD 2017), which was adopted by the SCAQMD governing board on March 3, 2017. The 2016 AQMP is a regional blueprint for achieving air quality standards and healthful air. The 2016 AQMP addresses criteria air pollutant emissions from ocean-going vessels, which are considered federal sources, and includes emissions associated with marine vessels and engines in the baseline year and future forecasts. The 2016 AQMP's overall control strategy is an integral approach relying on fair-share emission reductions from federal, state, and local levels. The 2016 AQMP is composed of stationary and mobile source emission reductions from traditional regulatory control measures, incentive-based programs, co-benefits from climate programs, mobile source strategies, and reductions from federal sources (SCAQMD 2017). These control strategies are to be implemented in partnership with CARB and the EPA.

The previous AQMP was the 2012 AQMP, which was adopted in February 2013 (SCAQMD 2013). The 2012 AQMP proposed policies and measures to achieve national and California standards for improved air quality in the SCAB and those portions of the Salton Sea Air Basin (formerly named the Southeast Desert Air Basin) that are under SCAQMD jurisdiction. The 2012 AQMP is designed to meet applicable federal and state requirements for O<sub>3</sub> and particulate matter. The 2012 AQMP documents that attainment of the federal 24-hour PM<sub>2.5</sub> standard is impracticable by 2015 and the SCAB should be classified as a Serious nonattainment area along with the appropriate federal requirements. The 2012 AQMP includes the planning requirements to meet the 1-hour O<sub>3</sub> standard. The 2012 AQMP demonstrates attainment of the federal 24-hour PM<sub>2.5</sub> standard by 2014 in the SCAB through adoption of all feasible measures. Finally, the 2012 AQMP updates the EPA-approved 8-hour O<sub>3</sub> control plan with new measures designed to reduce reliance on the Clean Air Act section 182(e)(5) long-term measures for NO<sub>x</sub> and VOC reductions. The 2012 AQMP reduction and control measures, which are outlined to mitigate emissions, are based on existing and projected land use and development. The EPA, with a final ruling on April 14, 2016, approved the Clean Air Act planning requirements for the 24-hour PM<sub>2.5</sub> standard portion and on September 3, 2014, approved the 1-hour O<sub>3</sub> Clean Air Act planning requirements.

### **Applicable Rules**

Emissions that would result from stationary and area sources during operation in the SPA may be subject to SCAQMD rules and regulations, which may include the following:

**Rule 201 – Permit to Construct:** This rule establishes an orderly procedure for the review of new and modified sources of air pollution through the issuance of permits. Rule 201 specifies that any facility installing nonexempt equipment that causes or controls the emissions of air pollutants must first obtain a permit to construct from the SCAQMD.



**Rule 202 – Temporary Permit to Operate:** This rule requires a person to obtain a permit to construct prior to operating new equipment, altered equipment, or existing equipment that is being put into service.

**Rule 203 – Permit to Operate:** This rule states that a person shall not operate or use any equipment permit unit, the use of which may cause the issuance of air contaminants, or the use of which may reduce or control the issuance of air contaminants, without first obtaining a written permit to operate from the Executive Officer.

**Rule 301 – Permitting and Associated Fees:** The rule establishes a fee schedule for the issuance of permits to cover the cost of the SCAQMD evaluation, planning, inspection, and monitoring related to permitting.

**Rule 401 – Visible Emissions:** This rule establishes the limit for visible emissions from stationary sources for a period or periods aggregating more than three minutes in any hour. This rule prohibits visible emissions dark or darker than Ringelmann No. 1 for periods greater than three minutes in any hour or such opacity which could obscure an observer's view to a degree equal or greater than does smoke.

**Rule 402 – Nuisance:** This rule prohibits the discharge of air pollutants from a facility that cause injury, detriment, nuisance, or annoyance to the public or damage to business or property.

**Rule 403 – Fugitive Dust:** This rule requires fugitive dust sources to implement best available control measures for all sources and prohibits all forms of visible particulate matter from crossing any property line. SCAQMD Rule 403 is intended to reduce PM<sub>10</sub> emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust.

**Rule 431.2 – Sulfur Content of Liquid Fuels:** The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose both of reducing the formation of SO<sub>x</sub> and particulates during combustion and of enabling the use of add-on control devices for diesel-fueled internal combustion engines. The rule applies to all refiners, importers, and other fuel suppliers such as distributors, marketers, and retailers, as well as to users of diesel, low-sulfur diesel, and other liquid fuels for stationary-source applications in the SCAQMD. The rule also affects diesel fuel supplied for mobile source applications.

**Rule 1110.2 – Emissions from Gaseous- and Liquid-Fueled Engines:** This rule applies to stationary and portable engines rated at greater than 50 horsepower. The purpose of Rule 1110.2 is to reduce NO<sub>x</sub>, VOC, and CO emissions from engines. Emergency engines, including those powering standby generators, are generally exempt from the emissions and monitoring requirements of this rule as they have permit conditions that limit operation to 200 hours or less per year as determined by an elapsed operating time meter.

**Rule 1113 – Architectural Coatings:** This rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

**Rule 1146 – Emissions of Oxides of Nitrogen from Industrial, Institutional, and Commercial Boilers, Steam Generators, and Process Heaters:** This rule applies to boilers, steam generators, and process heaters of equal to or greater than 5 million British thermal units (Btu) per hour rated heat input capacity used in all industrial, institutional, and commercial operations with the exception of boilers used by electric utilities to generate electricity, boilers and process heaters with a rated heat input capacity greater than 40 million Btu per hour that are used in petroleum refineries, and sulfur plant reaction boilers. Under this rule, the NO<sub>x</sub> and CO exhaust concentration for Group III boilers (rated from 5 to less than 20 million Btu per hour) are limited to 9 ppm and 400 ppm, respectively, by volume referenced at 3% oxygen on a dry basis.

**Rule 1301 – General:** This regulation sets forth pre-construction review requirements for new, modified, or relocated facilities, to ensure that the operation of such facilities does not interfere with progress in attainment of the national ambient air quality standards, and that future economic growth within the SCAQMD is not unnecessarily restricted. The specific air quality goal of this regulation is to achieve no net increases from new or modified permitted sources of nonattainment air contaminants or their precursors.

**Rule 1303 – Requirements (New Source Review):** This rule requires pre-construction review for new, modified, or relocated facilities, to ensure that the operation of such facilities does not interfere with progress in attainment of the national ambient air quality standards. The goal is to achieve no net increases from new or modified permitted sources of nonattainment air contaminants or their precursors.

**Rule 1401 – New Source Review of Toxic Air Contaminants:** This rule specifies limits for maximum individual cancer risk (MICR), cancer burden, and noncancer acute and chronic hazard index (HI) from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants listed in Table I of Rule 1401. The rule establishes allowable risks for permit units requiring new permits pursuant to Rules 201 or 203.

**Rule 1470 – Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Ignition Engines:** This rule shall apply to any person who owns or operates a stationary CI engine in the SCAQMD with a rated brake horsepower greater than 50 (>50 bhp), except as provided in subdivision (h). This rule regulates the fuel, hours of operation, maintenance, and reporting requirements for applicable engines.

**Rule 2202 – On-Road Motor Vehicle Mitigation Options:** The purpose of this rule is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. This Rule applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average, except as provided in subdivision (l) of this Rule.

**Regulation IX - Standards of Performance for New Stationary Sources (NSPS):** This regulation requires all new, modified, or reconstructed sources of air pollution to comply with criteria air pollutant emission standards established for individual industrial or source categories.

**Regulation X - National Emission Standards for Hazardous Air Pollutants (NESHAPS):** This regulation requires all new, modified, or reconstructed sources of air pollution to comply with air toxics emission standards established for individual industrial or source categories. The Maximum Achievable Control Technology standards requires the maximum degree of emission reduction achievable for particular source categories.

**Regulation XIII – New Source Review:** This regulation sets preconstruction review requirements for new, modified, or relocated facilities to ensure that the operation of such facilities does not interfere with progress in attainment of the NAAQS and that future economic growth within SCAQMD is not unnecessarily restricted. The specific air quality goal of this regulation is to achieve no net increases from new or modified permitted sources of nonattainment air contaminants or their precursors. In addition to nonattainment air contaminants, this regulation will also limit emissions increases of ammonia and O<sub>3</sub>-depleting compounds from new, modified, or relocated facilities by requiring the use of best available control technology.

**Regulation XIV – Toxics and Other Non-Criteria Pollutants:** This regulation includes rules that regulate toxics and other non-criteria pollutants. It provides specifications for maximum individual cancer risk, cancer burden, and noncancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units that emit TACs. The rules establish allowable risks for permit units requiring new permits pursuant to Rules 201 or 203. Under this regulation, Rule 1401 (New Source Review of Toxic Air Contaminants) specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard indices from new permit units, relocations, or modifications to existing permit units that emit TACs listed in the rule.

**Regulation XIV – Rule 1403, Asbestos Emissions from Demolition/Renovation Activities:** This rule states that an owner or operator of any demolition or renovation activity is required to have an asbestos study performed prior to demolition and to provide notification to SCAQMD prior to commencing demolition activities.

***Southern California Association of Governments - Regional Comprehensive Plan and Regional Transportation Plan/Sustainable Communities Strategy***

The Southern California Association of Governments (SCAG) is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial counties and serves as a forum for regional issues relating to transportation, the economy, community development, and the environment. SCAG serves as the federally designated metropolitan planning organization for the Southern California region and is the largest metropolitan planning organization in the United States.

With respect to air quality planning and other regional issues, SCAG has prepared the 2008 Regional Comprehensive Plan: Helping Communities Achieve a Sustainable Future (2008 RCP) for the region (SCAG 2008). The 2008 RCP sets the policy context in which SCAG participates in and responds to the SCAQMD air quality plans and builds off the SCAQMD AQMP processes that are designed to meet health-based criteria pollutant standards in several ways (SCAG 2008). First, it complements AQMPs by providing guidance and incentives for public agencies to consider best practices that support the technology-based control measures in AQMPs. Second, the 2008 RCP emphasizes the need for local initiatives that can reduce the region's GHG emissions that contribute to climate change, an issue that is largely outside the focus of local attainment plans. Third, the 2008 RCP emphasizes the need for better coordination of land use and transportation planning, which heavily influences the emissions inventory from the transportation sectors of the economy. This also minimizes land use conflicts, such as residential development near freeways, industrial areas, or other sources of air pollution.

On April 7, 2016, SCAG's Regional Council adopted the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS). The 2016 RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The 2016 RTP/SCS charts a course for closely integrating land use and transportation so that the region can grow smartly and sustainably. The 2016 RTP/SCS was prepared through a collaborative, continuous, and comprehensive process with input from local governments, county transportation commissions, tribal governments, nonprofit organizations, businesses, and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. In June 2016, SCAG received its conformity determination from the Federal Highway Administration and the Federal Transit Administration indicating that all air quality conformity requirements for the 2016 RTP/SCS and associated 2015 Federal Transportation Improvement Program Consistency Amendment through Amendment 15-12 have been met (SCAG 2016). The SCAQMD 2016 AQMP applies the updated SCAG growth forecasts assumed in the 2016 RTP/SCS.

### ***City of Riverside General Plan 2025 – Air Quality Element***

The City's General Plan (City of Riverside 2007) addresses air quality in the Air Quality Element and the Element sets forth a number of provisions and programs to reduce current pollution emissions, to require new development to include measures to comply with air quality standards and to address new air quality requirements. In addition, the Element identifies strategies the City will utilize to ensure that its residents and businesses are not unnecessarily exposed to toxic air contaminants. The following objectives and policies in the Air Quality Element that may apply to the Northside Specific Plan are listed below.

#### **Land Use Strategies**

**Objective AQ-1** Adopt land use policies that site polluting facilities away from sensitive receptors and vice versa; improve job-housing balance; reduce vehicle miles traveled and length of work trips; and improve the flow of traffic

#### **Environmental Justice**

**Policy AQ-1.1** Ensure that all land use decisions, including enforcement actions, are made in an equitable fashion to protect residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status or geographic location, from the health effects of air pollution.

**Policy AQ-1.2** Consider potential environmental justice issues in reviewing impacts (including cumulative impacts for each project proposed).

#### **Sensitive Receptors**

**Policy AQ-1.3** Separate, buffer and protect sensitive receptors from significant sources of pollution to the greatest extent possible.

**Policy AQ-1.4** Facilitate communication between residents and businesses on nuisance issues related to air quality.

#### **Housing Strategies**

**Policy AQ-1.5** Encourage infill development projects within urbanized areas, which include job centers and transportation nodes.

**Policy AQ-1.6** Provide a mechanism to create opportunities for mixed-use development that allows the integration of retail, office, institutional and residential uses for the purpose of reducing costs of infrastructure construction and maximizing the use of land. See policy AQ-1.12.

**Policy AQ-1.7** Support appropriate planned residential developments and infill housing, which reduce vehicle trips.

**Policy AQ-1.8** Promote “Job/Housing Opportunity Zones” and incentives to support housing in job-rich areas and jobs in housing-rich areas, where the jobs are located at nonpolluting or extremely low-polluting entities.

**Policy AQ-1** Adhere to the adopted Master Plan for open spaces, trails and bikeways.

*Business Near Transit*

**Policy AQ-1.10** Encourage job creation in job-poor areas as a means of reducing vehicle miles traveled.

**Policy AQ-1.11** Locate public facilities and services so that they further enhance job creation opportunities.

**Policy AQ-1.12** Support mixed-use land use patterns, but avoid placing residential and other sensitive receptors in close proximity to businesses that emit toxic air contaminants to the greatest extent possible. Encourage community centers that promote community self-sufficiency and containment and discourage automobile dependency. See policy AQ-1.6.

**Policy AQ-1.13** Encourage employment centers that are nonpolluting or extremely low-polluting and do not draw large numbers of vehicles in proximity to residential uses.

**Policy AQ-1.14** Encourage community work centers, telecommuting and home-based businesses.

**Policy AQ-1.15** Establish land use patterns that reduce the number and length of motor vehicle trips and promote alternative modes of travel.

**Policy AQ-1.16** Design safe and efficient vehicular access to commercial land uses from arterial streets to ensure efficient vehicular ingress and egress.

**Policy AQ-1.17** Avoid locating multiple-family developments close to commercial areas that emit harmful air contaminants.

**Policy AQ-1.18** New residential subdivisions shall be designed to encourage “walkable” neighborhoods with pedestrian walkways and bicycle paths to facilitate pedestrian travel.

**Policy AQ-1.19** Require future commercial areas to foster pedestrian circulation through the land use entitlement process and/or business regulation.

**Policy AQ-1.20** Create the maximum possible opportunities for bicycles as an alternative work transportation mode.

**Policy AQ-1.21** Cooperate and participate in regional air quality management plans, programs and enforcement measures.

- Policy AQ-1.22** Implement the required components of the Congestion Management Plan (CMP) and continue to work with Riverside County Transportation Commission on annual updates to the CMP.

Land Densities

- Policy AQ-1.23** Increase residential and commercial densities around rail and bus transit stations.
- Policy AQ-1.24** Support programs to provide “station cars” for short trips to and from transit nodes (e.g., Neighborhood Electric Vehicles).
- Policy AQ-1.25** Serve as an advocate for the City’s residents regarding location/expansion of facilities/uses (e.g., freeways, busy roadways), which are not within the City’s authority to regulate, to ensure that the health impacts of such projects are thoroughly investigated and mitigated.
- Policy AQ-1.26** Require neighborhood parks and community centers near concentrations of residential areas to include pedestrian walkways and bicycle paths to encourage non-motorized travel.

Transportation

- Objective AQ-2** Reduce air pollution by reducing emissions from mobile sources.

Reducing Vehicle Miles Traveled

- Policy AQ-2.1** Support Transportation Management Associations between large employers and commercial/ industrial complexes.
- Policy AQ-2.2** Support programs and educate employers about employee rideshare and transit incentives for employers with more than 250 employees at a single location. The City will provide incentives and programs to encourage alternative methods of transit.
- Policy AQ-2.3** Cooperate with local, regional, State and Federal jurisdictions to reduce vehicle miles traveled (VMT) and motor vehicle emissions through job creation in job-poor areas.
- Policy AQ-2.4** Monitor and strive to achieve performance goals and/or VMT reduction which are consistent with SCAG’s goals.
- Policy AQ-2.5** Consult with the California Air Resources Board to identify ways that it may assist the City (e.g., providing funding, sponsoring programs) with its goal to reduce air pollution by reducing emissions from mobile sources.



- Policy AQ-2.6** Develop trip reduction plans that promote alternative work schedules, ridesharing, telecommuting and work at-home programs, employee education and preferential parking.
- Policy AQ-2.7** Use incentives, regulations and Transportation Demand Management in cooperation with surrounding jurisdictions to eliminate vehicle trips that would otherwise be made.
- Policy AQ-2.8** Work with Riverside Transit Authority (RTA) to establish mass transit mechanisms for the reduction of work related and non-work-related vehicle trips.
- Policy AQ-2.9** Encourage local transit agencies to promote ridership through careful planning of routes, headways, origins and destinations, types of vehicles.
- Policy AQ-2.10** Identify and develop non-motorized transportation corridors.
- Policy AQ-2.11** Develop ways to incorporate the “Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities” into the Development Review process and Citywide air quality education programs.

### Reducing Traffic at Special Event Centers

- Policy AQ-2.12** Promote the use of peripheral parking by increasing on-site parking rates and offering reduced rates to peripheral parking.
- Policy AQ-2.13** Encourage special event center operators to advertise and offer discounted transit passes with event tickets.
- Policy AQ-2.14** Encourage special event center operators to advertise and offer discount parking incentives to carpooling patrons, with four or more persons per vehicle for on-site parking.

### Utilizing Transportation System Management

- Policy AQ-2.15** Manage traffic flow through signal synchronization, while coordinating with and permitting the free flow of mass transit vehicles, as a way to achieve mobility.
- Policy AQ-2.16** Minimize traffic hazards and delays through highway maintenance, rapid emergency response, debris removal and elimination of at-grade railroad crossings.
- Policy AQ-2.17** Encourage, and to the extent possible, require through the land use entitlement or business regulation process, business owners to schedule deliveries at off-peak traffic periods

### Transportation System Management Improvements

**Policy AQ-2.18** Manage the City's transportation fleet fueling standards to achieve the best alternate fuel fleet mix possible.

**Policy AQ-2.19** Cooperate with local, regional, State and Federal jurisdictions to better manage transportation facilities and fleets.

### Transportation Facility Development

**Policy AQ-2.20** Encourage the construction of high-occupancy vehicle (HOV) lanes or similar mechanisms whenever necessary to relieve congestion, safety hazards and air pollution, as described in the most recently approved Air Quality Management Plan.

**Policy AQ-2.21** Emphasize the use of high-occupancy vehicle lanes, light rail and bus routes and pedestrian and bicycle facilities when using transportation facility development to improve mobility and air quality.

**Policy AQ-2.22** Monitor traffic and congestion to determine when and where the City needs new transportation facilities to achieve increased mobility efficiency.

**Policy AQ-2.23** Preserve transportation corridors with the potential of high demand or of regional significance for future expansion to meet project demand.

### Encouraging the use of Alternative Fuels

**Policy AQ-2.24** Support full compliance with the SCAQMD's Clean Fleet Rules.

**Policy AQ-2.25** Support the development of alternative fuel infrastructure that is publicly accessible.

**Policy AQ-2.26** Allow or encourage programs for priority parking or free parking in City parking lots for alternative fuel vehicles, especially zero and super ultra-low emission vehicles (ZEVs and SULEVs).

### Stationary Pollution Sources

**Objective AQ-3** Prevent and reduce pollution from stationary sources, including point sources (such as power plants and refinery boilers) and area sources (including small emission sources such as residential water heaters and architectural coatings).

**Policy AQ-3.1** Continue the City's program to offer audits to show how to reduce energy including programmable thermostats, etc.

**Policy AQ-3.2** Deleted.

- Policy AQ-3.3** Support SCAQMD's efforts to require stationary air pollution sources, such as gasoline stations, restaurants with charbroilers and deep fat fryers, to comply with or exceed applicable SCAQMD rules and control measures.
- Policy AQ-3.4** Require projects to mitigate, to the extent feasible, anticipated emissions which exceed AQMP Guidelines.
- Policy AQ-3.5** Consider ordinances and/or voluntary incentive programs that encourage residential builders to go above and beyond State codes to conserve energy and reduce air pollution.
- Policy AQ-3.6** Support “green” building codes that require air conditioning/filtration installation, upgrades or improvements for all buildings, but particularly for those associated with sensitive receptors.
- Policy AQ-3.7** Require use of pollution control measures for stationary and area sources through the use of best available control activities, fuel/material substitution, cleaner fuel alternatives, product reformulation, change in work practices and of control measures identified in the latest AQMP.

### Reduction of Particulate Matter

- Objective AQ-4** Reduce particulate matter, as defined by the Environmental Protection Agency (EPA), as either airborne photochemical precipitates or windborne dust.

### Monitoring for Particulate Matter

- Policy AQ-4.1** Identify and monitor sources, enforce existing regulations and promote stronger controls to reduce particulate matter (e.g., require clean fuels for street sweepers and trash trucks, exceed the AQMD requirements for fleet rules)

### Control Measures

- Policy AQ-4.2** Reduce particulate matter from agriculture (e.g., require use of clean non-diesel equipment and particulate traps), construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way and off-road vehicles to the extent possible, as provided in SCAQMD Rule 403.
- Policy AQ-4.3** Support the reduction of all particulates potential sources.
- Policy AQ-4.4** Support programs that reduce emissions from building materials and methods that generate excessive pollutants through incentives and/or regulations.
- Policy AQ-4.5** Require the suspension of all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.

### Cooperation among Agencies

- Policy AQ-4.6** Cooperate with local, regional, State and Federal jurisdictions to better control particulate matter.
- Policy AQ-4.7** Support legislation or other negotiations which would prevent the idling of trains within the City's boundaries (e.g. institute nuisance actions).

### Energy Conservation

**Objective AQ-5** Increase energy efficiency and conservation in an effort to reduce air pollution

- Policy AQ-5.1** Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.
- Policy AQ-5.2** Develop incentives and/or regulations regarding energy conservation requirements for private and public developments.
- Policy AQ-5.3** Continue and expand use of renewable energy resources such as wind, solar, water, landfill gas, and geothermal sources.
- Policy AQ-5.4** Continue and expand the creation of locally-based solar photovoltaic power stations in Riverside.
- Policy AQ-5.5** Continue and expand Riverside Public Utilities' programs to promote energy efficiency.
- Policy AQ-5.6** Support the use of automated equipment for conditioned facilities to control heating and air conditioning.
- Policy AQ-5.7** Require residential building construction to meet or exceed energy use guidelines in Title 24 of the California Administrative Code.

### Public Education

**Objective AQ-6** Develop a public education program committed to educating the general public on the issues of air pollution and mitigation measures that can be undertaken by businesses and residents to improve air quality

- Policy AQ-6.1** Provide air quality information through the City's website, including links to AQMD, CARB and other environmental-based sites.
- Policy AQ-6.2** Organize a City-sponsored event on a topic that improves air quality, including alternative fuel vehicle forums and clean household product events.
- Policy AQ-6.3** Work with school districts to develop air quality curriculum for students, and continue Riverside Public Utilities' Energy Education Program.

- Policy AQ-6.4** Encourage, publicly recognize and reward innovative approaches that improve air quality.
- Policy AQ-6.5** Involve environmental groups, the business community, special interests and the general public in the formulation and implementation of programs that effectively reduce airborne pollutants.
- Policy AQ-6.6** Provide public education to encourage use of low- or zero-emission vehicles. Policy AQ-6.7: Provide public education to encourage ecologic responsibility in consumers when purchasing products for home improvement, household and personal care.
- Policy AQ-6.8** Continue Riverside Public Utilities' Energy Innovation Grant (EIG) program to fund research, development and demonstration projects aimed at advancing science and accelerating new technology.
- Policy AQ-6.9** Continue Riverside Public Utilities' Green Power public information program to increase awareness of renewable energy resources

### Multi-Jurisdictional Cooperation

**Objective AQ-7** Support a regional approach to improving air quality through multi-jurisdictional cooperation

- Policy AQ-7.1** Promote and participate with regional and local agencies, both public and private, to protect and improve air quality.
- Policy AQ-7.2** Support SCAG's Regional Growth Management Plan by developing intergovernmental agreements with appropriate governmental entities such as the Western Riverside Council of Governments, sanitation districts, water districts and those subregional entities identified in the Regional Growth Management Plan.
- Policy AQ-7.3** Participate in the development and update of those regional air quality management plans required under Federal and State law and meet all standards established for clean air in these plans.
- Policy AQ-7.4** Coordinate with the SCAQMD to ensure that the City's air quality plans regarding reduction of air pollutant emissions are being enforced.
- Policy AQ-7.5** Establish and implement air quality, land use and circulation measures that improve not only the City's environment but that of the entire region.
- Policy AQ-7.6** Establish a level playing field by working with local jurisdictions to simultaneously adopt policies similar to those in this Air Quality Element.
- Policy AQ-7.7** Support legislation that promotes cleaner industry, clean fuel vehicles and more efficient burning engines and fuels.

- Policy AQ-7.8** Support the introduction of Federal, State or regional enabling legislation to promote inventive air quality programs which otherwise could not be implemented.
- Policy AQ-7.9** Adhere with Federal, State and regional air quality laws, specifically with Government Code Section 65850.2, which requires that each owner or authorized agent of a project indicate, on the development or building permit for the project, whether he/she will need to comply with the requirements for a permit for construction or modification from the SCAQMD.
- Policy AQ-7.10** Incorporate, to the extent applicable and permitted by law, current and proposed AQMP measures.
- Policy AQ-7.11** Seek opportunities to pool AB 2766 (Motor Vehicle Fee Program) funds with neighboring cities to fund programs (e.g., traffic synchronization, fueling station infrastructure, etc.) that will mitigate mobile source emissions.

*Sustainable Riverside and Global Warming*

**Objective AQ-8** Make sustainability and global warming education a priority for the City's effort to protect public health and achieve state and federal clean air standards

- Policy AQ-8.1** Support the Sustainable Riverside Policy Statement by developing a Green Plan of action.
- Policy AQ-8.2** Support appropriate initiatives, legislation, and actions for reducing and responding to climate change.
- Policy AQ-8.3** Encourage community involvement and public-private partnerships to reduce and respond to global warming.
- Policy AQ-8.4** Develop a Climate Action Plan that sets a schedule to complete an inventory of municipal and private greenhouse gas (GHG) emissions, sets targets for reductions and methodologies to reach targets.

*Energy*

- Policy AQ-8.5** Adopt and implement a policy to increase the use of renewable energy to meet 33% of the City's electric load by 2020.
- Policy AQ-8.6** Promote Riverside as a Solar City through the implementation of programs for residential and commercial customers that will increase solar generation in the City to 1 MW by 2015 (enough for 1,000 homes), and 3 MW by 2020.

- Policy AQ-8.7** Generate at least 10 MW (enough for 10,000 homes) of electric load from regional zero emissions sources by 2025.
- Policy AQ-8.8** Reduce the City's per capita base load energy consumption by 10% through energy efficiency and conservation programs by 2016.
- Policy AQ-8.9** Implement programs to encourage load shifting to off peak hours and explore demand response solutions by the end of 2008.

### Greenhouse Gas Emissions

- Policy AQ-8.10** Establish the 1990 GHG emission baseline for the City government on a per capita basis by the end of 2008.
- Policy AQ-8.11** Implement a climate action plan that will reduce GHG emissions by 7% of the 1990 municipal baseline by 2012.
- Policy AQ-8.12** Develop a calculation for and establish the 1990 GHG emissions baseline on a per capital basis for the City of Riverside as a geographic locale by the end of 2009.
- Policy AQ-8.13** Utilizing the City boundaries as defined in 2008, implement a climate action plan to reduce GHG emissions by 7% of the 1990 City baseline by 2012.
- Policy AQ-8.14** Establish programs that comply with the South Coast Air Quality Management District (AQMD) and the City's General Plan 2025 to increase the quality of air in Riverside.
- Policy AQ-8.15** Aggressively support programs at the AQMD that reduce GHG and particulate matter generation in the Los Angeles and Orange County regions to improve air quality and reduce pollution in Riverside.

### Waste Reduction

- Policy AQ-8.16** Implement programs to encourage and increase participation of diverted waste from landfills by 2% before the end of 2008.
- Policy AQ-8.17** Develop measures to encourage that a minimum of 40% of the waste from all construction sites throughout Riverside be recycled by the end of 2008.
- Policy AQ-8.18** Encourage the reduction of any disposable, toxic, or non-renewable products (example: no pharmaceuticals or paint down the drain) by 5% through program creation by 2009.
- Policy AQ-8.19** Implement educational programs to promote green purchasing throughout the community before 2009.



### Urban Design

- Policy AQ-8.20** Establish a policy that mandates a green building rating system standard that applies to all new municipal buildings over 5,000 square feet by January 1, 2008.
- Policy AQ-8.21** Implement programs to encourage green buildings in the private sector by January 1, 2008.
- Policy AQ-8.22** Encourage programs to establish green operations and maintenance for public and private sector businesses before 2009.
- Policy AQ-8.23** Apply urban planning principles that encourage higher density, mixed use, walkable/bikeable neighborhoods, and coordinate land use and transportation with open space systems in 2008.
- Policy AQ-8.24** Meet the environmentally sensitive goals of the General Plan 2025 specified in the Mitigation Monitoring Program of the Program Environmental Impact Report, and the Implementation Plan following the timelines set forth in each.
- Policy AQ-8.25** Evaluate programs that address indoor air quality issues by the end of 2008.

### Urban Nature

- Policy AQ-8.26** Strengthen the City's existing trail inventory while providing a 75% increase of passive recreational and multi-use trails by 2015.
- Policy AQ-8.27** Ensure that there is an accessible park, recreational, or public open space within a ½ mile of 90% of City residents by 2015.
- Policy AQ-8.28** Plant at least 1,000 trees in City parks and right-of-ways and encourage the planting of at least 3,000 shade trees on private property annually.
- Policy AQ-8.29** While actively protecting critical habitat corridors, coordinate with the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), develop and implement a plan to protect natural habitat and wildlife movement by establishing and increasing the amount of preserve and reserve areas in the City by 150 acres by 2009.

### Transportation

- Policy AQ-8.30** Synchronize traffic signals along primary City arterials by the end of 2008.
- Policy AQ-8.31** Implement a program to design, construct, or close at least one of the 26 railroad grade separations each year.
- Policy AQ-8.32** Reconstruct at least two freeway/street interchanges by 2012.

- Policy AQ-8.33** Increase the number of clean vehicles in the nonemergency City fleet to at least 60% by 2010.
- Policy AQ-8.34** Encourage the use of bicycles as an alternative form of transportation, not just recreation, by increasing the number of bike trails by 15 miles and bike lanes by 111 miles throughout the City before 2025.
- Policy AQ-8.35** Develop programs to reduce mobile sources of air pollution, such as encouraging the purchase of alternative fuel vehicles or lower emission hybrids and plug-ins, for the residential and business community before 2009.
- Policy AQ-8.36** Promote and encourage the use of alternative methods of transportation throughout the community by providing programs to City employees that can be duplicated in local businesses.
- Policy AQ-8.37** Implement a regional transit program between educational facilities by 2010. **Policy AQ-8.38** Coordinate a plan with local agencies to expand affordable convenient public transit that will assist in reducing the per capita vehicle trips with the City limits by 2009.

#### Water

- Policy AQ-8.39** Develop and implement a public education outreach program that addresses the discharge of preventable contaminants into the sanitary sewer system by Riverside residents and businesses by 2009.
- Policy AQ-8.40** Develop recycling methods and expand existing uses for recycled wastewater by 2015.
- Policy AQ-8.41** Increase the use of recycled water from the wastewater treatment plant to recover 15,000 acre feet or 30% on plant effluent by 2020.
- Policy AQ-8.42** Implement water efficiency, conservation, and education programs to reduce the City's per capita potable water usage by 15% by 2025

#### ***The City of Colton – General Plan Model Air Quality Element***

On December 17, 1991, the City Council of the City of Colton reviewed the Air Quality Element and in concurrence with the Planning Commission recommendation, amended the City of Colton General Plan by adopting the Air Quality Element (City of Colton 1991). The Model Air Quality Element of the Colton General Plan identifies goals, policies, and programs pertaining to governmental programs and actions, air and vehicular transportation, land use, and energy. The relevant Air Quality Element goals, policies to the Northside Specific Plan are as follows:

- Goal 4** A pattern of land uses which can be efficiently served by a diversified transportation system and land development projects which directly and indirectly generate the minimum feasible air pollutants.

- Policy 4.1**      Manage growth by insuring the timely provision of infrastructure to serve new development.
- Policy 4.2**      Improve the balance between jobs and housing in order to create a more efficient urban form
- Policy 4.3**      Support a regional approach to regulating the location and design of land uses which are especially sensitive to air pollution
- Goal 5**          Reduce particulate emissions from roads, parking lots, construction sites, and agricultural lands.
- Policy 5.1**      Reduce particulate emissions from roads, parking lots, construction sites, and agricultural lands.
- Policy 5.2**      Reduce emissions from building materials and methods which generate excessive pollutants.
- Goal 6**          Reduced emissions through reduced energy consumption.
- Policy 6.1**      Reduce energy consumption through conservation improvements and requirements.
- Policy 6.2**      Reduce water heating emissions resulting from swimming pool heaters and residential and commercial water heaters.
- Policy 6.3**      Recycle wastes.

### ***The County of Riverside General Plan***

The County of Riverside General Plan (County of Riverside 2018) Air Quality Element provides background information on the physical and regulatory environment affecting air quality. The element also identifies goals, policies and programs that are meant to balance the County's actions regarding land use, circulation and other issues with their potential effects on air quality. This element in conjunction with local and regional air quality planning efforts addresses ambient air quality standards set forth by the Federal Environmental Protection Agency and CARB. The relevant Air Quality Element goals, policies to the Northside Specific Plan are as follows:

#### **Multi-jurisdictional Cooperation**

- AQ 1.1**          Promote and participate with regional and local agencies, both public and private,

#### **Sensitive Receptors**

- AQ 2.1**          The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible. (AI 114)

- AQ 2.2** Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible. (AI 114)
- AQ 2.3** Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution. (AI 114)
- AQ 2.4** Consider creating a program to plant urban trees on an Area Plan basis that removes pollutants from the air, provides shade and decreases the negative impacts of heat on the air. (AI 114)

### Mobile Pollution Sources

- AQ 3.1** Allow the market place, as much as possible, to determine the most economical approach to relieve congestion and cut emissions.
- AQ 3.2** Seek new cooperative relationships between employers and employees to reduce vehicle miles traveled.
- AQ 3.3** Encourage large employers and commercial/industrial complexes to create Transportation Management Associations. (AI 115)
- AQ 3.4** Encourage employee rideshares and transit incentives for employers with more than 25 employees at a single location.

### Stationary Pollution Sources

- AQ 4.1** Require the use of all feasible building materials/methods which reduce emissions.
- AQ 4.2** Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.
- AQ 4.3** Require centrally heated facilities to utilize automated time clocks or occupant sensors to control heating where feasible.
- AQ 4.4** Require residential building construction to comply with energy use guidelines detailed in Part 6 (California Energy Code) and/or Part 11 (California Green Building Standards Code) of Title 24 of the California Code of Regulations.
- AQ 4.5** Require stationary pollution sources to minimize the release of toxic pollutants through:
- Design features;
  - Operating procedures;

- Preventive maintenance;
- Operator training; and
- Emergency response planning

- AQ 4.6** Require stationary air pollution sources to comply with applicable air district rules and control measures.
- AQ 4.7** To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board.
- AQ 4.8** Expand, as appropriate, measures contained in the County's Fugitive Dust Reduction Program for the Coachella Valley to the entire County.
- AQ 4.9** Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.
- AQ 4.10** Coordinate with the SCAQMD and MDAQMD to create a communications plan to alert those conducting grading operations in the County of first, second, and third stage smog alerts, and when wind speeds exceed 25 miles per hour. During these instances all grading operations should be suspended. (AI 111)

#### Energy Efficiency and Conservation

- AQ 5.1** Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.
- AQ 5.2** Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments. (AI 62)
- AQ 5.3** Update, when necessary, the County's Policy Manual for Energy Conservation to reflect revisions to the County Energy Conservation Program.
- AQ 5.4** Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

#### Business Development

- AQ 7.1** Provide incentives to encourage new firms to locate within the County and existing firms to expand operations. (AI 18)
- AQ 7.2** Work with SCAQMD and MDAQMD to develop a means to encourage the location of new commercial and industrial development in those localities where jobs are most needed. (AI 18)

- AQ 7.3** Create a loan program to encourage small businesses to locate within the County. (AI 18)
- AQ 7.4** Offer incentives to businesses to control emissions and implement the AQMP. (AI 18)
- AQ 7.5** Reduce regulations on small businesses wherever possible and thereby encourage small business development and job creation. The County shall set performance standards as well as design standards, thus giving small business owners as many options as possible to comply with County regulations. (AI 18)
- AQ 7.6** Adopt policies freeing small businesses from unnecessary and duplicative paperwork. (AI 18)
- AQ 7.7** Assemble information collected from County agencies and departments concerning the business community to develop programs that better serve their needs. (AI 18)

*Jobs-to-Housing Ratio*

- AQ 8.1** Locate new public facilities in job-poor areas of the county. (AI 18)
- AQ 8.2** Emphasize job creation and reductions in vehicle miles traveled in job-poor areas to improve air quality over other less efficient methods. (AI 18)
- AQ 8.3** Time and locate public facilities and services so that they further enhance job creation opportunities. (AI 18)
- AQ 8.4** Support new mixed-use land use patterns and community centers which encourage community self-sufficiency and containment, and discourage automobile dependency
- AQ 8.5** Develop community centers in conformance with policies contained in the Land Use Element. (AI 14)
- AQ 8.6** Encourage employment centers in close proximity to residential uses. (AI 14)
- AQ 8.7** Implement zoning code provisions which encourage community centers, telecommuting and home-based businesses. (AI 1)
- AQ 8.8** Promote land use patterns which reduce the number and length of motor vehicle trips. (AI 26)
- AQ 8.9** Promote land use patterns that promote alternative modes of travel. (AI 26)

Multi-jurisdictional Coordination

- AQ 9.1** Cooperate with local, regional, state and federal jurisdictions to reduce vehicle miles traveled and motor vehicle emissions through job creation. (AI 18)
- AQ 9.2** Attain performance goals and/or VMT reductions which are consistent with SCAG's Growth Management Plan. (AI 26)

Trip Reduction

- AQ 10.1** Encourage trip reduction plans to promote alternative work schedules, ridesharing, telecommuting and work-at-home programs, employee education and preferential parking. (AI 47)
- AQ 10.2** Use incentives, regulations and Transportation Demand Management in cooperation with surrounding jurisdictions when possible to eliminate vehicle trips which would otherwise be made. (AI 47)
- AQ 10.3** Assist merchants in encouraging their customers to shift from single occupancy vehicles to transit, carpools, bicycles, or foot. (AI 48)
- AQ 10.4** Continue to enforce the County's Transportation Demand Management Ordinance and update as necessary.

Particulate Matter

- AQ 16.1** Cooperate with local, regional, state and federal jurisdictions to better control particulate matter.
- AQ 16.2** Encourage stricter state and federal legislation on bias belted tires, smoking vehicles, and vehicles that spill debris on streets and highways, to better control particulate matter. (AI 113)
- AQ 16.3** Collaborate with the SCAQMD and MDAQMD to require and/or encourage the adoption of regulations or incentives to limit the amount of time trucks may idle. (AI 120)
- AQ 16.4** Collaborate with the EPA, SCAQMD, MDAQMD, and warehouse owners and operators to create regulations and programs to reduce the amount of diesel fumes released due to warehousing operations. (AI 121)
- AQ 17.1** Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way, and off-road vehicles to the extent possible.(AI 123)
- AQ 17.2** Enforce regulations against illegal fires.



<b>AQ 17.3</b>	Identify and create a control plan for areas within the County prone to wind erosion of soil.
<b>AQ 17.4</b>	Adopt incentives, regulations and/or procedures to manage paved and unpaved roads and parking lots so they produce the minimum practicable level of particulates. (AI 111)
<b>AQ 17.5</b>	Adopt incentives and/or procedures to limit dust from agricultural lands and operations, where applicable. (AI 123)
<b>AQ 17.6</b>	Reduce emissions from building materials and methods that generate excessive pollutants, through incentives and/or regulations.
<b>AQ 17.7</b>	Separate trucks from other vehicles in industrial areas of the County with the creation of truck only access lanes to promote the free flow of traffic. (AI 43)
<b>AQ 17.8</b>	Adopt regulations and programs necessary to meet state and federal guidelines for diesel emissions. (AI 121)
<b>AQ 17.9</b>	Encourage the installation and use of electric service units at truck stops and distribution centers for heating and cooling truck cabs, and particularly for powering refrigeration trucks in lieu of idling of engines for power. (AI 120)
<b>AQ 17.10</b>	Promote and encourage the use of natural gas and electric vehicles in distribution centers. (AI 146, 147)
<b>AQ 17.11</b>	Create and implement street-sweeping plans, as appropriate, in areas of the County disproportionately affected by particulate matter pollution.

### Climate Action Plans

Although the Climate Action Plans (CAP) intentions are directed at reducing GHGs, there are associated air quality benefits with resulting from each CAP implementation. For example, CAP policies and measures for reducing GHGs through reduced energy consumption and reduction of emissions from transportation sector also result in the reduction of criteria air pollutants and HAPs. An overview of the Northside Specific Plan relevant CAPs follows, a more detailed discussion is presented in Section 3.7, Greenhouse Gas Emission.

#### ***The City of Riverside – Economic Prosperity Action Plan (EPAP) and Climate Action Plan (CAP)***

The City of Riverside CAP (City of Riverside 2016) expands upon the efforts of the WRCOG Subregional CAP, employing local measures to help the City achieve its GHG reduction target for 2035. The process of developing the WRCOG Subregional CAP included ongoing coordination and information sharing among participating jurisdictions. To further develop local GHG reduction measures for the Riverside Restorative Growthprint Climate Action Plan (RRG-CAP), the City conducted a more detailed assessment of local strategies and actions related to the measures in the Subregional CAP, expanding the discussion and analysis with respect to implementation (for post-2020 in particular), costs and funding, performance metrics, and local co-benefits. Local reduction measures in the RRG-CAP are organized into four major sectors:

- Energy – including electricity and natural gas consumption
- Transportation and Land Use

- Water
- Solid Waste

### ***City of Colton***

The City of Colton CAP (City of Colton 2015) presents local GHG inventories, identifies the effectiveness of California initiatives to reduce GHG emissions, and identifies local measures that were selected by the City to reduce GHG emissions under the City’s jurisdictional control to achieve the City’s identified GHG reduction target. In addition to referencing City of Colton General Plan policies that contribute to GHG reductions, the CAP contains reduction measures related to the following sectors:

- Building energy
- On-road transportation
- Off-road transportation
- Off-road equipment
- Agriculture
- Land use and urban design
- Solid waste management
- Wastewater
- Water Conveyance

### ***The County of Riverside - Climate Action Plan***

Riverside County’s Climate Action Plan (CAP) (County of Riverside 2019), contains further guidance on Riverside County’s GHG inventory reduction goals, thresholds, policies, guidelines, and implementation programs. In particular, the CAP elaborates on the General Plan goals and policies relative to GHG emissions and provides a specific implementation tool to guide future decisions of the County of Riverside.

### **Air Quality Conditions**

#### ***SCAB Attainment Designation***

Pursuant to the 1990 federal Clean Air Act amendments, the EPA classifies air basins (or portions thereof) as “attainment” or “nonattainment” for each criteria air pollutant based on whether the NAAQS have been achieved. Generally, if the recorded concentrations of a pollutant are lower than the standard, the area is classified as “attainment” for that pollutant. If an area exceeds the standard, the area is classified as “nonattainment” for that pollutant. If there is not enough data available to determine whether the standard is exceeded in an area, the area is designated as “unclassified” or “unclassifiable.” The designation of “unclassifiable/attainment” means that the area meets the standard or is expected to be meet the standard despite a lack of monitoring data. Areas that achieve the standards after a nonattainment designation are re-designated as maintenance areas and must have approved Maintenance Plans to ensure continued attainment of the standards. The California Clean Air Act, like its federal counterpart, called for the designation of areas as “attainment” or “nonattainment,” but based on CAAQS rather than the NAAQS. Table 3.2-2 depicts the current attainment status of the SCAB with respect to the NAAQS and CAAQS.

Table 3.2-2. South Coast Air Basin Attainment Classification

Pollutant	Designation/Classification	
	National Standards	California Standards
Ozone (O <sub>3</sub> ), 1-hour	No National Standard	<b>Nonattainment</b>
Ozone (O <sub>3</sub> ), 8-hour	<b>Extreme Nonattainment</b>	<b>Nonattainment</b>
Nitrogen Dioxide (NO <sub>2</sub> )	Unclassifiable/Attainment	Attainment
Carbon Monoxide (CO)	Attainment/Maintenance	Attainment
Sulfur Dioxide (SO <sub>2</sub> )	Unclassifiable/Attainment	Attainment
Coarse Particulate Matter (PM <sub>10</sub> )	Attainment/Maintenance	<b>Nonattainment</b>
Fine Particulate Matter (PM <sub>2.5</sub> )	<b>Serious Nonattainment</b>	<b>Nonattainment</b>
Lead (Pb)	Nonattainment	Attainment
Hydrogen Sulfide	No National Standard	Unclassified
Sulfates	No National Standard	Attainment
Visibility-Reducing Particles	No National Standard	Unclassified
Vinyl Chloride	No National Standard	No designation

**Sources:** EPA 2018b (national); CARB 2018a (California).

**Notes:** Bold text = not in attainment; Attainment = meets the standards; Attainment/Maintenance = achieves the standards after a nonattainment designation; Nonattainment = does not meet the standards; Unclassified or Unclassifiable = insufficient data to classify; Unclassifiable/Attainment = meets the standard or is expected to be meet the standard despite a lack of monitoring data.

In summary, the SCAB is designated as a nonattainment area for federal and state O<sub>3</sub> standards and federal and state PM<sub>2.5</sub> standards. The SCAB is designated as a nonattainment area for state PM<sub>10</sub> standards; however, it is designated as an attainment area for federal PM<sub>10</sub> standards. The SCAB is designated as an attainment area for federal and state CO standards, federal and state NO<sub>2</sub> standards, and federal and state SO<sub>2</sub> standards. While the SCAB has been designated as nonattainment for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard (EPA 2018b; CARB 2018a).

Despite the current nonattainment status, air quality within the SCAB has generally improved since the inception of air pollutant monitoring in 1976. This improvement is mainly a result of lower-polluting on-road motor vehicles, more stringent regulation of industrial sources, and the implementation of emission reduction strategies by the SCAQMD. This trend toward cleaner air has occurred in spite of continued population growth. PM<sub>10</sub> levels have declined almost 50% since 1990, and PM<sub>2.5</sub> levels have also declined 50% since measurements began in 1999 (SCAQMD 2013). Similar improvements are observed with O<sub>3</sub>, although the rate of O<sub>3</sub> decline has slowed in recent years.

### Local Ambient Air Quality

CARB, air districts, and other agencies monitor ambient air quality at approximately 250 air quality monitoring stations across the state. SCAQMD monitors local ambient air quality near the SPA. Air quality monitoring stations usually measure pollutant concentrations 10 feet above ground level; therefore, air quality is often referred to in terms of ground-level concentrations. The most recent background ambient air quality data from 2016 to 2018 are presented in Table 3.2-3.

The Rubidoux monitoring station, located at 5888 Mission Boulevard, Rubidoux, California, is the nearest air quality monitoring station to the SPA, located approximately 2.2 miles west of the SPA area. The data collected at this station is considered representative of the air quality experienced in the SPA vicinity. The number of days exceeding the ambient air quality standards is also shown in Table 3.2-3.

Table 3.2-3. Local Ambient Air Quality Data

Monitoring Station	Unit	Averaging Time	Agency/ Method	Ambient Air Quality Standard	Measured Concentration by Year			Exceedances by Year		
					2016	2017	2018	2016	2017	2018
Ozone (O <sub>3</sub> )										
Rubidoux	ppm	Maximum 1-hour concentration	California	0.09	0.142	0.145	0.123	33	47	22
	ppm	Maximum 8-hour concentration	California	0.070	0.105	0.119	0.101	71	82	57
			National	0.070	0.104	0.118	0.101	69	81	53
Nitrogen Dioxide (NO <sub>2</sub> )										
Rubidoux	ppm	Maximum 1-hour concentration	California	0.18	0.07	0.06	0.06	0	0	0
			National	0.100	0.073	0.063	0.055	0	0	0
	ppm	Annual concentration	California	0.030	0.015	0.015	0.014	—	—	—
			National	0.053	—	—	—	—	—	—
Carbon Monoxide (CO)										
Rubidoux	ppm	Maximum 1-hour concentration	California	20	1.7	2.4	2.2	0	0	0
			National	35	1.7	2.4	2.2	0	0	0
	ppm	Maximum 8-hour concentration	California	9.0	1.3	1.8	1.9	0	0	0
			National	9	1.3	1.8	1.9	0	0	0
Sulfur Dioxide (SO <sub>2</sub> )										
Rubidoux	ppm	Maximum 1-hour concentration	National	0.075	0.0056	0.0025	0.0017	0	0	0
	ppm	Maximum 24-hour concentration	National	0.14	—	—	—	—	—	—
	ppm	Annual concentration	National	0.030	—	—	—	—	—	—
Coarse Particulate Matter (PM <sub>10</sub> ) <sup>b</sup>										
Rubidoux	µg/m <sup>3</sup>	Maximum 24-hour concentration	California	50	170.5	137.6	126	ND	102.5	133.6
			National	150	84	92	86.5	0	0	0
	µg/m <sup>3</sup>	Annual concentration	California	20	38.1	39	43.9	—	—	—
Fine Particulate Matter (PM <sub>2.5</sub> ) <sup>b</sup>										
Rubidoux	µg/m <sup>3</sup>	Maximum 24-hour concentration	National	35	51.5	50.3	66.3	5.1	7.2	3.1
	µg/m <sup>3</sup>	Annual concentration	California	12	60.8	14.5	12.5	—	—	—
			National	12.0	51.5	12.2	12.5	—	—	—

Sources: CARB 2018b; EPA 2018c.

**Notes:** ppm = parts per million by volume; ND = insufficient data available to determine the value; — = not available;  $\mu\text{g}/\text{m}^3$  = micrograms per cubic meter.

Data taken from CARB iADAM (<http://www.arb.ca.gov/adam>) and EPA AirData (<http://www.epa.gov/airdata/>) represent the highest concentrations experienced over a given year.

Exceedances of national and California standards are only shown for  $\text{O}_3$  and particulate matter. Daily exceedances for particulate matter are estimated days because  $\text{PM}_{10}$  and  $\text{PM}_{2.5}$  are not monitored daily. All other criteria pollutants did not exceed national or California standards during the years shown. There is no national standard for 1-hour  $\text{O}_3$ , annual  $\text{PM}_{10}$ , or 24-hour  $\text{SO}_2$ , nor is there a California 24-hour standard for  $\text{PM}_{2.5}$ .

Rubidoux Monitoring Station is located at 5888 Mission Boulevard, Rubidoux, California.

<sup>a</sup> Mean does not satisfy minimum data completeness criteria.

<sup>b</sup> Measurements of  $\text{PM}_{10}$  and  $\text{PM}_{2.5}$  are usually collected every 6 days and every 1 to 3 days, respectively. Number of days exceeding the standards is a mathematical estimate of the number of days concentrations would have been greater than the level of the standard had each day been monitored. The numbers in parentheses are the measured number of samples that exceeded the standard.

### 3.2.3 Thresholds of Significance

The significance criteria used to evaluate the Northside Specific Plan's impacts to air quality is based on the recommendations provided in Appendix G of the State CEQA Guidelines (14 CCR 15000 et seq.). For the purposes of this air quality analysis, a significant impact would occur if the Northside Specific Plan would:

- A. Conflict with or obstruct implementation of the applicable air quality plan.
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- C. Expose sensitive receptors to substantial pollutant concentrations.
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Appendix G of the State CEQA Guidelines (14 CCR 15000 et seq.) indicates that, where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to determine whether a project would have a significant impact on air quality.

The SCAQMD has established Air Quality Significance Thresholds, as revised in April 2019, that set forth quantitative emission significance thresholds below which a project would not have a significant impact on ambient air quality (SCAQMD 2019). The quantitative air quality analysis provided herein applies the SCAQMD thresholds identified in Table 3.2-4 to determine the potential for the Northside Specific Plan to result in a significant impact under CEQA.

**Table 3.2-4. SCAQMD Air Quality Significance Thresholds**

Criteria Pollutants Mass Daily Thresholds		
Pollutant	Construction (Pounds per Day)	Operation (Pounds per Day)
VOCs	75	55
$\text{NO}_x$	100	55
CO	550	550
$\text{SO}_x$	150	150
$\text{PM}_{10}$	150	150
$\text{PM}_{2.5}$	55	55
Lead <sup>a</sup>	3	3

Table 3.2-4. SCAQMD Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds		
Pollutant	Construction (Pounds per Day)	Operation (Pounds per Day)
TACs, Odor and GHG Thresholds		
TACs <sup>b</sup>	Maximum incremental cancer risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic and acute hazard index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
Ambient Air Quality Standards for Criteria Pollutants <sup>c</sup>		
NO <sub>2</sub> 1-hour average NO <sub>2</sub> annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.030 ppm (state) and 0.0534 ppm (federal)	
CO 1-hour average CO 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
PM <sub>10</sub> 24-hour average PM <sub>10</sub> annual average	10.4 µg/m <sup>3</sup> (construction) <sup>d</sup> 2.5 µg/m <sup>3</sup> (operation) 1.0 µg/m <sup>3</sup>	
PM <sub>2.5</sub> 24-hour average	10.4 µg/m <sup>3</sup> (construction) <sup>d</sup> 2.5 µg/m <sup>3</sup> (operation)	
SO <sub>2</sub> 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 µg/m <sup>3</sup> (state)	
Lead <sup>a</sup> 30-day Average Rolling 3-month average	1.5 µg/m <sup>3</sup> (state) 0.15 µg/m <sup>3</sup> (federal)	

Source: SCAQMD 2019.

**Notes:** SCAQMD = South Coast Air Quality Management District; VOC = volatile organic compounds; NO<sub>x</sub> = oxides of nitrogen; CO = carbon monoxide; SO<sub>x</sub> = sulfur oxides; PM<sub>10</sub> = coarse particulate matter; PM<sub>2.5</sub> = fine particulate matter; TAC = toxic air contaminant; NO<sub>2</sub> = nitrogen dioxide; ppm = parts per million by volume;  $\mu\text{g}/\text{m}^3$  = micrograms per cubic meter.

GHG emissions thresholds for industrial projects, as added in the March 2015 revision to the SCAQMD Air Quality Significance Thresholds, were not included in Table 3.2-4 as they are addressed within the GHG emissions analysis and not the air quality analysis.

<sup>a</sup> The phase out of leaded gasoline started in 1976. Since gasoline no longer contains lead, the project is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.

<sup>b</sup> TACs include carcinogens and noncarcinogens.

<sup>c</sup> Ambient air quality standards for criteria pollutants are based on SCAQMD Rule 1303, Table A-2, unless otherwise stated.

<sup>d</sup> Ambient air quality threshold are based on SCAQMD Rule 403.

The phasing out of leaded gasoline started in 1976. As gasoline no longer contains lead, the Northside Specific Plan is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.

The evaluation of whether the Northside Specific Plan would conflict with or obstruct implementation of the applicable air quality plan (Impact A) is based on the SCAQMD CEQA Air Quality Handbook (SCAQMD 1993), Chapter 12, Sections 12.2 and 12.3. The first criterion assesses if the Northside Specific Plan would result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards of the interim emissions reductions specified in the AQMP, which is addressed in detail in Section 3.2.4, Threshold B. The second criterion is if the Northside Specific Plan would exceed the assumptions in the AQMP or increments based on the year of proposed buildout and phase, as discussed further in Section 3.2.4, Threshold A.

To evaluate the potential for the Northside Specific Plan to result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard (Threshold B), this analysis applies the SCAQMD's construction and operational criteria pollutants mass daily thresholds, as shown in Table 3.2-4. A project would potentially result in a cumulatively considerable net increase in O<sub>3</sub>, which is a nonattainment pollutant, if the project's construction or operational emissions would exceed the SCAQMD VOC or NO<sub>x</sub> thresholds shown in Table 3.2-4. These emissions-based thresholds for O<sub>3</sub> precursors are intended to serve as a surrogate for an "ozone significance threshold" (i.e., the potential for adverse O<sub>3</sub> impacts to occur). This approach is used because O<sub>3</sub> is not emitted directly, and the effects of an individual project's emissions of O<sub>3</sub> precursors (VOC and NO<sub>x</sub>) on O<sub>3</sub> levels in ambient air cannot be determined through air quality models or other quantitative methods.

The assessment of the Northside Specific Plan's potential to expose sensitive receptors to substantial pollutant concentrations (Threshold C) includes a localized significance threshold (LST) analysis, as recommended by the SCAQMD, to evaluate the potential of localized air quality impacts to sensitive receptors in the immediate vicinity of the Northside Specific Plan from construction and operation. For project sites of 5 acres or less, the SCAQMD LST Methodology (SCAQMD 2009) includes lookup tables that can be used to determine the maximum allowable daily emissions that would satisfy the localized significance criteria (i.e., the emissions would not cause an exceedance of the applicable concentration limits for NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>) without performing project-specific dispersion modeling.

The LST significance thresholds for NO<sub>2</sub> and CO represent the allowable increase in concentrations above background levels in the vicinity of a project that would not cause or contribute to an exceedance of the relevant ambient air quality standards, while the threshold for PM<sub>10</sub> represents compliance with Rule 403 (Fugitive Dust). The LST significance threshold for PM<sub>2.5</sub> is intended to ensure that construction emissions do not contribute substantially to existing exceedances of the PM<sub>2.5</sub> ambient air quality standards. The allowable emission rates depend on the following parameters:

- a. Source-Receptor Area (SRA) in which the project is located;
- b. Size of the project site; and
- c. Distance between the project site and the nearest sensitive receptor (e.g., residences, schools, hospitals).

The majority of the Northside Specific Plan site is located in the City of Riverside and as such SRA 23 (Metropolitan Riverside County) is utilized for the LST analysis.

The SCAQMD provides guidance for applying California Emissions Estimator Model (CalEEMod) to the LSTs. LST pollutant screening level concentration data is currently published for 1-, 2-, and 5-acre sites for varying distances. The buildout of the Northside Specific Plan is expected to take approximately 50 years to complete, with the City of Riverside owned properties built out in approximately 20 years. To be conservative, this analysis assumes a 20 year buildout for the entire SPA.

The maximum number of acres disturbed on the peak day was estimated using the Fact Sheet for Applying CalEEMod to Localized Significance Thresholds (SCAQMD 2014), which provides estimated acres per 8-hour/day for crawler tractors, graders, rubber tired dozers, and scrapers. Based on the SCAQMD guidance, it was estimated that the maximum acres on the Northside Specific Plan area that would be disturbed by off-road equipment would be 5.0 acres per day. However, because the assumed construction scenario may not be representative of actual construction, the LSTs for 1-acre and 2-acre disturbance areas are also presented in Table 3.2-5 and the analysis conservatively applies the most stringent thresholds, which are for 1-acre sites.



Because the project is a Specific Plan with potential development distributed throughout the SPA, construction activities under the Northside Specific Plan could potentially affect sensitive receptors located within the SPA as well as sensitive receptors located outside of the SPA. Sensitive receptors within the SPA include approximately 6,000 residential units distributed throughout the SPA with most units concentrated in the southern and eastern portions of the SPA. Schools in the SPA where sensitive receptors may spend considerable time include Fremont Elementary School (1925 Orange Street, Riverside, California 92501) and Patricia Beatty Elementary School (4261 Latham Street, Riverside, California 92501). As sensitive receptors are located throughout the SPA, the LST receptor distance was assumed to be shortest distance provided by the SCAQMD lookup tables, 82 feet (25 meters). While additional sensitive receptors are located outside of the SPA, use of the most stringent LSTs cover both sensitive receptors located within and outside of the SPA and present the most conservative analysis. All construction activities area therefore assumed to be at least 25 meters distance from any sensitive receptor in the SPA. The LST values from the SCAQMD lookup tables for SRA 23 (Metropolitan Riverside County) for a disturbed acreage of 1-, 2-, and 5- acres and a receptor distance of 25 meters are shown in Table 3.2-5.

**Table 3.2-5. Localized Significance Thresholds for Source Receptor Area 23  
(Metropolitan Riverside County)**

Pollutant	Threshold by Acres Disturbed Per Day (Pounds per Day)		
	1-acre	2-acres	5-acres
NO <sub>2</sub>	118	170	270
CO	602	883	1,577
PM <sub>10</sub>	4	7	13
PM <sub>2.5</sub>	3	4	8

Source: SCAQMD 2009.

Notes: NO<sub>2</sub> = nitrogen dioxide; CO = carbon monoxide; PM<sub>10</sub> = coarse particulate matter; PM<sub>2.5</sub> = fine particulate matter.

LST thresholds were determined based on the values for a distance of 25 meters (82 feet) from the nearest sensitive receptor.

The potential for the Northside Specific Plan to expose sensitive receptors to substantial pollutant concentrations (Section 3.2.4, Threshold C) includes the LST analysis, a CO hotspot analysis, a qualitative health risk discussion, and a qualitative assessment of the health effects of other criteria air pollutants.

The potential for the Northside Specific Plan to result in other emissions, specifically an odor impact, (Section 3.2.4, Threshold D) is based on Northside Specific Plan's land use types and anticipated construction activity, and the potential for the Northside Specific Plan to create an odor nuisance pursuant to SCAQMD Rule 402.

### 3.2.3 Approach and Methodology

The potential buildout of the Northside Specific Plan is identified in Section 2.4, Specific Plan Components. However, individual project specifics for construction and operation of future development under within the SPA are not yet available. Nonetheless, Specific Plan-generated emissions were estimated in a good faith effort to disclose the magnitude of potential criteria air pollutant emissions generated during construction and operation of future development allowed under within the SPA.

### ***Construction Emissions***

Emissions from the construction phase of the Northside Specific Plan were estimated using CalEEMod Version 2016.3.2. Construction scenario assumptions, including phasing, equipment mix, and vehicle trips, were based on CalEEMod default values, which were adjusted to more accurately reflect long-term buildout of the SPA. For purposes of estimating emissions, construction was assumed to start in 2020 and have a duration of 20 years, reaching completion in 2040. While construction specifics for buildout of the SPA are not currently available, the analysis contained herein is based on the first year of construction, the estimated worst-case construction year due to fleet vehicle emission improvements that occur in future construction years. As discussed in Section 2.4.1, the Northside Specific Plan includes two general buildout scenarios. To estimate a single year of construction, the entire year 2040 buildout land use quantities of Scenario 1 were scaled by 20-years of construction and then compressed to a 12-month period. Corresponding construction equipment and worker, vendor, and haul trips were multiplied by a factor of 6 to account for the compressed 12-month period. This approach results in a conservative estimation of construction land use quantities and subsequently CalEEMod default values and emissions, as a significant portion of the SPA build-out quantities are constructed and existing features within the SPA. The resulting 1-year construction assumptions are provided for each year of construction (duration of phases is approximate):

- Demolition: 12-days
- Site Preparation: 7-days
- Grading: 19-days
- Building Construction: 185-days
- Paving: 13-days
- Application of Architectural Coatings: 13-days

To determine the extent of existing building demolition, the baseline conditions for land use categories commercial and industrial were compared to future buildout Scenario 1 and 2. Scenarios 1 and 2 result in a decrease of 18,396 and 12,739 square feet of commercial and industrial land uses, respectively. It was conservatively assumed that all 18,396 square feet of Scenario 1 occurred in the first year of construction.

Grading quantities are currently not identified and grading is anticipated to be minimal because the SPA is mostly developed; however, to capture potential haul truck trips during the grading phase, it was assumed that 10,000 cubic yards would be exported during each grading phase. To capture emissions associated with the asphalt surfaces (e.g., streets and parking lots) it was assumed that no more than 10 acres would be paved per year. The resulting CalEEMod model supports the assumptions that the first year results in the worst-case emissions.

Construction-worker estimates and vendor truck trips by construction phase were based on CalEEMod default values multiplied by a factor of 6 to account for the compressed 12-month period. CalEEMod default trip length values were used for the distances for all construction-related trips.

The construction equipment mix and vehicle trips used for estimating the Northside Specific Plan-generated construction emissions are shown in Table 3.2-6. For the analysis, it was assumed that heavy construction equipment would be operating at the site 5 days per week (22 days per month) during Specific Plan construction.

Table 3.2-6. Construction Scenario Assumptions

Construction Phase	One-Way Vehicle Trips			Equipment		
	Average Daily Worker Trips	Average Daily Vendor Truck Trips	Total Haul Truck Trips	Equipment Type	Quantity	Usage Hours
Demolition	90	0	84	Concrete/industrial saws	6	8
				Excavators	18	8
				Rubber-tired dozers	12	8
Site Preparation	106	0	0	Rubber-tired dozers	18	8
				Tractors/loaders/backhoes	24	8
Grading	120	0	0	Excavators	12	8
				Graders	6	8
				Rubber-tired dozers	6	8
				Scrapers	12	8
				Tractors/loaders/backhoes	12	8
Building construction	5,826	1,770	0	Cranes	6	7
				Forklifts	18	8
				Generator sets	6	8
				Tractors/loaders/backhoes	18	7
				Welders	6	8
Paving	90	0	0	Pavers	12	8
				Paving equipment	12	8
				Rollers	12	8
Architectural coating	1,164	0	0	Air compressors	6	6

**Notes:** See Appendix D for details.

### Operational Emissions

Emissions from the operational phase of the Northside Specific Plan were estimated using CalEEMod Version 2016.3.2. Operational year 2040 was assumed consistent with the traffic impact analysis (TIA) prepared for the Northside Specific Plan (Appendix H).

The air quality analysis follows the project scenarios analyzed in the TIA. The traffic impact analysis includes trip generation for three land use scenarios as follows:

- 1) 2040 Baseline (Without Specific Plan Buildout) – 2040 Baseline without the Northside Specific Plan Buildout, which reflect the build-out of the Cities' current General Plans.
- 2) Scenario 1 – 2040 (With Specific Plan Buildout)
- 3) Scenario 2 – 2040 (With Specific Plan Buildout)

Emissions from the 2040 Baseline land uses (Existing Scenario) and Scenarios 1 and 2 were estimated using CalEEMod to present the net change in criteria air pollutant emissions. All three operational scenarios assume year 2040 buildout.

These land use assumptions of the three land use scenarios in CalEEMod were based on the TIA (Appendix H), and are presented in Table 3.2-7.

**Table 3.2-7. Land Use Scenarios**

Land Use	Units	Scenario 2040 Buildout			Net Change from Baseline	
		2040 Baseline	Scenario 1	Scenario 2	Scenario 1	Scenario 2
B/OP - Business/Office Park	TSF1	23,521.44	11,175.70	14,574.40	(12,345.74)	(8,947.04)
C - Commercial	TSF	1,688.32	2,134.36	1,426.44	446.04	(261.88)
HDR - High Density Residential	DU2	469	2,889	3,630	2,420	3,161
I - Industrial	TSF	78.40	0.00	0.00	(78.41)	(78.41)
LI - Light Industrial (Colton)	TSF	6,300.00	1,480.00	4,000.00	(4,820.00)	(2,300.00)
MDR - Medium Density Residential	DU	4,921	7,090	4,846	2,169	(75)
MHDR - Medium High Density Residential	DU	566	2,702	2,270	2,136	1,704
O - Office	TSF	1,543.56	392.04	392.04	(1,151.52)	(1,151.52)
OS - Open Space/Natural Resources	AC	214.10	232.13	190.16	18.03	(23.97)
PF - Public Facilities/Institutions	TSF	2,447.17	2,479.16	2,479.16	31.99	31.99
SRR - Semi Rural Residential	DU	7	0	0	(7)	(7)
VLDR - Very Low Density Residential (Colton)	DU	6	0	6	(6)	0

**Source:** Appendix H.

1. TSF = Thousand Square Feet.

2. DU = Dwelling Unit

Numbers shown in parenthesis represent a negative number.

### **Area Sources**

CalEEMod was used to estimate operational emissions from area sources, including emissions from consumer product use, architectural coatings, and landscape maintenance equipment. Emissions associated with natural gas usage in space heating, water heating, and stoves are calculated in the building energy use module of CalEEMod, as described in the following text. The Baseline and Scenarios 1 and 2 are assumed to not include woodstoves or fireplaces (wood or natural gas). As such, area source emissions associated with hearths were not included.

Consumer products are chemically formulated products used by household and institutional consumers, including detergents; cleaning compounds; polishes; floor finishes; cosmetics; personal care products; home, lawn, and garden products; disinfectants; sanitizers; aerosol paints; and automotive specialty products. Other paint products, furniture coatings, or architectural coatings are not considered consumer products (CAPCOA 2017). Consumer product VOC emissions are estimated in CalEEMod based on the floor area of nonresidential buildings and on the default factor of pounds of VOC per building square foot per day. For the asphalt surface land use assumed in the

Northside Specific Plan scenario, CalEEMod estimates VOC emissions associated with use of parking surface degreasers based on a square footage of parking surface area and pounds of VOC per square foot per day.

VOC off-gassing emissions result from evaporation of solvents contained in surface coatings such as in paints and primers using during building maintenance. CalEEMod calculates the VOC evaporative emissions from application of nonresidential surface coatings based on the VOC emission factor, the building square footage, the assumed fraction of surface area, and the reapplication rate. The VOC emission factor is based on the VOC content of the surface coatings, and SCAQMD's Rule 1113 (Architectural Coatings) governs the VOC content for interior and exterior coatings (**CM-AQ-2**). The model default reapplication rate of 10% of area per year is assumed. Consistent with CalEEMod defaults, it is assumed that the nonresidential surface area for painting equals 2.0 times the floor square footage, with 75% assumed for interior coating and 25% assumed for exterior surface coating. For the other asphalt surfaces assumed in the Northside Specific Plan scenario, the architectural coating area is assumed to be 6% of the total square footage, consistent with the supporting CalEEMod studies provided as an appendix to the CalEEMod User's Guide (CAPCOA 2017).

Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers. The emissions associated from landscape equipment use are estimated based on CalEEMod default values for emission factors (grams per residential dwelling unit per day and grams per square foot of nonresidential building space per day) and number of summer days (when landscape maintenance would generally be performed) and winter days.

### **Energy Sources**

As represented in CalEEMod, energy sources include emissions associated with building electricity and natural gas usage. Electricity use would contribute indirectly to criteria air pollutant emissions; however, the emissions from electricity use are only quantified for GHGs in CalEEMod, since criteria pollutant emissions occur at the site of the power plant, which is typically off site.

The energy use from nonresidential land uses (natural gas usage per square foot per year) is calculated in CalEEMod based on the California Commercial End-Use Survey database. CalEEMod default values for energy consumption, which assume compliance with the 2016 Title 24 Building Energy Efficiency Standards (**CM-AQ-3**), were applied for the Northside Specific Plan analysis. However, Specific Plan energy use is anticipated to be less than assumed as development under the Northside Specific Plan, at a minimum, would be required to comply with the more stringent 2019 Title 24 Building Energy Efficiency Standards at the time of building construction, which become effective January 1, 2020. CalEEMod default values for energy source emissions modeling were also assumed for the Existing Scenario; however, energy use is anticipated to be greater as the existing buildings were built in compliance with less stringent building energy efficiency codes.

### **Mobile Sources**

Mobile sources for the Northside Specific Plan would primarily be motor vehicles (automobiles and light-duty trucks) traveling to and from the Northside Specific Plan area. Motor vehicles may be fueled with gasoline, diesel, or alternative fuels. Trip generation rates for the Northside Specific Plan Scenarios and Baseline Scenario were based on the TIA (Appendix H). Trip rate assumptions for the Baseline Scenario and Specific Plan Scenarios and are shown in Tables 3.2-8, 3.2-9, and 3.2-10.

Table 3.2-8. Baseline Scenario - Trip Rate Assumptions

Land Use - CalEEMod	Trip Rate		
	Weekday <sup>a</sup>	Saturday <sup>b</sup>	Sunday <sup>b</sup>
Apartment Low Rise	1.49	1.49	1.49
Apartment Mid Rise	1.11	1.11	1.11
Elementary School	4.07	4.07	4.07
General Light Industrial	1.01	1.01	1.01
General Office Building	2.25	2.25	2.25
Industrial Park	0.61	0.61	0.61
Office Park	2.39	2.39	2.39
Regional Shopping Center	7.68	7.68	7.68
Single Family Housing	1.92	1.92	1.92
User Defined (Recreational)	0.00	0.00	0.00

Source: Appendix H.

**Notes:**

- <sup>a</sup> Weekday trip rates are based on the Northside Specific Plan TIA (Appendix H).  
<sup>b</sup> Saturday and Sunday trip rates were assume equal to weekday trip rate.

Table 3.2-9. Scenario 1 - Trip Rate Assumptions

Land Use - CalEEMod	Trip Rate		
	Weekday <sup>a</sup>	Saturday <sup>b</sup>	Sunday <sup>b</sup>
Apartment Low Rise	2.62	2.62	2.62
Apartment Mid Rise	1.95	1.95	1.95
Elementary School	7.15	7.15	7.15
General Light Industrial	1.77	1.77	1.77
General Office Building	3.48	3.48	3.48
Office Park	4.20	4.20	4.20
Regional Shopping Center	13.50	13.50	13.50
User Defined (Recreational)	0.00	0.00	0.00

Source: Appendix H.

**Notes:**

- <sup>a</sup> Weekday trip rates are based on the Northside Specific Plan TIA (Appendix H).  
<sup>b</sup> Saturday and Sunday trip rates were assume equal to weekday trip rate.

Table 3.2-10. Scenario 2 - Trip Rate Assumptions

Land Use - CalEEMod	Trip Rate		
	Weekday <sup>a</sup>	Saturday <sup>b</sup>	Sunday <sup>b</sup>
Apartment Low Rise	2.14	2.14	2.14
Apartment Mid Rise	1.59	1.59	1.59
Elementary School	5.85	5.85	5.85
General Light Industrial	1.45	1.45	1.45
General Office Building	3.24	3.24	3.24
Office Park	3.44	3.44	3.44
Regional Shopping Center	11.04	11.04	11.04
Single Family Housing	2.76	2.76	2.76

Table 3.2-10. Scenario 2 - Trip Rate Assumptions

Land Use - CalEEMod	Trip Rate		
	Weekday <sup>a</sup>	Saturday <sup>b</sup>	Sunday <sup>b</sup>
User Defined (Recreational)	0.00	0.00	0.00

Source: Appendix H.

**Notes:**

<sup>a</sup> Weekday trip rates are based on the Northside Specific Plan TIA (Appendix H).

<sup>b</sup> Saturday and Sunday trip rates were assume equal to weekday trip rate.

Default trip lengths included in CalEEMod were assumed for Specific Plan and Baseline Scenarios.

### Stationary Sources and Other Sources of Emissions

Based on the type of land uses that would be developed under the Northside Specific Plan, there are additional emission sources that are either not captured in CalEEMod or specifics are not available to accurately estimate emissions using CalEEMod. Potential additional sources of criteria air pollutant and TAC emissions include: emergency generators, boilers, broilers (meat cooking), ovens, cogeneration facilities, chillers, cooling towers, autoclave, metals production, painting and spray booths, off-road equipment (e.g., forklifts), truck idling, transport refrigeration units, and various VOC sources. In addition, emissions from the stationary and mobile sources listed above are also anticipated to occur under the Baseline Scenario based on the existing land use. Nonetheless, because specifics are not available to accurately estimate emissions from these anticipated sources under the Northside Specific Plan and Baseline Scenarios, associated emissions are not included in the estimated emissions presented herein. However, all stationary sources developed under the Northside Specific Plan would be required to comply with applicable SCAQMD rules and regulations, and would be required to obtain a permit to operate from the SCAQMD. Specifically, it was assumed that all future commercial and industrial uses would comply with the South Coast Air Quality Management District requirements, which are designed to comply with state and federal air quality standards (**CM-AIR-4**).

## 3.2.4 Impacts Analysis

### ***Would the project conflict with or obstruct implementation of the applicable air quality plan?***

**Potentially Significant.** As previously discussed, the Northside Specific Plan area is located within the SCAB under the jurisdiction of the SCAQMD, which is the local agency responsible for administration and enforcement of air quality regulations for the area.

### **Consistency Criterion No. 1**

Section 3.2.4, Threshold B, evaluates the Northside Specific Plan's potential impacts with regards to State CEQA Guidelines Appendix G Threshold 2 (a project's potential to violate any air quality standard or contribute substantially to an existing or projected air quality violation impact analysis). As discussed below, future development implemented in accordance with the Northside Specific Plan has the potential to result in a significant impact associated with the violation of an air quality standard. Because the Northside Specific Plan would allow for future development that would potentially result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, evident in estimated construction and operational emissions in excess of the SCAQMD emission-based significance thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> (Tables 3.2-12 through 3.2-14), the Northside Specific Plan would potentially conflict with Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook (**Impact AQ-1**).



## Consistency Criterion No. 2

While striving to achieve the NAAQS for O<sub>3</sub> and PM<sub>2.5</sub> and the CAAQS for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> through a variety of air quality control measures, the 2016 AQMP also accommodates planned growth in the SCAB. Projects are considered consistent with, and would not conflict with or obstruct implementation of, the AQMP if the growth in socioeconomic factors (e.g., population, employment) is consistent with the underlying regional plans used to develop the AQMP (per Consistency Criterion No. 2 of the SCAQMD CEQA Air Quality Handbook).

The SCAQMD primarily uses demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by the SCAG for its RTP/SCS (SCAG 2016), which is based on general plans for cities and counties in the SCAB, for the development of the AQMP emissions inventory (SCAQMD 2017).<sup>6</sup> The SCAG 2016 RTP/SCS, and associated Regional Growth Forecast, are generally consistent with the local plans; therefore, the 2016 AQMP is generally consistent with local government plans.

As assessed in Section 3.12, Population and Housing, the Northside Specific Plan would result in a substantial amount of growth in the SPA. Northside Specific Plan proposals would allow for the buildout of 11,260 to 13,112 dwelling units. As discussed in Section 3.12.1.2, Housing, the City of Riverside has a ratio of 3.40 persons per dwelling unit, the City of Colton has a ratio of 3.29 persons per dwelling unit, and the County of Riverside has a ratio of 3.26 persons per dwelling unit (U.S. Census Bureau 2017a, b). Based on these ratios, implementation of the Northside Specific Plan would have the potential to increase the population in the City of Riverside portion of the SPA by an estimated 20,310 to 26,533 people. The population in the City of Colton's portion of the SPA would potentially increase by an estimated 2,961 to 4,606 people. The population in the County of Riverside portion of the SPA would increase by an estimated 845 to 1,282 people. The total number of dwelling units within the SPA would increase by 6,013 to 7,865 dwelling units. The total estimated population increase within the SPA would be 20,310 to 26,533 persons.

As discussed in Table 2-3, Northside Specific Plan Allowed Land Use, implementation of the Northside Specific Plan would yield a total square footage of spaces appropriate for employment hubs (i.e., Commercial [COM], Business/Office Park [B/OP], Light Industrial [LI]) to approximately 16.5 million square feet. These changes in land use designations would directly support a substantial increase in population by subsequently providing an increase in workspaces.

While the Northside Specific Plan would induce substantial direct population growth in the area, the estimated increase in population because of the Northside Specific Plan would align with the SCAG forecasted population growth as well as the Regional Housing Needs Assessments. As discussed in Section 3.12.1.1, Population, as of 2018, the City of Riverside has a projected future 2040 population of 330,063; the City of Colton has a population of 54,828, and the County of Riverside has a population of 2,415,954. The estimated growth as a result of the Northside Specific Plan in the County of Riverside and the City of Riverside are aligned with the population forecast for the jurisdictions.

<sup>6</sup> Information necessary to produce the emission inventory for the SCAB is obtained from the SCAQMD and other governmental agencies, including CARB, Caltrans, and SCAG. Each of these agencies is responsible for collecting data (e.g., industry growth factors, socio-economic projections, travel activity levels, emission factors, emission speciation profile, and emissions) and developing methodologies (e.g., model and demographic forecast improvements) required to generate a comprehensive emissions inventory. SCAG incorporates these data into their Travel Demand Model for estimating/projecting vehicle miles traveled and driving speeds. SCAG's socio-economic and transportation activities projections in their 2016 RTP/SCS are integrated in the 2016 AQMP (SCAQMD 2017).

Based on these considerations, vehicle trip generation and planned development for the site are concluded to have been anticipated in the SCAG growth projections and implementation of the Northside Specific Plan would not result in a conflict with, or obstruct implementation of, the applicable air quality plan (i.e., SCAQMD 2016 AQMP). Accordingly, the Northside Specific Plan would meet Consistency Criterion No. 2 of the SCAQMD CEQA Air Quality Handbook.

### Summary

As described above, the Northside Specific Plan would potentially result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, and would potentially conflict with Consistency Criterion No. 1. Implementation of the Northside Specific Plan would not exceed the demographic growth forecasts in the SCAG 2016 RTP/SCS; therefore, the Northside Specific Plan would be consistent with the SCAQMD 2016 AQMP, which based future emission estimates on the SCAG 2016 RTP/SCS. Thus, the Northside Specific Plan would not conflict with Consistency Criterion No. 2.

Consistency with both Criterion 1 and 2 need to be demonstrated. Therefore, since the Northside Specific Plan would potentially conflict with Consistency Criterion No. 1, impacts related to the Northside Specific Plan's potential to "conflict with or obstruct implementation of the applicable air quality plan" is considered potentially significant (**Impact AQ-1**).

***Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.***

Past, present, and future development projects may contribute to the SCAB adverse air quality impacts on a cumulative basis. By its nature, air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and the SCAQMD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are used in the determination of whether a project's individual emissions would have a cumulatively considerable contribution on air quality. If a project's emissions would exceed the SCAQMD significance thresholds, it would be considered to have a cumulatively considerable contribution. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant (SCAQMD 2003).

Construction and operation of projects in accordance with the Northside Specific Plan would result in emissions of criteria air pollutants from mobile, area, energy and/or stationary sources, which may result in a cumulatively considerable net increase in emissions of criteria air pollutants for which the SCAB is designated as nonattainment under the NAAQS or CAAQS. The following discussion identifies potential short-term construction and long-term operational impacts that would result from implementation of the Northside Specific Plan.

### Construction Emissions

**Potentially Significant.** Construction of projects in accordance with the Northside Specific Plan would result in the temporary addition of pollutants to the local airshed caused by on-site sources (i.e., off-road construction equipment, soil disturbance, and VOC off-gassing) and off-site sources (i.e., on-road haul trucks, vendor trucks, and worker vehicle trips). Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation, and for dust, the prevailing weather conditions. Therefore, such emission levels can only be approximately estimated with a corresponding uncertainty in precise ambient air quality impacts.

As discussed in Approach and Methodology (Construction), criteria air pollutant emissions associated with temporary construction activity were quantified using CalEEMod. Construction emissions were calculated for the estimated worst-case day over the construction period associated with each phase and reported as the maximum daily emissions estimated during the estimated worst year of construction (2020). Construction schedule assumptions, including phase type, duration, and sequencing, were based on CalEEMod default values and is intended to represent a reasonable scenario in the absence of project-specific information.

Implementation of the Northside Specific Plan would generate criteria air pollutant emissions from entrained dust, off-road equipment, vehicle emissions, architectural coatings, and asphalt pavement application. Entrained dust results from the exposure of earth surfaces to wind from the direct disturbance and movement of soil, resulting in PM<sub>10</sub> and PM<sub>2.5</sub> emissions. Projects implemented in accordance with the Northside Specific Plan would be required to comply with SCAQMD Rule 403 to control dust emissions generated during the grading activities. Standard construction practices that were assumed to be employed to reduce fugitive dust emissions, and were quantified in CalEEMod, include watering of the active sites two times per day depending on weather conditions. Internal combustion engines used by construction equipment, vendor trucks (i.e., delivery trucks), and worker vehicles would result in emissions of VOCs, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. The application of architectural coatings, such as exterior application/interior paint and other finishes, and application of asphalt pavement would also produce VOC emissions; however, the contractor is required to procure architectural coatings from a supplier in compliance with the requirements of SCAQMD's Rule 1113 (Architectural Coatings).

Table 3.2-11 presents the estimated maximum daily construction emissions generated during construction of the Northside Specific Plan. The values shown are the maximum summer or winter daily emissions results from CalEEMod. Details of the emission calculations are provided in Appendix D.

**Table 3.2-11. Estimated Maximum Daily Construction Criteria Air Pollutant Emissions by Year - Unmitigated**

	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Year	<i>pounds per day</i>					
2020 – Worst Case Year	1,466.60	320.10	383.50	1.29	84.57	39.27
<b>Maximum Daily Emissions (20-years)</b>	<b>1,466.60</b>	<b>320.10</b>	<b>383.50</b>	<b>1.29</b>	<b>84.57</b>	<b>39.27</b>

**Notes:** VOC = volatile organic compound; NO<sub>x</sub> = oxides of nitrogen; CO = carbon monoxide; SO<sub>x</sub> = sulfur oxides; PM<sub>10</sub> = coarse particulate matter; PM<sub>2.5</sub> = fine particulate matter.

See Appendix D for complete results.

The values shown are the maximum summer or winter daily emissions results from CalEEMod.

PM<sub>10</sub> and PM<sub>2.5</sub> emissions reflect CalEEMod “mitigated” results which account for implementation of SCAQMD Rule 403, including watering of the project sites two times per day and restricting vehicle speed to 15 miles per hour on unpaved roads.

If multiple large construction projects within the SPA area occur simultaneously, it is possible that cumulative impacts associated with air quality violations could occur. To present a conservative scenario of potential emissions associated with multiple construction projects occurring at the same time, the maximum daily emissions during the six analyzed construction phases (i.e., demolition, site preparation, grading, building construction, paving, and architectural coating) of Specific Plan construction are presented below in Table 3.2-12.

**Table 3.2-12. Estimated Maximum Daily Construction (On-Site and Off-Site) Criteria Air Pollutant Emissions by Phase - Unmitigated**

Phase	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
	<i>pounds per day</i>					
Demolition (2020)	20.33	201.38	134.58	0.25	11.77	9.67
Site Preparation (2020)	24.94	254.83	133.42	0.24	63.16	39.27
Grading (2020)	27.24	301.55	196.66	0.39	66.43	33.94
Building Construction (2020)	44.89	318.57	383.50	1.29	84.57	28.17
Paving (2020)	8.55	84.67	91.59	0.15	5.53	4.43
Architectural Coating (2020)	1,457.54	13.64	58.57	0.15	13.79	4.20
<b>Maximum Daily Emissions Assuming Concurrent Phase Construction</b>	<b>1,583.49</b>	<b>1,174.37</b>	<b>998.31</b>	<b>2.46</b>	<b>216.61</b>	<b>107.82</b>
<i>SCAQMD Threshold</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<b>Threshold Exceeded?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	No	<b>Yes</b>	<b>Yes</b>

**Notes:** VOC = volatile organic compound; NO<sub>x</sub> = oxides of nitrogen; CO = carbon monoxide; SO<sub>x</sub> = sulfur oxides; PM<sub>10</sub> = coarse particulate matter; PM<sub>2.5</sub> = fine particulate matter; SCAQMD = South Coast Air Quality Management District.

See Appendix D for complete results.

The values shown are the maximum summer or winter daily emissions results from CalEEMod.

Year presented in parenthesis represents the model year the maximum daily emissions from that construction phase would occur.

PM<sub>10</sub> and PM<sub>2.5</sub> emission estimates include implementation of the SPA's fugitive dust control strategies, including watering of an active site two times per day.

Because construction specifications are not currently available, under a conservative scenario where maximum emissions from each assessed construction phase would occur concurrently, estimated Specific Plan emissions would exceed the SCAQMD thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub> and PM<sub>2.5</sub>. Emissions of SO<sub>x</sub> are not estimated to exceed SCAQMD thresholds. Impacts associated with Specific Plan-generated construction criteria air pollutant emissions would be potentially significant (**Impact AQ-2**).

### Operational Emissions

**Potentially Significant.** Operation of project implemented in accordance with the Northside Specific Plan would generate VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions from mobile sources, including vehicle trips; area sources, including the use of consumer products, architectural coatings for repainting, and landscape maintenance equipment; and energy sources, including combustion of fuels used for space and water heating. As discussed in Approach and Methodology (Operational Emissions), pollutant emissions associated with long-term operation of the Northside Specific Plan Scenarios 1 and 2 and the Baseline Scenario were quantified using CalEEMod. Mobile source emissions were estimated in CalEEMod based on Specific Plan-specific trip rates. CalEEMod default values were used to estimate emissions from area and energy sources for both the Northside Specific Plan Scenarios and Baseline Scenario.

Tables 3.2-13 and 3.2-14 presents the net change maximum daily area, energy, and mobile source emissions associated with operation of the Northside Specific Plan and Baseline buildout in 2040, and the estimated net change in emissions (Specific Plan minus the Baseline Scenario). The values shown are the maximum summer or winter daily emissions results from CalEEMod. Details of the emission calculations are provided in Appendix D.

**Table 3.2-13. Scenario 1 Estimated Maximum Daily Operational Criteria Air Pollutant Emissions - Unmitigated**

Emission Source	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
	pounds per day					
Specific Plan – Scenario 1						
Area	5,712.50	391.15	10,335.67	23.76	1,401.58	1,404.58
Energy	8.913	77.92	45.24	0.49	6.16	6.16
Mobile	104.87	703.79	1,362.60	7.90	851.05	229.70
Total	5,826.28	1,172.86	11,743.51	32.15	2,258.79	1,637.44
Baseline Scenario						
Area	2,985.51	151.28	4,062.43	9.13	538.76	538.76
Energy	11.72	105.02	78.55	0.64	8.09	8.09
Mobile	82.43	549.82	1,089.83	6.34	684.99	184.87
Total	3,079.66	806.12	5,230.81	16.11	1,231.84	731.72
Net Change in Emissions						
Net Change (Specific Plan – Existing Scenario)	2,746.62	366.74	6,512.70	16.04	1,026.95	905.72
SCAQMD Threshold	55	55	550	150	150	55
Threshold Exceeded?	Yes	Yes	Yes	No	Yes	Yes

**Notes:** VOC = volatile organic compound; NO<sub>x</sub> = oxides of nitrogen; CO = carbon monoxide; SO<sub>x</sub> = sulfur oxides; PM<sub>10</sub> = coarse particulate matter; PM<sub>2.5</sub> = fine particulate matter; SCAQMD = South Coast Air Quality Management District.

See Appendix D for complete results.

Totals may not sum due to rounding.

The values shown are the maximum summer or winter daily emissions results from CalEEMod.

The Northside Specific Plan and Baseline Scenarios reflect operational year 2040.

Limited to sources captured in CalEEMod.

**Table 3.2-14. Scenario 2 Estimated Maximum Daily Operational Criteria Air Pollutant Emissions - Unmitigated**

Emission Source	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
	pounds per day					
Project – Scenario 2						
Area	5,317.45	355.72	9,353.90	21.65	1,276.95	1,276.95
Energy	10.69	94.53	62.53	0.58	7.38	7.38
Mobile	90.36	603.18	1,192.08	6.93	748.67	202.06
Total	5,418.5	1,053.43	10,608.33	29.16	2,033.00	1,486.39
Baseline Scenario						
Area	2,985.51	151.28	4,062.43	9.13	538.76	538.76
Energy	11.72	105.02	78.55	0.64	8.09	8.09
Mobile	82.43	549.82	1,089.83	6.34	684.99	184.87
Total	3,079.66	806.12	5,230.81	16.11	1,231.84	731.72

**Table 3.2-14. Scenario 2 Estimated Maximum Daily Operational Criteria Air Pollutant Emissions - Unmitigated**

Emission Source	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
	pounds per day					
Net Change in Emissions						
Net Change (Project – Existing Scenario)	2,338.84	247.31	5,377.52	13.05	801.16	754.67
SCAQMD Threshold	55	55	550	150	150	55
Threshold Exceeded?	Yes	Yes	Yes	No	Yes	Yes

**Notes:** VOC = volatile organic compound; NO<sub>x</sub> = oxides of nitrogen; CO = carbon monoxide; SO<sub>x</sub> = sulfur oxides; PM<sub>10</sub> = coarse particulate matter; PM<sub>2.5</sub> = fine particulate matter; SCAQMD = South Coast Air Quality Management District.

See Appendix D for complete results.

Totals may not sum due to rounding.

The values shown are the maximum summer or winter daily emissions results from CalEEMod.

The Northside Specific Plan and Baseline Scenarios reflect operational year 2040.

Limited to sources captured in CalEEMod.

As shown in Table 3.2-13 and Table 3.2-14, the net change in combined daily area, energy, and mobile source emissions from the Northside Specific Plan Scenarios 1 and 2 and the Baseline Scenario would exceed the SCAQMD operational thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>; SO<sub>x</sub> emissions are not anticipated to exceed SCAQMD thresholds. As discussed previously, emissions are limited to sources that are estimated in CalEEMod and sources where project-specifics are available or can be reasonably estimated using CalEEMod. Impacts associated with Specific Plan-generated operational criteria air pollutant emissions would be potentially significant (**Impact AQ-3**).

As discussed in Air Quality Conditions (South Coast Air Basin Attainment Designation), the SCAB has been designated as a national nonattainment area for O<sub>3</sub> and PM<sub>2.5</sub> and a California nonattainment area for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. The nonattainment status is the result of cumulative emissions from various sources of air pollutants and their precursors within the SCAB, including motor vehicles, off-road equipment, and commercial and industrial facilities. Construction and operation of projects implemented in accordance with the Northside Specific Plan would generate VOC and NO<sub>x</sub> emissions (which are precursors to O<sub>3</sub>) and emissions of PM<sub>10</sub> and PM<sub>2.5</sub>. As indicated in Tables 3.2-11 and 3.2-12, Specific Plan-generated construction and/or operational emissions, respectively, would exceed the SCAQMD emission-based significance thresholds for VOC, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>.

Cumulative localized impacts would potentially occur if a construction project were to occur concurrently with another off-site project. Construction schedules for potential future projects near the Northside Specific Plan area are currently unknown; therefore, potential construction impacts associated with two or more simultaneous projects would be considered speculative.<sup>7</sup> However, future projects would be subject to CEQA and would require air quality analysis and, where necessary, mitigation if the project would exceed SCAQMD thresholds. Criteria air pollutant emissions associated with construction activity of future projects would be reduced through implementation of control measures required by the SCAQMD. Cumulative PM<sub>10</sub> and PM<sub>2.5</sub> emissions would be reduced because all future projects would be subject to SCAQMD Rule 403 (Fugitive Dust), which sets forth general and specific requirements for all construction sites in the SCAQMD (**CM-AQ-1**). In addition, cumulative VOC emissions would be subject to SCAQMD Rule 1113 (Architectural Coatings) (**CM-AQ-2**).

<sup>7</sup> The CEQA Guidelines state that if a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact (14 CCR 15145). This discussion is nonetheless provided in an effort to show good-faith analysis and comply with CEQA's information disclosure requirements.

Based on the Northside Specific Plan-generated construction and operational emissions of VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> the Northside Specific Plan would result in a cumulatively considerable increase in emissions of nonattainment pollutants. Impacts would be potentially significant and, thus, require mitigation. The Northside Specific Plan would potentially result in a cumulatively considerable net increase of criteria pollutants for which the Northside Specific Plan region is non-attainment under an applicable federal or state ambient air quality standard (**Impact AQ-4**).

As discussed above, prior to mitigation, the Northside Specific Plan would result in emissions that would exceed the SCAQMD thresholds for VOC, NO<sub>x</sub>, CO and PM<sub>2.5</sub> during construction, as well as VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> exceedances during operations. Notably, since the emission-based thresholds used in this analysis were established to provide Specific Plan-level estimates of criteria air pollutant quantities that the SCAB can accommodate without affecting the attainment dates for the ambient air quality standards, and since the EPA and CARB have established the ambient air quality standards at levels above which concentrations could be harmful to human health and welfare, with an adequate margin of safety, elevated levels of criteria air pollutants above adopted thresholds as a result of the Northside Specific Plan's construction and operation could cause adverse health effects associated with these pollutants. (The effects typically associated with unhealthy levels of criteria air pollutant exposure are described in under Pollutants and Effects, above.) As detailed in the Appendix D, there are numerous scientific and technological complexities associated with correlating criteria air pollutant emissions from an individual project to specific health effects. Additionally, while quantitative methods have been employed, to date, all of the publically available health impact assessments have concluded that the evaluated project's health effects associated with the estimated project-generated increase in concentrations of O<sub>3</sub> and PM<sub>2.5</sub> represent a small increase in health incidences and a very small percent of the number of background health incidences, indicating that these health impacts are negligible and potentially within the models' margin of error. Accordingly, additional work in the industry and more importantly, air district participation, is needed to develop a more meaningful analysis to correlate project-level mass criteria air pollutant emissions and health effects for decision makers and the public. Nonetheless, because the Northside Specific Plan would exceed the SCAQMD mass daily thresholds of VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> during construction and/or operation, the Northside Specific Plan could have a significant impact on public health (**Impact AQ-5**).

***Would the project expose sensitive receptors to substantial pollutant concentrations?***

**Localized Significance Thresholds Analysis**

**Potentially Significant.** As discussed in Sensitive Receptors, sensitive receptors are those individuals more susceptible to the effects of air pollution than the population at large. People most likely to be affected by air pollution include children, the elderly, and people with cardiovascular and chronic respiratory diseases. According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes (SCAQMD 1993). Residential land uses are located to the north and west of the Northside Specific Plan area. The closest sensitive receptor within the SPA include approximately 6,000 residential units distributed throughout the SPA with most units concentrated in the southern and eastern portions of the SPA. Schools in the SPA where sensitive receptors may spend considerable time include Fremont Elementary School (1925 Orange Street, Riverside, California 92501) and Patricia Beatty Elementary School (4261 Latham Street, Riverside, California 92501).

An LST analysis has been prepared to determine potential impacts to nearby sensitive receptors during construction of land uses allowed under the Northside Specific Plan. As indicated in the discussion of the thresholds of significance (Section 3.2.3), SCAQMD also recommends the evaluation of localized NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> impacts as a result of construction activities to sensitive receptors in the immediate vicinity of the Northside Specific



Plan site. The impacts were analyzed using methods consistent with those in SCAQMD's Final LST Methodology (2009). According to the Final LST Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2009). Hauling of soils and construction materials associated with future project construction allowed under the Northside Specific Plan are not expected to cause substantial air quality impacts to sensitive receptors along off-site roadways. Localized emissions from the trucks would be relatively brief in nature and would cease once the trucks pass through the main streets.

Construction activities associated with the future development allowed under the Northside Specific Plan would result in temporary sources of on-site fugitive dust and construction equipment emissions. As discussed above, off-site emissions from vendor trucks, haul trucks, and worker vehicle trips are not included in the LST analysis. The most stringent SCAQMD localized significance criteria for SRA 23 (for 1-acre project sites corresponding to a distance to a sensitive receptor of 25 meters, which represents a conservative analysis) are presented in Table 3.2-15 and compared to the maximum daily on-site construction emissions generated during the Northside Specific Plan buildout.

**Table 3.2-15. Localized Significance Thresholds Analysis for Specific Plan Construction**

	NO <sub>2</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum On-Site Emissions	<i>Pounds per Day</i>			
Construction emissions	301.19	191.75	36.46	21.71
SCAQMD LST	118	602	4	3
LST exceeded?	Yes	No	Yes	Yes

Source: SCAQMD 2009.

**Notes:**

NO<sub>2</sub> = nitrogen dioxide; CO = carbon monoxide; PM<sub>10</sub> = coarse particulate matter; PM<sub>2.5</sub> = fine particulate matter; SCAQMD = South Coast Air Quality Management District; LST = localized significance threshold.

See Appendix D for complete results.

Localized significance thresholds are shown for 1-acre project sites corresponding to a distance to a sensitive receptor of 25 meters.

These estimates include implementation of the Northside Specific Plan's fugitive dust control strategies (**CM-AQ-1**), including watering of an active site two times per day. As shown in Table 3.2-12, construction activities associated with future development allowed under the Northside Specific Plan would generate NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> emissions in excess of site-specific LSTs; therefore, localized construction impacts to nearby sensitive receptors would be potentially significant (**Impact AQ-6**).

### Carbon Monoxide Hotspots

**Less than Significant.** Mobile source impacts occur on two scales of motion. Regionally, travel resulting from development allowed by the Northside Specific Plan would add to regional trip generation and increase the vehicle miles traveled within the local airshed and the SCAB. Locally, traffic generated as a result of development allowed by the Northside Specific Plan would be added to the area's roadway system near the Northside Specific Plan area. If such traffic occurs during periods of poor atmospheric ventilation, is composed of a large number of vehicles cold-started and operating at pollution-inefficient speeds, and is operating on roadways already crowded with non-Specific Plan area traffic, there is a potential for the formation of microscale CO hotspots in the area immediately around points of congested traffic. Because of continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SCAB is steadily decreasing.

At the time that the SCAQMD 1993 Handbook was published, the SCAB was designated nonattainment under the CAAQS and NAAQS for CO. In 2007, the SCAQMD was designated in attainment for CO under both the CAAQS and NAAQS as a result of the steady decline in CO concentrations in the SCAB due to turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities. The SCAQMD conducted CO modeling for the 2003 AQMP (Appendix V: Modeling and Attainment Demonstrations, SCAQMD 2003) for the four worst-case intersections in the SCAB: (1) Wilshire Boulevard and Veteran Avenue, (2) Sunset Boulevard and Highland Avenue, (3) La Cienega Boulevard and Century Boulevard, and (4) Long Beach Boulevard and Imperial Highway. At the time the 2003 AQMP was prepared, the intersection of Wilshire Boulevard and Veteran Avenue was the most congested intersection in Los Angeles County, with an average daily traffic volume of about 100,000 vehicles per day. Using CO emission factors for 2002, the peak modeled CO 1-hour concentration was estimated to be 4.6 ppm at the intersection of Wilshire Boulevard and Veteran Avenue. When added to the maximum 1-hour CO concentration from 2016 through 2018 at the Rubidoux monitoring station (see Table 3.2-3, Local Ambient Air Quality Data) which was 2.4 ppm in 2017, the 1-hour CO would be 7.0 ppm, while the CAAQS is 20 ppm.

The 2003 AQMP also projected 8-hour CO concentrations at these four intersections for 1997 and from 2002 through 2005. From years 2002 through 2005, the maximum 8-hour CO hotspot was 3.8 ppm at the Sunset Boulevard and Highland Avenue intersection (2002; 3.4 ppm at the Wilshire Boulevard and Veteran Avenue in 2002). Adding the 3.8 ppm to the maximum 8-hour CO concentration from 2016 through 2018 at the Rubidoux monitoring station (see Table 3.2-3) which was 1.9 ppm in 2018, the 8-hour CO would be 5.7 ppm, while the CAAQS is 9.0 ppm.

As such, potential operational impacts, from future development allowed by the Northside Specific Plan, associated with CO hotspots would be **less than significant**.

## Toxic Air Contaminants

### *Construction*

**Potentially Significant.** The Northside Specific Plan could result in TAC exposure to existing or future sensitive land uses during construction. Diesel equipment would be subject to the CARB air toxic control measures for in-use off-road diesel fleets, which would minimize DPM emissions; however, the levels of potential emissions in relation to the location of sensitive receptors cannot be estimated with a level of accuracy. As such, the potential health risk of exposing sensitive receptors to construction-generated TAC emissions, primarily DPM, is considered potentially significant (**Impact AQ-7**).

### *Operation*

**Potentially Significant.** The Northside Specific Plan includes various non-residential land uses, including industrial land uses such as manufacturing and warehousing, and research and development, which could include various sources of TACs. As discussed in Section 3.2.3.2, potential sources of TAC emissions from the Northside Specific Plan include, but are not limited to: emergency generators, boilers, broilers (meat cooking), ovens, cogeneration facilities, chillers, cooling towers, autoclave, metals production, painting and spray booths, offroad equipment (e.g., forklifts), truck idling, and transport refrigeration units. However, because the type and location of Specific Plan land uses and tenants have not been identified, the potential health risk associated with buildout of the SPA cannot be accurately estimated. Due to the uncertainty of Specific Plan land uses and tenants, and their associated TAC emissions, as well as the potential location of additional sensitive receptors, and the effectiveness of TAC reduction measures, the Northside Specific Plan would have a potentially significant health risk impact as a result of operation (**Impact AQ-8**).

### Health Effects of Other Criteria Air Pollutants

**Potentially Significant.** Construction of projects in accordance with the Northside Specific Plan could result in emissions that would exceed the SCAQMD thresholds for criteria air pollutants including VOC, NO<sub>x</sub>, CO and PM<sub>2.5</sub>. Operation of the Northside Specific Plan would result in emissions that would exceed the SCAQMD thresholds for criteria air pollutants including VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>.

VOCs and NO<sub>x</sub> are precursors to O<sub>3</sub>, for which the SCAB is designated as nonattainment with respect to the NAAQS and CAAQS. The health effects associated with O<sub>3</sub> are generally associated with reduced lung function. The contribution of VOCs and NO<sub>x</sub> to regional ambient O<sub>3</sub> concentrations is the result of complex photochemistry. The increases in O<sub>3</sub> concentrations in the SCAB due to O<sub>3</sub> precursor emissions tend to be found downwind from the source location to allow time for the photochemical reactions to occur. However, the potential for exacerbating excessive O<sub>3</sub> concentrations would also depend on the time of year that the VOC emissions would occur because exceedances of the O<sub>3</sub> ambient air quality standards tend to occur between April and October when solar radiation is highest. The holistic effect of a single project's emissions of O<sub>3</sub> precursors is speculative because of the lack of quantitative methods to assess this impact. Nonetheless, because VOC and NO<sub>x</sub> emissions associated with Specific Plan construction and operation would exceed the SCAQMD mass daily construction threshold, it could minimally contribute to regional O<sub>3</sub> concentrations and the associated health effects.

Health effects that result from NO<sub>2</sub> and NO<sub>x</sub> include respiratory irritation. Although the Northside Specific Plan construction and operation would generate NO<sub>x</sub> emissions that would exceed the SCAQMD mass daily thresholds, construction and operation of the Northside Specific Plan is not anticipated to contribute to exceedances of the NAAQS and CAAQS for NO<sub>2</sub> because the SCAB is designated as in attainment of the NAAQS and CAAQS for NO<sub>2</sub> and the existing NO<sub>2</sub> concentrations in the area are well below the NAAQS and CAAQS standards. Nonetheless, because there are nearby receptors to be affected by off-road construction equipment and operational sources of NO<sub>x</sub>, the Northside Specific Plan could result in potential health effects associated with NO<sub>2</sub> and NO<sub>x</sub>.

CO tends to be a localized impact associated with congested intersections. The associated potential for CO hotspots were discussed previously and are determined to be a less-than-significant impact. However, operation of the Northside Specific Plan would generate CO emissions that would exceed the SCAQMD thresholds. Therefore, the Northside Specific Plan's CO emissions could potentially contribute to significant health effects associated with this pollutant.

The construction and operation of the Northside Specific Plan would exceed the SCAQMD threshold for PM<sub>10</sub> and PM<sub>2.5</sub>. As such, the Northside Specific Plan would potentially contribute to exceedances of the NAAQS and CAAQS for particulate matter or would obstruct the SCAB from coming into attainment for these pollutants. Because the Northside Specific Plan has the potential to contribute particulate matter during construction and operation, the Northside Specific Plan could result in associated health effects.

In summary, because construction and operation of the Northside Specific Plan could result in exceedances of the SCAQMD significance thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>, the potential health effects associated with criteria air pollutants are considered potentially significant (**Impact AQ-9**) Notably, there are numerous scientific and technological complexities associated with correlating criteria air pollutant emissions from an individual project to specific health effects or potential additional nonattainment days, and there are currently no modeling tools that could provide reliable and meaningful additional information regarding health effects from criteria air pollutants generated by individual projects.

***Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?***

Based on available information, the Northside Specific Plan is not anticipated to result in other emissions that have not been addressed under Thresholds A through C. As such, this analysis focuses on the potential for the Northside Specific Plan to generate odors.

The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the Northside Specific Plan. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment, architectural coatings, and asphalt pavement application. Such odors would disperse rapidly from the Northside Specific Plan area and generally occur at magnitudes that would not affect substantial numbers of people.

Land uses and industrial operations that typically are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. While the Northside Specific Plan does not propose the aforementioned odor-generating land uses, based on potential types of land uses for the Northside Specific Plan, during the operational phase of the Northside Specific Plan, anticipated odors could be generated from industrial or retail land uses, including food-service odors. Because specific land uses and tenants have not been identified for the Northside Specific Plan, odor sources associated with future development allowed under the Northside Specific Plan and their potential to cause a significant impact to nearby sensitive receptors also cannot be completely identified. Therefore, the potential for the Northside Specific Plan to generate an odor impact is considered potentially significant (**Impact AQ-10**).

### 3.2.5 Mitigation Measures

State CEQA Guidelines Section 15126.4 requires EIRs to describe feasible measures that can minimize significant adverse impacts. The following mitigation measures have been evaluated for feasibility and are incorporated in order to reduce potentially significant impacts related to air quality emissions during operation of the Northside Specific Plan.

Mitigation measure **MM-AQ-1** through **MM-AQ-3** shall be implemented to provide consistency with the Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook (**Impact AQ-1**) and reduce criteria air pollutant emissions generated during construction (**Impacts AQ-2 and AQ-9**) of the Northside Specific Plan:

**MM-AQ-1 Construction Equipment Emissions Reductions.** The following measures shall be incorporated into the Northside Specific Plan to reduce construction criteria air pollutant emissions, including VOC, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>, generated by construction equipment used for future development projects implemented under the proposed Specific Plan.

Prior to the issuance of a grading permit within the Northside Specific Plan, the following shall be incorporated into the grading plan and/or grading permit conditions:

- a) For off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.<sup>8</sup> Before an exemption may be considered, the applicant shall be required to demonstrate that two construction fleet owners/operators in the region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located in the region.
- b) Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions.
- c) Properly tune and maintain all construction equipment in accordance with manufacturer's specifications;
- d) Where feasible, employ the use of electrical or natural gas-powered construction equipment, including forklifts and other comparable equipment types.
- e) To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction.
- f) Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall include measures to reduce the number of large pieces of equipment operating simultaneously during peak construction periods, scheduling of vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling.

<sup>8</sup> For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.

**MM-AQ-2 Fugitive Dust Control.** The following measures shall be incorporated into the Northside Specific Plan to further reduce construction fugitive dust emissions (PM<sub>10</sub> and PM<sub>2.5</sub>), generated by grading and construction activities of future development projects implemented under the proposed Specific Plan:

Prior to the issuance of a grading permit within the Northside Specific Plan, the following shall be incorporated into the grading plan and/or grading permit conditions:

- a) Water, or utilize another SCAQMD-approved dust control non-toxic agent, on the grading areas at least three times daily to minimize fugitive dust.
- b) All permanent roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as possible following site preparation and grading activities.
- c) Stabilize grading areas as quickly as possible to minimize fugitive dust.
- d) Apply chemical stabilizer, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry, and to on-site stockpiles of excavated material.
- e) Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible.
- f) Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out.
- g) Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred.
- h) Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling.
- i) Evaluate the need for reduction in dust generating activity, potential to stop work, and/or implementation of additional dust control measures if winds exceed 25 miles per hour.
- j) Enforce a 15-mile-per-hour speed limit on unpaved surfaces.
- k) Provide haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance.
- l) Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections, to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.
- m) Review and comply with any additional requirements of SCAQMD Rule 403.

**MM-AQ-3 Architectural Coating VOC Emissions.** To address the impact relative to VOC emissions, Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) shall be used during Project construction/application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, avoid application of architectural coatings during the peak smog season: July, August, and September. Procure architectural coatings from a supplier in compliance with the requirements of SCAQMD's Rule 1113 (Architectural Coatings).

Mitigation measures **MM-AQ-4** through **MM-AQ-8** shall be implemented to reduce criteria air pollutant emissions (**Impacts AQ-1 to AQ-6, and AQ-9**) generated during operation of the Northside Specific Plan:

**MM-AQ-4 Vehicle Miles Traveled Reduction Strategies.** The Northside Specific Plan shall implement a Transportation Demand Management (TDM) Program to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ride-sharing and carpooling to reduce vehicle miles traveled and associated criteria air pollutant emissions. The following components are to be included in the TDM Program:

#### **Bicycle and Pedestrian Travel**

- a) Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various internal Specific Plan land uses, which will include design elements to enhance walkability and connectivity and shall minimize barriers to pedestrian access and interconnectivity. Physical barriers, such as walls or landscaping, that impede pedestrian circulation shall be eliminated.
- b) The Northside Specific Plan design shall include a network that connects to the existing off-site facilities (e.g., existing off-site bike paths).
- c) Specific Plan design shall include pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways shall be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic calming features. Traffic calming features may include: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.
- d) Provide bicycle parking facilities along main travel corridors: one bike rack space per 20 vehicle/employee parking spaces or to meet demand, whichever results in the greater number of bicycle racks.
- e) Provide shower and locker facilities to encourage employees to bike and/or walk to work: one shower and three lockers per every 25 employees.

#### **Ride-Sharing and Commute Reduction**

- f) Promote ridesharing programs through a multi-faceted approach, such as designating a certain percentage of parking spaces for ridesharing vehicles; designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles; or providing a website or message board for coordinating rides.
- g) Implement marketing strategies to reduce commute trips. Information sharing and marketing are important components to successful commute trip-reduction strategies. Implementing commute trip-reduction strategies without a complementary marketing strategy would result in lower VMT reductions. Marketing strategies may include: new employee orientation of trip reduction and alternative mode options; event promotions; or publications.
- h) One percent (1%) of vehicle/employee parking spaces shall be reserved for preferential spaces for car pools and van pools.



- i) Coordinate with the Southern California Association of Governments (SCAG) for carpool, vanpool, and rideshare programs that are specific to the Northside Specific Plan.
- j) Implement a demand-responsive shuttle service that provides access throughout the Northside Specific Plan area, to the park-and-ride lots, and to the nearby transit centers.

#### Transit

- k) Bus pull-ins shall be constructed where appropriate within the Northside Specific Plan area.
- l) Coordinate with SCAG on the future siting of transit stops/stations within or near the SPA.

**MM-AQ-5 Encourage Electric Vehicles.** The Northside Specific Plan shall do the following:

- a) Designate 10% of parking spaces to be for electric and alternative fuel vehicles.
- b) Install Level 2 EV charging stations in 6% of all parking spaces.

**MM-AQ-6 Idling Restriction.** For Specific Plan land uses that include truck idling, the Northside Specific Plan shall minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location. To the extent feasible, the tenant shall restrict idling emission from trucks by using auxiliary power units and electrification. Each cold storage dock door shall provide electrification for transport refrigeration units (TRUs).

**MM-AQ-7 Energy Conservation.** The following energy conservation measures into Specific Plan building plans:

- a) Install a solar photovoltaic rooftop system to reduce the electric demand from the local grid.
- b) Install Energy Star rated heating, cooling, lighting, and appliances.
- c) Outdoor lighting shall be light emitting diodes (LED) or other high-efficiency lightbulbs.
- d) Provide information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future tenants of the Northside Specific Plan.
- e) Non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year solar reflective index (SRI) of 64 for a low-sloped roof and 32 for a high-sloped roof.
- f) Outdoor pavement, such as walkways and patios, shall include paving materials with 3-year SRI of 0.28 or initial SRI of 0.33.
- g) Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance.
- h) Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher.
- i) Installation of water heaters with an energy factor of 0.92 or higher.
- j) Maximize the use of natural lighting and include daylighting (e.g., skylights, windows) in rooms with exterior walls that would normally be occupied.
- k) Include high-efficacy artificial lighting in at least 50% of unit fixtures.
- l) Install low-NOx water heaters and space heaters, solar water heaters, or tank-less water heaters.

- m) Use passive solar cooling/heating.
- n) Strategically plant trees to provide shade.
- o) Structures shall be equipped with outdoor electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.

**MM-AQ-8 Low-VOC/Green Cleaning Product Educational Program.** Specific Plan tenants shall develop and implement a Low-VOC/Green Cleaning Product and Paint education program.

Mitigation measures **MM-AQ-9** through **MM-AQ-11** shall be implemented to reduce the potential for the Northside Specific Plan to expose sensitive receptors to TACs and the associated health risk (**Impacts AQ-8**).

**MM-AQ-9 Health Risk Siting.** The City shall minimize exposure of new sensitive receptors to toxic air contaminants (TACs), to the extent possible, and consider distance, orientation, and wind direction when siting TAC-emitting sources near sensitive land uses to minimize exposure and associated health risk.

**MM-AQ-10 Toxic Air Contaminant Reduction.** At the time of discretionary approval of new sources of TAC emissions in close proximity to existing sensitive land uses, require development projects to implement applicable best management practices, as necessary and feasible, that will reduce exposure to TACs. Specific reduction measures will be evaluated and determined depending on proposed land use TAC sources and feasibility.

**MM-AQ-11 Health Risk Assessment Requirements.** Consistent with the California Air Resources Board's recommendations on siting new sensitive land uses, a formal health risk assessment shall be performed under the following conditions:

- a) *Distribution Centers.* For any distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week located within 1,000 feet of a sensitive receptor. In addition, configuration of entry and exit points of the distribution center shall be considered to minimize exposure to sensitive receptors.
- b) *Gasoline Dispensing Facilities.* For any large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 300 feet of a sensitive receptor. For any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet of a sensitive receptor.
- c) *Dry Cleaners Using Perchloroethylene.* For any dry cleaning operation within 300 feet of a sensitive receptor. For operations with three or more machines, consult with the South Coast Air Quality Management District for when a health risk assessment shall be prepared as the distance to the closest sensitive receptor may be less than 300 feet.
- d) *Other Sources of Toxic Air Contaminants.* For other sources of TACs, the City shall evaluate the need to prepare a health risk assessment based on the types of TACs and the distance to sensitive receptors.

Mitigation measures **MM-AQ-12** and **MM-AQ-13** shall be implemented to reduce Specific Plan generated odors (**Impact AQ-10**):

- MM AQ-12**      **Odor Siting.** Land uses that have the potential to generate objectionable odors shall be located as far away as possible and/or downwind from sensitive receptors.
- MM AQ-13**      **Odor Abatement Plan.** To address odors from the Northside Specific Plan, any odor-generating land use shall implement an Odor Abatement Plan (OAP). The OAP shall include the following:
- a) Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints
  - b) Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond
  - c) Description of potential odor sources at the facility
  - d) Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications, and/or feasible add-on air pollution control equipment
  - e) Contingency measures to curtail emissions in the event of a public nuisance complaint.

### 3.2.6 Level of Significance After Mitigation

#### Conflict with SCAQMD CEQA Air Quality Handbook (Impact AQ-1) and AQMP (Impacts AQ-2 and 3)

Mitigation measure **MM-AQ-1** (Construction Equipment Emissions Reductions), **MM-AQ-2** (Fugitive Dust Control), and **MM-AQ-3** (Architectural Coating VOC Emissions) would be required to reduce Specific Plan construction-related emissions and **MM-AQ-2** (Vehicle Miles Traveled Reduction Strategies), **MM-AQ-3** (Encourage Electric Vehicles), **MM-AQ-4** (Idling Restriction), **MM-AQ-5** (Energy Conservation), and **MM-AQ-6** (Low-VOC-Green Cleaning Product Education Program) would be required to reduce emissions generated during operation of the Northside Specific Plan. Mitigation measure **MM-AQ-1** would reduce various air pollutant emissions associated with construction equipment operation. Mitigation Measures **MM-AQ-4 to MMAQ-6** aim to reduce operational mobile source emissions of various air pollutants. Mitigation measure **MM-AQ-7** focuses on reducing energy-related operational emissions and **MM-AQ-8** encourages reduction of operational area source VOC emissions.

Notably, future development would be required to comply with **CM-AQ-1** (Fugitive Dust Control) and **CM-AQ-2** (Architectural Coating VOC Emissions) during construction, as well as **CM-AQ-3** (Title 24, CalGreen) during operations. Mitigation measure **MM-AQ-2** would reduce dust-related PM<sub>10</sub> and PM<sub>2.5</sub> emissions generated during construction further and **MM-AQ-3** would also further reduce VOC emissions generated the application of architectural coating during construction beyond that required by regulation.

Implementation of mitigation measures **MM-AQ-1** through **MM-AQ-8** would reduce construction and operational emissions (**Impact AQ-1, AQ-2, AQ-3**); however, due to the lack of project-specific information, the effectiveness in reducing construction and operational emissions cannot be accurately quantified. Therefore, the potential for the Northside Specific Plan to conflict with the SCAQMD 2016 AQMP is **significant and unavoidable**.

#### Cumulatively Considerable Net Increase of Nonattainment Criteria Air Pollutants (Impact AQ-4)

The implementation of mitigation measure **MM-AQ-1 to MM-AQ-3** would be required to reduce Specific Plan construction-related emissions. As described previously, **MM-AQ-1** would reduce various air pollutant emissions associated with construction equipment operation. In addition, future projects would be required to comply with

**CM-AQ-1** and **CM-AQ-2** that would reduce dust-related PM<sub>10</sub> and PM<sub>2.5</sub> emissions generated during construction, and VOC emissions generated the application of architectural coating during construction. Further, **MM-AQ-2** and **MM-AQ-3** would further reduce emissions related to dust and VOCs during construction.

Operational mitigation measures **MM-AQ-4** (Vehicle Miles Traveled Reduction Strategies), **MM-AQ-5** (Encourage Electric Vehicles), **MM-AQ-6** (Idling Restriction), **MM-AQ-7** (Energy Conservation), and **MM-AQ-8** (Low-VOC-Green Cleaning Product Education Program) would be required to reduce emissions generated during operation of the Northside Specific Plan.

While these mitigation measures would reduce Specific Plan-generated construction and operational emissions, the reduction in emissions cannot be accurately quantified. Therefore, the potential for the Northside Specific Plan to result in a cumulatively considerable net increase of any criteria pollutant for which the Northside Specific Plan region is non-attainment under an applicable national or California ambient air quality standard is **significant and unavoidable**.

### Sensitive Receptor Impacts

In relation to LST impacts and construction TACs, to reduce potential impacts to sensitive receptors, mitigation measure **MM-AQ-1** would be required to reduce Specific Plan construction-related emissions. Nonetheless, even with the implementation of mitigation, site-specific *construction* impacts during construction of the Northside Specific Plan would remain **significant and unavoidable**.

Because tenants and associated operational TAC sources have not been identified, not source-specific TAC mitigation measures cannot be identified at this time. However, to reduce the potential for the Northside Specific Plan to expose sensitive receptors to TACs and the associated health risk, mitigation measures **MM-AQ-7** (Health Risk Siting), **MM-AQ-8** (Toxic Air Contaminant Reduction), and **MM-AQ-9** (Health Risk Assessment Requirements) would be implemented. Nonetheless, even with the implementation of mitigation, which cannot be quantified at this time, the Northside Specific Plan would have a significant and unavoidable health risk impact as a result of *operation*.

Regarding the health effects of criteria air pollutants, the implementation of mitigation measures **MM-AQ-1** through **MM-AQ-3** would be required to reduce Specific Plan construction-related emissions, and the implementation of mitigation measures **MM-AQ-4** through **MM-AQ-8** would be required to reduce emissions generated during operation of the Northside Specific Plan. Nonetheless, even with the implementation of mitigation, potential impacts would remain **significant and unavoidable** during both *construction* and *operation*.

All new development undergoing discretionary review would be required to evaluate existing TAC exposure and incorporate available reduction measures, if necessary; however, due to the uncertainty of future sensitive receptor locations and the effectiveness of TAC reduction measures, The Northside Specific Plan's impact related to exposure of sensitive receptors to TAC would remain **significant and unavoidable**.

### Other Emissions (Odors)

Because specific land uses and tenants have not been identified for the Northside Specific Plan, odor sources associated with future development allowed under the Northside Specific Plan and their potential to cause a significant impact to nearby sensitive receptors also cannot be completely identified. Mitigation measures **MM AQ-10** (Odor Siting) and **MM-AQ-11** (Odor Abatement Plan), requiring the implementation of an Odor Abatement Plan, would be required for uses that could cause a significant odor impact, and would reduce this impact to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

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## 3.3 Biological Resources

This section describes the existing biological resources conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed project.

The information and analysis presented in this section is primarily based on the biological baseline conditions presented in the Riverside-Colton Northside Specific Plan Baseline Opportunities and Constraints Analysis prepared by Rick Engineering (2017; referred to herein as the “baseline analysis”) and provided as Appendix B. This report includes the methods and results of a desktop literature review and analysis, and a brief field reconnaissance on March 14, 2017, to document the existing biological baseline. This report also provides an analysis in context of existing regulations, local policies, and the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). No species-specific surveys were completed as a part of this programmatic analysis.

Since the baseline analysis was prepared, the portion of the SPA located in the Santa Ana River was removed. Thus, per the baseline analysis, some biological resources that were considered potentially occurring at the Santa Ana River would no longer have potential to be impacted by the revised SPA. Additionally, the biological analysis in the baseline study is based on databases and literature reviewed in 2017. As described in the various methods sections, databases were queried in 2019 to note any changes in species occurrences, such as a range extension, extirpation, or a status change (i.e., the species was considered special-status, but status has changed).

### 3.3.1 Existing Conditions

The following sections provide the biological resources existing conditions within the study area. The study area consists of the approximately 2,000-acre SPA.

#### 3.3.1.1 Overview

The SPA is situated south of the La Loma Hills and southeast of the Jurupa Mountains, adjacent to the Santa Ana River (Figure 2-1, Regional Map, in Chapter 2). Elevations range from about 800 feet above mean sea level (amsl) at the southern end of the SPA to 900 feet amsl in the northern SPA. Most of the study area is flat, with only some slight topography increases at the base of La Loma Hills in the northern area of the SPA. Approximately 75% of the SPA is currently developed. Portions of the SPA within the City of Riverside’s jurisdiction cover approximately 1,547 acres; portions of the SPA within the City of Colton cover 346 acres; and portions of the SPA within unincorporated Riverside County cover approximately 106 acres. The largest undeveloped and natural portion of the SPA, Pellissier Ranch (Subareas 1 and 2), occurs within San Bernardino County at the northern end of the SPA. A biological resources technical report supporting a proposed solar project was previously prepared for Pellissier Ranch in 2014 (HDR Engineering 2014). Other undeveloped but highly disturbed areas, due to former urban usages, include the abandoned golf course and land associated with the Spruce Street Drain northwest of the State Route 60, State Route 91, and Interstate 215 interchange.

Two tributaries to the Santa Ana River flow through the study area. The Santa Ana River is adjacent to the western border of the SPA, and the Western Riverside County MSHCP identifies the Santa Ana River as an existing Core Area and a habitat Linkage.



### 3.3.1.2 Vegetation Communities/Land Cover Types

#### Vegetation Communities/Land Covers Methods

In 2015, AIS published the Western Riverside County Vegetation Mapping Update, Final Vegetation Mapping Report (AIS 2015), which provided an update of the mapping consistent with the Vegetation Alliances of Western Riverside County, California (CNPS 2006). Ground-based field data both within and nearby the Western Riverside County mapping area has been acquired since the completion of the vegetation map in the California Native Plant Society vegetation report (CNPS 2006). An update to the original map was needed to address changes in vegetation due to fire, development, and vegetation succession. The update adheres to the vegetation types as represented in A Manual of California Vegetation (Sawyer et al. 2008) and the standards set by the National Vegetation Classification System published in 2008 by the Federal Geographic Data Committee (FGDC 2008; AIS 2015).

Due to the scale of the mapping completed by AIS (2015), some of the undeveloped properties within the SPA were not adequately identified. To rectify, Google Earth imagery dated October 21, 2016, was used to digitize polygons of undeveloped lands (Google Earth 2016). A single day of reconnaissance field work was conducted on March 14, 2017, where existing vegetation communities were identified and recorded from public roadways. These were digitized into the existing vegetation map to overwrite areas mapped by AIS (2015).

#### Vegetation Communities/Land Covers Results

Eight vegetation communities and/or land cover types are present within the SPA. These vegetation communities and land cover types are described below. Their acreages are presented in Table 3.3-1, and their spatial distributions are presented in Figure 3.3-1, Vegetation Communities and Land Covers Map. State rankings (S-rank) reflect the overall condition of a natural community within California (USDA 2019). Vegetation communities with S-ranks S1 to S3 are considered sensitive, and SNR is defined as “State – not ranked” (CDFW 2019a). There are no mapped sensitive vegetation communities in the SPA.

**Table 3.3-1. Vegetation Communities in the SPA**

General Habitat	Name	S-Rank	Acres	%
Coastal Sage Scrub	Brittle Bush Scrub	S4*	9	0%
Grassland	Non-native grassland	SNR	261	13%
Riparian Scrub, Woodland, and Forests	Mulefat Scrub	S4*	2	0%
Woodlands and Forest	Broadleaved Upland Forest	N/A	1	0%
Developed or Disturbed Land	Disturbed Habitat	SNR	15	1%
	Semi-Natural Woodland Stands	SNR	9	0%
	Upland Mustards	SNR	208	10%
	Urban or development Mapping Unit	SNR	1,496	75%
<b>Grand Total</b>			<b>2,000</b>	<b>100%</b>

**Note:**

\* S4 = Apparently Secure— Uncommon but not rare in the state; some cause for long-term concern due to declines or other factor (CDFW 2019b).

Each vegetation community is described below and organized by general habitat type.

#### **Coastal Sage Scrub**

##### ***Brittle Bush Scrub***

The brittle bush scrub alliance (*Encelia farinosa* shrubland alliance) includes brittle bush as the dominant or co-dominant shrub in the canopy (CNPS 2019). This alliance has an open to intermittent shrub canopy less than 7 feet (2 meters) in height with an open ground layer with seasonal annuals. The brittle bush scrub alliance often occurs on alluvial fans, bajadas, slopes of small washes and rills, colluvium, and rocky hillsides containing well drained, rocky soils. It is distributed in the northern portion of the SPA.

Species associated with the alliance include California sagebrush (*Artemisia californica*), teddy bear cholla (*Cylindropuntia bigelovii*), California buckwheat (*Eriogonum fasciculatum*), chaparral yucca (*Hesperoyucca whipplei*), and white sage (*Salvia apiana*).

The brittle bush alliance is ranked as S4 and not considered sensitive by the California Department of Fish and Wildlife (CDFW; CDFW 2019a).

#### **Grasslands**

##### ***Non-native Grassland***

Non-native grassland has a sparse to dense cover of annual grasses that is typically 0.2 meters (0.7 feet) to 0.5 meters (1.6 feet) tall and can be up to 1 meter (3 feet) tall (Holland 1986).

Grasses that occur in non-native grassland include wild oats (*Avena* spp.), bromes (*Bromus* spp.), fescue (*Vulpia* spp.), and Italian ryegrass (*Festuca perennis*). Forbs that occur with these grasses include California poppy (*Eschscholzia californica*), stork's bill (*Erodium* spp.), goldfields (*Lasthenia* spp.), phacelias (*Phacelia* spp.), gillias (*Gilia* spp.), and baby blue eyes (*Nemophila menziesii*). Non-native grassland also includes land that is used as pasture for grazing purposes. Grasses such as barley (*Hordeum* spp.) and wild oats may grow in these areas. This land has very few native species. The former golf course is mapped as non-native grassland that supports 120 acres of land now dominated by non-native grass and mustard species, and supports a variety of urban tree species; it no longer supports turf grass as would an active golf course.

Non-native grasslands are not considered a sensitive biological resource by CDFW (CDFW 2019a). Non-native grassland is not a natural vegetation community, but a semi-natural stand. Semi-natural stands are not ranked by CDFW.

#### **Riparian Scrub, Woodlands, and Forests**

##### ***Mulefat Scrub***

The mulefat scrub, or mulefat thickets (*Baccharis salicifolia*) alliance, includes mulefat as the dominant or co-dominant shrub in the canopy. Mulefat scrub has a continuous shrub canopy with the first tier less than 2 meters (7 feet) in height and the second tier less than 5 meters (16 feet) in height with a sparse ground layer. The mulefat scrub alliance occurs in canyon bottoms, floodplains, irrigation ditches, lake margins, and stream channels on mixed alluvium soils.

Species associated with mulefat scrub include willows (*Salix* spp.), California sagebrush, coyotebrush (*Baccharis pilularis*), tree tobacco (*Nicotiana glauca*), arrowweed (*Pluchea sericea*), and laurel sumac (*Malosma laurina*). Emergent sycamore (*Platanus* spp.), Fremont's cottonwood (*Populus fremontii*), oaks (*Quercus* spp.) and willows may be present.

The mulefat scrub is ranked as S4 and not considered sensitive by CDFW (CDFW 2019a).

#### **Woodlands and Forest**

##### ***Broadleaf Upland Forest***

Broadleaf upland forest is dominated by broad-leaved trees 10 to 30 meters (32 to 98 feet) in height forming a closed forest. These are mapped where Peruvian peppertree (*Schinus molle*) or tree of heaven (*Ailanthus altissima*) are dominant in the tree canopy. They are typically less than 18 meters tall with an open to continuous canopy. Shrubs are infrequent or common and the herbaceous layer is simple to diverse.

There is not enough information on this vegetation community to determine sensitivity status.

#### **Developed or Disturbed Land**

##### ***Upland Mustard***

The upland mustard community occurs in fallow fields, disturbed areas, roadsides, and levee slopes, and is characterized by a number of mustard species, such as black mustard (*Brassica nigra*), shortpod mustard (*Hirschfeldia incana*), and wild radish (*Raphanus sativus*), being dominant in the herbaceous layer. This vegetation community is SNR (not ranked); therefore, it is not considered a sensitive vegetation community (CDFW 2019a).

##### ***Semi-Natural Woodland Stands***

The semi-natural woodland stands occurring within the SPA are dominated by eucalyptus species in the canopy. Eucalyptus groves have an intermittent to continuous canopy less than 50 meters (164 feet) in height with a sparse to intermittent scrub layer and herbaceous layer. These semi-natural stands occur as planted trees, groves, and windbreaks, as well as natural occurrences within uplands and adjacent to stream courses. This stand type is SNR (not ranked) (CDFW 2019a).

##### ***Disturbed Habitat***

Disturbed land refers to areas that are not developed yet lack vegetation on the majority of the site, and generally is the result of severe or repeated mechanical perturbation. Disturbed land within the study area includes some vacant lots. Disturbed land does not contain native vegetation and is not considered sensitive under the California Environmental Quality Act (CEQA).

##### ***Urban/Developed***

Urban/developed includes largely impervious developed areas of the study area, but also includes some non-natural parks (such as playing fields, playgrounds, courts etc.), as well as urban landscaping. Urban/developed land does not contain native vegetation and is not considered sensitive under CEQA.

### 3.3.1.3 Special-Status Plant Species

Special-status plant species are those plant species that are:

- Classified as state endangered, threatened, or rare and/or classified as endangered or threatened by the U.S. Fish and Wildlife Service (USFWS), or candidates for future listing.
- Plants with a California Rare Plant Rank (CRPR) of 1A, 1B, or 2 (CDFW 2019b).

#### Special-Status Plant Species Methods

As mentioned in Section 3.3, the baseline analysis (Appendix B)<sup>1</sup> was used to analyze impacts to special-status plant species. An extensive data and literature review for special-status plants within the SPA was conducted. Queries were based on the SPA and a buffer that included the Fontana, San Bernardino South, Riverside East, and Riverside west U.S. Geological Survey quadrangles (or an approximate 8-mile radius). For purposes of preparing this environmental impact report (EIR), biological baseline databases were queried in 2019 to note any changes. The following sources were used during the literature review process:

- California Natural Diversity Database (CNDDB) RareFind (CDFW 2017, 2019)
- California Native Plant Society Inventory of Rare, Threatened, and Endangered Plants of California, 8th online edition (CNPS 2017, 2019)
- USFWS Carlsbad GIS species occurrence database (USFWS 2017, 2019)
- U.S. Department of Agriculture Web Soil Survey (USDA 2017, 2019)

#### Special-Status Plant Species Results

The following federally or state-listed plant species have a low potential to occur in the SPA: San Diego ambrosia (*Ambrosia pumila*; federally listed as endangered [FE]) and thread-leaved brodiaea (*Brodiaea filifolia*; federally listed as threatened [FT]/state listed as endangered [SE]). In addition, there is no federally designated critical habitat for these plant species identified within the SPA. Two non-listed special-status plant species have a moderate potential to occur in the SPA: smooth tarplant (*Centromadia pungens* ssp. *laevis*) and Parry's spineflower (*Chorizanthe parryi* var. *parryi*). There are other non-listed special-status plants that have a low potential to occur in the SPA; however, these non-listed special-status species are not discussed further because no significant impacts are expected to result from future development in the SPA.

The federally and state-listed plants with a low potential to occur in the SPA and the non-listed special-status plant species with a moderate or above potential to occur are discussed further below.

#### Federally or State-Listed Plants—Low Potential to Occur

##### *San Diego Ambrosia*

San Diego ambrosia is a federally listed endangered species and has a CRPR of 1B.1, which indicates that it is rare and endangered in California and elsewhere. This species is typically found in chaparral, coastal scrub, valley and

<sup>1</sup> As noted in Section 3.3, the Santa Ana River was removed from the SPA after the baseline analysis was completed. Therefore, species that occur in the Santa Ana River that are noted as having potential to occur in the baseline analysis are now not expected to occur within the revised SPA.

foothill grassland, and vernal pools on sandy loam or clay soils. San Diego ambrosia can be found in disturbed areas and can also be found on alkaline soils. The species blooms April to October (CNPS 2019). The potential for this species to be located within the SPA is low in some of the undeveloped portions of the SPA.

#### ***Thread-Leaved Brodiaea***

Thread-leaved brodiaea is a federally listed threatened and state listed endangered plant and has a CRPR 1B.1. This species is typically found in clay soils in chaparral openings, cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. Thread-leaved brodiaea blooms from March to June (CNPS 2019). The potential for this species to be located within the SPA is low in some of the undeveloped portions of the SPA.

#### **Non-listed Special-Status Plants—Moderate Potential to Occur**

##### ***Smooth Tarplant***

Smooth tarplant has a CRPR of 1B.1, which indicates that it is rare and endangered in California and elsewhere. This species is typically found in chenopod scrub, meadows and seeps, playas, riparian woodland, and valley and foothill grassland. This species blooms from April to September (CNPS 2019). The potential for this species to be located within the SPA is moderate in some of the undeveloped portions of the SPA.

##### ***Parry's Spineflower***

Parry's spineflower has a CRPR of 1B.1, which indicates that it is rare and endangered in California and elsewhere. This species is typically found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. This species blooms from April to June (CNPS 2019). The potential for this species to be located within the SPA is moderate in some of the undeveloped portions of the SPA.

#### 3.3.1.4 Special-Status Wildlife Species

Special-status wildlife species are those wildlife species that are:

- Listed as threatened or endangered, or candidates for future listing, under the federal Endangered Species Act or California Endangered Species Act.
- Designated as a species of special concern (SSC) by CDFW.
- Fully protected species protected under Fish and Game Code Sections 3511, 4700, 5050, and 5515.

### Special-Status Wildlife Species Methods

As mentioned in Section 3.3, the baseline analysis (Appendix B) was used to analyze impacts to special-status wildlife species. As noted in Section 3.3, the Santa Ana River was removed from the SPA after the baseline analysis was completed. Therefore, species that occur in the Santa Ana River that are noted as having potential to occur in the baseline analysis are now not expected to occur in the SPA. An extensive data and literature review for special-status wildlife within the SPA was conducted. Queries were based on the SPA and a buffer that included the Fontana, San Bernardino South, Riverside East, and Riverside west U.S. Geological Survey quadrangles (or an approximate 8-mile radius). For purposes of preparing this EIR, biological baseline databases were queried in 2019 to note any changes. The following sources were used during the literature review process:

- CNDDB RareFind (CDFW 2017, 2019)
- USFWS Carlsbad GIS species occurrence database (USFWS 2017, 2019)
- U.S. Department of Agriculture Web Soil Survey (USDA 2017, 2019)

### Special-Status Wildlife Species Results

The following federally or state listed wildlife species have a low potential to occur in the SPA: San Bernardino kangaroo rat (*Dipodomys merriami parvus*; FE/SE), Stephens' kangaroo rat (*Dipodomys stephensi*; FE/state-listed as threatened [ST]), and Riverside fairy shrimp (*Streptocephalus woottoni*; FE). In addition, there is no federally designated critical habitat for these wildlife species identified within the SPA. One federally or state-listed wildlife species, coastal California gnatcatcher (*Polioptila californica californica*; FT/SSC), has a moderate potential to occur in the SPA. Suitable nesting habitat and USFWS-designated Critical Habitat for California gnatcatcher (169.1 acres) is present along the northern boundary of the SPA, within Subarea 1, in San Bernardino County, as shown in Figure 3.3-2, Critical Habitat. Suitable habitat for least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and Santa Ana sucker (*Catostomus santaanae*) are not found within the SPA boundary; however, USFWS-designated critical habitat for each of these species are mapped within the Santa Ana River, located immediately northwest of the SPA (CDFW 2019c; USFWS 2019a). Table 3.3-2 provides more detail about these species' potential to occur, their habitat, and whether the species is covered under the MSCHP.

A total of 15 non-listed, SSC wildlife species have a moderate or high potential to occur in the SPA (Table 3.3-3). These include southern California legless lizard (*Anniella stebbinsi*), California glossy snake (*Arizona elegans occidentalis*), San Diegan tiger whiptail (*Aspidoscelis tigris stejnegeri*), San Diego banded gecko (*Coleonyx variegatus abbotti*), red diamond rattlesnake (*Crotalus ruber*), coast patch-nosed snake (*Salvadora hexalepis virgulata*), burrowing owl (*Athene cunicularia*), loggerhead shrike (*Lanius ludovicianus*), pallid bat (*Antrozous pallidus*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), pallid San Diego pocket mouse (*Chaetodipus fallax pallidus*), western yellow bat (*Lasiurus xanthinus*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), San Diego desert woodrat (*Neotoma lepida intermedia*), and pocketed free-tailed bat (*Nyctinomops femorosaccus*). Table 3.3-3 summarizes the potential to occur for each special-status species. The analysis of each species' potential to occur is based on the landscape-level vegetation community data available (Section 3.3.1.2). The details on each species' potential to occur within various parts of the SPA may change following additional fieldwork required for future development projects in undeveloped portions of the SPA.

Table 3.3-2. Federally or State List Species with a Low or Moderate Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
<b>Birds</b>					
<i>Polioptila californica californica</i>	coastal California gnatcatcher	FT/SSC	Covered	Nests and forages in various sage scrub communities, often dominated by California sagebrush and buckwheat; generally avoids nesting in areas with a slope of greater than 40%; majority of nesting at less than 1,000 feet amsl.	Moderate potential to occur. Suitable habitat is present in brittle bush scrub located along the northern boundary of the SPA in Subarea 1, which overlaps USFWS-designated critical habitat for this species (USFWS 2019a). The closest extant occurrence is located approximately 2.6 miles northwest (CDFW 2019c). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to a lack of suitable habitat.
<b>Mammals</b>					
<i>Dipodomys merriami parvus</i>	San Bernardino kangaroo rat	FE/SE	Covered	Sparse scrub habitat, alluvial scrub/coastal scrub habitats on gravelly and sandy soils near river and stream terraces.	Low potential to occur. The SPA lacks suitable alluvial scrub habitat, and undeveloped areas located in the northern portion of the SPA are typically too disturbed and fragmented to support this species. Although a small sliver of Western Riverside County MSHCP-designated Mammal Survey Area for this species overlaps the SPA along the western boundary in Riverside County, these areas are not expected to provide habitat for this species due to existing development. The SPA is located adjacent to the Santa Ana River, which contains alluvial scrub habitat with friable gravelly or sandy soils that could provide suitable habitat. In addition, the Santa Ana River occurs within a Western Riverside County MSHCP Mammal Species Survey Area designated for this species.



Table 3.3-2. Federally or State List Species with a Low or Moderate Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
<i>Dipodomys stephensi</i>	Stephens' kangaroo rat	FE/ST	Covered	Annual and perennial grassland habitats, coastal scrub or sagebrush with sparse canopy cover, or in disturbed areas.	Low potential to occur. The grassland habitats present within the SPA are highly fragmented or too mechanically perturbed to provide suitable habitat for this species. The closest known occurrence is located approximately 3 miles southeast (CDFW 2019c). Not expected to occur immediately west of the SPA in the Santa Ana River due to lack of suitable habitat.
<b>Invertebrates</b>					
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	FE/None	Covered	Vernal pools, non-vegetated ephemeral pools.	Low potential to occur. The SPA is largely developed, and no ponding was observed on historical aerial photography (Google Earth 2019). In addition, soils in undeveloped portions of the SPA are moderately well-drained to somewhat excessively drained (USDA 2019) and would not support vernal pools or ephemeral pools. The closest documented occurrence is approximately 8 miles southeast (CDFW 2019).

**Status Legend****Federal**

FT = Federally listed as threatened.

FE = Federally listed as endangered.

**State**

SSC = California Species of Special Concern.

SE = State listed as endangered.

ST = State listed as threatened.

Table 3.3-3. Non-Listed Species with a Moderate or High Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
<b>Reptiles</b>					
<i>Anniella stebbinsi</i>	southern California legless lizard	None/SSC	None	Coastal dunes, stabilized dunes, beaches, dry washes, valley-foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and moist sandy or loose, loamy soils.	High potential to occur. This species could occur within undeveloped areas located in the northern portion of the SPA within Subareas 1 and 2. Multiple occurrences recorded recently in the surrounding vicinity indicate that this species is likely to occur in microhabitat where loose, moist substrate is present. The closest known occurrence is located approximately 0.2 miles northwest, across the Santa Ana River (CDFW 2019c). This species also has a high potential to occur immediately west of the SPA in the Santa Ana River.
<i>Arizona elegans occidentalis</i>	California glossy snake	None/SSC	None	Commonly occurs in desert regions throughout southern California. Prefers open sandy areas with scattered brush. Also found in rocky areas.	Moderate potential to occur. This species could occur within undeveloped areas located in the northern portion of the SPA within Subareas 1 and 2. This species also has a moderate potential to occur in upland areas of the Santa Ana River, immediately west of the SPA.
<i>Aspidoscelis tigris stejnegeri</i>	San Diegan tiger whiptail	None/SSC	Covered	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	Moderate potential to occur. This species could occur in open areas of upland mustard and brittle bush scrub located in the northern portion of the SPA within Subareas 1 and 2. This species also has a moderate potential to occur in upland areas of the Santa Ana River, immediately west of the SPA.
<i>Coleonyx variegatus abbotti</i>	San Diego banded gecko	None/SSC	Covered	Rocky areas within coastal scrub and chaparral.	High potential to occur. This species could occur in rocky areas within brittle bush scrub located along the northern extent of the SPA in Subarea 1. The closest known occurrence is located approximately 750 feet northeast (CDFW 2019c). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to a lack of suitable habitat.

Table 3.3-3. Non-Listed Species with a Moderate or High Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
<i>Crotalus ruber</i>	red diamondback rattlesnake	None/SSC	Covered	Rocky areas of coastal scrub, chaparral, oak and pine woodlands, grasslands, cultivated areas, and desert flats.	Moderate potential to occur. This species could occur in rocky areas within brittle bush scrub located along the northern extent of the SPA in Subarea 1. This species has a low potential to occur immediately west of the SPA in upland areas of the Santa Ana River.
<i>Salvadora hexalepis virgulata</i>	coast patch-nosed snake	None/SSC	None	Brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites.	Moderate potential to occur. This species could occur within brittle bush scrub located in the northern portion of the SPA within Subarea 1. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.
<b>Birds</b>					
<i>Athene cunicularia</i> (burrow sites and some wintering sites)	burrowing owl	BCC/SSC	Covered	Nests and forages in grassland, open scrub, and agriculture, particularly with ground squirrel burrows.	Moderate potential to occur. Suitable habitat for this species is present within non-native grassland, upland mustards, and brittle bush scrub located throughout the SPA. In addition, the closest known occurrence is located approximately 1.5 miles northwest, where multiple breeding pairs were observed (CDFW 2019c). Most undeveloped areas or non-native grasslands remaining within the Riverside County portion of the SPA have been designated as Burrowing Owl Survey Areas as part of the Western Riverside County MSHCP. As such, protocol presence-absence surveys would be required within these designated areas. Protocol surveys for this species should be conducted in the San Bernardino County portion of the SPA where suitable habitat is also present. This species also has a moderate potential to occur immediately west of the SPA within upland areas of the Santa Ana River.

Table 3.3-3. Non-Listed Species with a Moderate or High Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
<i>Lanius ludovicianus</i> (nesting)	loggerhead shrike	BCC/SSC	Covered	Nests and forages in open habitats with scattered shrubs, trees, or other perches.	Moderate potential to occur. This species may occur within upland mustards and brittle brush scrub located in the northern portion of the SPA within Subareas 1 and 2. This species also has a moderate potential to occur immediately west of the SPA within upland areas of the Santa Ana River.
<b>Mammals</b>					
<i>Antrozous pallidus</i>	pallid bat	None/SSC	None	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats with rocky outcrops for roosting, but also roosts in man-made structures and trees.	Moderate potential to occur. Although the SPA lacks geologic features typically used as roosting sites, this species may roost in bridges or vacant buildings within the SPA. This species would forage in grasslands, shrublands, and woodlands within the SPA and adjacent Santa Ana River, if roosts are present nearby.
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	None/SSC	Covered	Coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon-juniper, and annual grassland.	Moderate potential to occur. This species may occur within brittle bush scrub located in the northern portion of the SPA within Subarea 1. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River. The closest known occurrence is located approximately 3.2 miles south (CDFW 2019c).
<i>Chaetodipus fallax pallidus</i>	pallid San Diego pocket mouse	None/SSC	None	Desert wash, desert scrub, desert succulent scrub, and pinyon-juniper woodland.	Moderate potential to occur. This species may occur within brittle bush scrub located in the northern portion of the SPA within Subarea 1. This species also has a moderate potential to occur within upland areas of the Santa Ana River, immediately west of the SPA. The closest known occurrence is located approximately 13 miles north of the SPA (CDFW 2019c).

Table 3.3-3. Non-Listed Species with a Moderate or High Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
<i>Lasiurus xanthinus</i>	western yellow bat	None/SSC	None	Valley–foothill riparian, desert riparian, desert wash, and palm oasis habitats; below 2,000 feet amsl; roosts in riparian habitat and palms.	Moderate potential to occur. The SPA likely contains palm trees that could provide suitable roosting habitat for this species. In addition, the Santa Ana River, located along the western boundary, contains riparian habitat where this species may also roost. This species would forage in a variety of habitat types, including developed areas, if roosts are present nearby.
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	None/SSC	Covered	Arid habitats with open ground; grasslands, coastal scrub, agriculture, disturbed areas, and rangelands.	Moderate potential to occur. This species may occur within undeveloped areas located in the northern portion of the SPA within Subareas 1 and 2. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None/SSC	Covered	Coastal scrub, desert scrub, chaparral, cacti, rocky areas.	Moderate potential to occur. This species could occur within brittle bush scrub located in the northern portion of the SPA within Subarea 1. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.
<i>Nyctinomops femorosaccus</i>	pocketed free-tailed bat	None/SSC	None	Pinyon–juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oases; roosts in high cliffs or rock outcrops with steep drop-offs, and caverns.	Moderate potential to occur. Although the SPA lacks geologic features typically used as roosting sites, this species may roost in vacant buildings within the SPA and surrounding region. This species has a moderate potential to forage in undeveloped areas of Subareas 1 and 2, as well as over riparian vegetation immediately west of the SPA in the Santa Ana River.

**Status Legend****Federal**

BCC = USFWS Bird of Conservation Concern

**State**

SSC = California Species of Special Concern

The following non-listed wildlife designated as SSC have a low potential to occur in the SPA: western spadefoot (*Spea hammondi*), Blainville's horned lizard (*Phrynosoma blainvillii*), southern grasshopper mouse (*Onychomys torridus ramona*), Los Angeles pocket mouse (*Perognathus longimembris brevinasus*), and American badger (*Taxidea taxus*). Less-than-significant impacts to SSC species with a low potential to occur are expected to result from future development in the SPA. The following wildlife profiles detail special-status species that are either (1) a federally and state-listed wildlife species with a low or above potential to occur in the SPA or (2) a non-listed special-status wildlife species with a moderate or above potential to occur. Federally and state-listed wildlife species that are not expected to occur in the SPA and non-listed special-status wildlife with a low potential to occur or that are not expected to occur are described in Appendix C.

#### **Reptiles**

##### ***Southern California Legless Lizard***

CDFW designates southern California legless lizard as an SSC. This species is typically associated with loose, moist sandy or loamy soils in a variety of vegetation types. The potential for this species to occur is high within the undeveloped areas of Subareas 1 and 2 located in the northern portion of the SPA. Multiple occurrences recorded recently in the surrounding vicinity indicate that this species is likely to occur in microhabitat where loose, moist substrate is present. The closest known occurrence is located approximately 0.2 miles northwest, across the Santa Ana River (CDFW 2019c). This species also has a high potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

##### ***California Glossy Snake***

CDFW designates California glossy snake as an SSC. This species is typically found in arid scrubs, rocky washes, grasslands, and chaparral. The potential for this species to occur is moderate within natural areas of Subareas 1 and 2 located in the northern portion of the SPA, primarily within areas mapped as upland mustards and brittle brush scrub. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

##### ***San Diego Banded Gecko***

CDFW designates San Diego banded gecko as an SSC. This species is typically found in rocky areas within coastal scrub and chaparral. The potential for this species to occur is high in brittle brush scrub located along the northern extent of the SPA in Subarea 1. The closest known occurrence is located approximately 750 feet northeast (CDFW 2019c). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to the lack of suitable habitat.

##### ***Red Diamond Rattlesnake***

CDFW designates red diamond rattlesnake as an SSC. This species is typically found in rocky areas of arid scrub, coastal chaparral, oak and pine woodlands, grassland, and cultivated areas. The potential for this species to occur is moderate within rocky areas of Subarea 1 located in the northern portion of the SPA. The potential to occur is moderate within the Santa Ana River area. This species has a low potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

#### ***Coast Patch-Nosed Snake***

CDFW designates coast patch-nosed snake as an SSC. This species is typically found in semi-arid scrub or chaparral in canyons and rocky hillsides or flats. The potential for this species to occur is moderate within brittle brush scrub located along the northern extent of the SPA in Subarea 1. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

#### **Birds**

##### ***Burrowing Owl***

CDFW designates burrowing owl as an SSC. This species is typically found in open areas such as grasslands, sparse shrublands, and agricultural fields, where burrows excavated by other species are available. The potential for this species to occur is moderate within non-native grassland, upland mustards, and brittle brush scrub located throughout the SPA in both Riverside and San Bernardino counties. The closest known occurrence is located approximately 1.5 miles northwest, where multiple breeding pairs were observed (CDFW 2019c). Most undeveloped areas or non-native grasslands remaining within the Riverside County portion of the SPA have been designated as Burrowing Owl Survey Areas as part of the MSHCP. As such, protocol presence-absence surveys would be required within these designated areas. Protocol surveys for this species should be conducted in the San Bernardino County portion of the SPA where suitable habitat is also present. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

##### ***Loggerhead Shrike***

CDFW designates loggerhead shrike as an SSC. This species typically nests and forages in open habitats with scattered shrubs, trees, or other perches. The potential for this species to occur is moderate in natural areas of Subareas 1 and 2 located in the northern portion of the SPA, primarily within areas mapped as upland mustards and brittle brush scrub. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

##### ***Coastal California Gnatcatcher***

Coastal California gnatcatcher is listed as federally threatened and designated as an SSC by CDFW. This species typically nests and forages in various coastal sage scrub communities, often dominated by California sagebrush and buckwheat. The potential for this species to occur is moderate in brittle brush scrub located along the northern extent of the SPA in Subarea 1, which overlaps USFWS-designated critical habitat for this species (USFWS 2019a). The closest extant occurrence is located approximately 2.6 miles northwest (CDFW 2019c). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to a lack of suitable habitat.

#### **Mammals**

##### ***Pallid Bat***

CDFW designates pallid bat as an SSC. This species is typically found in a wide variety of habitat types such as grasslands, shrublands, woodlands, and forest, and is most common in open dry habitats with rocky outcrops for roosting. This species can also roost in human-made structures and hollow trees. The potential for this species to occur is moderate throughout the SPA. Although the SPA lacks geologic features typically used as roosting sites, this species may roost in bridges or vacant buildings within the SPA. This species would forage over vegetated, undeveloped areas of the SPA and in the adjacent Santa Ana River, if roosts are present nearby.

#### ***Northwestern San Diego Pocket Mouse***

CDFW designates northwestern San Diego pocket mouse as an SSC. This species is typically found in coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon-juniper, and annual grasslands. The potential for this species to occur is moderate within brittle brush scrub located along the northern extent of the SPA in Subarea 1. The closest known occurrence is located approximately 3.2 miles south (CDFW 2019c). This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

#### ***Pallid San Diego Pocket Mouse***

CDFW designates pallid San Diego pocket mouse as an SSC. This species is typically found in desert wash, desert scrub, desert succulent shrub, and pinyon-juniper. The potential for this species to occur is moderate within brittle brush scrub located along the northern extent of the SPA in Subarea 1. The closest known occurrence is located approximately 13 miles north (CDFW 2019c). This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

#### ***San Bernardino Kangaroo Rat***

San Bernardino kangaroo rat is federally listed as endangered and is currently a candidate for state listing as endangered. This species is typically found in sparse alluvial or coastal scrub habitats on gravelly or sandy soils near river and stream terraces. The potential for this species to occur is low within brittle brush scrub located along the northern extent of the SPA in Subarea 1. The SPA lacks suitable alluvial scrub habitat, and undeveloped areas located in Subareas 1 and 2 located in the northern portion of the SPA are typically too disturbed and fragmented to support this species. Although a small sliver of the Western Riverside County MSHCP Mammal Species Survey Area designated for this species overlaps the SPA along the western boundary in Riverside County, these areas are not expected to provide habitat due to existing development. The SPA is located adjacent to the Santa Ana River, which contains suitable habitat and occurs within the Western Riverside County MSHCP Mammal Species Survey Area.

#### ***Stephens' Kangaroo Rat***

Stephens' kangaroo rat is federally listed as endangered and state-listed as threatened. This species is typically found in grasslands, but can also occur in sparse coastal scrub or sagebrush shrublands. The potential for this species to occur is low within brittle brush scrub located along the northern extent of the SPA in Subarea 1. The SPA grassland habitats present within the SPA are highly fragmented or too mechanically perturbed to provide suitable habitat for this species. The closest known occurrence is located approximately 3 miles southeast (CDFW 2019c). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to lack of suitable habitat.

#### ***Western Yellow Bat***

CDFW designates western yellow bat as an SSC. This species is typically found in valley-foothill riparian, desert riparian, desert wash, and palm oasis habitats below 2,000 feet amsl. The potential for this species to occur is moderate throughout the SPA. The SPA likely contains palm trees that could provide suitable roosting habitat for this species. In addition, the Santa Ana River, located along the western boundary, contains riparian habitat where this species may also roost. Western yellow bat would forage in a variety of habitat types, including developed areas, if roosts are present nearby.



#### ***San Diego Black-Tailed Jackrabbit***

CDFW designates San Diego black-tailed jackrabbit as an SSC. This species is typically found in arid grasslands, open shrublands, fallow agricultural fields, disturbed areas, and rangelands. The potential for this species to occur is moderate within open undeveloped areas of Subareas 1 and 2 located in the northern portion of the SPA. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

#### ***San Diego Desert Woodrat***

CDFW designates San Diego desert woodrat as an SSC. This species is typically found in coastal scrub, desert scrub, succulent desert scrub, chaparral, and rocky areas. The potential for this species to occur is moderate within brittle brush scrub located along the northern extent of the SPA in Subarea 1. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

#### ***Pocketed Free-Tailed Bat***

CDFW designates pocketed free-tailed bat as an SSC. This species is typically found in desert scrubs, desert washes, desert riparian, Joshua tree woodlands, pinyon-juniper woodlands, and palm oases, and roosts on high cliffs or rock outcrops and caverns with steep drop-offs. The potential for this species to occur is moderate within undeveloped areas of Subareas 1 and 2 located in the northern portion of the SPA. Although the SPA lacks geologic features typically used as roosting sites, this species may roost in vacant buildings within the SPA. This species would forage over vegetated, undeveloped areas of Subareas 1 and 2 and immediately west of the SPA in the Santa Ana River, if roosts are present nearby.

#### **Invertebrates**

##### ***Riverside Fairy Shrimp***

Riverside fairy shrimp is federally listed as endangered. This species is found in vernal pools and unvegetated ephemeral pools. The potential for this species to occur in the SPA is low. The SPA is largely developed, and no ponding was observed on historical aerial photography (Google Earth 2019). In addition, soils in undeveloped portions of the SPA are moderately well-drained to somewhat excessively drained (USDA 2019) and would not support vernal pools or ephemeral pools. The closest documented occurrence is approximately 8 miles southeast (CDFW 2019c). Although this species has a low potential to occur within the SPA, per the MSHCP Riparian/Riverine and Vernal Pool Guidelines, a habitat assessment and focused surveys for the species would be required if vernal pools or ephemeral pools are present (County of Riverside et al. 2003). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to a lack of suitable soils (USDA 2019).

#### ***Critical Habitat***

Within the Northside Specific Plan, there is 169.1 acres of coastal California gnatcatcher critical habitat. This critical habitat is depicted on Figure 3.3-2, Critical Habitat. There is no critical habitat designated for plant species in the study area. All California gnatcatcher critical habitat occurs within Subarea 1 of the SPA and includes potential nesting and foraging habitat. All critical habitat for Santa Ana sucker occurs within the Santa Ana River, which is adjacent to but not within the SPA. Although no southwestern willow flycatcher designated critical habitat overlaps the study area, it occurs immediately adjacent in the Santa Ana River within San Bernardino County.

### ***Nesting Birds***

The majority of the SPA supports nesting opportunities for a wide variety of bird species. Vegetated portions of the SPA are expected support nesting habitat for common species such as song sparrow (*Melospiza melodia*), common yellowthroat (*Geothlypis trichas*), red-winged blackbird (*Agelaius phoeniceus*), lesser goldfinch (*Spinus psaltria*), blue grosbeak (*Passerina caerulea*), northern mockingbird (*Mimus polyglottos*), Anna's hummingbird (*Calypte anna*), and bushtit (*Psaltiriparus minimus*). Portions of the SPA that are largely unvegetated or sparsely vegetated can also support nests of species such as killdeer (*Charadrius vociferus*), lesser nighthawk (*Chordeiles acutipennis*), and burrowing owl. Concrete structures in developed areas can provide suitable nesting habitat for species such as black phoebe (*Sayornis nigricans*), northern rough-winged swallow (*Stelgidopteryx serripennis*), and cliff swallow (*Petrochelidon pyrrhonota*). Large trees throughout the SPA provide nesting opportunities for raptors such as red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), Cooper's hawk (*Accipiter cooperii*), American kestrel (*Falco sparverius*), and great horned owl (*Bubo virginianus*). Additionally, the Santa Ana River, located immediately west of the SPA, supports riparian habitat that could provide suitable nesting habitat for riparian birds such as least Bell's vireo, southwestern willow flycatcher, yellow-breasted chat (*Icteria virens*), and yellow warbler (*Setophaga petechia*).

### ***Raptor Foraging Habitat***

The undeveloped portions of the SPA could support raptor foraging opportunities for species that nest in the area, such as burrowing owl, Cooper's hawk, red-tailed hawk, red-shouldered hawk, American kestrel, white-tailed kite (*Elanus leucurus*), barn owl (*Tyto alba*), and great horned owl. Other raptor species that could use these areas for foraging, primarily in winter or in migration, include ferruginous hawk (*Buteo regalis*), golden eagle (*Aquila chrysaetos*), northern harrier (*Circus hudsonius*), peregrine falcon (*Falco peregrinus*), prairie falcon (*Falco mexicanus*), sharp-shinned hawk (*Accipiter striatus*), and turkey vulture (*Cathartes aura*).

#### 3.3.1.5 Jurisdictional Areas

A cursory review of potential jurisdictional waters was completed in the SPA. This included reviewing the mapping in two existing databases: USFWS National Wetlands Inventory and U.S. Geological Survey National Hydrography Dataset. There are potential jurisdictional waters present in several areas of the SPA based on the databases. Figure 3.3-3, Existing Drainage System, provides the locations of natural-bottom and concrete-lined drainages within the SPA that are mapped by available resources and that may be subject to U.S. Army Corps of Engineers (ACOE), CDFW, and/or Regional Water Quality Control Board (RWQCB) jurisdiction.

Two tributaries to the Santa Ana River flow through the SPA. One unnamed tributary (Main Street Drain) flows west through the northern portion of the SPA. A second tributary to the Santa Ana River, Springbrook Wash, flows through the central-southern portion of the SPA, and one unnamed tributary to Springbrook Wash (Spruce Street Drain) occurs in the southeast portion of the SPA. There are additional unnamed tributaries to Springbrook Wash and Spruce Street Drain, as shown on Figure 3.3-3, that may be subject to ACOE, CDFW, and/or RWQCB jurisdiction. Some of these features may also qualify as riparian/riverine habitat as defined by the Western Riverside County MSHCP (Appendix D of the MSHCP). This preliminary assessment provides an overview of the potential jurisdictional resources in the SPA and does not constitute a formal jurisdictional delineation.

### 3.3.1.6 Wildlife Corridors and Habitat Linkages

A number of wildlife corridors and habitat linkages overlap the SPA. The Western Riverside County MSHCP identifies one linkage that runs adjacent to the SPA: the Santa Ana River (Existing Core A), shown on Figure 3.3-4, Western Riverside MSHCP. It is a regional linkage that provides movement opportunities for a wide variety of plant and wildlife species from Orange County, through Riverside County, and up to San Bernardino County. In San Bernardino County, the Santa Ana River is recognized as a wildlife corridor in the San Bernardino County Open Space Overlay Map. The Santa Ana River runs adjacent on the western SPA boundary, but is not within the SPA.

Springbrook Wash has been identified in the Western Riverside County MSHCP as a potential linkage between Box Springs Mountain Reserve and the Santa Ana River, but is severely degraded near Box Springs Mountain where recent development has occurred (outside the study area), as well as within the SPA upstream of Evans Lake where it partially exists as a narrow concrete-lined channel with urban uses to either side.

## 3.3.2 Relevant Plans, Policies, and Ordinances

This section outlines the key federal, state, and local regulations pertinent to the biological resources located in the study area.

### 3.3.2.1 Federal

#### Clean Water Act

The federal Water Pollution Control Act Amendments of 1972 (Clean Water Act) (33 USC 1251 et seq.), as amended by the Water Quality Act of 1987 (PL 1000-4), is the major federal legislation governing water quality. The purpose of the Clean Water Act is to “restore and maintain the chemical, physical, and biological integrity of the nation’s waters.” Discharges into waters of the United States are regulated under Section 404. Waters of the United States include (1) all navigable waters (including all waters subject to the ebb and flow of tides); (2) all interstate waters and wetlands; (3) all other waters, such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sand flats, wetlands, sloughs, and natural ponds; (4) all impoundments of waters mentioned above; (5) all tributaries to waters mentioned above; (6) the territorial seas; and (7) all wetlands adjacent to waters mentioned above. In California, the State Water Resources Control Board and the nine RWQCBs are responsible for implementing the Clean Water Act. Important applicable sections of the Clean Water Act are as follows:

- **Section 401** requires an applicant for any federal permit for an activity that may result in a discharge to waters of the United States to obtain certification from the state that the discharge will comply with other provisions of the Clean Water Act. Certification is provided by the respective RWQCB.
- **Section 402** establishes the National Pollutant Discharge Elimination System (NPDES), a permitting system for the discharge of any pollutant (except for dredge or fill material) into waters of the United States. The RWQCB administers the NPDES program. Conformance with Section 402 is typically addressed in conjunction with water quality certification under Section 401.
- **Section 404** provides for issuance of dredge/fill permits by ACOE. Permits typically include conditions to minimize impacts on water quality. Common conditions include (1) ACOE review and approval of sediment quality analysis before dredging, (2) a detailed pre- and post-construction monitoring plan that includes disposal site monitoring, and (3) required compensation for loss of waters of the United States.

### Federal Endangered Species Act

The Endangered Species Act of 1973 (FESA) provides for the conservation of species that are endangered or threatened throughout all or a significant portion of their range, and the conservation of the ecosystems on which they depend. FESA regulates federally listed endangered or threatened wildlife and plant species, proposed listed species, and critical habitat. A species is considered endangered if it is in danger of extinction throughout all or a significant portion of its range. A species is considered threatened if it is likely to become an endangered species within the foreseeable future.

FESA defines critical habitat as “the specific areas within the geographical area occupied by the species, at the time it is listed, on which are found those physical or biological features (I) essential to the conservation of the species and (II) which may require special management considerations or protection; and specific areas outside the geographical area occupied by the species at the time it is listed that are determined by the Secretary to be essential for the conservation of the species.” The critical habitat designation only applies to projects involving federal funding, permits, or projects.

Under FESA Section 7, all federal agencies are required to consult with USFWS if they determine that any action that they fund, authorize, or carry out may affect a listed species or USFWS-designated critical habitat. Section 10(a) allows USFWS to authorize “take” of a listed species that is incidental to otherwise lawful activities. Approval criteria are specified in FESA and federal regulations. Further guidance is provided in Habitat Conservation Planning and Incidental Take Permitting Process Handbook (USFWS 2016), and the Five-Point Policy (an addendum to the handbook) (USFWS 2000a).

### Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) prohibits the take of any migratory bird or any part, nest, or eggs of any such bird. Under the MBTA, “take” is defined as pursuing, hunting, shooting, capturing, collecting, or killing, or attempting to do so (16 USC 703 et seq.). In December 2017, Department of Interior Principal Deputy Solicitor Jorjani issued a memorandum (M-37050) that interprets the MBTA to only prohibit intentional take. Similarly, the Ninth Circuit Court of Appeals, like the Fifth Circuit and the Eighth Circuit, has held that the MBTA applies only to intended takes. Refer to *Seattle Audubon Soc’y v. Evans*, 952 F.2d 297, 303 (9th Cir. 1991). Unintentional or accidental take is not prohibited. Additionally, Executive Order 13186, Responsibilities of Federal Agencies to Protect Migratory Birds, requires that any project with federal involvement address impacts of federal actions on migratory birds with the purpose of promoting conservation of migratory bird populations (66 FR 3853–3856). The Executive Order requires federal agencies to work with USFWS to develop a memorandum of understanding to promote the conservation of migratory bird populations. USFWS reviews actions that might affect these species.

#### 3.3.2.2 State

### California Fish and Game Code

#### *Fully Protected Species*

The classification of “fully protected” was the state’s initial effort in the 1960s to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians and reptiles, birds, and mammals. Fully protected species may not be taken or possessed at any time, and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock. Take is defined as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.”

### ***Nesting Birds***

California Fish and Game Code Section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided in this code or any regulation made pursuant thereto. Section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided in this code or any regulation adopted pursuant thereto. Section 3513 makes it unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

### ***Other Sections of the California Fish and Game Code***

Sections 3511, 4700, 5050, and 5515 of the Fish and Game Code outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or possessed at any time. CDFW cannot issue permits or licenses that authorize the “take” of any fully protected species, except under certain circumstances, such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock. Furthermore, it is CDFW’s responsibility to maintain viable populations of all native species. Toward that end, CDFW has designated certain vertebrate species as SSC, because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction.

### ***Lake and Streambed Alteration***

Under the California Fish and Game Code Section 1602, CDFW has authority to regulate work that will substantially divert or obstruct the natural flow of or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake. CDFW also has authority to regulate work that will deposit or dispose of debris, water, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. This regulation takes the form of a requirement for a Lake or Streambed Alteration Agreement and is applicable to any person, state, or local governmental agency, or public utility (California Fish and Game Code Section 1601). CDFW jurisdiction includes ephemeral, intermittent, and perennial watercourses (including dry washes) and lakes characterized by the presence of (1) definable bed and banks and (2) existing fish or wildlife resources. In practice, CDFW marks its jurisdictional limit at the top of the stream or lake bank or the outer edge of the riparian vegetation, where present, and sometimes extends its jurisdiction to the edge of the 100-year floodplain. Because riparian habitats do not always support wetland hydrology or hydric soils, wetland boundaries, as defined by Clean Water Act Section 404, sometimes include only portions of the riparian habitat adjacent to a river, stream, or lake. Therefore, jurisdictional boundaries under Section 1602 may encompass a greater area than those regulated under Clean Water Act Section 404; CDFW does not have jurisdiction over ocean or shoreline resources.

### ***California Endangered Species Act***

The California Endangered Species Act (CESA) (California Fish and Game Code, Section 2050 et seq.) provides protection and prohibits the take of plant, fish, and wildlife species listed by the State of California. Unlike FESA, state-listed plants have the same degree of protection as wildlife, but insects and other invertebrates may not be listed. Take is defined similarly to FESA and is prohibited for both listed and candidate species. Take authorization may be obtained by the project applicant from CDFW under CESA Section 2081, which allows take of a listed species for educational, scientific, or management purposes. In this case, private developers consult with CDFW to develop a set of measures and standards for managing the listed species, including full mitigation for impacts, funding of implementation, and monitoring of mitigation measures.

#### California Native Plant Protection Act

The Native Plant Protection Act of 1977 directed CDFW to carry out the legislature’s intent to “preserve, protect and enhance rare and endangered plants in this State.” The Native Plant Protection Act gave the California Fish and Game Commission the power to designate native plants as “endangered” or “rare” and to protect endangered and rare plants from take. CESA expanded on the original Native Plant Protection Act and enhanced legal protection for plants, but the Native Plant Protection Act remains part of the California Fish and Game Code. To align with federal regulations, CESA created the categories of “threatened” and “endangered” species. It converted all “rare” animals to threatened species, but did not do so for rare plants. Thus, there are three listing categories for plants in California: rare, threatened, and endangered. Because rare plants are not included in CESA, mitigation measures for impacts to rare plants are typically included within a proposed project’s CEQA analysis and as a condition of discretionary permits, which require preparation and approval of mitigation plans that contain assurances of implementation, monitoring, and maintenance.

#### California Environmental Quality Act

CEQA requires identification of a project’s potentially significant impacts on biological resources and ways that such impacts can be avoided, minimized, or mitigated. The act also provides guidelines and thresholds for use by lead agencies for evaluating the significance of proposed impacts.

CEQA Guidelines Section 15380(b)(1) defines endangered animals or plants as species or subspecies whose “survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors.” A rare animal or plant is defined in Section 15380(b)(2) as a species that, although not presently threatened with extinction, exists “in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or ... [t]he species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered ‘threatened’ as that term is used in the federal Endangered Species Act.” Additionally, an animal or plant may be presumed to be endangered, rare, or threatened if it meets the criteria for listing, as defined further in CEQA Guidelines Section 15380(c).

CDFW has developed a list of “Special Species” as “a general term that refers to all of the taxa the California Natural Diversity Database is interested in tracking, regardless of their legal or protection status.” This is a broader list than those species that are protected under the FESA and other Fish and Game Code provisions, and includes lists developed by other organizations, including, for example, the Audubon Watch List Species. Guidance documents prepared by other agencies, including the Bureau of Land Management Sensitive Species and USFWS Species of Concern, are also included on this CDFW Special Species list. Additionally, CDFW has concluded that plant species included on the California Native Plant Society’s CRPR List 1 and 2, and potentially some List 3 plants, are covered by CEQA Guidelines Section 15380.

Section IV, Appendix G (Environmental Checklist Form), of the CEQA Guidelines requires an evaluation of impacts to “any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service.”

### 3.3.2.3 Regional

#### **Western Riverside County Multiple Species Habitat Conservation Plan**

The Western Riverside County MSHCP is a comprehensive, multi-jurisdictional plan that conserves endangered and threatened plant and animal species and associated habitats in western Riverside County. The MSHCP serves as a habitat conservation plan (HCP) pursuant to FESA Section 10(a)(1)(B), as well as a Natural Communities Conservation Plan under the Natural Communities Conservation Planning Act of 2001. The MSHCP allows the participating jurisdictions to authorize “take” of plant and wildlife species identified within the Plan Area. USFWS and CDFW have the authority to regulate the take of threatened, endangered, and rare species. Under the MSHCP, USFWS and CDFW will grant “take authorization” for otherwise lawful actions, such as public and private development that may incidentally take or harm individual species or their habitat outside of the MSHCP conservation area, in exchange for the assembly and management of a coordinated MSHCP conservation area. The MSHCP is implemented by the Permittees and the Regional Conservation Authority, with permit compliance ensured by the USFWS and CDFW. The MSHCP was approved in June of 2003 by the County of Riverside; the city jurisdictions as well as other local and state public entities that subsequently signed onto the MSHCP are effectively referred to as “Permittees.” The City of Riverside and County of Riverside are Permittees, but the City of Colton is not.

The MSHCP Plan Area encompasses approximately 1.26 million acres or about 2,000 square miles in western Riverside County. The MSHCP calls for the acquisition of 153,000 acres of new conservation land (Additional Reserve Lands) to augment and enhance 347,000 acres of land presently conserved in the public domain (Public/Quasi-Public Lands). Ultimately, the MSHCP goal is to form a 500,000-acre self-sustaining habitat reserve (MSHCP Reserve) in western Riverside County that protects, recovers, and sustains 146 covered species. Generally, the MSHCP Reserve is made up of cores (i.e., large blocks of habitat) connected by linkages (more linear features) that allow for genetic transfer and movement of species throughout the Plan Area. In order to provide the habitat necessary to protect and allow for the future viability of the 146 species covered under the MSHCP, the areas that are not a part of the Public/Quasi-Public Lands were overlaid with “Criteria Cells.” It is from the area overlaid with Criteria Cells that the Additional Reserve Lands (i.e., 153,000 acres) will be compiled, and ultimately, the combination of the Public/Quasi-Public Lands and Additional Reserve Lands will form the 500,000-acre MSHCP Reserve. The Western Riverside MSHCP overlaps the portion of the SPA within Riverside County and provides take of covered species pursuant to FESA Section (a)(1)(B) and the state Natural Communities Conservation Planning Act of 2001. The overall biological goal of the MSHCP is to conserve covered species and their habitats, as well as maintain biological diversity and ecological processes while allowing for future economic growth within a rapidly urbanizing region.

In summary, the City of Riverside and County of Riverside have “take” coverage for 146 covered species, but the City of Colton does not. Thus, any “take” of federally or state-listed species by the future development addressed in the SPA in the City of Colton would need to obtain “take” permits from the USFWS and CDFW. The SPA is located within the Highgrove and Cities of Riverside and Norco MSHCP Area Plans. The portions of the SPA located in the MSHCP are not within Criteria Cells, meaning that none of the SPA is needed for conservation as part of assembling the Reserve. The SPA is located along the Santa Ana River on the east side and is part of Existing Core A. Existing Core A consists of the Santa Ana River and is composed largely of Public/Quasi-Public Lands owned by a variety of entities, but it also contains a small number of privately-owned lands. Existing Core A also functions as a Linkage, connecting Orange County to the west with San Bernardino County to the north. This core is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the core consist largely of high-impact land uses such as city and community development. Therefore, high quality riparian habitat within Existing Core A and along the edges must be maintained for species.

Future development in the SPA in the City of Riverside and the County of Riverside must comply with all relevant measures of the MSHCP. The MSHCP measures that apply to the SPA are outlined below as presented in MSHCP Volume I, Section 6.0.

#### **Riparian/Riverine and Vernal Pools Guidelines (Section 6.1.2)**

All future development in the City of Riverside and County of Riverside would be required to assess their project sites for the following Section 6.1.2 resources: (1) riparian/riverine resources; (2) vernal pools; (3) fairy shrimp, including Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and vernal pool fairy shrimp (*Branchinecta lynchi*); and (4) riparian birds, including least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo (*Coccyzus americanus*). Riparian/riverine areas are habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year. Vernal pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Fairy shrimp habitat includes vernal pools, but potentially also stock ponds, ephemeral pools and other water features. If fairy shrimp and riparian habitat is present, they would be assessed for their ability to support fairy shrimp and riparian bird species, and if present, focused surveys for the species would be required. More information on the Protection of Species associated with Riparian/Riverine Areas and Vernal Pools can be found in Section 6.1.2 of the MSHCP.

If an avoidance of these resources is not feasible, a determination of biologically equivalent or superior preservation shall be made by the City of Riverside or County of Riverside to ensure replacement of any lost functions and values of habitat as it relates to Covered Species. Refer to Section 6.1.2 of the MSHCP for more information.

#### **Narrow Endemic Plant Species (Section 6.1.3)**

Approximately 180 acres of the SPA lies with Narrow Endemic Plant Species Survey Area (NEPSSA) No. 7. Future development in NEPSSA No. 7 would require a habitat assessment for San Diego ambrosia, Brand's phacelia (*Phacelia stellaris*), and San Miguel savory (*Clinopodium chandleri*) (Figure 3.3-4, Western Riverside MSHCP). A site-specific habitat assessment will be required for all future development in the 180-acre portion of the SPA in NEPSSA No. 7. If a suitable habitat is found, a focused rare plant survey must be completed. Where survey results are positive for Narrow Endemic Plant Species, any proposals with the potential to affect Narrow Endemic Plant Species shall be subject to avoidance of 90% of those portions of the project site that provide for long-term conservation value of the identified Narrow Endemic Plant Species until it is demonstrated that conservation goals for the particular species are met. If it is determined that the 90% threshold cannot be met, and achievement of overall MSHCP conservation goals for the particular species have not yet been demonstrated, the City of Riverside or County of Riverside must make a determination of biologically equivalent or superior preservation as described in Section 6.1.3 of the MSHCP.

#### **Additional Survey Needs and Procedures (Section 6.3.2)**

The SPA is not located within a Criteria Area Species Survey Area for plants; therefore, a habitat assessment and focused survey for Criteria Area Species, such as thread-leaved brodiaea and smooth tarplant, is not required in the SPA where it also overlaps with the MSHCP. Approximately 252 acres of the SPA are located within the MSHCP burrowing owl survey area; therefore, a habitat assessment and focused surveys, if suitable habitat is present, is required for this species. Approximately 12 acres of the SPA are located with the San Bernardino kangaroo rat and



Los Angeles pocket mouse survey area. The survey area for these mammals is along the western edge of the SPA adjacent to the Santa Ana River. A habitat assessment and focused surveys, if suitable habitat is present, is required for these species (Figure 3.3-4, Western Riverside MSHCP).

For locations with positive survey results for burrowing owl or mammalian species, 90% of those portions of property that provide for long-term conservation value for the identified species shall be avoided until it is demonstrated that conservation goals for the particular species are met. Avoidance shall not be considered to be conservation contributing to reserve assembly unless the avoided populations are acquired and managed as Additional Reserve Lands. Findings of equivalency shall be made as outlined in Section 6.3.2 of the MSHCP demonstrating that the 90% standard has been met. Section 6.3.2 of the MSHCP also describes circumstances associated with discontinuation of surveys.

#### **Urban/Wildlands Interface (Section 6.1.4)**

Guidelines Pertaining to Urban/Wildland Interface (MSHCP Section 6.1.4) provides management of edge factors such as lighting, urban runoff, toxics, and domestic predators, and would be applicable to proposed projects adjacent to the Santa Ana River (Core A) in Riverside County.

#### **Stephens' Kangaroo Rat Habitat Conservation Plan**

Stephens' kangaroo rat was listed as an endangered species by USFWS in 1988. The Riverside County Habitat Conservation Agency was created in 1990 under the joint exercise of powers for the purpose of developing a Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP), acquiring land, and managing habitat for the Stephens' kangaroo rat. This management group, formed by the County of Riverside and the Cities of Hemet, Lake Elsinore, Moreno Valley, Perris, Riverside, and later, Corona, Murrieta, and Temecula, was created to protect the species and its habitat from disturbances that could result in take of the species (RCHCA 1996).

The long-term SKR HCP, the Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County, was prepared by the Riverside County Habitat Conservation Agency, and approved by USFWS in agreement with California Department of Fish and Game (now CDFW) on May 6, 1996. The agreement creates a network of reserves within western Riverside County occupied by and to be managed for Stephens' kangaroo rat. A total of 30,000 acres included as reserves are occupied by Stephens' kangaroo rat.

The SKR HCP authorizes incidental take of Stephens' kangaroo rat in western Riverside County and describes the conservation, mitigation, and monitoring measures that are applied under the Section 10(a) permit issued by USFWS and Management Authorization issued by CDFW. The SKR HCP does not provide take coverage within San Bernardino County.

The SKR HCP describes the proposed conservation, mitigation, and monitoring measures to be implemented for the preservation of the federally endangered Stephens' kangaroo rat. The SKR HCP establishes a regional system of Core Reserves throughout western Riverside County for the specific conservation of Stephens' kangaroo rat and the ecosystem upon which it depends.

A standard fee, known as the Development Mitigation Fee, is charged to supplement the financing of reserve management for the SKR HCP and to pay for a new development's fair share of this cost.

The portion of the SPA in the City of Riverside and the County of Riverside is outside of the SKR HCP Core Reserve Area, but is situated within the SKR HCP fee area. Therefore, the future development associated with the SPA in the City of Riverside and County of Riverside have "take" coverage for SKR under the SKR HCP, but must also pay

the standard SKR HCP Development Mitigation Fee. The future development associated with the SPA in the City of Colton does not have “take” coverage of SKR.

### Upper Santa Ana River Habitat Conservation Plan

The Upper Santa Ana River HCP is a collaborative effort among the water resource agencies of the Santa Ana River Watershed, in partnership with USFWS, CDFW, and several other government agencies and stakeholder organizations. This HCP effort was initiated in late 2013, but has not yet been completed. The SPA is with the Upper Santa Ana River HCP Area. The purpose of the Upper Santa Ana River HCP is to enable the water resource agencies to continue to provide and maintain a secure source of water for the residents and businesses in the watershed, and to conserve and maintain natural rivers and streams that provide habitat for a diversity of unique and rare species in the watershed. The goal is to ensure the conservation of the covered species, particularly the Santa Ana sucker and San Bernardino kangaroo rat, while still allowing for increased water conservation through new infrastructure for infiltration and increased effluent recycling. The Upper Santa Ana River HCP is still under development.

#### 3.3.2.4 Local

### City of Riverside General Plan 2025 – Open Space and Conservation Element

A key objective of the overall Riverside General Plan 2025 (City of Riverside 2007) is to preserve the City of Riverside’s (City’s) natural assets by focusing new development within already urbanized areas along major transportation corridors, which includes the majority of the study area. The General Plan Open Space Element includes the following objectives and policies that are relevant to biological resources.

**Objective OS-1:** Preserve and expand open space areas and linkages throughout the City and sphere of influence to protect the natural and visual character of the community and to provide for appropriate active and passive recreational uses.

**Policy OS-1.1:** Protect and preserve open space and natural habitat wherever possible.

**Policy OS-1.2:** Establish an open space acquisition program that identifies acquisition area priorities based on capital costs, operation and maintenance costs, accessibility, needs, resource preservation, ability to complete or enhance the existing open space linkage system and unique environmental features.

**Policy OS-1.3:** Work with Riverside County and adjacent cities, landowners and conservation organizations to preserve, protect and enhance open space and natural resources.

**Policy OS-1.4:** Support efforts of State and Federal agencies and private conservation organization to acquire properties for open space and conservation uses. Support efforts of nonprofit preservation groups, such as the Riverside Land Conservancy, to acquire properties for open space and conservation purposes.

**Policy OS-1.5:** Require the provision of open space linkages between development projects, consistent with the provisions of the Trails Master Plan, Open Space Plan and other environmental considerations including the MSHCP.

- Policy OS-1.8:** Encourage residential clustering as means of preserving open space.
- Policy OS-1.9:** Promote open space and recreation resources as a key reason to live in Riverside.
- Policy OS-1.10:** Utilize a combination of regulatory and acquisition approaches in the City’s strategy for open space preservation.
- Policy OS-1.11:** Develop a program for City acquisition of identified open space land and encourage land donations or the dedication of land in lieu of park fees for the acquisition of usable land for public parks, open space and trail linkages.
- Policy OS-1.12:** Ensure that areas acquired as part of the Open Space System are developed, operated and maintained to provide the City with a permanent, publicly accessible open space system.
- Policy OS-1.13:** Design Capital Improvement Program projects, which affect identified open space areas to support these areas’ value as open space.
- Policy OS-1.14:** Establish an on-going needs assessment program to solicit feedback for users to identify changing needs and standards for the Open Space System.
- Policy OS-1.15:** Recognize the value of major institutional passive open spaces, particularly cemeteries, as important components of the total open space systems and protect their visual character.
- Objective OS-2:** Minimize the extent of urban development in the hillsides, and mitigate any significant adverse consequences associated with urbanization.
- Policy OS-2.1:** Continue to require hillside development to be consistent with Proposition R and Measure C through the provisions of the RC Zone.
- Policy OS-2.2:** Limit the extent and intensity of uses and development in areas of unstable terrain, steep terrain, scenic vistas, arroyos, and other critical environmental areas.
- Policy OS-2.3:** Control the grading of land, pursuant to the City’s Grading Code, to minimize the potential for erosion, landsliding and other forms of land failure, as well as to limit the potential negative aesthetic impact of excessive modification of natural landforms.
- Policy OS-2.4:** Recognize the value of ridgelines, hillsides, and arroyos as significant natural and visual resources and strengthen their role as features, which define the character of the City and its individual neighborhoods.
- Policy OS-2.5:** Review the feasibility of creating a “night-time sky” ordinance to reduce light pollution.
- Objective OS-4:** Preserve designated buffers between urban and rural uses for their open space and aesthetic benefits.

**Policy OS-4.1:** Continue to implement Proposition R and Measure C.

**Policy OS-4.2:** Establish buffers and/or open space between agricultural and urban uses so that the potential impacts from urban development will be mitigated.

**Policy OS-4.3:** Explore the possibility of establishing a fee for all new development in Riverside for land banking to create new buffers and/or purchase sensitive lands between urban development and existing open space resources.

**Objective OS-5:** Protect biotic communities and critical habitats for endangered species throughout the General Plan Area.

**Policy OS-5.1:** Preserve significant habitat and environmentally sensitive areas, including hillsides, rock outcroppings, creeks, streams, viewsheds, and arroyos through application of the RC Zone standards and the Hillside/Arroyo standards of the City's Grading Code.

**Policy OS-5.2:** Continue to participate in the MSHCP Program and ensure all projects comply with applicable requirements.

**Policy OS-5.3:** Continue to participate in the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan including collection of mitigation fees.

**Policy OS-5.4:** Protect native plant communities in the General Plan Area, including sage scrub, riparian areas, and vernal pools, consistent with the MSHCP.

**Objective OS-6:** Preserve and maintain wildlife movement corridors.

**Policy OS-6.1:** Protect and enhance known wildlife migratory corridors and create new corridors as feasible.

**Policy OS-6.2:** Support regional and local efforts to acquire, develop, and maintain open space linkages.

**Policy OS-6.3:** Preserve the integrity of the arroyos of Riverside and riparian habitat areas through the preservation of native plants.

**Policy OS-6.4:** Continue with efforts to establish a wildlife movement corridor between Sycamore Canyon Wilderness Park and the Box Springs Mountain Regional Park as shown on the MSHCP. New developments in this area shall be conditioned to provide for the corridor and Caltrans shall be encouraged to provide an underpass at the 60/215 Freeway.

**Objective OS-7:** Turn the Santa Ana River Task Force "Vision" into reality.

**Policy OS-7.1:** Focus river improvements on the following areas: Fairmount Park and Mt. Rubidoux, Tequesquite Avenue and the Old Landfill, Martha McLean Park, Van Buren Bridge and the Hidden Valley Wildlife Area.

- Policy OS-7.2:** Give initial priority to the Fairmount Park wetlands enhancement project and the completion of the Santa Ana River Trail.
- Policy OS-7.3:** Preserve and expand open space along the Santa Ana River to protect water quality, riparian habit, and recreational uses.
- Policy OS-7.4:** Interconnect the Santa Ana River Trail with other parks, cultural and community centers throughout the City through trails and linkages to encourage more pedestrian and bicycle usage and reduce automobile traffic.
- Policy OS-7.5:** Improve the perception of public safety at authorized recreation locations along the river.
- Policy OS-7.6:** Partner with other jurisdictions, including the Regional Water Quality Control Board and the US Army Corps of Engineers, to minimize the impact of new development on the river and bring about some of the enhancements envisioned by the Santa Ana River Task Force.
- Policy OS-7.7:** Explore implementation of the Santa Ana River Task Force's ideas for the five focus areas, such as:
- 1) Work with private interests to develop a restaurant or coffee bar in Fairmount Park near the river with views of the open water impoundment.
  - 2) Establish trail linkages between Mt. Rubidoux and Fairmount Park and generally improve trails in and around the area.
  - 3) Explore the development of water treatment wetlands that can be used for bird watching and improving water quality inputs adjacent to the river course.
  - 4) Recapture the former glory of Fairmount Park as a recreational area. Provide picnic areas, bathrooms and other attractions such as pony rides and carousels.
  - 5) Improve linkages to other parts of the city via an improved walking/birding trail along Market Street and/or Mission Inn Avenue. Improve signage to direct visitors from other parks and other parts of the City to the parkway.

#### City of Riverside General Plan 2025 – Land Use Element

The General Plan Land Use Element includes the following objectives and policies that are relevant to biological resources.

- Policy LU-5.1:** Minimize public and private development in and in close proximity to any of the City's arroyos.
- Policy LU-5.2:** Recognize the City's arroyos as components of Riverside Park.
- Policy LU-5.3:** Encourage that any crossings of the City's major arroyos are span bridges or soft bottom arch culverts that minimize disturbance of the ground and any wetland area. At grade crossings are strongly discouraged in major arroyos.

- Policy LU-5.4:** Continue to require open space easements in conjunction with new development to be recorded over arroyo areas, per the City's Grading Code.
- Policy LU-5.5:** Work with Riverside County to develop, implement and maintain comprehensive management plans for protection of entire arroyo systems to promote the free movement of water and wildlife.
- Policy LU-7.2:** Design new development adjacent and in close proximity to native wildlife in a manner which protects and preserves habitat.
- Policy LU-7.3:** Continue to require natural open space easements in conjunction with new development in hillside and arroyo areas over non-graded areas of the development.
- Policy LU-7.4:** Continue to participate in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).
- Objective LU-27:** Enhance, maintain and grow Riverside's inventory of street trees.
- Policy LU-27.1:** Require appropriately sized landscaped parkways in all new development. Parkway areas shall be of sufficient width to allow planting of trees that will become large canopy trees.
- Policy LU-27.2:** Utilize neighborhood and expert input to develop and periodically update a palette of acceptable street tree species structured around Riverside's natural environment and its neighborhoods.
- Policy LU-27.3:** Seek ongoing cooperation from residents in the maintenance, conservation and protection of street trees.
- Policy LU-27.4:** Encourage trees on private property to add to the City's urban forest.
- Policy LU-27.5:** Develop a program to ensure adequate tree trimming cycles as well as to replace any lost trees.

#### **City of Colton General Plan 1987 – Open Space and Conservation Element**

The City of Colton's Open Space and Conservation Element's general objective is to establish and maintain an open space and conservation system that will ensure the conservation and wise utilization of valuable resources and will meet local and regional open space needs (City of Colton 1987).

- Principle 1:** Preserve and protect hillside and environmentally sensitive areas designated for growth through the use of strict hillside development standards.
- Principle 3:** Conserve and protect open space needed for the preservation of air quality, water quality, water supply, waste disposal, noise abatement or public safety through zoning and other regulatory tools.

**Principle 6:** Restrict development in canyons and hillsides and control the plan of development to prevent obstruction of natural runoff or water courses and to prevent unwarranted scarring of hillsides.

**Standard 2:** Intensive human uses, such as residential development or major vehicular traffic improvements, shall be prohibited in areas of documented ecological significance.

**Standard 3:** The use of natural and drought-tolerant vegetation shall be encouraged for landscaping in order that maintenance and water consumption are minimized.

**Standard 5:** Hillside development standards shall be adopted requiring:

- a. Focused EIRs for all hillside developments exceeding 10 (ten) parcels in a single development or subdivision.
- b. New development shall occur on those sites that require the least amount of grading and vegetation removal.
- c. Roads shall follow the natural topography and are not to exceed a grade of 12 percent.
- d. Hillside densities shall be determined after consideration of safety, access, public infrastructure availability, environmental damage, and aesthetics, but generally should not exceed two dwellings per acre.

**Proposal 1:** Open space shall be preserved through a program for the public acquisition of open space land and designation for agricultural activities. The possibilities include:

- a. Direct purchase, eminent domain purchase, purchase-sell (with restricted rights);
- b. Life-estate and lease-leaseback (for recreational development);
- c. There are also less-than-fee methods such as development rights, easements, and public words potentials.

**Proposal 2:** Regulation shall be used to maintain open space requiring:

- a. An amendment to the Colton Zoning Ordinance designating an Open Space Zone District such as the flood plain zone;
- b. Development standards revised and made consistent with open space and conservation policies;
- c. The grading of soil and construction of impervious surfaces on open space lands shall be strictly regulated.

#### City of Colton General Plan 2013 – Land Use Element

The City of Colton’s 2013 General Plan Land Use Element includes the following objectives and policies that are relevant to biological resources (City of Colton 2013).

**Goal LU-13:** Protect open space land necessary for flood control and habitat preservation purposes, and to provide buffers from identified earthquake faults and other public safety hazards.

**Policy LU-13.1:** Continue to monitor any changes to the flood zone boundaries of the Santa Ana River made by federal agencies, and modify Figure LU-4 as appropriate to reflect the most current Federal Emergency Management Agency (FEMA) flood maps.

**Policy LU-13.2:** Prohibit development within designated flood plain areas, as shown on Figure LU-4 and more specifically as shown on adopted Flood Insurance Rate Maps published by FEMA. Figure LU-4 is incorporated into the Safety Element with this reference and policies LU-13.1 and LU-13.2.

**Policy LU-13.3:** Work with the U.S. Fish and Wildlife Service and California Department of Fish and Game to establish and maintain the minimal area needed for Delhi sands flower-loving fly habitat.

**Policy LU-13.4:** Require formal fault investigations for development of properties along the San Jacinto Fault zone consistent with State law. For areas where development is prohibited due to fault restrictions, require that such space be set aside an open space to the maximum extent feasible by law.

#### **City of Colton Municipal Code, Chapter 12.20 Trees and Shrubs**

The City of Colton's Municipal Code, Chapter 12.20, states the following:

No person, firm or corporation shall trim, prune, plant, injure, chemically treat, or interfere with any tree, shrub, or plant upon any public street, planting strip, parkway, easement or alley in the City without permission from the Public Works Director. The Public Works Director is authorized to grant a permit at his/her discretion, provided, however, such authority shall not arbitrarily be withheld (Ordinance Number O-14-18, Section 1, 1-15-2019).

Tree protection guidelines are the standards and specifications for the protection of trees under this chapter. The tree protection guidelines and any revisions thereto, shall be effective as of the date of their adoption by resolution of the City Council.

All departments, agencies, and personnel of the City shall consult with the Public Works Director prior to engaging in any action which would require the removal of, or which would otherwise substantially affect or seriously jeopardize the health of any existing public tree.

It shall be the policy of the City to protect and maintain mature and healthy trees. Special consideration shall be afforded to mature, public, landmark, landmark-eligible, native and specimen trees are forth in this chapter.

The preservation of mature trees is strongly considered during an application for any permit or approval. A decision may be made through the design review process or other entitlement process to waive development standards or accept alternative solutions to assist in the preservation of these trees. The review authority or director, if there is no other review authority, may modify the development standards or accept alternative solutions to these standards (Ordinance Number O-14-18, Section 1, 1-15-2019).



### 3.3.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to biological resources are based on CEQA Guidelines Appendix G. According to Appendix G, a significant impact related to biological resources would occur if the project would:

1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

### 3.3.4 Impacts Analysis

***Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

#### **Critical Habitat**

**Less-Than-Significant Impact.** The California gnatcatcher critical habitat encompasses 169.1 acres of the SPA (Figure 3.3-2, Critical Habitat), all of which is outside of the MSHCP. Federal agencies must consult with the USFWS to ensure that any activities they authorize, fund, or carry out are not likely to destroy or adversely modify the critical habitat. Critical habitat requirements do not apply to citizens engaged in activities on private land that do not involve a federal agency (for example, a private landowner undertaking a project that involves no federal funding or permitting). The designation of critical habitat does not affect land ownership or establish a refuge, wilderness reserve, preserve, or other special conservation area. Critical habitat designations also do not mandate government or public access to private lands.

USFWS-designated critical habitat for least Bell's vireo, southwestern willow flycatcher, and Santa Ana sucker are mapped within the Santa Ana River, located immediately northwest of the SPA.

In accordance with compliance measure **(CM-) BIO-1** (refer to Chapter 2), federal agencies will consult with the USFWS to ensure that any activities they authorize, fund, or carry out are not likely to destroy or adversely affect critical habitat. Thus, impacts related to critical habitat would be less than significant.

## Special-Status Plants

**Less-Than-Significant Impact with Mitigation Incorporated.** San Diego ambrosia (FE) and thread-leaved brodiaea (FT/SE) have a low potential to occur in the SPA. In addition, two non-listed special-status plant species have a moderate potential to occur in the SPA: smooth tarplant (CRPR 1B.1) and Parry's spineflower (CRPR 1B.1). There are other non-listed special-status plants that have a low potential to occur in the SPA; however, these non-listed special-status species are not discussed further because no significant impacts are expected to result from future development in the SPA. Direct and indirect impacts to special-status plants are discussed further below.

### *Direct Impacts*

**Outside of the MSHCP:** The potential for San Diego ambrosia and thread-leaved brodiaea to occur in the SPA is low. Nonetheless, future development allowed by the Northside Specific Plan within undeveloped areas has the potential to result in impacts to special-status plants. Any potential impact to a federally or state-listed plant species could be significant. Potential impacts to smooth tarplant and Parry's spineflower from future development in the SPA are potentially significant depending on the location and size of the impact. Overall, development outside of the MSHCP would result in potentially significant direct impacts to special-status plant species (**Impact BIO-1a**).

**Inside the MSHCP:** With respect to future development within the MSHCP, all four of these special-status plants are covered under the MSHCP; "take" is allowed; and compliance with the MSHCP avoids significant impacts to these species provided the project is consistent with all applicable MSHCP requirements. Within the MSHCP, of these four species, only San Diego ambrosia requires additional action. Ultimately, future development allowed under the Northside Specific Plan within the MSHCP would potentially impact special-status plants unless assurances are provided that future projects would implement measures consistent with the MSHCP. Thus, impacts to special-status plants within the MSHCP would be potentially significant (**Impact BIO-1b**).

### *Indirect Impacts*

**Construction-Related:** Special-status plant species and suitable habitat for special-status plant species may be indirectly impacted during construction. Potential short-term or temporary indirect impacts to special-status plant species resulting from construction activities include the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; the adverse effect of invasive plant species; and unintentional clearing, trampling, or grading outside of the proposed construction zone. **CM-AQ-1** (Dust Control Plan Implementation; refer to Chapter 2) would minimize the effects of dust during construction by implementing a dust control plan, which would require that construction-related dust is suppressed. **CM-HYD-1** (Stormwater Pollution Prevention Plan [SWPPP] Implementation) requires implementation of best management practices (BMPs), such as implementing fiber rolls and sandbags around drainage areas, if necessary. While these compliance measures reduce indirect impacts, additional measures would be required to reduce indirect impacts to below a level of significance. Potential short-term or temporary indirect impacts to special-status plant species are considered potentially significant (**Impact BIO-2**).

**Long-Term:** Potential long-term indirect impacts that could result from development near special-status plant species or their suitable habitat include chemical releases such as oils and grease from vehicles that could degrade habitat; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion. These potential long-term indirect impacts to special-status plant species would be potentially significant (**Impact BIO-3**).

### Special-Status Wildlife

**Less-Than-Significant Impact with Mitigation Incorporated.** San Bernardino kangaroo rat (FE/SE), Stephens' kangaroo rat (FE/ST), and Riverside fairy shrimp (FE) have a low potential to occur in the SPA, and coastal California gnatcatcher (FT/SSC) has a moderate potential to occur in the SPA. In addition, and relevant to MSHCP requirements, Los Angeles pocket mouse (SSC) has a low potential to occur in the SPA, and burrowing owl (BCC/SSC) has a moderate potential to occur in the SPA. The following 15 non-listed special-status wildlife species have a moderate or high potential to occur in the SPA: southern California legless lizard, California glossy snake, San Diegan tiger whiptail, San Diego banded gecko, red diamond rattlesnake, coast patch-nosed snake, burrowing owl, loggerhead shrike, pallid bat, northwestern San Diego pocket mouse, pallid San Diego pocket mouse, western yellow bat, San Diego black-tailed jackrabbit, San Diego desert woodrat, and pocketed free-tailed bat.

There are other non-listed special-status wildlife that have a low potential or are not expected to occur in the SPA (Appendix C); however, these non-listed special-status species are not discussed further because no significant impacts are expected to result from future development in the SPA. Additionally, a majority of the study area supports nesting opportunities to a wide variety of bird species, including raptors (Section 3.3.1.4).

### Direct Impacts

**Outside the MSHCP:** The potential for San Bernardino kangaroo rat, Stephens' kangaroo rat, and Riverside fairy shrimp to occur in the SPA is low; and potential is moderate for coastal California gnatcatcher. Potential impacts to these listed species from future development in the SPA are potentially significant depending on presence of the species within or in the vicinity of the proposed project area and the location and size of the impact. Thus, future development allowed under the Northside Specific Plan within undeveloped areas would potentially result in significant impacts to San Bernardino kangaroo rat and Stephens' kangaroo rat (**Impact BIO-4a**); listed fairy shrimp (**Impact BIO-5a**); and coastal California gnatcatcher (**Impact BIO-6a**) outside of the MSHCP. Impacts to Los Angeles pocket mouse located outside of the MSHCP would be less than significant, as it has a low potential to occur in the SPA and is an SSC.

Potential impacts to non-listed special-status species from future development in the SPA are potentially significant depending on the location and size of the impact as well (**Impact BIO-7a**). This includes potential impacts to burrowing owl (**Impact BIO-8a**).

**Inside the MSHCP:** With respect to future development within the MSHCP, "take" is generally allowed for species that are covered under the MSHCP. However, the MSHCP requires additional surveys for certain covered species, and presence of any of these species could trigger mitigation and additional conservation goals. Under the MSHCP, a survey area for Los Angeles pocket mouse (SSC) and San Bernardino kangaroo rat (FE/SE) occurs immediately west of the SPA within the Santa Ana River and overlaps with a narrow sliver of the SPA on its western boundary. In addition, survey areas for burrowing owl (SSC) are located throughout the SPA in areas, primarily mapped as non-native grassland. Riverside fairy shrimp (FE) does not have designated survey areas under the MSHCP; however, focused surveys would be required wherever vernal pool or other suitable habitat is identified (such as depressions, road ruts, cracked clay soils, etc.) that have the ability to hold water and sustain the lifecycle of this species. Ultimately, future development allowed under the Northside Specific Plan within the MSHCP would potentially impact special-status wildlife within the MSHCP unless assurances are provided that future projects would implement measures consistent with the MSHCP. Thus, the project would result in potentially significant direct impacts to the following special-status wildlife within the MSHCP: Los Angeles pocket mouse, San Bernardino kangaroo rat, and Stephens' kangaroo rat (**Impact BIO-4b**); listed fairy shrimp (**Impact BIO-5b**); coastal California gnatcatcher (**Impact BIO-6b**); and burrowing owl (**Impact BIO-8b**).

Outside of these designated survey areas, compliance with the MSHCP avoids significant impacts to these species as long as the project complies with all applicable MSHCP requirements. The following MSHCP-covered special-status species do not have designated survey areas or core reserve areas identified in the MSHCP within or adjacent to the SPA: Stephens' kangaroo rat (FE/ST), coastal California gnatcatcher (FT/SSC), San Diegan tiger whiptail (SSC), San Diego banded gecko (SSC), red diamond rattlesnake (SSC), loggerhead shrike (SSC), northwestern San Diego pocket mouse (SSC), San Diego black-tailed jackrabbit (SSC), and San Diego desert woodrat (SSC). Therefore, "take" of these species without any additional surveys or mitigation would be authorized under the MSHCP and would also be less than significant under CEQA.

The following seven non-listed special-status species are not covered under the MSHCP: California legless lizard (SSC), California glossy snake (SSC), coast patch-nosed snake (SSC), pallid bat (SSC), pallid San Diego pocket mouse (SSC), western yellow bat (SSC), and pocketed free-tailed bat (SSC). Therefore, "take" is not authorized under the MSHCP, and potential impacts to these species from future development in the SPA are potentially significant depending on the location and size of the impact (**Impact BIO-7b**).

#### ***Indirect impacts***

**Construction-Related:** Special-status wildlife species and suitable habitat for special-status wildlife species may be indirectly impacted during construction. These include fugitive dust that can degrade habitat and result in health implications for wildlife species; noise and vibration can affect wildlife species, such as the disruption of bird nesting and abandonment of nests; increased human presence, which can also disrupt daily activities of wildlife and cause them to leave an area; night-time lighting, which can disrupt the activity patterns of nocturnal species, including many mammals and some birds, amphibians, and reptiles; release of chemical pollutants, such as from oil leaks from construction vehicles and machinery; and unintentional clearing, trampling, or grading outside of the proposed construction zone. **CM-AQ-1** (Dust Control Plan Implementation) would minimize the effects of dust during construction by implementing a dust control plan, which would require that construction-related dust is suppressed. **CM-HYD-1** (SWPPP Implementation) requires implementation of BMPs, such as implementing fiber rolls and sandbags around drainage areas, if necessary. While these compliance measures reduce indirect impacts, additional measures would be required to reduce indirect impacts to below a level of significance. Potential short-term or temporary indirect impacts to special-status wildlife species are considered potentially significant (**Impact BIO-9**).

**Long-Term:** Long-term indirect effects to special-status wildlife could result from future development to adjacent suitable for special-status wildlife that is either being avoided or/or conserved. Long-term indirect effects include changes in hydrology or water quality; the introduction of toxic chemicals from adjacent land use; nighttime lighting that could affect nocturnal species; noise; introduction of invasive species, which could alter suitable habitat for special-status wildlife; and trampling of habitat by humans. These long-term indirect impacts to special-status wildlife would be potentially significant (**Impact BIO-10**).

***Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

#### **Sensitive Natural Communities**

**Less-Than-Significant Impact with Mitigation Incorporated.** As described in Section 3.3.1.2, landscape-level vegetation mapping within the SPA includes the following eight vegetation communities and/or land cover types: brittle bush scrub, non-native grassland, mulefat scrub, broadleaved upland forest, disturbed habitat, semi-natural woodland stands, upland mustards, and urban or development mapping unit. None of these vegetation communities are considered a sensitive natural community by CDFW (CDFW 2019a).

#### ***Direct Impacts***

***Outside of the MSHCP:*** There are no known sensitive natural communities in portions of the SPA outside of the MSHCP. However, there are 2 acres of mulefat scrub, which may potentially be regulated by ACOE, CDFW, and/or RWQCB, as described in more detail in the Jurisdictional Waters discussion below. Considering this is a programmatic-level of analysis, and the specifics of future projects are unknown at this time, there is potential for impacts to occur to other sensitive natural communities. In summary, there is potential for future development within the SPA and outside of the MSHCP to impact sensitive communities, and these potential impacts would be potentially significant (**Impact BIO-11a**).

***Inside of the MSHCP:*** There are no known sensitive natural communities in portions of the SPA inside of the MSHCP. Additionally, no mitigation is required for impacts to sensitive natural communities other than those defined in Section 6.1.2 (Riparian/Riverine and Vernal Pools) of the MSHCP. Nonetheless, there is potential for future development within the SPA and MSHCP to impact sensitive communities (i.e., riparian/riverine and vernal pools) inside of the MSHCP, and these potential impacts would be potentially significant (**Impact BIO-11b**).

#### ***Indirect Impacts***

***Construction-Related:*** Sensitive vegetation communities may be indirectly impacted during construction. Potential short-term or temporary indirect impacts to sensitive vegetation communities resulting from construction activities include the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; the adverse effect of invasive plant species; and unintentional clearing, trampling, or grading outside of the proposed construction zone. **CM-AQ-1** (Dust Control Plan Implementation) would minimize the effects of dust during construction by implementing a dust control plan, which would require that construction-related dust is suppressed. **CM-HYD-1** (implementation of a SWPPP) requires implementation of BMPs, such as implementing fiber rolls and sandbags around drainage areas, if necessary. While these compliance measures reduce indirect impacts, additional measures would be required to reduce indirect impacts to below a level of significance. Potential short-term or temporary indirect impacts to sensitive vegetation communities are considered potentially significant (**Impact BIO-12**).

***Long-Term:*** Potential long-term indirect impacts that could result from development near sensitive vegetation communities include chemical releases such as oils and grease from vehicles that could degrade habitat; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion. These potential long-term indirect impacts to sensitive vegetation communities would be potentially significant (**Impact BIO-13**).

***Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

#### ***Jurisdictional Waters***

***Less-Than-Significant Impact with Mitigation Incorporated.*** Potential jurisdictional waters are located within the Northside Specific Plan and adjacent areas. Potential direct and indirect impacts are discussed further below.

#### *Direct Impacts*

Multiple natural-bottomed and concrete-lined drainages were mapped within the SPA and could potentially be considered state- and federally regulated jurisdictional waters (Figure 3.3-3, Existing Drainage System). The Northside Specific Plan includes improvements to several channels, as described in Chapter 2, Project Description, and improvements to channels as mitigation, as described in Section 3.9, Hydrology and Water Quality. Additionally, there could be jurisdictional resources present outside of currently mapped resources. Therefore, direct impacts to state and federally regulated jurisdictional waters are potentially significant (**Impact BIO-14**).

#### *Indirect Impacts*

**Construction-Related:** Jurisdictional water of the United States/state may be indirectly impacted during construction. Potential short-term or temporary indirect impacts to jurisdictional waters resulting from construction activities include the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; the adverse effect of invasive plant species; and unintentional clearing, trampling, or grading outside of the proposed construction zone. **CM-AQ-1** (Dust Control Plan Implementation) would minimize the effects of dust during construction by implementing a dust control plan, which would require that construction-related dust is suppressed. **CM-HYD-1** (implementation of a SWPPP) requires implementation of BMPs, such as implementing fiber rolls and sandbags around drainage areas, if necessary. While these compliance measures reduce indirect impacts, additional measures would be required to reduce indirect impacts to below a level of significance. Construction-related indirect impacts to jurisdictional waters would be potentially significant (**Impact BIO-15**).

**Long-Term:** Potential long-term indirect impacts that could result from development near waters of the United States/state communities include pollutants that could degrade water quality and habitat; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion.

**CM-HYD-2a** and **CM-HYD-2b** will avoid and minimize impacts to water quality. The City of Colton is a co-permittee under the NPDES Permit for the San Bernardino County Flood Control District (i.e., County of San Bernardino municipal separate storm sewer systems [MS4] Permit). Similarly, the City of Riverside and County of Riverside are co-permittees under the NPDES Permit for the Riverside County Flood Control and Water District (i.e., City of Riverside MS4 Permit). In both cases, the NPDES permit sets limits on pollutants being discharged into waterways and requires all new development and significant redevelopment to incorporate low-impact development features to the maximum extent practicable to reduce the discharge of pollutants into receiving waters (**CM-HYD-2a** and **CM-HYD-2b**). In both counties, priority projects, such as those that would be completed under the Northside Specific Plan, are required to develop and implement a water quality management plan to reduce pollutants, maintain and reduce downstream erosion, as well as maintain stream habitat from all new development. The water quality management plan requirements are specified in the MS4 permits issued to cities and counties within the Santa Ana River watershed (City of Colton 2016; County of Riverside 2012, 2019).

While these compliance measures would reduce long-term indirect impacts to jurisdictional waters, impacts to jurisdictional waters of the United States/state would remain potentially significant (**Impact BIO-16**).

*Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

#### Wildlife Movement

**Less-Than-Significant Impact with Mitigation Incorporated.** Two potential wildlife linkages are located within or adjacent to the Northside Specific Plan: the Santa Ana River Corridor and the Springbrook Wash.

The Santa Ana River is recognized as a regional linkage for a variety of plant and wildlife species. Future development in the SPA is not expected to interfere with the movement of any native residents or migratory fish or wildlife that uses the Santa Ana River as a regional linkage. The Santa Ana River runs adjacent to the SPA and would not be directly impacted by future development in the SPA. However, there is potential for indirect impacts to this wildlife linkage. These potential indirect impacts are described above under special-status plants (**Impacts BIO-2 and BIO-3**), special status-wildlife (**Impacts BIO-9 and BIO-10**), sensitive natural communities (**Impacts BIO-12 and BIO-13**) and jurisdictional waters (**Impacts BIO-15 and BIO-16**). Refer above for a discussion on these potential indirect impacts.

The Springbrook Wash, located within the middle portion of the SPA (Figure 3.3-3, Existing Drainage System), is a potential linkage between Box Springs Mountain Reserve and the Santa Ana River. However, as discussed in Section 3.3.1.6, the Springbrook Wash is severely degraded due to development. Wildlife is not expected to use the Springbrook Wash as a linkage or nursery site as a result. Thus, the project would have a less-than-significant impact to wildlife movement within the Springbrook Wash.

*Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

#### Ordinance Compliance

**Less-Than-Significant Impact.** The proposed project consists of 1,666 acres within the City of Riverside and County of Riverside, and 355 acres in the City of Colton and San Bernardino County. The proposed project is not in conflict with any local policies or ordinances protecting biological resources in the City of Riverside. However, there is a tree ordinance in the City of Colton. The City of Colton's Municipal Code, Chapter 12.20, as discussed in Section 3.3.2.4, does not allow for the removal of trees without approval of permits by the Public Works Director. The proposed project would remove trees within the City of Colton. The appropriate permits would be acquired in order to remove trees and shrubs as necessary for construction, and thus impacts would be less than significant with compliance with **CM-BIO-3**.

*Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

#### MSHCP Compliance

**Less-Than-Significant Impact with Mitigation Incorporated.** Future development in the SPA inside the MSHCP is required to demonstrate consistency with the MSHCP. The MSHCP is applicable only to western Riverside County, and is not available as a mechanism to provide take coverage in San Bernardino County. The City of Riverside or County of Riverside (i.e., MSHCP Permittees) will review each future development project to ensure that the project is consistent with the MSHCP as described in Section 6.0 of the MSHCP. Future development allowed under the

Northside Specific Plan within the MSHCP would be potentially inconsistent with the MSHCP unless assurances are provided that future projects would implement measures consistent with the MSHCP. Mitigation measures have been included in this Program EIR that would ensure that each applicant complies with the MSHCP, as described above. A description of how future development associated with the SPA that is also located within the MSHCP will be consistent with the MSHCP is described below as well.

**Reserve Assembly:** The portions of the SPA located in the MSHCP are not within Criteria Cells, meaning that none of the SPA is needed for conservation as part of assembling the Reserve. Therefore, with respect to Reserve assembly, future development in the SPA is consistent with the MSHCP.

**Section 6.1.2—Riparian/Riverine/Vernal Pools and Associated Species:** Mitigation measure (MM-) **BIO-12** requires that the applicants proposing future development in the SPA inside of the MSHCP delineate riparian/riverine resources and avoid these resources, and **MM-BIO-11** requires that the applicants prepare a vegetation map that includes sensitive resources, such as riparian vegetation, riverine features, and vernal pools. If avoidance is not feasible, then a determination of biological equivalent or superior preservation (DBESP) document will be prepared and reviewed and approved by the City of Riverside or the County of Riverside, USFWS, and CDFW. The DBESP would include mitigation as discussed in **MM-BIO-12** intended to replace lost functions and values of the impacted riparian/riverine and vernal pool habitat as well as any associated species.

**MM-BIO-6** requires that the applicants of future development in the SPA inside the MSHCP conduct a habitat assessment for vernal pools and other fairy shrimp habitat and conduct two seasons of focused surveys (if there is suitable habitat). If covered fairy shrimp are detected and impacts cannot be avoided, a DBESP must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW.

Least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo are not expected to occur in the SPA due to lack of suitable habitat (Appendix C). However, the MSHCP requires that the applicants of future development in the SPA inside the MSHCP conduct a habitat assessment for least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo, and conduct focused protocol-level surveys (if there is suitable habitat). If these riparian birds are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW. If future development does not comply with this MSHCP requirement, the project could result in a significant impact from conflicting with an HCP (**Impact BIO-17**). However, **MM-BIO-10** requires future development in the MSHCP to conduct these habitat assessments, conduct surveys (if applicable), and prepare a DBESP (if applicable) in order to mitigate a potential conflict with an HCP to less-than-significant levels, and ensure compliance with the MSHCP.

With implementation of **MM-BIO-12**, **MM-BIO-11**, **MM-BIO-6**, and **MM-BIO-10**, future development in SPA would not conflict with the provisions of the MSHCP.

**Section 6.1.3—Protection of Narrow Endemic Plant Species:** For the 180 acres of the SPA that lies within the NEPSA No. 7, **MM-BIO-1** requires that applicants of future development projects in the MSHCP conduct a habitat assessment for the NEPSA No. 7 plants and focused surveys, if suitable habitat is present. If any of the NEPSA species are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW and include mitigation requirements as described in **MM-BIO-1**.



**Section 6.3.2—Additional Survey Needs and Procedures:** The SPA is not within the Criteria Area Species Survey Area and, thus, with respect to this section of the MSHCP, no additional plant surveys are required.

For the 252 acres of the SPA that lies within the burrowing owl survey area, **MM-BIO-8** requires that future development projects in the MSHCP conduct a habitat assessment for burrowing owl and focused surveys if suitable habitat is present. If burrowing owl are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS and CDFW. The DBESP will include the mitigation measures outlined in **MM-BIO-8**. Additionally, regardless of the results of the focused surveys, pre-construction surveys for burrowing owl are required to be conducted in suitable habitat in the 252-acre burrowing owl survey area prior to any ground-disturbing activities (e.g., vegetation clearing and grubbing, tree removal, site watering, equipment staging, grading).

For the 12 acres of the SPA that lies within the Los Angeles pocket mouse and San Bernardino kangaroo rat area, **MM-BIO-5** requires that future development projects associated with the SPA in the MSHCP conduct a habitat assessment for Los Angeles pocket mouse and San Bernardino kangaroo rat, and focused surveys if suitable habitat is present. If Los Angeles pocket mouse and San Bernardino kangaroo rat are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW. The DBESP will include the mitigation measures as outlined in **MM-BIO-5**.

With implementation of **MM-BIO-1**, **MM-BIO-8**, and **MM-BIO-5**, future development in SPA would not conflict with the provisions of the MSHCP.

**Section 6.1.4—Urban/Wildlands Interface:** **MM-BIO-4** requires that future development in the SPA within 500 feet of suitable habitat for special-status species, including the Santa River (Existing Core A), implement the guidelines outlined in MSHCP Section 6.1.4. With implementation of **MM-BIO-4**, future development in the SPA would not conflict with the provisions of the MSHCP.

**Delhi Sands Flower-Loving Fly:** There are approximately 43 acres of mapped Delhi sands in the SPA, as shown on Figure 3.3-5, Soils. However, this species is not expected to occur because there is one patch of Delhi sands mapped along the western boundary of the SPA, but this area is currently under development (Appendix C). However, the MSHCP requires that future development in areas containing open Delhi Sands to conduct 2 years of focused surveys for Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) that are not already fully developed (i.e., site disturbance would not be considered developed). If Delhi Sands flower-loving fly are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW. If future development does not comply with this MSHCP requirement, the project could result in a significant impact from conflicting with an HCP (**Impact BIO-18**). However, **MM-BIO-14** requires future development in the MSHCP to conduct this habitat assessment, conduct surveys (if applicable), and prepare a DBESP (if applicable) in order to mitigate a potential conflict with an HCP to less-than-significant levels, and ensure compliance with the MSHCP.

**Other Covered Species:** Plummer's mariposa-lily (*Calochortus plummerae*), which has a CRPR of 4.2, is a species that is not considered special-status under CEQA but is covered species under the MSHCP. This species has a moderate potential to occur in the SPA. There are no species-specific compliance measures for this species, and impacts are fully mitigated if consistency with the MSHCP is demonstrated.

**Rough Step:** The SPA is within Rough Step Unit 1. According to the 2018 MSHCP Annual Report, Rough Step Unit 1 encompasses 93,945 acres within the northwestern corner of western Riverside County and includes the Prado Basin, Santa Ana River, Delhi Sands flower-loving fly habitat, and the Jurupa Mountains (RCA 2019). The unit is bound by State Route 91 to the southeast, Cleveland National Forest to the southwest, and Orange and San Bernardino Counties to the west and north, respectively. Within Rough Step Unit 1, there are 9,896 acres within the Criteria Area. Key vegetation communities within Rough Step Unit 1 are coastal sage scrub, grasslands, riparian scrub, woodland, and forest. Through 2018, a total of 599 acres of conservation has been acquired within this Rough Step Unit. Losses to this unit total 456 acres, with remaining development allowance as follows: 78 acres of coastal sage scrub, 18 acres of grasslands, and 39 acres of riparian scrub, woodland, and forest. Based on the 2018 MSHCP Annual Report, all vegetation categories are “in” balance in Rough Step Unit 1. Based on the MSHCP baseline vegetation mapping, vegetation with the SPA is developed or disturbed land, grassland, coastal sage scrub, Riversidean alluvial fan sage scrub, and agricultural land. Therefore, development in the SPA will not conflict with or interfere with the Rough Step Status of Unit 1.

All suitable habitats for the Delhi Sands flower-loving fly within the MSHCP Plan Area are located in Rough Step 1. The Delhi Sands flower-loving fly is found within the fine, sandy Delhi series soils along the northern edge of Rough Step 1. Based on the 2018 MSHCP Annual Report, Delhi soils are “in” rough step. Therefore, development in the SPA will not conflict with or interfere with the Delhi soils Rough Step Status of Unit 1.

In summary, future development in the SPA would not conflict with the provisions of the MSHCP because **MM-BIO-12**, **MM-BIO-11**, **MM-BIO-6**, **MM-BIO-10**, **MM-BIO-1**, **MM-BIO-8**, **MM-BIO5**, **MM-BIO-4**, and **MM-BIO-14** outline steps to achieve compliance with all applicable MSHCP requirements. Therefore, with respect to CEQA Threshold BIO-6 (HCPs/NCCPs) and the MSHCP, the impacts are less than significant with implementation of mitigation measures.

#### **Stephens' Kangaroo Rat Habitat Conservation Plan**

**Less-Than-Significant Impact.** The SKR HCP is applicable only to western Riverside County, and is not available as a mechanism to provide take coverage for impacts to Stephen's kangaroo rat in San Bernardino County. As described in Section 3.3.2.3, the SPA is not located in an SKR HCP Core Reserve. Additionally, there is a low potential for Stephens' kangaroo rat to occur in the SPA. The SPA lacks grassland-scrub transitional areas suitable for this species. Additionally, the grassland habitat present within the SPA are highly fragmented or too mechanically perturbed to provide suitable habitat for this species. The closest known occurrence is located approximately 3 miles southeast (CDFW 2019). Additionally, Stephens' kangaroo rat is not expected to occur in the Santa Ana River immediately west of the SPA due to lack of suitable habitat.

Impact fees under the SKR HCP are collected from new development located within the SKR HCP boundary and applied to a fund, which helps to secure and maintain conserved areas (land which has been purchased or otherwise secured for this purpose). Payment of the development fee mitigates for development impacts to the Stephens' kangaroo rat for projects within the SKR HCP boundary.

Each future development project in the SPA within the SKR HCP would pay the required development fees. Therefore, future development within the SPA would not conflict with SKR HCP, and impacts would be less than significant.

### Upper Santa Ana River Habitat Conservation Plan

As described in Section 3.3.2.3, the Upper Santa Ana River HCP is still under development and is not a formally adopted HCP. Thus, this discussion is included for informational purposes and not for determining significance under CEQA. With implementation of **MM-BIO-4**, future development is not anticipated to conflict with the draft Upper Santa Ana River HCP. More specifically, no direct impacts to the Santa Ana River would occur under the SPA. Additionally, future development adjacent to the Santa Ana River will implement urban/lands interface measures, described in **MM-BIO-4**, that would avoid and minimize the potential edge effects of drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development on the Santa Ana River.

### 3.3.5 Mitigation Measures

The following mitigation measures will avoid, minimize, and mitigate impacts to special-status biological resources to less-than-significant levels. If an applicant proposing future development within the SPA does not want to comply or cannot comply with these mitigation measures, additional CEQA documentation by the lead agency would be required.

#### **MM-BIO-1a Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation**

##### **Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):**

Prior to issuance of a grading permit involving undeveloped lands in the Northside Specific Plan area (SPA) outside of the MSHCP, a habitat assessment for the potential for special-status plants to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for special-status plants, then a focused survey during the species blooming period will be required.

For special-status plants, if 90% of area with long-term conservation value for the species cannot be avoided, then additional measures would be required. In cases where more than 10% of the areas with long-term conservation value would be impacted, occurrences shall be transplanted and preserved. Prior to transplantation, a mitigation and monitoring plan shall be submitted the City of Colton for review by a qualified biologist and approval prior to ground disturbance to occupied habitat. Upon approval, the plan will be implemented by the applicant. Habitat replacement/enhancement shall be at a 1:1 ratio (occupied acres restored/enhanced to occupied acres impacted). Preservation and mitigation areas shall be fenced to avoid indirect impacts. If on-site avoided and/or conservation occurs, non-native plant species listed on the most recent California Invasive Plant Council inventory (<https://www.cal-ipc.org/plants/inventory/>) with a rating of moderate or high shall not be included in landscaping.

The mitigation and monitoring plan for the transplanted special-status plant(s) will describe habitat improvement/restoration measures to be completed prior to introducing transplanted special-status plants. Habitat improvement/restoration will be based on special-status plant occupied habitat. The plan will specify: (1) the location of mitigation site(s); (2) site preparation measures such as topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (3) the source of all plant propagules (seed, potted nursery stock, etc.), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (4) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period

no less than 2 years; (5) measures to avoid long-term indirect effects; and (5) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. In addition, the plan will specify methods to collect special-status plants and introduce them into the mitigation site.

#### **MM-BIO-1b: Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation**

**Inside the MSHCP:** The federally and state-listed species that have a low potential to occur in the SPA in the MSHCP are covered under the MSHCP, and “take” coverage and measures are included in the MSHCP as long as species-specific requirements are met. Additionally, non-listed special-status plants with a moderate potential to occur are also covered under the MSHCP and mitigated by complying with the MSHCP.

Approximately 180 acres of the SPA lies with Narrow Endemic Plant Species Survey Area (NEPSSA) No. 7. Future development in NEPSSA No. 7 would require a habitat assessment for San Diego ambrosia (low potential to occur), Brand’s phacelia (not expected to occur), and San Miguel savory (low potential to occur) (Figure 3.3-4, Western Riverside MSHCP). Therefore, a site-specific habitat assessment shall be required for all future development in the 180-acre portion of the SPA in NEPSAA No. 7 prior to construction. If a suitable habitat is found, a focused rare plant survey must be completed when the NEPSAA No. 7 species would be visible. Where survey results are positive for Narrow Endemic Plant Species, any future development with the potential to affect Narrow Endemic Plant Species shall be subject to avoidance of 90% of those portions of the project site that provide for long-term conservation value of the identified Narrow Endemic Plant Species until it is demonstrated that conservation goals for the particular species are met. Equivalency findings must be made as described in Section 6.3.2 of the MSHCP. If it is determined that the 90% threshold cannot be met and achievement of overall MSHCP conservation goals for the particular species have not yet been demonstrated, then the applicant must prepare a determination of biologically equivalent or superior preservation (DBESP) document that will include measures to reduce significant impacts similar to those as described for areas outside the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved, the applicant shall implement the DBESP measures. No additional surveys or further measures are required for special-status plants in the MSHCP.

#### **MM-BIO-2      Standard Best Management Practices (BMPs)**

Prior to issuance of a grading or construction permit within the Northside Specific Plan undeveloped lands or within 500 feet of such lands (including projects adjacent to the Santa Ana River), the following BMPs shall be included on grading and construction plans notes. The applicable jurisdiction (i.e., City of Colton, City of Riverside, or County of Riverside) shall have the right to access and inspect any sites of approved projects, including any restoration/enhancement area for compliance with project approval conditions including these BMPs. Within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), these measures are also consistent with MSHCP Volume I, Appendix D.

#### Lighting

- Within 500 feet of the suitable habitat for special-status wildlife, construction performed between dusk and 6:00 a.m. shall use minimal illumination in order to perform the work safely. All lighting shall be directed downward and shielded to focus illumination on the desired work areas only, and to prevent light spillage onto adjacent habitat.

#### Debris/Pollution

- Fully covered trash receptacles that are animal-proof will be installed and used during construction to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Trash contained within the receptacles will be removed at least once a week from the project site.
- No litter, construction materials, or debris will be discharged into jurisdictional waters or MSHCP riparian/riverine sources.
- Construction work areas shall be kept clean of debris, trash, and construction materials.

#### Measures to Avoid Impacts to Streambed and Water Quality

- Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
- Projects shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern, as feasible. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of riparian species.
- When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
- Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements as described in Northside Specific Plan Program Environmental Impact Report **CM-HYD-1**.

#### Vehicle and Equipment Restrictions and Maintenance

- Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas, other sensitive habitats, and jurisdictional waters of the United States/state. These designated areas shall be located in such a manner as to prevent any runoff from entering these sensitive habitats. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city or County, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

#### **Environmental Awareness Training and Biological Monitoring**

##### ***Worker Environmental Awareness Program (WEAP) and Ongoing Training***

Prior to grading, a preconstruction meeting shall be required that includes a training session for project personnel by a qualified biologist. The training shall include: (1) a description of the species of concern and its habitats; (2) the general provisions of the applicable regulations pertaining to biological resources, including the Endangered Species Act and the MSHCP; (3) the need to adhere to the provisions of the Endangered Species Act and the MSHCP and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the project; and (6) the access routes to and project site boundaries within which the project activities must be accomplished.

Additionally, WEAP shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures and any required permits from the resource agencies will be made available to construction personnel.

A training program, such as training video, coordinated by the project biologist, may also be used.

##### ***Biological Monitoring and Compliance Documentation***

A qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources outside the project footprint.

##### ***Minimization of Disturbance***

- The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
- The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
- The upstream and downstream limits of project disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
- Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

##### ***Exotic Species***

- Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.

**MM-BIO-3      Restoration of Temporary Impacts to Uplands with Non-Invasive Species**

Prior to issuance of a grading or construction permit within the Northside Specific Plan undeveloped lands, grading and construction plans shall include the following note regarding temporary impacts to uplands:

Site construction areas subjected to temporary ground disturbance in undeveloped areas (disturbance activity), and revegetated with an application of a native seed mix, if necessary, prior to or during seasonal rains to promote passive restoration of the area to pre-project conditions (except that no invasive plant species will be restored). An area subjected to “temporary” disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. If any grading occurred in areas intended to remain undeveloped, the site will be recontoured to natural grade. This measure does not apply to situations in urban/developed areas that are temporarily impacted and will be returned to an urban/developed land use. Prior to seeding temporary ground disturbance areas, the project biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.

**MM-BIO-4      Avoidance/Minimization of Long-term Indirect Impacts to Special-Status Species**

Prior to issuance of a construction permit within 500 feet of suitable habitat for special-status species (including the Santa Ana River) with potential to occur in the Specific Plan Area (SPA), construction plans and conditions of approval shall include the following to address indirect impacts to special-status species:

**Drainage:** Future development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

**Toxics:** Land uses that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharges. Measures such as those employed to address drainage issues shall be implemented.

**Lighting:** Night lighting shall be directed away from suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting is not increased.

**Noise:** Proposed noise-generating land uses affecting suitable habitat for special-status species shall incorporate setbacks, berms, or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife should not be subject to noise that would exceed residential noise standards.

**Invasives:** When approving landscape plans for future development, invasive, non-native plant species listed on the most recent California Invasive Plant Council inventory (<https://www.cal-ipc.org/plants/inventory/>) with a rating of moderate or high shall not be included in landscaping. For future development within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), invasive, non-native species listed in MSHCP Section 6.1.4, Table 6-2, will also be prohibited in landscaping.

**Barriers:** Future development shall incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in suitable habitat for special-status wildlife. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.

**Grading/Land Development:** Manufactured slopes associated with future development within the SPA shall not extend into the Santa Ana River or other suitable habitat for special-status species that would be avoided and/or conserved.

#### **MM-BIO-5a San Bernardino Kangaroo Rat, Stephens' Kangaroo Rat, and Los Angeles Pocket Mouse Mitigation**

**Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):** Prior to issuance of grading permits for Northside Specific Plan areas outside of the MSHCP on undeveloped lands, a habitat assessment for San Bernardino kangaroo rat or Stephens' kangaroo rat shall be required. If suitable habitat for San Bernardino kangaroo rat is present on the site, a focused survey and trapping would be required. Because there is no official survey protocol for San Bernardino kangaroo rat or Stephens' kangaroo rat, the survey protocol developed by the MSHCP Biological Monitoring Program shall be used as a guide to for survey methodology (refer to San Bernardino kangaroo rat or Stephens' kangaroo rat survey Reports at the MSHCP website: <http://wrc-rca.org/about-rca/monitoring/monitoring-surveys/>). If presence of San Bernardino kangaroo rat or Stephens' kangaroo rat is known or assumed to occur on the project site located outside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

Based on the Qualified Biologist assessment and surveys for San Bernardino kangaroo rat and/or Los Angeles pocket mouse, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided. If 90% of the portion of the site that provides long-term conservation value for San Bernardino kangaroo rat or Stephens' kangaroo cannot be avoided, additional suitable habitat for the species must be conserved at a minimum of 2:1, depending on the quality of habitat impacted and the quality of habitat conserved. Additionally, 30 days prior to construction activities in suitable habitat, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for the relevant species. If either species is detected, trapping and relocation will occur in all areas of soil disturbance and construction. Preparation of small mammal relocation plan would be required and subject to the review and approval by the U.S. Fish and Wildlife Service (USFWS) and California



Department of Fish and Wildlife (CDFW) prior to any site disturbance. If San Bernardino kangaroo rat or Stephens' kangaroo rat are present on the site, a take permit from the USFWS and CDFW will be required as described in Northside Specific Plan Program Environmental Impact Report **CM-BIO-1**, and measures may be refined with further input from these agencies.

**MM-BIO-5b San Bernardino Kangaroo Rat, Stephens' Kangaroo Rat, and Los Angeles Pocket Mouse Mitigation**

**Inside of the MSHCP:** Approximately 12 acres of the SPA are located with the San Bernardino kangaroo rat and Los Angeles pocket mouse survey area. Prior to construction, any future development in the MSHCP San Bernardino kangaroo rat and Los Angeles pocket mouse survey area would require a habitat assessment and focused surveys, if suitable habitat is present. There is no official survey protocol (assessment and trapping) required in the MSHCP; however, the MSHCP Biological Monitoring Program has developed and refined a survey protocol that should be used as a guide to assess if adequate Los Angeles pocket mouse and San Bernardino kangaroo rat surveys have been conducted (refer to Los Angeles pocket mouse and San Bernardino kangaroo rat Survey Reports at the MSHCP website: <http://wrc-rca.org/about-rca/monitoring/monitoring-surveys/>). If presence of San Bernardino kangaroo rat or Stephens' kangaroo rat is known or assumed to occur on the project site located inside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

Based on the Qualified Biologist assessment and surveys for San Bernardino kangaroo rat and/or Los Angeles pocket mouse, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided and equivalency findings shall be made as described in the Section 6.3.2 of the MSHCP. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document that proposes on measures to reduce significant impacts to these species similar to those described for other small mammals in areas outside the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future CEQA document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable. The SPA does not overlap with Stephens' kangaroo rat Core Reserve Areas designated in the SKR Habitat Conservation Plan (SKR HCP) but is located within the SKR HCP fee area. As a covered species, "take" of this species would be authorized within the SPA. Also, the applicant must pay the standard SKR HCP Development Mitigation Fee.

**MM-BIO-6a Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation**

Prior to issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a habitat assessment shall be conducted by a Qualified Biologist to determine whether there are vernal pools or other habitat suitable for fairy shrimp present on the site. If there is suitable habitat, then fairy shrimp surveys must be conducted pursuant to USFWS Survey Guidelines for the Listed Large Branchiopods (USFWS 2015b). If the first survey is negative for listed fairy shrimp, then an additional season (wet or dry, whichever one wasn't already conducted) of surveys shall be completed as well. If presence of listed fairy shrimp is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

**Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):** Based on the Qualified Biologist assessment and surveys for listed fairy shrimp, creation and/or enhancement of suitable habitat for the applicable species of fairy shrimp shall be required at a minimum ratio of 2:1. This effort shall include salvage of fairy shrimp cysts from impacted habitat and relocation into the created and/or enhanced suitable habitat. The created and/or enhanced suitable habitat shall be conserved via a conservation easement or other method approved by the U.S. Fish and Wildlife (USFWS). Prior to the issuance of a grading permit, a take permit from the USFWS shall be obtained as described in Northside Specific Plan Program Environmental Impact Report **CM-BIO-1**, and measures may be refined with further input from the USFWS.

#### **MM-BIO-6b Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation**

Prior to issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a habitat assessment shall be conducted by a Qualified Biologist to determine whether there are vernal pools or other habitat suitable for fairy shrimp present on the site. If there is suitable habitat, then fairy shrimp surveys must be conducted pursuant to USFWS Survey Guidelines for the Listed Large Branchiopods (USFWS 2015b). If the first survey is negative for listed fairy shrimp, then an additional season (wet or dry, whichever one wasn't already conducted) of surveys shall be completed as well. If presence of listed fairy shrimp is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

**Inside of the MSHCP:** Based on the Qualified Biologist assessment and surveys for listed fairy shrimp, 90% of the habitat with long-term conservation value must be avoided. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document and would propose measures similar to those applicable to areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

#### **MM-BIO-7a Coastal California Gnatcatcher Surveys**

**Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):** Prior to issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a Qualified Biologist shall conduct a habitat assessment for coastal California gnatcatcher (*Poliioptila californica californica*). If there is suitable habitat for coastal California gnatcatcher present, a focused protocol-level survey using the most recent U.S. Fish and Wildlife Service (USFWS) protocol for the species, which is currently Coastal California Gnatcatcher Presence/Absence Survey Guidelines (USFWS 1997). If presence of coastal California gnatcatcher is known or assumed to occur on the project site located outside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant:

Based on the Qualified Biologist assessment and surveys for coastal California gnatcatcher, suitable habitat for the species must be conserved at a minimum of a 2:1 ratio, depending on the quality of habitat impacts and the quality of habitat conserved determined to be present by the Qualified Biologist. No clearing, grubbing, grading, or other construction activities shall occur during

the coastal California gnatcatcher breeding season (March 1 to August 15). If construction activities cannot be completed outside coastal California gnatcatcher breeding season, then a pre-construction survey shall be conducted in all areas of suitable habitat, by a Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit). If found during pre-construction surveys, a 500-foot buffer will be required around the nest site. Additionally, prior to issuance of a grading permit on undeveloped sites with confirmed presence of coastal California gnatcatcher, a take permit from the USFWS would be required as described in Northside Specific Plan Program Environmental Impact Report **CM-BIO-1** and measures may be refined with future input from the USFWS.

#### **MM-BIO-7b Coastal California Gnatcatcher Surveys**

**Inside of the MSHCP:** Coastal California gnatcatcher is a covered species under the MSHCP, and no additional surveys are required for areas inside the MSHCP. Direct impacts to nesting coastal California gnatcatchers would be avoided through implementation of nesting bird surveys and seasonal restrictions on occupied habitat removal, as described in **MM-BIO-13**.

#### **MM-BIO-8a Burrowing Owl Pre-Construction Surveys and Avoidance Measures**

**Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):** Prior to issuance of a grading permit on undeveloped sites outside of the MSHCP within the Northside Specific Plan, a habitat assessment for the potential for burrowing owl to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for burrowing owl and the applicant would like to demonstrate that burrowing owl is absent, then a focused survey as described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012) shall be conducted by a Qualified Biologist. If presence of burrowing owl is known or assumed, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant in suitable burrowing owl habitat outside of the MSHCP.

No less than 14 days prior to ground-disturbing activities (vegetation clearance, grading), a Qualified Biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction take avoidance surveys on and within 200 meters (656 feet) of the construction zone to identify occupied breeding or wintering burrowing owl burrows. The take avoidance burrowing owl surveys shall be conducted in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012) and shall consist of walking parallel transects 7 to 20 meters apart, adjusting for vegetation height and density as needed, and noting any burrows with fresh burrowing owl sign or presence of burrowing owls. Copies of the burrowing owl survey results shall be submitted to the California Department of Wildlife (CDFW) and the City of Colton.

If burrowing owls are detected on site, no ground-disturbing activities shall be permitted within 200 meters (656 feet) of an occupied burrow during the breeding season (February 1 to August 31), unless otherwise authorized by CDFW. During the nonbreeding season (September 1 to January 31), ground-disturbing work can proceed near active burrows provided the work occurs no closer than 50 meters (165 feet) from the burrow. Depending on the level of disturbance, a smaller buffer may be established in consultation with CDFW.

If avoidance of active burrows is infeasible during the nonbreeding season, then before breeding behavior is exhibited and after the burrow is confirmed empty by site surveillance and/or scoping, a qualified project biologist shall implement a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012). Passive relocation consists of excluding burrowing owls from occupied burrows and providing suitable artificial burrows nearby for the excluded burrowing owls.

#### **MM-BIO-8b Burrowing Owl Pre-Construction Surveys and Avoidance Measures**

**Inside of the MSHCP:** Approximately 252 acres of the SPA are located within the MSHCP burrowing owl survey area. Prior to issuance of a grading permit within the MSHCP burrowing owl survey area, a habitat assessment and focused surveys, if suitable habitat is present, shall be completed. All burrowing owl surveys must be conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). If other methodologies are followed (e.g., CDFG 2012), the Qualified Biologist shall provide further justification regarding why the survey methods implemented yielded optimal results even when the accepted protocol was not followed. Methodology shall be separated into discussions for Step I (habitat assessment), Step II-A (focused burrow survey), and Step II-B (focused burrowing owl surveys), as applicable.

If burrowing owl are confirmed present on the project site, 90% of those portions of the site that provide for long-term conservation value for the burrowing owl shall be avoided, and equivalency findings shall be made as described in the Section 6.3.2 of the MSHCP as feasible prior to the issuance of a grading permit. If the 90% avoidance threshold cannot be met, then the application must prepare a determination of biological equivalent or superior preservation (DBESP) document that proposes measures, such as buffers similarly described for areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service (USFWS), and CDFW as described in Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Additionally, the applicant would be required to prepare a Burrowing Owl Protection and Relocation Plan. This plan would need to be coordinated with, and reviewed and approved by the USFWS and CDFW, including the state banding permit office and federal Migratory Bird Treaty Act office if active relocation is needed, prior to initiating any site-disturbing activities. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

**Pre-Construction Survey:** Within all 252 acres of the SPA located within the MSHCP burrowing owl survey area, regardless of survey results, a pre-construction survey shall be conducted for burrowing owl in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). In accordance with these instructions, this survey would occur within 30 days prior to ground-disturbance activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, grading, equipment staging,). A minimum of one survey site visit within the described time frame prior to any site disturbance (e.g., vegetation clearing and grubbing, tree removal, site watering, equipment staging, grading) is required to confirm presence or absence of owls on the site. Pre-construction surveys shall be conducted by a qualified biologist. If ground-disturbing activities occur, but the site is left

undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl have not colonized the site since it was last disturbed. If burrowing owl are found, the same coordination described above will be necessary. If burrowing owl are present within the survey area, take of owls and active nests shall be avoided as determined by a qualified biologist.

#### **MM-BIO-9 Special-Status Wildlife Habitat Assessment, Pre-Construction Sweep, and Monitoring**

**Habitat Assessment.** Prior to issuance of a grading permit on undeveloped sites outside of the Western Riverside County Multiple Species Conservation Plan (MSHCP) within the Northside Specific Plan, a habitat assessment for the potential for special-status wildlife to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for special-status wildlife, then the project grading plan shall list and the applicant shall implement the following pre-construction sweep and monitoring measures to minimize or avoid impacts to special-status wildlife species.

**Pre-Construction Sweep.** Prior to initiation of clearing, grading or construction, a Qualified Biologist shall conduct a daily pre-construction survey sweep within areas of suitable habitat for special-status species wildlife. The Qualified Biologist shall look for special-status species that may be located within or immediately adjacent to (within 500 feet of) the project work areas, as permitted by access. Any individual special-status wildlife species observed within the project work areas during the pre-construction survey will be flushed or moved out of harm's way to avoid direct impacts to these species. If a population of special-status wildlife are observed during the pre-construction survey and cannot be avoided by the project, additional measures may be required as determined through consultation with the California Department of Fish and Wildlife (CDFW). Additional measures may include seasonal restrictions (e.g., if burrowing owl nesting burrows are identified and cannot be avoided), relocation of the species, and/or compensatory habitat-based mitigation at a minimum 1:1 ratio for the loss of occupied habitat (in which the open space areas to remain post-construction could be counted toward the overall compensatory mitigation requirements, as applicable).

**Monitoring.** A Qualified Biologist shall be present to monitor vegetation removal and topsoil salvaging and stockpiling immediately adjacent to or within suitable habitat. The Qualified Biologist shall possess an appropriate California scientific collecting permit to handle special-status species likely to occur in the project area. If special-status wildlife species are detected in the work area during the monitoring effort, the authorized Qualified Biologist will capture and relocate individuals to nearby undisturbed areas with suitable habitat outside of the construction area, but as close to their origin as possible. All special-status wildlife moved or flushed during project activities will be documented by the biologist on site and provided to San Bernardino and Riverside Counties and/or CDFW upon completion of construction and prior to the issuance of occupancy permits.

#### **MM-BIO-10 Least Bell's Vireo, Southwestern Willow Flycatcher, and Western Yellow-Billed Cuckoo Habitat Assessment, Focused Surveys and Mitigation**

**Inside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):** Prior to issuance of a grading permit on undeveloped sites inside the MSHCP within the Northside Specific Plan, a habitat assessment for suitable habitat for least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo shall be completed by a Qualified Biologist for the project site and a 500-foot buffer area. If a project site and surrounding 500-foot buffer are

evaluated to have suitable habitat (nesting and/or foraging) for these riparian bird species, then protocol-level focused surveys are required prior to the issuance of a grading permit if the habitat will not be avoided. Surveys should be conducted according to accepted U.S. Fish and Wildlife Service (USFWS) protocols specific for each species (least Bell's vireo—USFWS 2001; southwestern willow flycatcher—USFWS 2000b; western yellow-billed cuckoo—USFWS 2015a). If any of these riparian birds are confirmed present within 500 feet of the project site inside of the MSHCP, then the project grading plan shall list and the applicant shall implement the following measures to minimize or avoid impacts to least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo.

The project grading and construction activities shall avoid the breeding season for whichever riparian bird species is/are present on or within 500 feet of the project: April through July for least Bell's vireo, May through July for southwestern willow flycatcher, and June through August for western yellow-billed cuckoo, as feasible. If the breeding season cannot be avoided, then additional measures determined by a Qualified Biologist in consultation with the applicable jurisdiction shall be implemented to ensure that no indirect take occurs. Specifically, project equipment that results in noise levels above 60 decibels (dB) shall be fitted with sound dampeners or equivalent noise reduction measures shall be completed to reduce noise to below 60 dB at breeding habitat. On-site noise monitoring shall also be required to ensure that project-related activities do not result in average noise levels increasing above 60 dB at riparian bird breeding habitat during the breeding season. If any project activities exceed 60 dB, or the on-site monitor determines project activities are resulting in harassment, which could cause nest failure, the monitor would have the authority to halt activities until additional measures (such as a sound wall) can be implemented. Additionally, if any of these riparian birds are confirmed present on the project site, 90% of those portions of the site that provide for long-term conservation value for these species shall be avoided. If the 90% avoidance threshold cannot be met, the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document for these riparian birds that would include preservation, enhancement, re-establishment, and/or establishment of suitable riparian habitat at a 3:1 ratio. The DBESP shall include an analysis that demonstrates the lost functions and values of the impact will be replaced by the proposed measures. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future CEQA document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

#### **MM-BIO-11a Sensitive Vegetation Communities**

**Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):** Prior to issuance of a grading permit on undeveloped sites outside the MSHCP within the Northside Specific Plan City of Colton area, a Qualified Biologist shall conduct vegetation mapping within the proposed project site. The Qualified Biologist will determine if there is a sensitive natural community per the California Department of Fish and Wildlife (CDFW 2019) present on site. If there is a sensitive natural community on site, and the community cannot be avoided, the impact must be mitigated at not less than a 1:1 ratio through conservation of the same vegetation community either on site, off site, or through an approved mitigation bank. The mitigation site shall be fenced and preserved. If on-site preservation occurs, non-native plant species listed on the most recent California Invasive Plant Council inventory (<https://www.cal-ipc.org/plants/inventory/>) with a rating

of moderate or high shall not be included in proposed landscaping. A sensitive habitat mitigation proposal will be provided by the applicant via a Qualified Biologist, and approved by the City of Colton prior to the issuance of a grading permit. The sensitive habitat mitigation plan shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

#### **MM-BIO-11b Sensitive Vegetation Communities**

**Inside of the MSHCP:** For future development in the Specific Plan Area inside of the MSHCP, no mitigation is required for impacts to sensitive natural communities other than those defined in Section 6.1.2 (riparian/riverine and vernal pools) of the MSHCP, which are addressed in MM-BIO-6 and MM-BIO-12.

#### **MM-BIO-12 Jurisdictional Waters and Riparian/Riverine**

Prior to issuance of a grading permit on undeveloped land within the Northside Specific Plan, a Qualified Biologist shall assess the site to determine if there is potential for U.S. Army Corps of Engineers (ACOE-), California Department of Fish and Wildlife (CDFW-), and Regional Water Quality Control Board (RWQCB-) jurisdictional waters of the United States/state on the project site. If the project is in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the Qualified Biologist will also map any riparian/riverine resources that occur on the site and surrounding vicinity. If there is potential for these resources to occur, a formal delineation of these resources shall be conducted in accordance with each agency's requirements, guidance, and standards prior to issuance of a grading permit. If there are jurisdictional waters located on a project site, then the project grading plan shall identify and the applicant shall implement the following jurisdictional waters measures prior to the issuance of a grading permit.

If avoidance of impacts to potentially jurisdictional areas is not practicable, then the project applicant shall obtain the applicable permits to impact these resources, such as a 404 permit from ACOE, a Streambed Alteration Agreement from CDFW, and a 401 Water Quality Certification from the RWQCB as described in Northside Specific Plan Program Environmental Impact Report **CM-HYD-1**. Final mitigation requirements for the impact shall be established by these agencies, and a final wetlands/waters mitigation plan shall be prepared prior to issuance of a grading permit. However, at a minimum, the following requirements shall be met:

1. All temporary impacts to jurisdictional waters will be restored on site. Restoration will include recontouring and erosion control with a native seed mix. Prior to seeding temporary ground disturbance areas, the Qualified Biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur, and that the mix is appropriate for the area.
2. Compensatory mitigation for permanent impacts to jurisdictional waters shall occur at no less than 1:1 ratio for the impacts to jurisdictional waters. A waters mitigation and monitoring plan shall be prepared that outlines the compensatory mitigation in coordination with the ACOE, CDFW, and RWQCB. Mitigation shall include creation, enhancement, and/or restoration, and will be either completed on site or off site. The mitigation program shall be designed to replace the functions and values of the jurisdictional resources impacted, with requirements to achieve specific success criteria. The mitigation areas shall be designed to have similar vegetative characteristics (excluding exotic species) to those of the affected areas. If creation is provided,

the site shall be designed to emulate the density and structure of the affected areas once the establishment areas have met the mitigation success criteria. As applicable, the qualified biologist shall determine the appropriate planting and seeding palettes.

In addition to the requirements above for all future projects in the Specific Plan Area, projects within the MSHCP must prepare a determination of biologically equivalent or superior preservation, reviewed and approved by the City of Riverside or the County of Riverside, USFWS, and CDFW, to ensure replacement of any lost functions and values of riparian/riverine habitat as it related to covered species prior to the issuance of a grading permit; refer to MSHCP Section 6.1.2 for more information.

Additionally, if a jurisdictional waters of the United States/State is avoided by the project, the grading and construction plans shall identify that waters will be fenced off where humans can enter the site prior to the issuance of a grading or construction permit. If on-site avoidance occurs, it shall be verified prior to the issuance of a construction permit that non-native plant species listed on the most recent California Invasive Plant Council inventory (<https://www.cal-ipc.org/plants/inventory/>) with a rating of moderate or high shall not be included in landscaping.

#### **MM-BIO-13 Nesting Bird Surveys**

Prior to issuance of a grading or construction permit on undeveloped sites or sites within 500 feet of undeveloped areas, the grading plans and construction plans shall state the following nesting bird requirements.

A Qualified Biologist shall conduct pre-construction surveys no earlier than 14 days prior to any on-site grading and construction that may occur during the nesting/breeding season of special-status bird species. Pre-construction nesting bird surveys shall also need cover a 500-foot buffer around the site. The pre-construction surveys shall be conducted between March 1 and September 1, or as determined by the Qualified Biologist.

If occupied nests are found, then limits of construction to avoid occupied nests shall be established by the Qualified Biologist in the field with flagging, fencing, or other appropriate barriers (e.g., 250 feet around active passerine nests to 500 feet around active non-listed raptor nests), and construction personnel shall be instructed on the sensitivity of nest areas. The Qualified Biologist shall serve as a construction monitor during those periods when construction activities are to occur near active nest areas to avoid inadvertent impacts to these nests. The Qualified Biologist may adjust the 250-foot or 500-foot setback at his or her discretion depending on the species and the location of the nest (e.g., if the nest is well protected in an area buffered by dense vegetation). Once the Qualified Biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival, construction may proceed in the setback areas. If nesting raptors or migratory birds are not detected during the pre-construction survey, no further measures shall be required, and construction activities may proceed.

#### **MM-BIO-14a Delhi Sands Flower-Loving Fly**

**Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):** Delhi Sands flower-loving fly is not expected to occur outside of the MSHCP. There are no mapped Delhi Sands outside of the MSHCP in the City of Colton. Thus, no Delhi Sands flower-loving fly mitigation is required for future projects in the Northside Specific Plan outside of the MSHCP.



**MM-BIO-14b Delhi Sands Flower-Loving Fly**

**Inside of the MSHCP:** Prior to issuance of a grading or construction permit on in areas containing open Delhi Sands (mapped per the MSHCP), 2 years of focused surveys for the Delhi Sands flower-loving fly shall be conducted by a Qualified Biologist. Surveys shall be conducted according to the accepted U.S. Fish and Wildlife Service (USFWS) protocol (2004); surveys shall be conducted two times per week from July 1 to September 20 for 2 consecutive years under suitable conditions. Areas that are 100% developed do not require focused surveys or further measures, but this assessment must be documented and provided to the applicable MSHCP Permittee (i.e., City of Riverside or County of Riverside). If Delhi Sands flower-loving fly are confirmed to be present on a project site, then the project grading plan shall identify and the applicant shall implement the following Delhi Sands flower-loving fly measures prior to the issuance of a grading permit.

Based on the Qualified Biologist surveys for Delhi Sands flower-loving fly, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided, and equivalency findings shall be made. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document for Delhi Sands flower-loving fly to be reviewed and approved by the City of Riverside or County of Riverside, and USFWS prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. The DBESP shall include an analysis that demonstrates the lost functions and values of the impact will be replaced by the proposed measures. More specifically, the applicant shall mitigate the loss of mapped Delhi Soils (or occupied habitat) at a minimum of 1:1 ratio through the purchase of credits from the Colton Dunes Conservation Bank or other Wildlife Agency-approved conservation bank. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

### 3.3.6 Level of Significance After Mitigation

#### Special-Status Plants

**Outside of the MSHCP:** Due to the low potential for special-status plants to occur within the undeveloped area of the Northside Specific Plan, future development allowed under the Northside Specific Plan has potential to result in significant impacts to San Diego ambrosia and thread-leaved brodiaea (**Impact BIO-1a**). Therefore, in accordance with **MM-BIO-1a**, a habitat assessment for special-status plants will be conducted, and, if necessary, a focused survey will be conducted. If the species is present, avoidance and mitigation would be required as described in **MM-BIO-1a**. For areas outside of the MSHCP, if federally or state-listed species are documented in the proposed impact area, and the plants cannot be avoided, the applicant shall consult with CDFW and the USFWS regarding avoidance, minimization, and mitigation for impacts to listed plant species as described in **CM-BIO-1**. With implementation of these measures, impacts to San Diego ambrosia and thread-leaved brodiaea would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Potential impacts to smooth tarplant and Parry's spineflower from future development in the SPA are potentially significant depending on the location and size of the impact (**Impact BIO-1a**). However, with implementation of **MM-BIO-1a**, these potential impacts to special-status plants would be less than significant. Specifically, **MM-BIO-1a** requires that each future

development project conduct a habitat assessment for these species to determine if there is suitable habitat for the species within the SPA. If suitable habitat is present, a focused survey for the species would be required, and if the species is present, avoidance and mitigation would be required as described in **MM-BIO-1a**. With implementation of these measures, impacts to smooth tarplant and Parry's spineflower would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

**Inside the MSHCP:** Future development allowed under the Northside Specific Plan within the MSHCP would potentially impact special-status plants (**Impact BIO-1b**) unless assurances are provided that future projects would implement measures consistent with the MSHCP. With respect to special-status plants, **MM-BIO-1b** outlines the applicable MSHCP requirements. For the 180 acres of the SPA that lie within the NEPSSA No. 7, **MM-BIO-1b** requires that applicants of future development projects in the MSHCP conduct a habitat assessment for the NEPSSA No. 7 plants and focused surveys for San Diego ambrosia, as well as Brand's phacelia and San Miguel savory, if suitable habitat is present. If any of the NEPSAA species are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside and the USFWS and CDFW. Therefore, with implementation of **MM-BIO-1b**, and preparation of a DBESP document, potential impacts to special-status plants associated with future development of the SPA in the MSHCP would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

#### ***Indirect Impacts***

**Construction-Related:** Future development allowed under the Northside Specific Plan has potential to result in indirect impacts during construction (**Impact BIO-2**). **MM-BIO-2** (Standard BMPs) includes erosion and sedimentation control measures. Implementation of **MM-BIO-2** would also minimize the potential effects of construction-related impacts by requiring vehicle maintenance restrictions to avoid chemical spills. Furthermore, implementation of **MM-BIO-2** would avoid and minimize unintentional clearing, trampling, or grading outside of the proposed construction because this measure requires a qualified biologist to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel to ensure compliance with the mitigation measures and ongoing biological construction monitoring. This includes demarcation of the construction area in the field to minimize unintentional impacts to special-status plant species and their habitat outside the designated construction area. Training and ongoing monitoring would aid in enforcing the requirements that construction must be restricted to designated areas and special-status plant species outside the designated construction zone would be avoided. **MM-BIO-3** (Restoration of Temporary Impacts) would prevent future adverse effects associated with leaving bare ground, such as increased dust and erosion, and would prevent adverse effects of invasive plant species that may alter the composition of the habitat if introduced during restoration or allowed to passively colonize the area post-construction. Therefore, with implementation of **CM-AQ-1**, **MM-BIO-1a**, **MM-BIO-1b**, **CM-HYD-1**, **MM-BIO-2**, and **MM-BIO-3** potential construction-related indirect impact to special-status plants would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

**Long-Term:** Potential long-term indirect impacts to special-status plant species would be potentially significant (**Impact BIO-3**). **MM-BIO-4** includes measures that will protect special-status species and prevent indirect effects associated with drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development. Long-term indirect effects to special-status plants would be mitigated to less-than-significant levels through compliance with **MM-BIO-4** (Avoidance/Minimization of Long-Term Indirect Impacts to Special-status Species). However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

#### **Special-Status Wildlife**

##### ***Direct impacts***

**Outside the MSHCP:** Future developed allowed by the Northside Specific Plan would result in potentially significant impacts to the following special-status wildlife species: Bernardino kangaroo rat and Stephens' kangaroo rat (**Impact BIO-4a**), Riverside fairy shrimp (**Impact BIO-5a**) and coastal California gnatcatcher (**Impact BIO-6a**). With implementation of **MM-BIO-5a**, **MM-BIO-6a**, and **MM-BIO-7a**, these potential impacts to San Bernardino kangaroo rat, Stephens' kangaroo rat, Riverside fairy shrimp, and coastal California gnatcatcher would be less than significant. Specifically, **MM-BIO-5a**, **MM-BIO-6a**, and **MM-BIO-7a** require that each future development project conduct a habitat assessment to determine if there is suitable habitat for these species within the project site. If potential habitat for federally or state-listed species is determined to be present in the proposed impact area, a focused survey for the species would be required; if the species is present and impacts to individuals or habitat cannot be avoided, the applicant shall consult with CDFW and the USFWS regarding avoidance, minimization, and mitigation for impacts to listed wildlife species as described in **MM-BIO-5a**, **MM-BIO-6a**, and **MM-BIO-7a**. With the implementation of these measures, impacts to special-status wildlife outside the MSHCP would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Potential impacts to non-listed special-status species from future development in the SPA are potentially significant depending on the location and size of the impact as well (**Impact BIO-7a and BIO-8a**). With implementation of **MM-BIO-8a** and **MM-BIO-9**, these potential impacts to special-status wildlife would be less than significant. Specifically, **MM-BIO-8a** and **MM-BIO-9** require that each future development project conduct a habitat assessment for burrowing owl and other non-listed species, respectively. If there is suitable habitat for burrowing owl, then a focused survey shall be conducted in order to prove absence of this species. If the species is present, avoidance and minimization for impacts to burrowing owl would be required as described in **MM-BIO-8a**. If suitable habitat for any of the other 14 non-listed special-status wildlife species is present, pre-construction surveys and construction monitoring would be required as described in **MM-BIO-9**. **MM-BIO-9** includes a pre-construction sweeps which requires daily pre-construction surveys. If special-status wildlife species are observed, they will be flushed or moved out of harm's way to avoid direct impacts to the species. With the implementation of **MM-BIO-8a** and **MM-BIO-9**, impacts to non-listed special-status species would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

**Inside the MSCHP:** Future development allowed within the specific plan has potential to result in potentially significant impacts to Los Angeles pocket mouse (SSC) and San Bernardino kangaroo rat (FE/CE) (**Impact BIO-4b**). **MM-BIO-5b** includes measures to address any potential impacts to these small mammal species, as discussed above. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

In addition, survey areas for burrowing owl (SSC) are located throughout the SPA in areas, primarily mapped as non-native grassland (**Impact BIO-8b**), and if found, **MM-BIO-8b** includes measures to address any potential impacts. Riverside fairy shrimp (FE) does not have designated survey areas under the MSHCP; however, focused surveys would be required wherever vernal pool or other suitable habitat is identified (such as depressions, road ruts, cracked clay soils, etc.) that have the ability to hold water and sustain the lifecycle of this species. **MM-BIO-5b** and **MM-BIO-6b** require that applicants of future development projects in the MSHCP conduct focused surveys for these species, if suitable habitat is present and/or the future development project overlaps with a designated survey area. If any of these species are present and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW. The mitigation measures provide species-specific mitigation, which would be included in the DBESP, such as prescribed mitigation ratios and pre-construction surveys. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Future development has potential to significantly impact the following seven non-listed special-status species are not covered under the MSHCP (**Impact BIO-7b**): California legless lizard (SSC), California glossy snake (SSC), coast patch-nosed snake (SSC), pallid bat (SSC), pallid San Diego pocket mouse (SSC), western yellow bat (SSC), and pocketed free-tailed bat (SSC). However, given that these species are non-listed, with implementation of **MM-BIO-9**, potential impacts would be less than significant. Specifically, **MM-BIO-9** requires that each future development project conduct a habitat assessment for these species. If suitable habitat for any of the seven non-listed and non-covered special-status wildlife species are present, pre-construction surveys and construction monitoring would be required as described in **MM-BIO-9**. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

**Construction-Related:** Special-status wildlife species and suitable habitat for special-status wildlife species may be indirectly impacted during construction (**Impact BIO-9**). **MM-BIO-13** (pre-construction nesting bird survey) would require nesting bird surveys, buffers to bird nests, and avoidance of impacts to nesting birds, and thus would minimize the effects of noise, vibration, and increased human presence on nesting birds. **MM-BIO-2** (Standard BMPs) would minimize the potential effects of lighting requiring the use of minimal illumination when within 500 feet of suitable special-status wildlife habitat; all lighting will be directed downward and shielded to focus illumination on construction area. **MM-BIO-2** would minimize the potential effects of construction-related impacts by requiring vehicle maintenance restrictions to avoid chemical spills. **MM-BIO-2** includes erosion and sedimentation control measures, and Furthermore, **MM-BIO-2** would avoid and minimize unintentional clearing, trampling, or grading outside of the proposed construction because this measure requires a qualified biologist to conduct a WEAP for all construction/contractor personnel to ensure compliance with the mitigation measures and ongoing biological construction monitoring. This includes demarcation of the construction area in the field to minimize unintentional impacts to special-status wildlife habitat outside the designated construction area. **MM-BIO-**

2 would also avoid and minimize potential effects from human intrusion by demarcating avoided habitat and prohibiting access to those avoided areas. Training and ongoing monitoring would aid in enforcing the requirements that construction must be restricted to designated areas and special-status plant species outside the designated construction zone would be avoided. **MM-BIO-3** (Restoration of Temporary Impacts) would help prevent future adverse effects associated with leaving bare ground, such as increased dust and erosion, and would help prevent adverse effects of invasive plant species that may alter the composition of the habitat if introduced during restoration or allowed to passively colonize the area post-construction. Therefore, with implementation of **CM-AQ-1**, **MM-BIO-13**, **MM-BIO-2**, **CM-HYD-1**, and **MM-BIO-3**, potential construction-related indirect impact to special-status plants would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

**Long-Term:** The future development allowed by the Northside Specific Plan could result in potentially significant long-term indirect impacts to special-status wildlife species (**Impact BIO-10**). **MM-BIO-4** (Avoidance/Minimization of Long-term Indirect Impacts to Special-status Species) includes measures that will protect special-status species and prevent indirect effects associated with drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development. Long-term indirect effects to special-status wildlife would be mitigated to less-than-significant levels through compliance with **MM-BIO-4**. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

#### **Sensitive Natural Communities**

##### ***Direct Impacts***

**Outside of the MSHCP:** There is potential for future development within the SPA and outside of the MSHCP to impact sensitive communities and these potential impacts would be significant (**Impact BIO-11a**). Therefore, in accordance with **MM-BIO-11a**, a project-specific vegetation map must be prepared on undeveloped lands to demonstrate that no sensitive natural communities would be impacted or if there are sensitive natural communities present that any impacts are mitigated at a 1:1 ratio. Implementation of **MM-BIO-11a** would reduce these potential impacts to less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

**Inside of the MSHCP:** There is potential for future development within the SPA and inside of the MSHCP to impact sensitive communities and these potential impacts would be significant (**Impact BIO-11b**). Therefore project-specific assessments for the presence of riparian/riverine resources and vernal pools are required in accordance with **MM-BIO-6b** (Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation) and **MM-BIO-12** (Jurisdictional Waters and Riparian/Riverine). **MM-BIO-6b** and **MM-BIO-12** require that a site assessment for these resources occur, and if specific avoidance thresholds cannot be attained, a DBESP document must be prepared that would be reviewed and approved by the City of Riverside or the County of Riverside, USFWS, and CDFW. The DBESP document would include mitigation as discussed in **MM-BIO-12** intended to replace lost functions and values of the impacted riparian/riverine and vernal pool habitat as well as any associated species. Implementation of **MM-BIO-6b** and **MM-BIO-12** would potential sensitive community impacts inside of the MSHCP to less than significant.

However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

#### *Indirect Impacts*

**Construction-Related:** Potential short-term or temporary indirect impacts to sensitive vegetation communities are considered potentially significant (**Impact BIO-12**). **MM-BIO-2** (Standard BMPs) includes erosion and sedimentation control measures, and **MM-BIO-2** would minimize the potential effects of construction-related impacts by requiring vehicle maintenance restrictions to avoid chemical spills. Furthermore, **MM-BIO-2** would avoid and minimize unintentional clearing, trampling, or grading outside of the proposed construction because this measure requires a qualified biologist to conduct a WEAP for all construction/contractor personnel to ensure compliance with the mitigation measures and ongoing biological construction monitoring. This includes demarcation of the construction area in the field to minimize unintentional impacts to sensitive vegetation communities outside the designated construction area. Training and ongoing monitoring would aid in enforcing the requirements that construction must be restricted to designated areas and sensitive vegetation communities outside the designated construction zone would be avoided. **MM-BIO-3** (Restoration of Temporary Impacts) would help prevent future adverse effects associated with leaving bare ground, such as increased dust and erosion, and would help prevent adverse effects of invasive plant species that may alter the composition of the habitat if introduced during restoration or allowed to passively colonize the area post-construction. Therefore, with implementation of **CM-AQ-1**, **CM-HYD-1**, **MM-BIO-2**, **MM-BIO-3**, **MM-BIO-11a**, **MM-BIO-11b**, and **MM-BIO-12**, potential construction-related indirect impact to sensitive vegetation communities would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

**Long-Term:** Potential long-term indirect impacts to sensitive vegetation communities would be potentially significant (**Impact BIO-13**). Future development within 500 feet of suitable habitat for special-status species (where sensitive vegetation communities may occur) will be required to implement urban/wildlands interface guidelines (**MM-BIO-4**). **MM-BIO-4** includes measures that will protect communities and prevent indirect effects associated with drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development. Implementation of **MM-BIO-4** fully mitigates for any potential long-term indirect effects to sensitive vegetation communities with the MSHCP because they are all covered under the MSHCP, and **MM-BIO-4** is also consistent with the MSHCP urban/wildlands interface guidelines. For areas outside of the MSHCP where sensitive vegetation communities are avoided and/or conserved, **MM-BIO-11a** and **MM-BIO-11b** requires avoided/and or conserved sensitive vegetation communities to be fenced to avoid the potential chemical releases, trampling of vegetation and soil compaction. **MM-BIO-11a** and **MM-BIO-11b** also prohibits the installation of invasive landscaping plants for projects that avoid and/or conserve sensitive vegetation communities. Therefore, with implementation of **MM-BIO-4**, **MM-BIO-11a**, and **MM-BIO-11b** potential construction-related indirect impacts to sensitive natural communities would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

## Jurisdictional Waters

### *Direct Impacts*

The potential impacts to state and federally regulated jurisdictional waters would be significant (**Impact BIO-14**). **MM-BIO-12** requires a site-specific formal delineation of ACOE, CDFW, and/or RWQCB jurisdictional waters if there is potential for these resources to occur on the development site. If impacts to these jurisdictional waters cannot be avoided, temporary impacts will be restored on site and permanent impacts will be mitigated through compensatory mitigation at no less than a 1:1 ratio. Additionally, as described in **CM-BIO-2** (Chapter 2, Project Description), the project applicant shall obtain the applicable permits to impact these resources, such as a 404 permit from ACOE, a Streambed Alteration Agreement from CDFW, and a 401 Water Quality Certification from the RWQCB. Therefore, with implementation of **MM-BIO-12** and **CM-BIO-2**, potential impacts to ACOE, CDFW, and/or RWQCB jurisdictional waters, including wetlands, would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

### *Indirect Impacts*

**Construction-Related:** Potential short-term or temporary indirect impacts to jurisdictional waters of the United States/state are considered potentially significant (**Impact BIO-15**). **MM-BIO-1a** and **MM-BIO-1b** (standard BMPs) includes erosion and sedimentation control measures. **MM-BIO-2** (Standard BMPs) would minimize the potential effects of construction-related impacts by requiring vehicle maintenance restrictions to avoid chemical spills. **MM-BIO-12** (Restoration of Temporary Waters Impacts) would help prevent future adverse effects associated with leaving bare ground, such as increased dust and erosion, and would help prevent adverse effects of invasive plant species that may alter the composition of the habitat if introduced during restoration or allowed to passively colonize the area post-construction. **MM-BIO-2** (Standard BMPs) would avoid and minimize unintentional clearing, trampling, or grading outside of the proposed construction because this measure requires a qualified biologist to conduct a WEAP for all construction/contractor personnel to ensure compliance with the mitigation measures and ongoing biological construction monitoring. This includes demarcation of the construction area in the field to minimize unintentional impacts to jurisdictional waters of the United States/state outside the designated construction area. Training and ongoing monitoring would aid in enforcing the requirements that construction must be restricted to designated areas and jurisdictional waters of the United States/state outside the designated construction zone would be avoided. Therefore, with implementation of **CM-AQ-1**, **CM-HYD-1**, **MM-BIO-2**, and **MM-BIO-12**, potential construction-related indirect impacts to jurisdictional waters of the United States/state would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

**Long-Term:** While these compliance measures would reduce long-term indirect impacts to jurisdictional waters, impacts to jurisdictional waters of the United States/state would remain potentially significant (**Impact BIO-16**). **MM-BIO-12** requires that avoided/conserved jurisdictional waters be fenced to avoid the potential chemical releases, trampling of vegetation, and soil compaction. **MM-BIO-12** also prohibits the installation of invasive landscaping plants for projects that include on-site preservation. Therefore, with implementation of **MM-BIO-12**, **CM-HYD-2a**, and **CM-HYD-2b** potential long-term indirect impact to jurisdictional waters would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that

occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

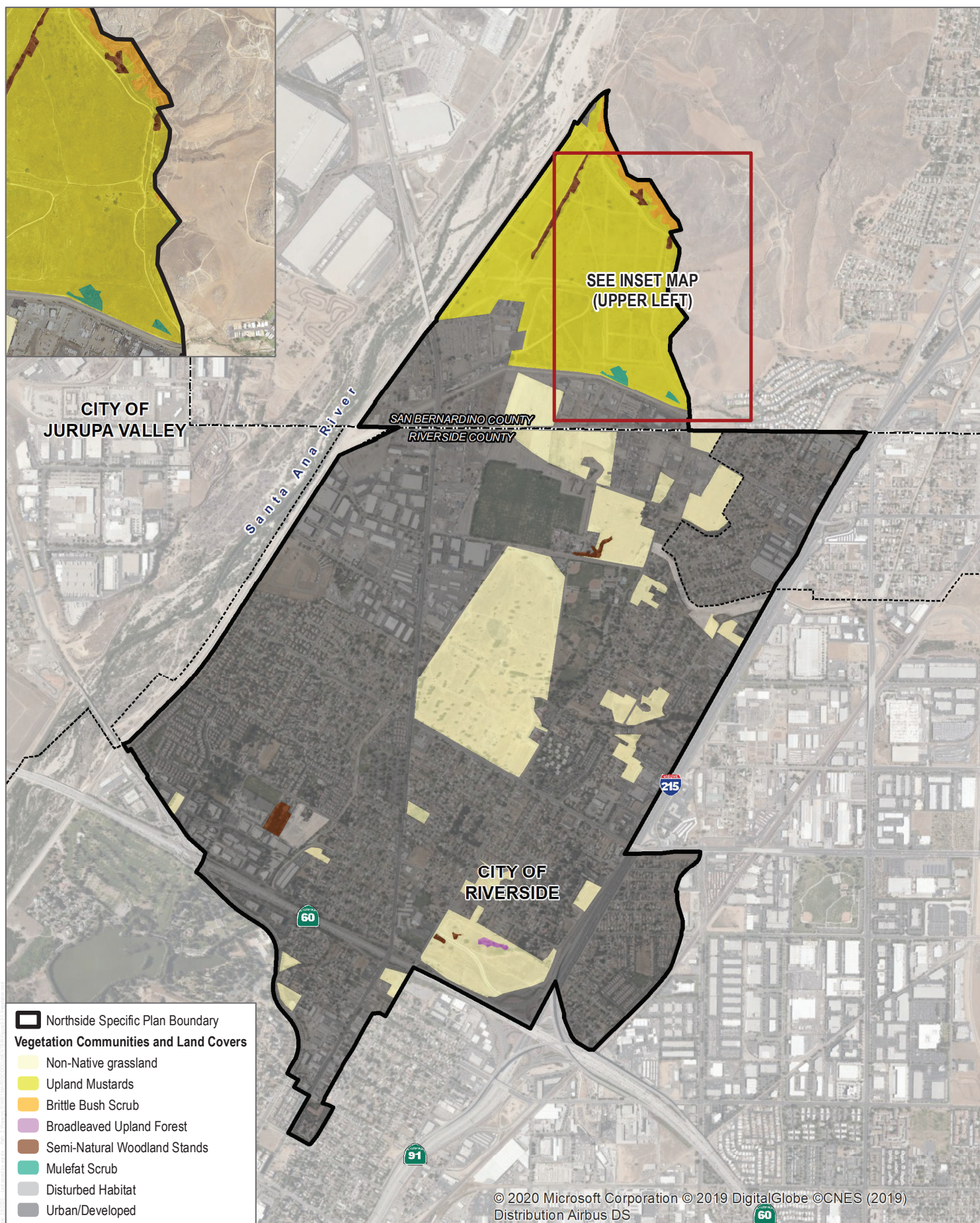
#### Wildlife Movement

There is potential for indirect impacts to the Santa Ana River wildlife linkage. These potential indirect impacts are described above under special-status plants (**Impacts BIO-2 and BIO-3**), special status-wildlife (**Impacts BIO-9 and BIO-10**), sensitive natural communities (**Impacts BIO-12 and BIO-13**) and jurisdictional waters (**Impacts BIO-15 and BIO-16**). These impacts would be mitigated, as detailed above under each of these topics. Additionally, future development adjacent to the Santa Ana River will implement avoidance/minimization of long-term indirect impacts as described in **MM-BIO-4**, which would also be consistent with the urban/wildlands interface guidelines for areas within the MSHCP. Implementation of **MM-BIO-4** would avoid and minimize the potential edge effects of drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development on the Santa Ana River. Overall, indirect impacts to the Santa Ana River linkage would be reduced to below a level of significance with mitigation. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

#### MSHCP Compliance

Future development allowed under the Northside Specific Plan within the MSHCP would be potentially inconsistent with the MSHCP unless assurances are provided that future projects would implement measures consistent with the MSHCP. These potential inconsistencies are described above. In addition, the MSHCP requires riparian bird surveys for Least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo (**Impact BIO-17**). The SPA also includes 43 acres of mapped Delhi sands, for which the MSHCP sets forth guidelines (**Impact BIO-18**). To ensure compliance with these MSHCP requirements, the project includes **MM-BIO-10**, **MM-BIO-14a**, and **MM-BIO-14b**. With implementation of mitigation measures, future development in the SPA would not conflict with the provisions of an adopted HCP. Refer to Section 3.3.4.8, MSHCP Compliance, section for a detailed analysis. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.





SOURCE: City of Riverside 2020; Bing Maps

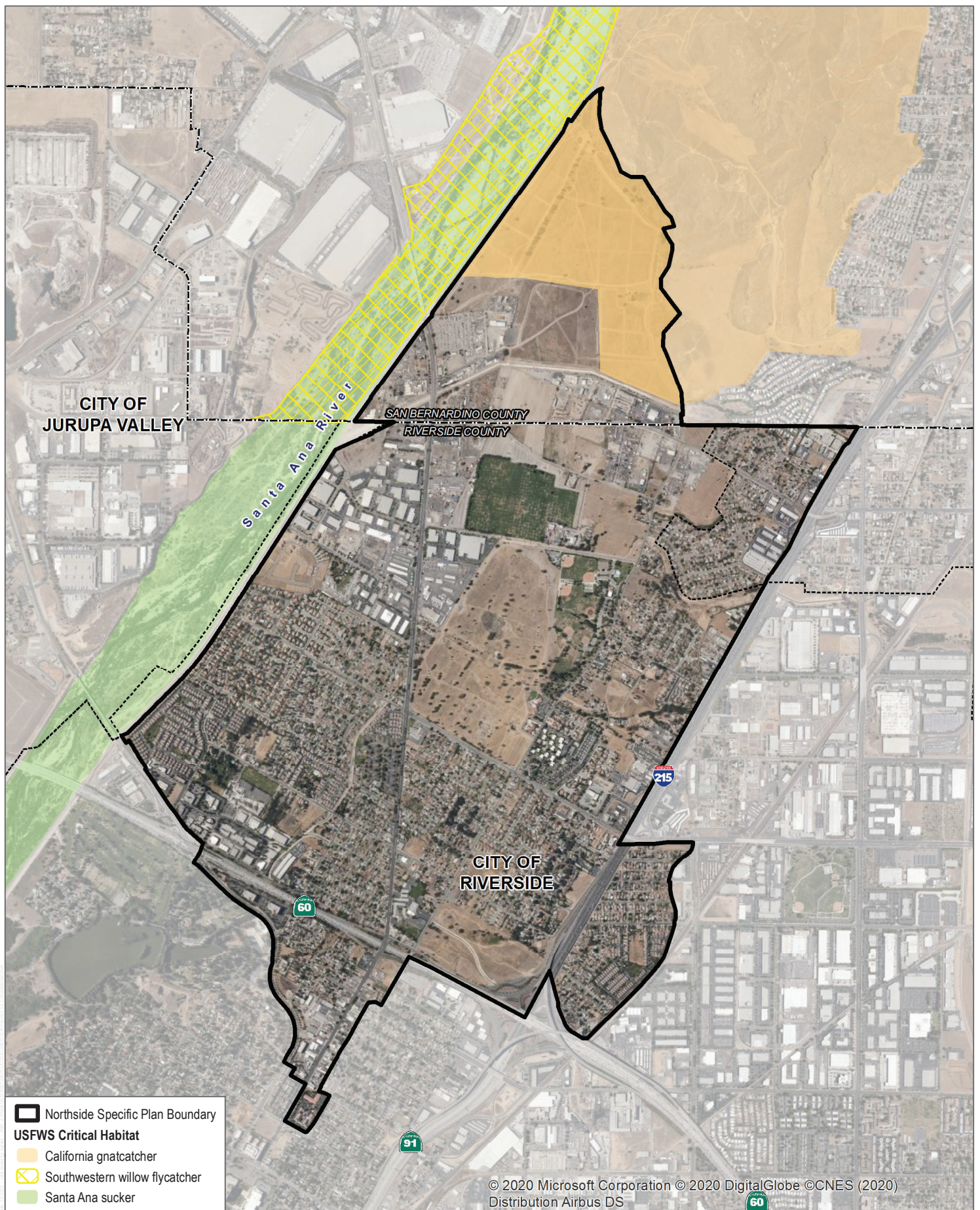
FIGURE 3.3-1

## Vegetation Communities and Land Covers Map

Northside Specific Plan Program EIR

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SOURCE: City of Riverside 2020; USFWS 2020; Bing Maps

**FIGURE 3.3-2**

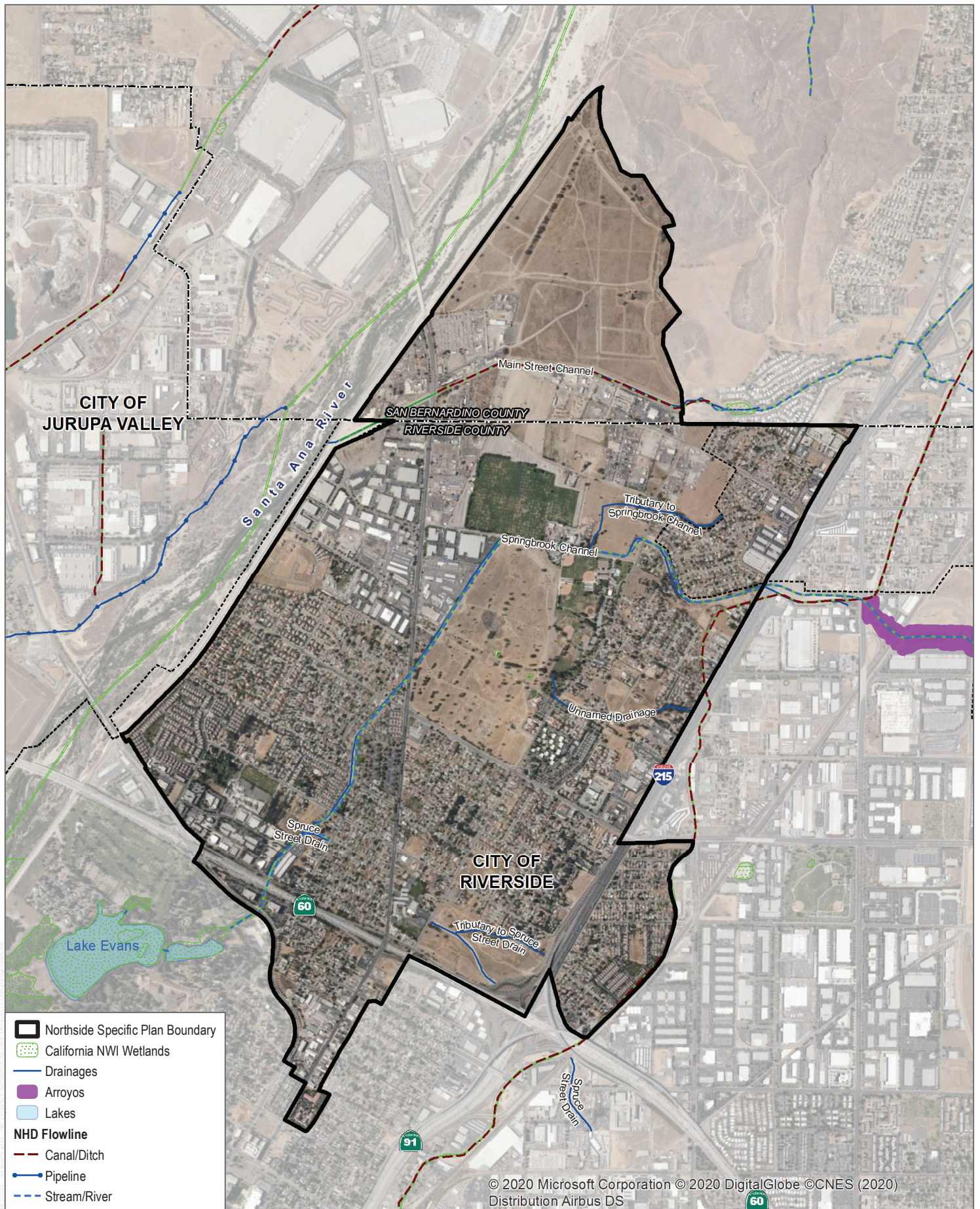
**Critical Habitat**

Northside Specific Plan Program EIR



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SOURCE: City of Riverside 2020; USFWS NWI 2020; USGS NHD 2020; Bing Maps

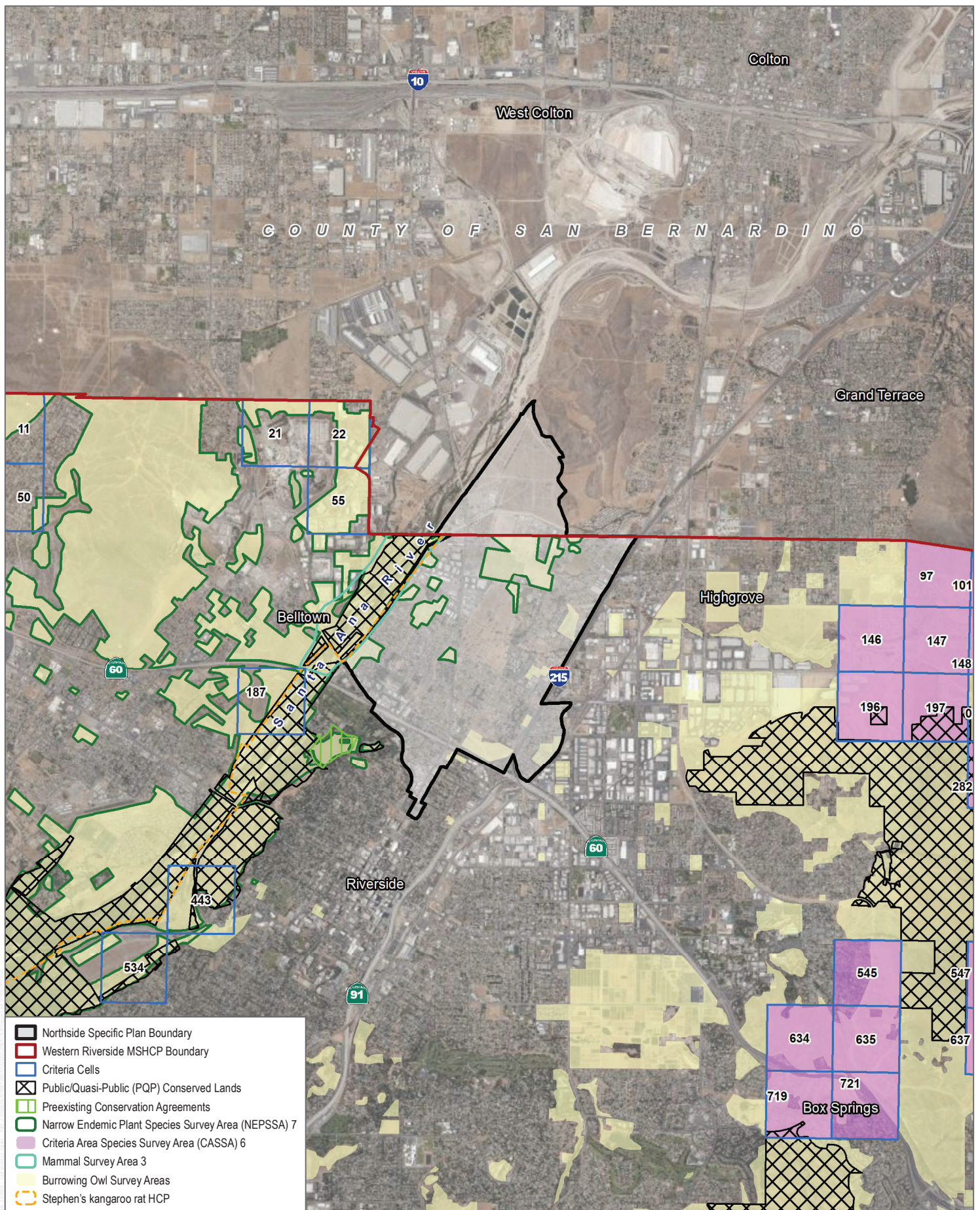
**FIGURE 3.3-3**

**Existing Drainage System**  
Northside Specific Plan Program EIR



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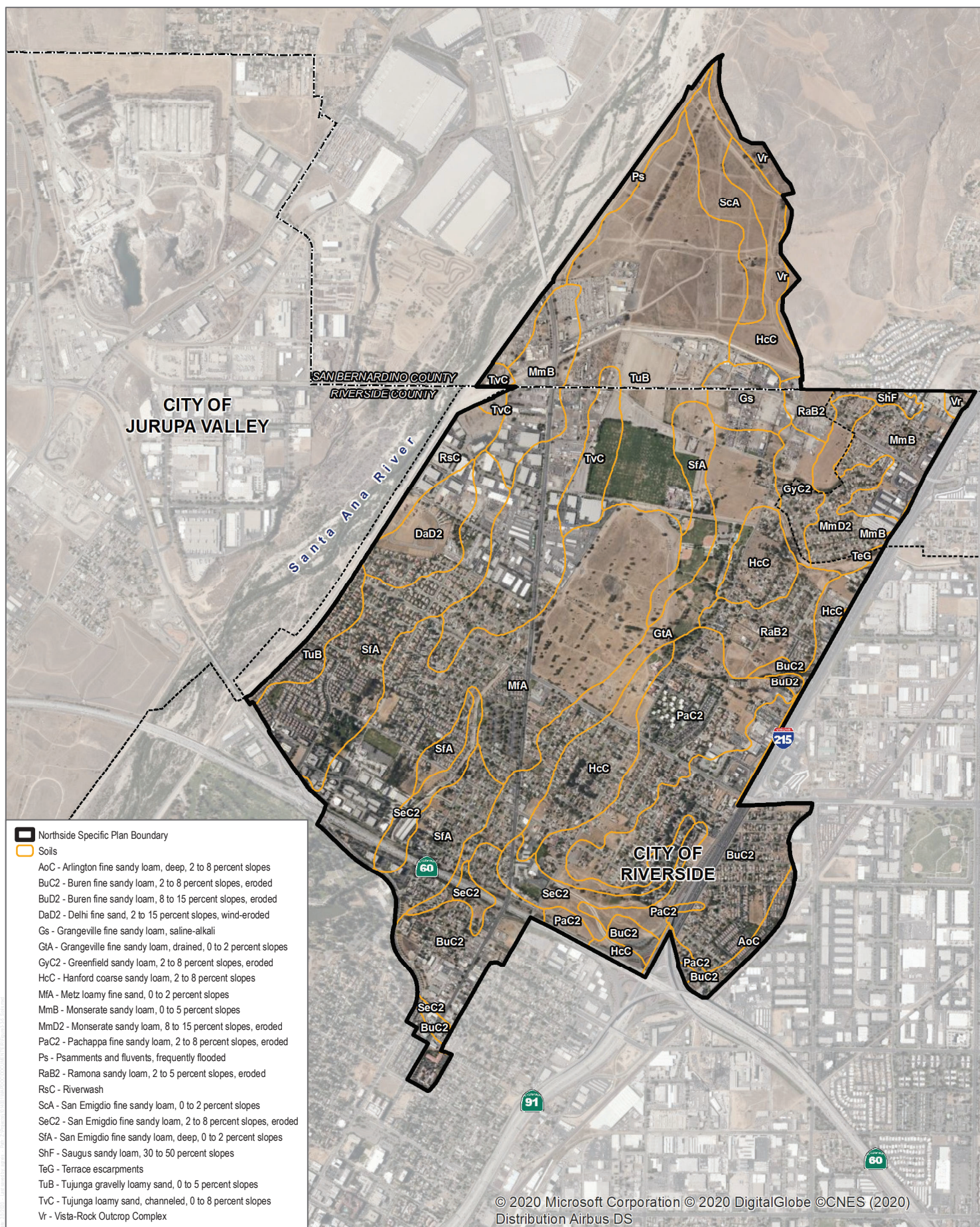


SOURCE: City of Riverside 2020; Bing Maps



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SOURCE: City of Riverside 2020; USDA NRC; Bing Maps

FIGURE 3.3-5

Soils

Northside Specific Plan Program EIR



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## 3.4 Cultural Resources

This section describes the existing cultural resources conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures (MMs) related to implementation of the proposed project. This section expands upon the Cultural Resources Baseline Report for the Northside Specific Plan, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California (Appendix B).

### 3.4.1 Existing Conditions

#### Prehistoric Overview

Evidence for continuous human occupation in Southern California spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad period have led to the development of several cultural chronologies; some of these are based on geologic time; most are based on temporal trends in archaeological assemblages; and others are interpretive reconstructions. Each of these reconstructions describes essentially similar trends in assemblage composition in more or less detail. However, given the direction of research and differential timing of archaeological study following intensive development in Riverside County and San Bernardino County, chronology building in the Inland Empire must rely on data from neighboring regions to fill the gaps. To be more inclusive, this research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (pre-5500 BC), Archaic (8000 BC–AD 500), Late Prehistoric (AD 500–1769), and Ethnohistoric (post-AD 1769).

#### *Paleoindian Period (pre-5500 BC)*

Evidence for Paleoindian occupation in the region is tenuous. Our knowledge of associated cultural pattern(s) is informed by a relatively sparse body of data that has been collected from within an area extending from coastal San Diego, through the Mojave Desert, and beyond. One of the earliest dated archaeological assemblages in coastal Southern California (excluding the Channel Islands) derives from SDI-4669/W-12 in La Jolla. A human burial from SDI-4669 was radiocarbon dated to 9,590–9,920 years before present (95.4% probability) (Hector 2006). The burial is part of a larger site complex that contained more than 29 human burials associated with an assemblage that fits the Archaic profile (i.e., large amounts of ground stone, battered cobbles, and expedient flake tools). In contrast, typical Paleoindian assemblages include large stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. Prime examples of this pattern are sites that were studied by Emma Lou Davis (1978) on Naval Air Weapons Station China Lake near Ridgecrest, California. These sites contained fluted and unfluted stemmed points and large numbers of formal flake tools (e.g., shaped scrapers, blades). Other typical Paleoindian sites include the Komodo site (MNO-679)—a multi-component fluted point site, and MNO-680—a single component Great Basin stemmed point site (see Basgall et al. 2002). At MNO-679 and MNO-680, ground stone tools were rare while finely made projectile points were common.

Warren et al. (2004) claimed that a biface manufacturing tradition present at the Harris site complex (SDI-149) is representative of typical Paleoindian occupation in the San Diego region that possibly dates between 10,365 and 8200 BC (Warren et al. 2004). Termed San Dieguito (see also Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in the San Diego region because the site has large numbers of finely made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (see also Warren 1964, 1968). Despite the unique assemblage composition, the definition of

San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987) suggested that the San Dieguito pattern is simply an inland manifestation of a broader economic pattern. Gallegos's interpretation of San Dieguito has been widely accepted in recent years, in part because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages.

The large number of finished bifaces (i.e., projectile points and non-projectile blades), along with large numbers of formal flake tools at the Harris site complex, is very different than nearly all other assemblages throughout the San Diego region, regardless of age. Warren et al. (2004) made this point, tabulating basic assemblage constituents for key early Holocene sites. Producing finely made bifaces and formal flake tools implies that relatively large amounts of time were spent for tool manufacture. Such a strategy contrasts with the expedient flake-based tools and cobble-core reduction strategy that typifies non-San Dieguito Archaic sites. It can be inferred from the uniquely high degree of San Dieguito assemblage formality that the Harris site complex represents a distinct economic strategy from non-San Dieguito assemblages.

San Dieguito sites are rare in the inland valleys, with one possible candidate, RIV-2798/H, located on the shore of Lake Elsinore. Excavations at Locus B at RIV-2798/H produced a toolkit consisting predominately of flaked stone tools, including crescents, points, and bifaces, and lesser amounts of groundstone tools, among other items (Grenda 1997). A calibrated and reservoir-corrected radiocarbon date from a shell produced a date of 6630 BC. Grenda (1997) suggested this site represents seasonal exploitation of lacustrine resources and small game and resembles coastal San Dieguito assemblages and spatial patterning.

If San Dieguito truly represents a distinct socioeconomic strategy from the non-San Dieguito Archaic processing regime, its rarity implies that it was not only short-lived, but that it was not as economically successful as the Archaic strategy. Such a conclusion would fit with other trends in Southern California deserts, where hunting-related tools were replaced by processing tools during the early Holocene (see Basgall and Hall 1990).

#### ***Archaic Period (8000 BC–AD 500)***

The more than 2,500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in Southern California. If San Dieguito is the only recognized Paleoindian component in coastal Southern California, then the dominance of hunting tools implies that it derives from Great Basin adaptive strategies and is not necessarily a local adaptation. Warren et al. (2004) admitted as much, citing strong desert connections with San Dieguito. Thus, the Archaic pattern is the earliest local socioeconomic adaptation in the region (see Hale 2001, 2009).

The Archaic pattern, which has also been termed the Millingstone Horizon (among others), is relatively easy to define with assemblages that consist primarily of processing tools, such as millingstones, handstones, battered cobbles, heavy crude scrapers, incipient flake-based tools, and cobble-core reduction. These assemblages occur in all environments across the region with little variability in tool composition. Low assemblage variability over time and space among Archaic sites has been equated with cultural conservatism (see Basgall and Hall 1990; Byrd and Reddy 2002; Warren 1968; Warren et al. 2004). Despite enormous amounts of archaeological work at Archaic sites, little change in assemblage composition occurred until the bow and arrow was adopted around AD 500, as well as ceramics at approximately the same time (Griset 1996; Hale 2009). Even then, assemblage formality remained low. After the bow was adopted, small arrow points appear in large quantities and already low amounts of formal flake tools are replaced by increasing amounts of expedient flake tools. Similarly, shaped millingstones and handstones decreased in proportion relative to expedient, unshaped ground stone tools (Hale

2009). Thus, the terminus of the Archaic period is equally as hard to define as its beginning because basic assemblage constituents and patterns of manufacturing investment remain stable, complemented only by the addition of the bow and ceramics.

### ***Late Prehistoric Period (AD 500–1769)***

The period of time following the Archaic and before Ethnohistoric times (AD 1769) is commonly referred to as the Late Prehistoric (Rogers 1945; Wallace 1955; Warren et al. 2004); however, several other subdivisions continue to be used to describe various shifts in assemblage composition. In general, this period is defined by the addition of arrow points and ceramics, as well as the widespread use of bedrock mortars. The fundamental Late Prehistoric assemblage is very similar to the Archaic pattern, but includes arrow points and large quantities of fine debitage from producing arrow points, ceramics, and cremations. The appearance of mortars and pestles is difficult to place in time because most mortars are on bedrock surfaces. Some argue that the Ethnohistoric intensive acorn economy extends as far back as AD 500 (Bean and Shipek 1978). However, there is no substantial evidence that reliance on acorns, and the accompanying use of mortars and pestles, occurred before AD 1400. In Riverside County and the surrounding region, millingstones and handstones persisted in higher frequencies than mortars and pestles until the last 500 years (Basgall and Hall 1990); even then, weighing the economic significance of millingstone-handstone versus mortar-pestle technology is tenuous due to incomplete information on archaeological assemblages.

### ***Ethnohistoric (post-AD 1769)***

The history of the Native American communities prior to the mid-1700s has largely been reconstructed through later mission-period and early ethnographic accounts. The first records of the Native American inhabitants of the region come predominantly from European merchants, missionaries, military personnel, and explorers. These brief, and generally peripheral, accounts were prepared with the intent of furthering respective colonial and economic aims and were combined with observations of the landscape. They were not intended to be unbiased accounts regarding the cultural structures and community practices of the newly encountered cultural groups. The establishment of the missions in the region brought more extensive documentation of Native American communities, though these groups did not become the focus of formal and in-depth ethnographic study until the early twentieth century (Bean and Shipek 1978; Boscana 1846; Fages 1937; Geiger and Meighan 1976; Harrington 1934; Laylander 2000; Sparkman 1908; White 1963). The principal intent of these researchers was to record the precontact, culturally specific practices, ideologies, and languages that had survived the destabilizing effects of missionization and colonialism. This research, often understood as “salvage ethnography,” was driven by the understanding that traditional knowledge was being lost due to the impacts of modernization and cultural assimilation. Alfred Kroeber applied his “memory culture” approach (Lightfoot 2005:32) by recording languages and oral histories within the region. Ethnographic research by Dubois, Kroeber, Harrington, Spier, and others during the early twentieth century seemed to indicate that traditional cultural practices and beliefs survived among local Native American communities.

It is important to note that even though there were many informants for these early ethnographies who were able to provide information from personal experiences about native life before the Europeans, a significantly large proportion of these informants were born after 1850 (Heizer and Nissen 1973); therefore, the documentation of pre-contact, aboriginal culture was being increasingly supplied by individuals born in California after considerable contact with Europeans. As Robert F. Heizer (1978) stated, this is an important issue to note when examining these ethnographies, since considerable culture change had undoubtedly occurred by 1850 among the Native American survivors of California.

Based on ethnographic information, it is believed that at least 88 different languages were spoken from Baja California Sur to the southern Oregon state border at the time of Spanish contact (Johnson and Lorenz 2006: 34). The distribution of recorded Native American languages has been dispersed as a geographic mosaic across California through six primary language families (Golla 2007).

Victor Golla has contended that one can interpret the amount of variability within specific language groups as being associated with the relative “time depth” of the speaking populations (Golla 2007:80). A large amount of variation within the language of a group represents a greater time depth than a group’s language with less internal diversity. One method that he has employed is by drawing comparisons with historically documented changes in Germanic and Romantic language groups. Golla has observed that the “absolute chronology of the internal diversification within a language family” can be correlated with archaeological dates (2007:71). This type of interpretation is modeled on concepts of genetic drift and gene flows that are associated with migration and population isolation in the biological sciences.

The tribes of this area have traditionally spoken Takic languages that may be assigned to the larger Uto–Aztecan family (Golla 2007:74). These groups include the Gabrielino, Cahuilla, and Serrano. Golla has interpreted the amount of internal diversity within these language-speaking communities to reflect a time depth of approximately 2,000 years. Other researchers have contended that Takic may have diverged from Uto–Aztecan ca. 2600 BC–AD 1, which was later followed by the diversification within the Takic speaking tribes, occurring approximately 1500 BC–AD 1000 (Laylander 2010).

#### **Ethnographic Overview**

The current SPA is located at the intersection of the traditional territory for four ethnographic groups: the Gabrielino/Tongva, the Cahuilla, Serrano, and the Luiseño. A brief discussion of each group is presented below.

#### ***Gabrielino/Tongva***

The name “Gabrielino” denotes those people who were administered by the Spanish from Mission San Gabriel Arcángel, which included people from the Gabrielino area proper as well as other social groups (Bean and Smith 1978:538; Kroeber 1925: Plate 57). Therefore, in the post-contact period, the name does not necessarily identify a specific ethnic or tribal group. The names by which Native Americans in Southern California identified themselves have, for the most part, been lost. Many contemporary Gabrielino identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and refer to themselves as the Tongva (King 1994:12). This term is used in the remainder of this section to refer to the pre-contact inhabitants of the Los Angeles Basin and their descendants.

The Tongva language, as well as that of the neighboring Luiseño/Juaneño, Tataviam/Alliklik, and Serrano, belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin area (Mithun 2001:539, 543–544). The Tongva language consisted of two main dialects, Eastern and Western; the Western included much of the coast and the Channel Islands population. Lands of the Western group encompassed much of the western Los Angeles Basin and San Fernando Valley, northward along the coast to the Palos Verdes Peninsula (McCawley 1996:47).

The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. A total tribal population has been estimated of at least 5,000 (Bean and Smith 1978:540), but recent ethnohistoric work suggests a number approaching 10,000 seems more likely (O’Neil 2002). At least one Tongva village was located near Glendora: Ashuukshanga (also Azucsagna), located near the mouth of the San Gabriel River in present-day Azusa (McCawley 1996:44).

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the tribe exploited mountains, foothills, valleys, and deserts as well as riparian, estuarine, and open and rocky coastal eco-niches. Like most native Californians, acorns were the staple food (an established industry by the time of the early Intermediate Horizon). Acorns were supplemented by the roots, leaves, seeds, and fruits of a variety of flora (e.g., islay, cactus, yucca, sages, and agave). Freshwater and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978:546; Kroeber 1925:631–632; McCawley 1996:119–123, 128–131).

The Tongva participated in an extensive exchange network, trading coastal goods for inland resources. They exported Santa Catalina Island steatite products, roots, seal and otter skins, fish and shellfish, red ochre, and lead ore to neighboring tribes, as well as to people as far away as the Colorado River. In exchange, they received ceramic goods, deerskin shirts, obsidian, acorns, and other items. This burgeoning trade was facilitated by the use of craft specialists, a standard medium of exchange (*Olivella* bead currency), and the regular destruction of valuables in ceremonies, which maintained a high demand for these goods (McCawley 1996:112–115).

#### **Cahuilla**

Cahuilla territory was bounded on the north by the San Bernardino Mountains; on the east by the Orocopia Mountains; on the west by the Santa Ana River, the San Jacinto Plain, and the eastern slope of the Palomar Mountains; and on the south by Borrego Springs and the Chocolate Mountains (Bean 1978).

The diversity of the territory provided the Cahuilla with a variety of foods. It has been estimated that the Cahuilla exploited more than 500 native and non-native plants (Bean and Saubel 1972). Acorns, mesquite, screw beans, piñon nuts, and various types of cacti were used. A variety of seeds, wild fruits and berries, tubers, roots, and greens were also a part of the Cahuilla diet. A marginal agricultural existence provided corn, beans, squashes, and melons. Rabbits and small animals were hunted to supplement the diet. During high stands of ancient Lake Cahuilla (the predecessor of today's Salton Sea), fish, migratory birds, and marshland vegetation were taken for sustenance and utilitarian purposes (Bean 1978).

Structures within permanent villages ranged from small brush shelters to dome-shaped or rectangular dwellings. Villages were situated near water sources, in the canyons near springs, or on alluvial fans at man-made walk-in wells (Bean 1972). Mortuary practices entailed cremation of the dead. Upon a person's death, the body was bound or put inside a net and then cremated. Secondary interments also occurred. A mourning ceremony took place about a year after death. During this ceremony, an image of the deceased was burned along with other goods (Lando and Modesto 1977; Strong 1929).

Pre-contact Cahuilla population has been estimated as low as 2,500 to as high as 10,000. At the time of first contact with Europeans, around 1774, the Cahuilla numbered approximately 6,000. Although they were the first to come into contact with the Cahuilla, the Spanish had little to do with those of the desert region. Some of the Cahuilla who lived in the plains and valleys west of the desert and mountains, however, were missionized through the *asistencia* located in present day Redlands. Cahuilla political, economic, and religious autonomy was maintained until 1877 when the United States government established Indian reservations in the region. At about that time, protestant missionaries came into the area to convert the Native American population. During this era, traditional cultural practices, such as cremation of the dead, were prohibited. Today, the Cahuilla reside on eight separate reservations in Southern California, located from Banning in the north to Warner Springs in the south and from Hemet in the west to Thermal in the east (Bean 1978).



### **Serrano**

The Serrano occupied an area in and around the San Bernardino Mountains between approximately 1,500 and 11,000 feet above mean sea level. Their territory extended west along the northern slope of the San Gabriel Mountains, east as far as Twentynine Palms, north along the Mojave River, and south to the San Jacinto area. The Serrano were mainly hunters and gatherers who occasionally fished. Game hunted included mountain sheep, deer, antelope, rabbits, small rodents, and various birds, particularly quail. Vegetable staples consisted of acorns, piñon nuts, bulbs and tubers, shoots and roots, berries, mesquite, barrel cacti, and Joshua tree (Bean and Smith 1978; Cultural Systems Research 2005:15).

A variety of materials was used for hunting, gathering, and processing food, as well as for shelter, clothing, and luxury items. Shells, wood, bone, stone, plant materials, and animal skins and feathers were used for making baskets, pottery, blankets, mats, nets, bags and pouches, cordage, awls, bows, arrows, drills, stone pipes, musical instruments, and clothing (Bean and Smith 1978).

Settlement locations were determined by water availability, and most Serranos lived in small villages near water sources. Houses and *ramadas* were round and constructed of poles covered with bark and tule mats (Kroeber 1925). Most Serrano villages also had a ceremonial house used as a religious center. Other structures within the village might include granaries and sweathouses (Bean and Smith 1978).

Serrano social organization was based on patrilineal and patrilocal lineages. Exogamy rules required that a man could not marry a woman related to them within five generations. Women moved to their husband's village, but kept their identity as a member of their natal lineage (Cultural Systems Research 2005:15).

Partly due to their mountainous inland territory, contact between Serrano and European-Americans was minimal prior to the early 1800s. In 1819, an *asistencia* or outpost of the San Gabriel Mission was established near present-day Redlands and was used to help relocate many Serrano to the mission. However, small groups of Serrano remained in the area northeast of the San Gorgonio Pass and were able to preserve some of their native culture. Today, most Serrano live either on the Morongo or San Manuel reservations (Bean and Smith 1978).

### **Luißeño**

Luißeño territory encompassed an area from roughly Agua Hedionda Creek on the coast, east to Lake Henshaw, north to Lake Elsinore, and west through San Juan Capistrano to the coast (Bean and Shipek 1978; Kroeber 1925). The Luißeño shared boundaries with the Gabrielino and Serrano to the west and northwest, the Cahuilla from the deserts to the east, the Cupeño to the southeast, and the Kumeyaay to the south.

The Uto–Aztecan inhabitants of western Riverside County and northern San Diego County were called Luißeños by Franciscan friars, who named the San Luis Rey River and established the San Luis Rey Mission in the heart of Luißeño territory. Luißeño population estimates at the time of Spanish contact range from 3,000–4,000 (Kroeber 1925) to upwards of 10,000 (White 1963). In either case, the arrival of the Spanish undoubtedly decimated Native peoples through disease and changed living conditions (Bean and Shipek 1978).

The Luißeño were organized into patrilineal clans or bands centered on a chief, comprised of 25–30 people (Kroeber 1925), each of which had their own territorial land or range where food and other resources were collected at different locations throughout the year (Sparkman 1908). The title of chief was heritable along family lines. Inter-band conflict was most common over trespassing. Sparkman observed that “when questioned as to when or how

the land was divided and sub-divided, the Indians say they cannot tell, that their fathers told them that it had always been thus” (1908). Place names were assigned to each territory, often reflecting common animals, plants, physical landmarks, or cosmological elements that were understood as being related to that location. Marriages were generally arranged by parents or guardians. Free and widowed women had the option to choose their partner. Polygamy occurred though was not common, often with a single man marrying a number of sisters and wives. Shamanism was a major component in tribal life. The physical body and its components was thought to be related to the power of an individual, and wastes such as fluids, hair, and nails were discarded with intent. Hair, once cut, was often carefully collected and buried to avoid being affected negatively or controlled by someone who wishes them harm. Some locations and natural resources were of cultural significance. Springs and other water-related features were thought to be related with spirits. These resources, often a component of origin stories, had power that came with a variety of risks and properties to those who became affected. Puberty ceremonies for both boys and girls were complex and rigorous. Mourning ceremonies were similar throughout the region, generally involving cutting of the hair, burning of the deceased’s clothes a year after death, and redistribution of personal items to individuals outside of the immediate tribal group (Sparkman 1908; Kroeber 1925).

The staple food of the Luiseños during the ethnohistoric period was acorns (Sparkman 1908). Of the at least six oak species within this tribal groups traditional territory, the most desirable of these was the black oak (*Quercus kelloggii*) due to its ease of processing, protein content, and digestibility. Acorns were stored in granaries to be removed and used as needed. The acorns were generally processed into flour using a mortar and pestle. The meal was most commonly leached with hot water and the use of a rush basket; however, there are also accounts of placing meal into excavated sand and gravel pits to allow the water to drain naturally. The acorn was then prepared in a variety of ways, though often with the use of an earthen vessel (Sparkman 1908). Other edible and medicinal plants of common use included wild plums, choke cherries, Christmas berry, gooseberry, elderberry, willow, *Juncus*, buckwheat, lemonade berry, sugar bush, sage scrub, currents, wild grapes, prickly pear, watercress, wild oats, and other plants. More arid plants such as *Yucca*, *Agave*, mesquite, chia, bird-claw fern, *Datura*, yerba santa, Ephedra, and cholla were also of common use by some Luiseño populations. A number of mammals were commonly eaten. Game animals included back-tailed deer, antelope, rabbits, hares, birds, ground squirrels, woodrats, bears, mountain lions, bobcats, coyotes, and others. In lesser numbers, reptiles and amphibians may have been consumed. Fish and marine resources provided some portion of many tribal communities, though most notably those nearest the coast. Shellfish would have been procured and transported inland from three primary environments, including the sandy open coast, bay and lagoon, and rocky open coast. The availability of these marine resources changed with the rising sea levels, siltation of lagoon and bay environments, changing climatic conditions, and intensity of use by humans and animals.

#### Historic-Period Overview

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1848), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

### ***Spanish Period (1769–1821)***

Spanish explorers made sailing expeditions along the coast of Southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring Southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Bancroft 1885; Gumprecht 1999).

Included in the 21 missions is the Mission San Luis Rey de Francia at the Luiseño village of Temecula. In 1819, the Mission granted land to Leandro Serrano, the highest locally appointed official (or "*mayordomo*") of San Antonio de Pala Asistencia, for the Mission of San Luis Rey for Rancho Temescal. From around 1819 until his death in 1852, Serrano built and occupied three separate adobe residences in the county. In 1828, Leandro was elected as the *mayordomo* of Mission San Juan Capistrano. Serrano's family resided in the third adobe residence until around 1898 (Elderbee 1918).

### ***Mexican Period (1821–1846)***

It was in the early 1820s that Spain's grip on its expansive subjugated territories began to unravel, which greatly affected the political and national identity of the Southern California territory. Mexico established its independence from Spain in 1821, secured California as a Mexican territory in 1822, and became a federal republic in 1824. After the Mexican independence and the 1833 confiscation of former Mission lands, Juan B. Alvarado became governor of the territory. In 1836, Alvarado began the process of subdividing the County of Riverside into large ranchos: Rancho Jurupa in 1838; El Rincon in 1839; Rancho San Jacinto Viejo in 1842; Rancho San Jacinto y San Gorgonio in 1843; Ranchos La Laguna, Pauba, and Temecula in 1844; Ranchos Little Temecula and Potreritos de San Juan Capistrano in 1845; and Ranchos San Jacinto Sobrante, La Sierra (Sepulveda), La Sierra (Yorba), Santa Rosa, and San Jacinto Nuevo y Potrero in 1846 (Brown and Boyd 1922; Fitch 1993).

While these ranchos were established in documentation, the cultural and commercial developments of the Ranchos were punctuated and generally slow with little oversight or assistance from the government in Mexico. In September 1838, Governor Alvarado granted "7 leagues" or 31,000 acres to be called Rancho Jurupa to a Peruvian and Mexican War of Independence veteran, Don Juan Bandini (Stonehouse 1965; Vickery 2007).

In 1843, La Placita de los Trujillos, or "San Salvador" (also known as "Spanish Town"), was established in Riverside County and has been since recognized as one of the first non-native settlements in the San Bernardino Valley (Brown and Boyd 1922). A group of *genízaro* colonists from Abiquiú, New Mexico, arrived in the area in the early

1840s (Nostrand 1996). *Genízaro* is a term used by the Spanish to describe one of the racial castes of displaced Native Americans, usually Plains Indians, sold by other tribes into bonded slavery, and typically worked off their bond in 10–20 years. Lorenzo Trujillo, the leader of the *genízaro* colonists, led 10 of the colonist families from New Mexico to Jurupa Valley via the Old Spanish Trail. Don Juan Bandini donated a portion of Rancho Jurupa to them on the condition that they would assist in protecting his livestock from raiding Native American bands. This amounted to 2,000 acres on the “Bandini Donation” on the southeast bank of the Santa Ana River and formed the village of La Placita de los Trujillos. In 1852, the same year that Leandro Serrano died, the Los Angeles County Board of Supervisors established a town called “San Salvador” encompassing a number of small, growing communities in the area initially known as “La Placita” (Elderbee 1918; Vickery 2007).

#### ***American Period (1846–Present)***

The Mexican-American War from 1846 to 1848 ended with Mexico ceding the Alta California lands to the United States, and the establishment of land ownership via court orders and surveys soon followed. The Treaty of Guadalupe Hidalgo, which ceded 525,000 square miles to the United States, established a peace while also preserving the rancho land grants. Bandini’s Jurupa Rancho was preserved in its entirety, as was the Bandini Donation and San Salvador. San Salvador was mainly a community of agriculture and animal husbandry until the Great Flood of 1862, which destroyed most of the established town when the Santa Ana River broke banks in February 1862. Though the San Salvatorans began rebuilding right away, the flood damaged and changed the Santa Ana River course, cutting off their access to natural spring water and depositing over fertile farming soil with sand. As a result, rebuilding effort concentrated to the southeast of the Santa Ana River on the higher ground below the La Loma Hills. A smallpox epidemic and then a multi-year drought finally forced the community to seek work away from San Salvador, further fragmenting the community. Abel Stearns, a Los Angeles-based developer, who acquired Don Juan Bandini’s lands in 1859, began to seek legal means to evict the San Salvatorans from the Bandini Donation. Stearns brought an eviction suit in 1869, claiming that the San Salvatoran’s post-flood move invalidated the terms of the Bandini Donation, but he was overturned and the land remained in San Salvatoran settler possession (Vickery 2007; Howell-Ardila 2018).

However, in the rest of the Jurupa Valley, issues concerning the land rights immediately ensued with results that often largely favored newly introduced American interests (Starr 2007; Hale 1888). In the 1860s and 1870s there were several Riverside County and San Bernardino County colony and association-style settlements established to generate new settlements. A heavy influx of new immigrants from not only across the United States but international travelers, many from Asian and Latin American countries, changed the dynamics of the local populations. The local population growth was further facilitated by the creation of the Temescal Station of the Butterfield Overland Mail Route in 1857, as well as the completion of the transcontinental railroad. Two such colonies appeared east and south of San Salvador: the Slover Mountain Colony Association (now, Colton) formed in 1873, and the Southern California Colony Association (now, downtown Riverside) formed in 1870 (Elderbee 1918; Vickery 2007).

It was the large commercial market for orchard fruits, particularly the Washington Navel Orange, that would come to dominate the economic growth of the region. Water rights and irrigation channeling began to take water away from and further upriver from the San Salvatoran irrigation canals. Ensuing water rights battles would play out in court until the twentieth century (Elderbee 1918; Vickery 2007).

## Northside SPA Historic Context

### *City of Riverside Historical Overview*

In March of 1870, John Wesley North issued a circular entitled “A Colony for California” to promote the idea of founding an agriculture-based colony in California. Prospective investors met in Chicago on May 18, and the interest expressed led to formation of the Southern California Colony Association. This success prompted North to head to Los Angeles. North arrived on May 26, initially intending to settle the colony near Los Angeles. However, the association directors decided on the Jurupa Rancho along the banks of the Santa Ana River, purchasing it from the California Silk Association in August 1870. By the end of the year, Riverside was surveyed and platted with 10-acre parcels and a 1-square-mile townsite (Grimes and Chiang 2009). North then took up residence on site for the purpose of surveying and developing the colony. He envisioned small-scale farmers growing fruits appropriate to paradise: oranges, lemons, figs, walnuts, olives, almonds, grapes, sweet potatoes, sorghum, and sugar beets (Stonehouse 1965). The community was originally called “Yurupa” but the name was changed to “Riverside” in December of 1870. Between 1880 and 1890, the City’s population grew from approximately 1,350 to 4,600 residents, and grew from its original 1-square-mile town center to nearly 56 square miles by 1883. In 1883, the City of Riverside incorporated (Grimes and Chiang 2009; Howell-Ardila 2018; Stonehouse 1965; Patterson 1971; Wlodarski 1993).

The citrus industry increased dramatically during the 1880s, with promotion of the area shifting to focus on the potential wealth to be had through agriculture (Caltrans 2007). Of particular note is the introduction of the navel orange to the budding California citrus industry. Two navel orange trees from Brazil’s Bahia Province were gifted to Eliza Tibbets by William Saunders, horticulturalist at the U. S. Department of Agriculture. Eliza and her husband, Luther, brought the trees to the Riverside colony and planted them in 1873. These parent trees produced sweet-tasting seedless fruits, sparking the interest of local farmers and becoming so popular that the fruits from these trees eventually became known as “Riverside Navel.” The fruit’s popularity helped establish Riverside as a national leader in cultivating oranges. One of the two original parent Washington navel orange trees is still extant, growing near the intersection of Arlington and Magnolia Avenue, and is “mother to millions of navel orange trees the world over”; the tree is designated as California Historical Landmark No. 20 (Howell-Ardila 2018; Hurt 2014).

North originally intended that the colony would build, own, and operate its own irrigation system, but the desert mesa location made such a venture prohibitively expensive. Thus, the Southern California Company Association joined forces with the Silk Center Association to develop the irrigation project. After completing a canal survey, work began in October 1870 to construct a canal 12 feet wide, narrowing to 8 feet at the base, and 3 feet deep, known as the Upper Riverside Canal (Stonehouse 1965). This was in direct conflict with the water rights of farmers and ranchers in San Salvator, renamed by Riverside settlers as “Spanishtown,” despite being populated by *genízaro* colonists (Vickery 2007). With continued growth of the area, a second canal was constructed, and by 1878 the Riverside Canal Company was formed, only to be superseded, due to litigation, by the Riverside Water Company in 1886 (Bailey 1961). Further growth in the region led to construction of a third major canal, called the “Gage Canal,” built during 1882–1888 (Guinn 1907; Wlodarski 1993). Development of such a stable water supply bolstered the agricultural industry, helping facilitate the booming citrus industry in Riverside. By 1895, around 20,000 acres of navel orange groves had been planted, and the citrus industry became the primary economic influence for the region well into the turn of the century (Guinn 1907; Brown 1985). This rapid growth of such a vibrant citrus industry led to Riverside becoming the wealthiest city per capita in the United States by 1895 (March Field Air Museum 2011). The growing citrus industry was in turn stimulated by another major factor that would strongly influence the cultural development of Riverside: the advent of the railroad, in particular the transcontinental railroad.

In the later-nineteenth century, the railroad industry began to connect vast swaths of the county with a rail-line transportation system that had previously required extremely slow travel and often with dangerous travel conditions. The initial rail line developed in the region around 1882 was the California Southern railroad, which then connected with the Santa Fe transcontinental line in 1885. In 1887, C.W. Smith and Fred Ferris of the California Southern Railroad and J.A. Green incorporated the Valley Railway to serve the region. The San Jacinto Valley Railroad was constructed the next year, in 1888; it traveled southeast from Perris, then east across the valley, gradually curving northeast to its terminus at San Jacinto (George and Hamilton 2009). With the combination of rail transportation, the packing industry, and cold storage facilities, Riverside was able to yield over one-half million boxes of oranges by 1890 (Wlodarski 1993).

At the end of the nineteenth century, counties were established, and the area today known as Riverside County was divided between Los Angeles County and San Diego County. In 1853, the eastern part of Los Angeles County was used to create San Bernardino County. Between 1891 and 1893, several proposals and legislative attempts were put forth to form new counties in Southern California. These proposals included one for a Pomona County and one for a San Jacinto County; however, no proposals were adopted to create Riverside County until the California Board of Commissioners filed the final canvass of the votes, and the measure was signed by Governor Henry H. Markham on March 11, 1893 (Brown and Boyd 1922).

After the turn of the twentieth century, during the years just before the United States' involvement in World War I, the U.S. War Department began building up its strength in anticipation of involvement in the war and announced plans for several new military bases. A group of local Riverside business owners and investors received approval to construct the Alessandro Flying Training Field, which opened on March 1, 1918. Sited on the plateau overlooking Riverside, the Alessandro Flying Training Field was renamed March Field after 2nd Lieutenant Peyton C. March, Jr., the deceased son of then-Army Chief of Staff General Peyton C. March. Approximately 1 month after Alessandro Field was opened, Lieutenant March was killed in an air crash in Texas just 15 days after being commissioned, and March Field was renamed in his honor (March Field Air Museum 2011).

March Field served as a base for primary flight training with an 8-week course that could accommodate a maximum of 300 students per course. With the end of World War I in November 1918, the future operational status of March Field was, for a short time, undetermined. While initial demobilization began after World War I, March Field remained an active Army Air Service station, and then as a U.S. Army Air Corps installation throughout the interwar period. However, with the United States' entrance in World War II, March Field quickly became a major installation of the U.S. Army Air Forces, training air units for action in the Pacific theater. Following the end of World War II (1945) and the establishment of the U.S. Air Force in 1947, March Field was renamed March Air Force Base. Throughout the Cold War, March Air Force Base was a key installation of the Strategic Air Command, and in 1996, it was transferred to the Air Force Reserve Command and utilized as a base for the Air Force Reserve and the California Air National Guard (March Field Air Museum 2011).

After World War II, Riverside diversified its economy, developing a significant manufacturing sector. Largely light industry, the manufacturing sector generates a range of products, including aircraft components, automotive parts, gas cylinders, electronic equipment, food products, and medical devices. As the county seat and largest city in the region, Riverside also houses numerous legal, accounting, brokerage, architectural, engineering, and technology firms, as well as banking institutions (Grimes and Chiang 2009; HRG 2013).

In 1953, the *Press Enterprise* reported that Riverside was 14th among the fastest growing cities in the western United States. The City of Riverside, which had not expanded since its original limits were established in 1883, began annexing new areas to the city in 1954. Though a portion of the Northside neighborhood was part of the

original Riverside city limits, another portion of the Northside was annexed in 1960. The development of Riverside in the mid-twentieth century followed the same suburban sprawl pattern as most of California:

As the dependence on agriculture lessened and population pressures increased, the groves and fields that dotted Riverside gave way to urban expansion, as it did elsewhere in Southern California. Unlike the piecemeal sale of vacant lots seen in earlier decades, post-war development was characterized by the appearance of uniformly constructed tract homes along curving streets and cul-de-sacs and was supported by loans guaranteed by the Federal Housing Administration (Grimes and Chiang 2009:9).

In 1947, a group of citrus growers and Riverside community organizers lobbied the University of California (UC) Regents to establish a liberal arts college at the UC Citrus Experimentation Station. As a result, University of California Riverside campus opened in 1954 and was added to the UC system in 1959. The neighborhood surrounding UC Riverside was annexed just a few years later in 1961 (Grimes and Chiang 2009).

New highway development also marked the post-war years. Prior to World War II, U.S. Route 395 and State Routes (SR-) 60 and 18 were the only highways through Riverside. In 1957, U.S. 395 was part of an interstate improvement project and became Interstate 215, and the Riverside Freeway (CA Route 91) was added in 1961 connecting Riverside and Gardena. The Pomona Freeway (CA Route 60) was also improved into a 4–6 lane highway, also opening in 1961 (Grimes and Chiang 2009).

Riverside's interconnectivity of both rail and highway, coupled with inexpensive real estate, also attracted more manufacturing industries to Riverside after World War II. Examples of such post-war industries were the Loma Linda Food Company, Food Machinery Corporation, Hunter-Douglas Corporation, Rohr Aircraft Company, Bourns Incorporated, and Lily-Tulip Cup Corporation. These included electronic and aerospace industries as well as industrial agribusiness and food shipping (Grimes and Chiang 2009).

In recent years, Riverside has given much attention to diversifying its economy beyond the citrus industry, creating a sustainable community encompassing an area of nearly 7,200 square miles and boasting a population of 1.3 million people (2010 Census). Despite changes in the regional economic focus and the general shifts in social movements in California over the last decade, Riverside has consistently been one of the, if not the, fastest growing areas in the country (Grimes and Chiang 2009).

#### ***Northside Neighborhood***

The Northside Neighborhood in the City of Riverside (City) is a neighborhood distinguished from its adjacent neighborhoods by its unique character and development history. Located just northeast of downtown, Northside is bounded on the west by the Santa Ana River and on the east by the Hunter Industrial Park. While discrepancies exist regarding the boundaries of Northside, official City maps indicate that the southern and eastern boundaries are the modern freeways of SR-60 and SR-91, respectively. The two large green spaces located in the center of the neighborhood, Riverside Golf Course and Reid Park, provide significant recreational areas for the neighborhood residents. An extensive historical context was developed for a portion of the Northside Neighborhood in 2005 (Mermilliod 2005), and is adapted below for the Northside Neighborhood historic context report section, with minor additions from more recent historical contexts.



As discussed above, the first settlements in the Northside Neighborhood were by *genízaro* colonists from Abiquiú, New Mexico in the loose, unincorporated community of San Salvator, while settlement in the Riverside area was encouraged by the completion of the transcontinental railroad to San Francisco in 1869 and by the development of the thriving citrus industry. After the flood of 1862, and subsequent droughts, the farming villages of San Salvator and Agua Mansa, located adjacent to the Santa Ana River and north of the former Jurupa Ranch, re-established and grew by 1870 due to their development of dairy and citriculture. This agricultural focus supported the early adoption of a successful irrigation system, using the Santa Ana River as the water source, which propelled Riverside to the forefront of the citrus industry in California. Assisted by Chinese, and possibly Cahuilla, laborers, a 19-mile long canal was constructed during the 1870s and 1880s on the south side of the Santa Ana River in San Bernardino County to the Home Gardens in the Temescal Wash in Riverside County (Mermilliod 2005).

The irrigation system was integral in the success of Riverside's early settlers. While the citrus industry was the most successful in the region, Riverside had an agro-economy that included other fruits and vegetables, as well as livestock ranches and dairy farms. It was the "Orange Fever," however, that drew people to the area and created a multimillion-dollar industry in this area of Southern California, creating a upper class of orchard owners, and an expanding, low-wage workforce of Mexican, Chinese, and Japanese immigrants. The Northside Neighborhood was home to some of these productive orange groves, which were historically located east of Main Street, clustering around La Cadena Drive and Orange Street in the eastern portion of the SPA. The residents of Northside were active in the early agro-economy of Riverside. At least three egg ranches were known to exist within the Northside Neighborhood—on Columbia Avenue, Chase Street, and North Main Street—and many residents supplemented their income through small-farmed crops that could be loaded onto a truck and sold to their neighbors (Mermilliod 2005).

Riverside experienced many changes in the first two decades of the twentieth century. Neighborhoods like Northside developed into compact, modest-scaled streets (Mermilliod 2005). As discussed in previous sections, population during this period increased, and urban infrastructure and facilities such as water, electrical power, and transportation were enhanced. The citrus industry continued, aided by mechanization developed by local inventors, and two institutions were established: the University of California Citrus Experimentation Center and Alessandro Flying Field (now called March Air Reserve Base, see previous discussion). The City itself also began to develop a municipal identity with its adoption of a new charter in 1907 and the initial development of civic buildings.

Recreation during this period was still very important to Northside. The hot springs developed in the late nineteenth century were still a popular attraction. In 1915, the Riverside County Fair was relocated to Northside. This popular event continued until 1926 and offered numerous attractions including art shows and horse racing. Similar to the hot springs, the fairgrounds also hosted Hollywood elites, with stars such as Will Rogers filming on the site (Mermilliod 2005).

In 1917, towards the end of the Early Development period, Northside opened its first elementary school, Fremont Elementary School, located at 1925 Orange Street. Much of the original property was destroyed in a fire in 1949. The surviving building from that fire was demolished in 1967. The property was re-built and continues as Fremont Elementary School, although none of the original structures remain on the parcel (Mermilliod 2005).

Northside continued to expand after World War I, benefitting from the 1,440,000 new residents who settled in Southern California during the 1920s (Mermilliod 2005). The development of small- to large-scale farms in Northside reflected the diversification of the agricultural industry. Much of the land in Northside was subdivided for new homes. The public recreation buildings that had been a feature of the Northside Neighborhood continued to be popular during this period. The City of Riverside also continued to build additional municipal buildings elsewhere in the City (Grimes and Chiang 2009).

As in much of Southern California, the end of World War II ushered in an era of increased manufacturing. Along with this shift from an agro-dominated economy came land use changes and an urban landscape similar to what is seen today. The City of Riverside became home to well-known industrial companies and population continued to increase, creating the need for additional housing and City services. Increases in these sectors prompted the development of the freeway system that is present today bordering the Northside Neighborhood. City services grew in response to the population increase. In 1956, Northside built its first firehouse, Fire Station No. 6, on Main Street to service the local community. Recreation continued to be important for the Northside neighborhood during this period. Two new facilities were constructed: the Spring Brook Golf Course and Reid Park. The golf course was a community course open to general Riverside residents. Spring Brook is still in operation today. In 1964, a group of Northside residents developed a community park at Orange and Chase Road known as Reid Park. The ball field associated with the park was the first of its kind in Northside to serve the youth leagues. Reid Park was and remains home to the Northside Improvement Association, the oldest operating community organization in Riverside (Mermilliod 2005).

#### ***Residential/Community Development***

Residential development in Northside coincided with the migration boom of the 1880s. As residential tracts began to expand within the City of Riverside, Northside was considered ideal for agricultural production and grove house construction. The early homes in Northside would have reflected citrus-related buildings and features associated with small-scale agriculture. The earliest period of residential development in Northside consisted of Victorian-era styles including, Gothic Revival, Queen Anne, Shingle, and Folk Victorian (Mermilliod 2005).

Early in the development of Northside, residents had access to a variety of recreational spaces. The most significant of these was a natural hot water springs located at 3723-25 Strong Street, near to Main Street. This hot springs' significance dates to before the development of Riverside, when the area was home to Native Americans from the Cahuilla and Gabrielinos tribes. Recognized for its healing properties, the hot spring was purchase by William Elliot in 1886 and developed into a plunge and swimming bath housed in a 40-foot by 60-foot glass-roofed building. There was strong community support for development of this facility likely due to limited domestic bathing at the time (Mermilliod 2005). The facility even became a draw for Hollywood elites such as Buster Keaton and Houdini, the latter performing a magic act there in 1919. The facility was renovated and changed owners and names over the years, with a last known designation of White Sulphur Spring. In 1989, the structure was designated a City Structure of Merit and by 2006 was slated for demolition.

While much of the early development in Riverside centered around the City core, the sharp rise in population in the twentieth century prompted development in the surrounding areas and triggered creation of single and multifamily development and the subdivision of lots in Northside (Mermilliod 2005). The majority of architectural examples from this time period are modest single-family dwellings constructed between 1903 and 1918. Styles include Craftsman, Colonial Revival, Classic Revival, and Prairie.

The diversification of the agricultural and commercial industry along with the population boom forced further development in Northside. During this time, the Northside community consisted of a broad swath of the public, including both blue and white-collar workers. A trend developed towards dividing the extensive grove and agricultural properties that defined the neighborhood only a few decades earlier. While architectural trends elsewhere in the City reflected the Eclectic Period, during which architects were inspired by a wide variety of styles from around the world, Northside homes continued to be represented by modest Craftsman style homes (Mermilliod 2005). Multifamily housing also spread during this time.

The continued development of Northside followed the state trends of additional single and multifamily housing at the expense of groves and agriculture fields. Much of the housing land in Northside, and Riverside more generally, saw new tract housing development that defines suburban living today (Mermilliod 2005). This new type of housing tract development, rather than individual lot sales, defines the identity of suburbs within California. Houses in the individual tracts were typically created in the same styles, which included Minimal Traditionalist, Post-WWI Vernacular, and California Ranch.

### ***Commercial Development***

In 1913, a deep freeze weather event threatened the dominance of the citrus industry in Riverside and sparked the diversification of commercial interests (Mermilliod 2005). Much of the commercial development during this period occurred along Main Street in Riverside, south of SR-60. This area continued to develop throughout the twentieth century into an almost exclusive industrial area. A South Pacific Company railroad line once crossed this area near Main and First Street. This area was also home to a substation, a lumber yard, a railroad freight house, and bunkhouses, and the area near to the old railroad right-of-way was developed with light industrial, commercial, and storage buildings (Mermilliod 2005).

Commercial and industrial development expanded during this period of diversification and population boom between the two world wars. Many areas in Northside saw neighborhood shops alongside industrial centers. The majority of these commercial districts were associated with travel corridors that connected Northside to the rest of Riverside, particularly along Main Street. Motorist accommodations such as motels and roadside eateries were starting to pop up along these major travel arteries. Various gas stations and grocery stores were constructed to cater not only to passing motorists, but also to Northside residents. It was during this period that the Southern Sierras Power Company constructed an Industrial Center on Main Street. This impacted community evolution as it fostered a corporate culture that focused on employees as family, many of whom were Northside residents (Mermilliod 2005; Grimes and Chiang 2009).

As the development of commercial enterprises grew in Riverside, Main Street in the Northside neighborhood became a hub of commercial activity. It also remained a thoroughfare for motorists, though the development of the freeway system reduced local traffic. These freeways and the development of the large-scale industrial and manufacturing buildings as well as the previously developed educational facilities made Riverside and the Northside Neighborhood a desirable location for settlers looking for new opportunities (Mermilliod 2005).

### ***Trujillo Adobe***

The Trujillo Adobe is situated on a parcel of land that straddles the boundary between the City of Riverside and the City of Colton. As discussed above in Section 3.4.1., Mexican Period (1821–1846), the Trujillos were the founding family of the original La Placita settlement and held a position of authority there for many years. In 1862, a flood nearly destroyed the village of La Placita. A few years later in 1864, the Trujillo family built an adobe home at the southern limits of the settlement. By the early twentieth century, many of the residents of La Placita had moved south to North Orange Street within the Northside Neighborhood in Riverside. However, generations of the Trujillo family continued to occupy the Trujillo Adobe for a little over a century, until 1968 when it lay vacant. Although showing signs of extensive deterioration, the adobe is still extant at its original location, now enclosed within a protective shelter. The Trujillo Adobe is designated a Riverside County Point of Historical Interest (No. RIV-009), a County Landmark, and a City Landmark (No. 130). Other associated Trujillo buildings no longer extant is the purported Trujillo Cantina, built in front of the adobe (operational until the 1930s), and the Trujillo School, sited east of the adobe (closed in 1926) (Mermilliod 2005).

### *City of Colton Historical Overview*

The land comprising modern-day Colton was originally part of the 35,509-acre Mexican land grant forming Rancho San Bernardino, granted in 1842 by Governor Juan B. Alvarado to José del Carmen Lugo, José Maria Lugo, Vicente Lugo, and Diego Sepulveda (Hoffman 1862). Not long afterwards, the Lugos encouraged the same *genízaro* colonists from Abiquiú, New Mexico to settle on their rancho in hopes of deterring cattle theft by other raiding Native American tribes. The group eventually established agriculturally focused villages in neighboring Rancho Jurupa including La Politana, Aqua Mansa, and La Placita. Descendants of the latter two villages form the core of the modern-day Northside neighborhood. In 1851, after the Treaty of Guadalupe Hidalgo, the Lugos sold eight square leagues of the Rancho to a group of nearly 500 Mormons, led by the apostles Amasa M. Lyman and Charles C. Rich. However, the rancho land wasn't patented by the Public Lands Commission to the Lugos until 1865, during which time debates over property boundaries occurred. The Mormons were recalled back to Utah in 1858, which helped resolve some of the land disputes (Brown and Boyd 1922; Willey 1886).

Southern Pacific Railroad formed the townsite of Colton in 1875, naming it after the railroad's Vice President David R. Colton. The townsite was laid out along San Bernardino Street (now La Cadena Drive), but for the first 30 years residential development focused on the north side of the townsite, along F, G, and H Streets. It wasn't until the early twentieth century that affluent housing became centered on San Bernardino Street (City of Colton 2000). The rapid growth of railroads in the late nineteenth century, combined with the prime shipping location of the area in and around Colton, eventually led to one of the most infamous frog wars in railroad construction history at the site of Colton Crossing during the summer of 1883. The California Southern Railroad sought to cross at-grade the existing Southern Pacific Railroad tracks. Obtaining a court order on August 11, 1883, allowing California Southern to legally install the new track section across the existing Southern Pacific track, the stage was set for a showdown. Southern Pacific hired Virgil Earp to guard their tracks, which he did from a one-cab locomotive slowly moving back and forth along the track at that location. California Southern responded by alerting California Governor Robert Waterman, who then ordered San Bernardino County Sheriff J.B. Burkhart to enforce the court order. With Colton residents on the south side of the tracks and San Bernardino residents lined up along the north side of the tracks, Waterman read the court order out loud and demanded the locomotive be moved off immediately. To avoid imminent bloodshed, Earp ordered the engineer to move the locomotive (Paul and Carlisle 2006). A few years later in 1887, California Southern (part of the Atchison, Topeka, and Santa Fe Railroad) completed its line from Los Angeles to San Bernardino. The crossing of two transcontinental railroads in Colton meant that the city quickly grew into a major shipping hub. In the years following the founding of Colton, the largely Protestant settlement became a nexus of commercial activity, centered on railroads; the growing, processing, and shipping of citrus crops; limestone and marble extraction; and cement manufacturing. In 1887, the same year that the line from Los Angeles to San Bernardino was completed, the City of Colton incorporated and elected Virgil Earp as its first marshal (City of Colton 2000, 2017).

The primary industry of the Inland Empire was citrus production. Due to being a transportation nexus, Colton developed into a citrus processing and shipping center. In the 1870s, Colton fruit growers would sort and pack the fruit out in the groves, then transport the packaged fruit by wagon to the Southern Pacific train depot where it was then shipped to San Francisco and Los Angeles. The following decade, sorting and packing moved from the groves into centralized processing plants. The growers associated with the processing plants eventually formed into two Fruit Exchanges: the Colton Fruit Growers Association and the Colton Fruit Exchange, which was affiliated with the California Fruit Growers Exchange (now Sunkist). The first packing plant in Colton was built near the Southern Pacific train depot in 1881 by the San Jose Packing Company, and by 1902 there were three such plants operating near the California Southern train depot on the east side of town. However, this focus began shifting to the west side in the late nineteenth century due to the California Southern finally extending its track into Colton. This track

connected the town and the citrus growers to the Central Pacific and Union Pacific transcontinental line, thereby granting access to eastern markets. Citrus processing in Colton reached its peak in the early 1930s, with one packing plant shipping around 485 carloads of fruit a year. Around this time, citrus growers began subdividing their groves in order to pursue other commercial development. This led to a rapid decline in the fruit processing industry in Colton, and in 1936 the Exchange Packing Plant permanently closed its packinghouse, signaling “the end of the fruit-processing era in Colton” (City of Colton 2000).

The location of the Southern Pacific railroad tracks also strongly influenced settlement patterns in Colton. The train depot was located on the north side of the tracks, which drew commercial and more affluent residential development northwards as it facilitated easy access to the depot. Parked trains would often block access to the area south of the railroad tracks for hours on end, making that side of the tracks less desirable for economic and affluent residential development. Thus, the south side of Colton shifted from being a mix of Anglo and Hispanic residents to almost exclusively Hispanic in the 1910s, thanks in part to a large influx of immigrants who were fleeing the Mexican Revolution. Unlike their more affluent neighbors to the north, most men in south Colton worked as laborers, particularly at the Colton Cement Plant. Ethnic tensions between Anglo “northerners” and Hispanic “southerners” continued to grow during the first half of the twentieth century. However, the return of Hispanic World War II veterans to the area in the 1940s served to dilute some of the tensions, as the veterans “were less willing to observe racial boundaries” (City of Colton 2000).

#### ***Pellissier Ranch***

When Riverside County was established in 1893, the existing settlement of La Placita was divided between the new County and existing San Bernardino County. New churches and schools were built to serve the two portions of the divided community, with the historically dominant Trujillo family maintaining their hold on the south portion. Leadership of the north portion fell to David Santiago Garcia, Sr., who was the preeminent land holder at the time, having purchased the lands of several settlers who moved away before the 1890s. Garcia and his family lived in a wood-framed house on North Orange Street, in close proximity to the Trujillo adobe, while he engaged in dry-farming and raising cattle (Harley 2003). Anton Pellissier immigrated to the United States from France in 1888. By 1920, he and his family also were living on North Orange Street in north La Placita. Pellissier ran a dairy and vineyard, located north of the Trujillo adobe. He eventually expanded his dairy and vineyard businesses by purchasing property in the area, including the Garcia farmstead, and establishing a large ranch that operated until World War II (Harley 1996, 2003).

#### **CHRIS Record Search Results**

##### ***Previously Conducted Cultural Resource Studies within the SPA***

The records search results indicate that 196 cultural resource investigations have been conducted within the 1-mile search radius of the SPA between 1973 and 2015. Of these, 51 studies are mapped as overlapping at least a portion of the project area. Nine of these reports (SB-00273, SB-00274, SB-00275, SB-00447, SB-00492, SB-01499, SB-01837, SB-02010, and SB-02963) are considered regional overview studies that do not specifically address the SPA. Moreover, only two of the studies within the SPA (RI-08961 and RI-09739) are considered recent (conducted within the last 5 years). Both studies consisted of small (less than 5 acres) Phase I investigations. Neither study resulted in the identification of cultural resources. Details pertaining to investigations that overlap the SPA are listed below in Table 3.4-1.

Two studies that were not captured in the California Historical Resources Information System (CHRIS) records search are important to note. The majority of this study's Northside Neighborhood historic context is drawn from the Reconnaissance Survey and Context Statement for a Portion of the Northside (Mermilliod 2005). The Pellissier Ranch portion of the SPA was intensively studied in 2014. Information regarding cultural resources within this part of the specific plan was derived from Cultural Resources Technical Report: Pellissier Ranch Solar Photovoltaic Project EIR (HDR Engineering 2014). A brief summary of these studies follows Table 3.4-1.

**Table 3.4-1. Previously Conducted Cultural Resource Studies Within the SPA**

Report Number	Authors	Date	Title	Proximity
<b><i>Riverside County Studies</i></b>				
RI-02307	Hampson, P. et al.	1988	Cultural Resources Survey, Upper Santa Ana River, California	Within
RI-03383	Padon, B.	1991	Historic Property Clearance Report for the Proposed Acquisition of Two Parcels in Southeast and Southwest Quadrants of Route 60/91/215 Interchange; Supplement to October 11, 1991, Historic Property Clearance Report	Within
RI-03580	Love, B. et al.	2000	Historical/Archaeological Resources Survey Report: Tentative Tract No. 30028, City of Riverside, Riverside County, California	Within
RI-03605	Wlodarski, R.	1993	Draft Report: An Archaeological Survey Report Documenting the Effects of the RCIC I-215 Improvement Project in Moreno Valley, Riverside County to Orange Show Road in the City of San Bernardino, San Bernardino County, California	Within
RI-04212	Love, B. and B. Tang	1999	Cultural Resources Report: Significance Evaluation of Two Historic Archaeological Sites, First and Market Streets, City of Riverside, Riverside County, California	Within
RI-04227	Love, B. and B. Tang	1998	Cultural Resources Report: Tentative Tract Map No. 29097, City of Riverside, Riverside County, California	Within
RI-04228	Love, B. and B. Tang	1999	Cultural Resources Report: Tentative Tract 29219, City of Riverside, Riverside County, California	Within
RI-04230	Love, B. and B. Tang	1999	Historical/Archaeological Resources Survey Report: Tract Map 28453, 3330 Center Street, City of Riverside, Riverside County, California	Within
RI-04374	Padon, B.	2000	Letter Report: Cultural Resources Survey for Carter Street Project within the City of Riverside	Within
RI-04379	Love, B., M. Dahdul, and M. Hogan	2000	Identification and Evaluation of Historic Properties AT&T Wireless Site PB 2002-032 Community of Highgrove Riverside County, California	Within
RI-04430	Jones & Stokes Associates, Inc.	2000	Cultural Resources Inventory Report for Williams Communications, Inc. Fiber Optic Cable System Installation Project, Riverside, CA to the CA/AZ Border, Riverside, San Bernardino, & Imperial Counties, CA	Within
RI-04431	Jones & Stokes Associates, Inc.	1999	Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Riverside, Los Angeles & Riverside Counties, CA	Within

Table 3.4-1. Previously Conducted Cultural Resource Studies Within the SPA

Report Number	Authors	Date	Title	Proximity
RI-04486	Alexandrowicz, S.	2001	An Identification Investigation of Historical Resources and Soils for the Center Street Extension Project, the City of Riverside, Riverside County, the City of Colton, San Bernardino County, California	Within
RI-05033	McKenna, J.	2005	A Phase I Cultural Resources Investigation for the Proposed Riverside Unified School District (RUSD) Beatty Elementary School Site in the City of Riverside, Riverside County, California	Within
RI-05240	Marvin, J. and S. Younger	2005	Cultural Resource Assessment, the Strong Street Homes Project, City of Riverside, Riverside County, CA	Within
RI-05623	Drover, C.	2002	An Archaeological Impact Assessment of Landmark Business Park Phase II, Market Street and State Highway 60, Riverside, CA	Within
RI-05748	Doan, U., M. Hogan, and B. Tang	2003	Archaeological Sensitivity Assessment: Hunter Park Redevelopment Plan Amendment, City of Riverside, Riverside County, CA	Within
RI-05780	Dahdul, M., J. Smallwood, and D. Ballester	2002	Archaeological Testing and Mitigation Report, Center Street Extension Project, In and Near the City of Riverside, Riverside County, CA	Within
RI-05893	Tang, B. et al.	2002	Historical/Archaeological Resources Survey Report, Market Street Widening Project, City of Riverside, Riverside County, CA	Within
RI-05993	Tibbet, C. and J. Smallwood	2003	Historical/Archaeological Resources Survey Report, Tentative Tract Map No. 30907, City of Riverside, Riverside County, CA	Within
RI-06237	Tang, B. et al.	2004	Historical/Archaeological Resources Survey Report, Assessor Parcel Numbers 246-020-007 and -12, in the City of Riverside, Riverside County, California	Within
RI-06425	Tang, B. et al.	2005	Historical/Archaeological Resource Survey Report, Assessor's Parcel No. 206-152-004, City of Riverside, Riverside County, CA	Within
RI-06475	Tang, B. et al.	2005	Historical/Archaeological Resources Survey Report, Assessor's Parcel Number 246-260-004, 4320 Alamo Street, City of Riverside, Riverside County, CA	Within
RI-06476	Tang, B. et al.	2005	Historical/Archaeological Resources Survey Report, Tentative Tract Map 33506, 3184, 3224, and 3262 Chase Road, City of Riverside, Riverside County, CA	Within
RI-06601	Tang, B., M. Hogan, and D. Encarnacion	2006	Identification and Evaluation of Historic Properties, Fairmont, Reid, and La Sierra Parks Improvement Project, City of Riverside, Riverside County, California	Within
RI-06839	Pierson, L.	2007	An Archaeological Survey of the Shilleh Home Property and a Historical Evaluation of the White Sulfur Springs Pool Facility, Riverside, California, SITE P-37-14953	Within



Table 3.4-1. Previously Conducted Cultural Resource Studies Within the SPA

Report Number	Authors	Date	Title	Proximity
RI-07255	Goodwin, R. and R. Reynolds	2002	Cultural Resources Assessment: La Riviera Tract 23328, City of Riverside, Riverside County, California	Within
RI-08441	Billat, L.	2010	Collocation (“CO”) Submission Packet, FCC FORM 621, AT&T Colo La Cadena, LA5312A	Within
RI-08961	Maxon, P.	2012	Phase I Cultural Resources Assessment, La Rivera Development-Surface Drainage Improvement Project, Riverside, California	Within
RI-09739	Puckett, H.	2014	Cultural Resources Summary for the Proposed Verizon Wireless, Inc., Property, Fairmount Park, 4011 Fairgrounds Street, Riverside County, CA 92501	Within
<b>San Bernardino County Studies</b>				
SB-00273	Leonard III, N.	1975	Santa Ana River Project, Description and Evaluation of Cultural Resources and Appendices: Field Data	General Overview
SB-00274	Rosenthal, J.	1979	A Cultural Resource Survey of the Proposed Santa Ana River Hiking/Biking Trail in the Prado Flood Control Basin	General Overview
SB-00275	Tobey, R., T. Suss, and L. Burgess	1977	Historical Resource Survey, Prado Flood Control Basin, San Bernardino and Riverside Counties, California	General Overview
SB-00447	Scott, M.	1976	Development of Water Facilities in the Santa Ana River Basin, California, 1810-1968	General Overview
SB-00492	Simpson, R., L. Brown, and J. Hearn	1977	Archaeological-Historical Resources Assessment of Proposed Bloomington Wastewater Facilities Plan	General Overview
SB-00711	Chavez, D.	1978	Cultural Resources Evaluation of the Rialto Tank Farm Location and Associated Pipeline and Pump Station Locations, San Bernardino County, California	Within
SB-00712	Chavez, D.	1978	Cultural Resources Evaluation of the Four Corners Pipeline Interconnect Facilities, San Bernardino and Riverside Counties, California	Within
SB-00713	Chavez, D.	1978	Final: Cultural Resources Evaluation for the Naval Petroleum Reserve No. 1 (Elk Hills) to Rialto Crude Oil Pipeline	Within
SB-00714	Chavez, D.	1978	Final: Cultural Resources Evaluation for the Rialto Crude Oil Tank Farm to the Four Corners Pipeline, Kern County, California	Within
SB-01499	Foster, J. and R. Greenwood	1985	Cultural Resources Overview: California Portion, Proposed Pacific Texas Pipeline Project	General Overview
SB-01837	Goldberg, S. and J. Arnold	1988	Prehistoric Sites in the Prado Basin, California: Regional Context and Significance Evaluation	General Overview
SB-01951	Hatheway, R. and K. Swope	1989	Archaeological and Historical Survey Report for the Proposed Angelus Block Property	Within
SB-02010	Harley, B.	1988	Rev. Juan Caballeria: Historian or Storyteller?: Rethinking the 1810 Dumetz Expedition	General Overview
SB-02307	Dorn, R. and D. Whitley	1984	Chronometric and Relative Age Determination of Petroglyphs in the Western United States	Within

Table 3.4-1. Previously Conducted Cultural Resource Studies Within the SPA

Report Number	Authors	Date	Title	Proximity
SB-02853	Foster, J. et al.	1991	Cultural Resource Investigation: Inland Feeder Project, MWD of Southern CA	Within
SB-02963	Haenszel, A.	1992	Mormons in San Bernardino	General Overview
SB-03927	Alexandrowicz, S.	2001	An Identification Investigation of Historical Resources & Soils for the Center Street Extension Project, City of Riverside, Riverside County & City of Colton, San Bernardino County, CA	Within
SB-04201	Love, B. and B. Tang	1999	Assessor's Parcel No. 246-101-001, at the Intersection of Center Street and Orange Street, City of Riverside, CA	Within
SB-05264	Bonner, W. and M. Aislin-Kay	2006	Cultural Resources Records Search and Site Visit Results for Cingular Telecommunications Facility Candidate ES-0067-01 (Key Street/Riverside Avenue), 2090 West Key Street, Colton, San Bernardino County, California	Within
SB-06084	Dietler, J. and R. Ramirez	2008	Cultural Resources Inventory for the Pellissier Ranch Specific Plan Project, City of Colton, San Bernardino County, California	Within
SB-06516	Ashkar, S.	1999	Cultural Resource Inventory Report for Williams Communications, Inc., Proposed Fiber Optic System Installation Project, Los Angeles to Riverside, Los Angeles, Riverside and San Bernardino Counties	Within

### ***Mermilliod 2005***

In 2005, the City of Riverside Planning Department contracted with JM Research and Consulting to conduct a cultural resources study within Northside. The study consisted of an extensive reconnaissance survey within a portion of Northside and the preparation of a comprehensive historic context statement for the neighborhood. The purpose of the project was to identify, document, and evaluate potential historic districts and individually significant properties for eligibility for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and under the City of Riverside's Cultural Resources Ordinance, Title 20 (Mermilliod 2005). The survey area included roughly 2 square miles just north of the City's downtown area. The survey overlapped the current SPA south of SR-60 designated as Potential Area A North Main Street and a smaller portion of the current SPA north of SR-60 from Fairmount Boulevard to the west, Strong Street to the north, and I-215 to the east.

The study resulted in the identification of 156 properties that appear eligible for inclusion as contributors within three potential districts. In addition to the 3 historic districts, 11 properties appear individually eligible for designation, and 16 properties were recommended for further study (Mermilliod 2005). While the historic districts are in close proximity to the current study, none overlaps the current SPA. Of the 11 properties that were determined eligible for individual designation, 5 are within the current SPA. Of these, one property (3720 Stoddard Avenue) was determined eligible for local designation as a City Landmark; and four properties were determined eligible for local designation as City Structures of Merit (3668 Poplar Avenue, 3787 Shamrock Avenue, 3676 Strong Street, and 2357 Wilshire Street) (Mermilliod 2005).

### **HDR Engineering 2014**

In 2014, the City of Riverside Public Utilities Department proposed to develop a solar power facility on Pellissier Ranch located within the jurisdictional boundary of the City of Colton. HDR Inc. conducted the Phase I cultural resources study in support of the proposed project. The area of potential effect (APE) included the 227-acre Pellissier Ranch site and a 14.9-acre off-site interconnection that ran south down Orange Street from the Pellissier Parcel, east along Chase Street to West La Cadena Drive in the City of Riverside (HDR Engineering 2014). The APE was entirely within the current proposed Northside SPA, encompassing the entire Pellissier Ranch portion of the current SPA.

The records search returned 18 known cultural resources within the APE. These sites consisted of two prehistoric bedrock milling features (P-36-19814 and P-36-19820); three historic-age farmstead/homestead ruins (P-36-19808, P-36-19809, and P-36-19815); a historic-age refuse scatter (P-36-06086); two historic-age isolated artifacts (P-36-60235 and P-36-60252); six water conveyance or water storage features including the Upper and Lower Riverside Canal (P-33-04495 and P-36-07172), the Highgrove Channel (P-36-19818), and wells and irrigation systems of Pellissier Ranch (P-36-19810, P-36-19817, and P-36-19821); and four historic-period single-family properties (P-33-06966, P-33-14884, P-33-14885, and P-33-14886) (HDR Engineering 2014).

The field survey relocated all but two of the previously recorded resources, both isolates, and identified two new sites. The newly recorded cultural resources consisted of a historic-age earthen ditch and mason-lined culvert, temporarily designated the “Orange Street Culvert,” and an isolated historic-age bottle (HDR Engineering 2014).

Of the 20 cultural resources located within the APE, 1 site, the Upper Riverside Canal (P-33-04495), was previously recommended eligible for the NRHP; 15 sites were previously recommended as not eligible for the CRHR or local designation (P-36-06086, P-36-07172, P-36-19808, P-36-19809, P-36-19810, P-36-19815, P-36-19817, P-36-19818, P-36-19821, P-36-60235, P-36-60252, P-33-06966, P-33-14884, P-33-14885, and P-33-14886). The two prehistoric bedrock milling features (P-36-19814 and P-36-19820) and the newly identified Orange Street Culvert were not formally evaluated at the time of the study (HDR Engineering 2014). Brian F. Smith and Associates has since evaluated the bedrock milling features and recommended the sites as not eligible for the CRHR. The newly identified historic-age isolated artifact was not eligible for listing.

Portions of the APE were considered sensitive for archaeological material. As noted in the study, the areas along the Santa Ana River and at the base of the La Loma Hills were used heavily by Native Americans and may contain buried prehistoric cultural material. Additionally, historic flood events demolished the historic-age settlement that was located on the property. There is a possibility that intact archaeological deposits related to the settlement are buried beneath the flood-borne sediment (HDR Engineering 2014). Management recommendations included avoidance or evaluation of the prehistoric sites and the newly identified canal and archaeological monitoring during ground-disturbing activities within 20 meters of the farmstead/homestead ruins (P-36-19808, P-36-19809, and P-36-19815).

### **Previously Recorded Cultural Resources within the SPA**

There are a total of 343 previously recorded cultural resources within 1 mile of the Northside SPA. Table 3.4-2 provides the details of all previously recorded resources within 1 mile of the SPA. These resources include 24 prehistoric archaeological sites consisting of varied site types, such as bedrock milling surfaces, artifact scatters, and rock art of various forms; 20 historic archaeological sites, including the early settlement of Agua Mansa; 178 historic-age built environment resources, including such notable resources as Fairmount Park and John W. North Park; and 16 resources with no information, but that are presumed built environment resources.

Of these 343 resources, 101 are located within the SPA. The resources within the SPA include 17 archaeological resources, of which 3 are prehistoric archaeological sites, 1 is a multi-component resource with both prehistoric and historic components, 12 are historic archaeological sites, and 1 is a historic archaeological isolated artifact. The remaining 83 resources are historic-age built environment resources. The single multicomponent site within the SPA rests on the county line. Because of this, the information centers each assigned the resource a primary number that correlates with their county. As a result, P-33-08752/CA-RIV-06237 from Riverside County is the same site as P-36-09814/CA-SBR-09841 from San Bernardino County and will be discussed in this report as P-33-08752/P-36-09814.

**Table 3.4-2. Previously Recorded Cultural Resources Within the SPA**

Primary Number	Trinomial (CA-)	Period	NRHP/CRHR Status*	Recorded Year/By	Description	Proximity
<b>Sites Within Riverside County</b>						
33-001984	RIV-01984	Historic Structure	California Point of Historical Interest and County Landmark; City Landmark  3S (appears eligible for NRHP as an individual property through survey evaluation)	2018 Howell-Ardila 1982 T. Newman; 1980 J. Oxedine; 1968 unknown	Historic: Trujillo Adobe	Subarea 16
33-004299	RIV-04299	Historic	Unknown	1991 P. Jertberg	Historic: Building foundations	Subarea 11
33-004495	RIV-04495	Historic Structure	3 (appears eligible for the NRHP or CRHR)	2014 A. Gusick and K. Tennesen; 2009 D. Ballester; 1996 R. Starzak and M. Fitzgerald; 1992 R. Wlodarski and D. Larson; 1991 P. Jertberg	Water conveyance system: Upper Riverside Canal, Lower Riverside Canal	Subarea 10, 12
33-004787	RIV-04787	Historic Structure	5 (appears eligible for local listing)	1992 R. Wlodarski	Water conveyance system: Riverside-Warm Creek Canal	Subarea 10
33-004791	RIV-04791	Historic Structure	3 (appears eligible for the NRHP or CRHR)	2005 J. McKenna et al.; 2001 A. Gustafson and M. McGrath; 1992 R. Wlodarski	Water conveyance system: Lower Riverside Canal	Subarea 11, 12

Table 3.4-2. Previously Recorded Cultural Resources Within the SPA

Primary Number	Trinomial (CA-)	Period	NRHP/CRHR Status*	Recorded Year/By	Description	Proximity
33-005712	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1999 B. Tang	Building: Single-family property (early twentieth century)	Subarea13
33-006965	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1916)	Subarea12
33-006966	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 1982 T. Newman	Building: Single-family property (c. 1933)	Subarea12
33-006967	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1900)	Subarea12
33-006968	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c.1905)	Subarea10
33-006969	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1920)	Subarea 10
33-006970	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1928)	Subarea 10
33-006971	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1898)	Subarea 3
33-006973	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1922)	Subarea 4
33-008650	RIV-06166	Historic	Unknown	1998 B. Love	Historic: Refuse scatter	Subarea 12
33-008651	RIV-06167	Historic	Unknown	1998 B. Love	Historic: Farmstead ruins	Subarea 12
33-008752 (same as 36-009814)	RIV-06237	Multi-component	7 (not evaluated)	1998 B. Love	Historic: Refuse scatter Prehistoric: Lithic and ceramic scatter	Subarea 16
33-008754	RIV-06238	Historic	6 (not eligible)	1999 B. Love	Railroad: Pacific Electric Railway maintenance barn ruins	Subarea 11
33-008755	RIV-06239	Historic	6 (not eligible)	1999 B. Love	Railroad: Pacific Electric Railway electrical transformer station ruins	Subarea 11
33-009006	RIV-06351	Historic	6 (not eligible)	1999 Tetra Tech	Historic: Refuse scatter	Subarea 7

Table 3.4-2. Previously Recorded Cultural Resources Within the SPA

Primary Number	Trinomial (CA-)	Period	NRHP/CRHR Status*	Recorded Year/By	Description	Proximity
33-009198	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1999 B. Tang	Building: Single-family property (c. 1923)	Subarea 11
33-009199	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1999 B. Tang	Building: Single-family property (c. 1923)	Subarea 11
33-009200	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1999 B. Tang	Building: Single-family property (c. 1923)	Subarea 11
33-010902	RIV-06595	Historic Structure	6 (not eligible)	2000 M. Hogan and M. Dahdul	Water conveyance system: Agricultural irrigation system	Subarea 12
33-011444	—	Historic Structure	6 (not eligible)	2000 B. Tang	Building: Single-family property (c. 1913)	Subarea 12
33-011538	—	Historic Structure	6 (not eligible)	1996 R. Starzak and M. Fitzgerald	Building: Multi-family property (c. 1927)	Subarea 10
33-011539	—	Historic Structure	3 (appears eligible for the NRHP or CRHR)	1996 R. Starzak and M. Fitzgerald	Building: Single-family property (c. 1913)	Subarea 12
33-012131	—	Historic Structure	6 (not eligible)	1995 D. Bricker	Building: Single-family property (c. 1925)	Subarea 12
33-012132	—	Historic Structure	6 (not eligible)	1995 D. Bricker	Building: Single-family property (c. 1941)	Subarea 12
33-012133	—	Historic Structure	6 (not eligible)	1995 D. Bricker	Building: Single-family property (c. 1937)	Subarea 12
33-012134	—	Historic Structure	6 (not eligible)	1995 D. Bricker	Building: Single-family property (c. 1926)	Subarea 12
33-012135	—	Historic Structure	3 (appears eligible for the NRHP or CRHR)	1995 D. Bricker	Building: Single-family property (c. 1923)	Subarea 12
33-012136	—	Historic Structure	6 (not eligible)	1995 D. Bricker	Building: Single-family property (c. 1925)	Subarea 12

Table 3.4-2. Previously Recorded Cultural Resources Within the SPA

Primary Number	Trinomial (CA-)	Period	NRHP/CRHR Status*	Recorded Year/By	Description	Proximity
33-012149	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1947)	Subarea 12
33-012150	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1947)	Subarea 12
33-012151	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1954)	Subarea 12
33-012152	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1946)	Subarea 12
33-012153	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1937)	Subarea 12
33-012154	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1954)	Subarea 12
33-012155	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1927)	Subarea 12
33-012156	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1925)	Subarea 12
33-012157	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1926)	Subarea 12

Table 3.4-2. Previously Recorded Cultural Resources Within the SPA

Primary Number	Trinomial (CA-)	Period	NRHP/CRHR Status*	Recorded Year/By	Description	Proximity
33-012158	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1927)	Subarea 12
33-012159	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1946)	Subarea 12
33-012160	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1926)	Subarea 12
33-012161	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1926)	Subarea 12
33-012162	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1928)	Subarea 12
33-012163	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1950)	Subarea 12
33-012164	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1927)	Subarea 12
33-012165	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1947)	Subarea 12
33-012166	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1946)	Subarea 12



Table 3.4-2. Previously Recorded Cultural Resources Within the SPA

Primary Number	Trinomial (CA-)	Period	NRHP/CRHR Status*	Recorded Year/By	Description	Proximity
33-012167	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1948)	Subarea 12
33-012168	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1948)	Subarea 12
33-012169	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1946)	Subarea 12
33-012170	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Commercial property (c. 1947)	Subarea 10
33-013078	—	Historic Structure	6 (not eligible)	2003 J. Smallwood	Building: Single-family property (c. 1924)	Subarea 12
33-013206	—	Historic Structure	6 (not eligible)	2002 T. Woodward	Building: Single-family property (c. 1956)	Subarea 12
33-013207	—	Historic Structure	6 (not eligible)	2002 T. Woodward	Building: Multi-family property (c. 1940s)	Subarea 11
33-013209	—	Historic Structure	6 (not eligible)	2002 T. Woodward	Building: Single-family property (c. 1920s)	Subarea 11
33-013210	—	Historic Structure	6 (not eligible)	2002 T. Woodward	Building: Single-family property (c. 1890s)	Subarea 11
33-013806	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1946)	Subarea 12
33-013807	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1924)	Subarea 12
33-013808	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1937)	Subarea 12
33-013809	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1923)	Subarea 12

Table 3.4-2. Previously Recorded Cultural Resources Within the SPA

Primary Number	Trinomial (CA-)	Period	NRHP/CRHR Status*	Recorded Year/By	Description	Proximity
33-013810	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1940)	Subarea 12
33-013811	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1928)	Subarea 12
33-013812	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1945)	Subarea 12
33-013813	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1926)	Subarea 12
33-013814	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1931)	Subarea 12
33-013815	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1926)	Subarea 12
33-013816	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1945)	Subarea 12
33-013817	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1913)	Subarea 15
33-013818	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1912)	Subarea 15
33-013819	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1935)	Subarea 15
33-013820	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1922)	Subarea 15
33-013821	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1922)	Subarea 15
33-013822	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1921)	Subarea 15
33-013823	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1949)	Subarea 12
33-014015	—	Historic Structure	6 (not eligible)	2004 S. Carmack	Building: Single-family property (c. 1953)	Subarea 12
33-014726	—	Historic Structure	6 (not eligible)	2005 C. Tibbet and J. Smallwood	Building: Single-family property (c. 1924)	Subarea 12

Table 3.4-2. Previously Recorded Cultural Resources Within the SPA

Primary Number	Trinomial (CA-)	Period	NRHP/CRHR Status*	Recorded Year/By	Description	Proximity
33-014727	—	Historic Structure	6 (not eligible)	2005 C. Tibbet	Building: Single-family property (c. 1954)	Subarea 12
33-014884	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2005 C. Tibbet	Building: Single-family property (Built date unknown)	Subarea 12
33-014885	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2005 C. Tibbet	Building: Single-family property (c. 1916)	Subarea 12
33-014886	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2005 C. Tibbet	Building: Single-family property (c. 1950s)	Subarea 12
33-014953	—	Historic	7 (not evaluated)	2006 L. Pierson and G. Weatherford	Building: White Sulphur Springs Pool and facility (c. 1938)	Subarea 12
33-017517	—	Historic Structure	6 (not eligible)	2005 J. Smallwood	Building: Single-family property (c. 1933)	Subarea 12
<b>Sites Within San Bernardino County</b>						
36-006086	SBR-06086	Historic	6 (not eligible)	2014 A. Gusick and K. Tennesen; 1988 G. Romani et al.	Historic: Refuse scatter	Subarea 1
36-007172	SBR-07172	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 1992 R. Wlodarski	Water conveyance system: Riverside Lower Canal	Subarea 1, 2
36-009814 (same as 33-08752)	SBR-09814/6237	Multi-component	7 (not evaluated)	1999 B. Love	Historic: Refuse scatter Prehistoric: Lithic and ceramic scatter	Subarea 16
36-019808	—	Historic	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Historic: Farmstead ruins	Subarea 1
36-019809	—	Historic	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Historic: Homestead ruins, element of Pellissier Ranch	Subarea 1
36-019810	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Water conveyance system: South Well, element of Pellissier Ranch	Subarea 1

Table 3.4-2. Previously Recorded Cultural Resources Within the SPA

Primary Number	Trinomial (CA-)	Period	NRHP/CRHR Status*	Recorded Year/By	Description	Proximity
36-019814	SBR-013176	Prehistoric	6 (not eligible)	2015 J. Hanlen; 2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Prehistoric: Bedrock milling	Subarea 1
36-019815	—	Historic	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Historic: Homestead ruins, element of Pellissier Ranch	Subarea 1
36-019817	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Water conveyance system: Five water control features, elements of Pellissier Ranch	Subarea 1
36-019818	SBR-013178	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Water conveyance system: Highgrove Channel	Subarea 1, 2
36-019820	SBR-013180	Prehistoric	6 (not eligible)	2015 J. Hanlen; 2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Prehistoric: Bedrock milling	Subarea 1
36-019821	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Water conveyance system: Main Well, element of Pellissier Ranch	Subarea 1
36-026886	—	Historic Structure	6 (not eligible)	2009 E. Hilton	Building: Multi-family property (c. 1955)	Subarea 12
36-029039	SBR-029039	Prehistoric	6 (not eligible)	2015 J. Hanlen	Prehistoric: Bedrock milling	Subarea 1
36-060235	—	Historic	6 (not eligible)	2015 J. Hanlen; 2014 A. Gusick and K. Tennesen; 1966 Unknown	Historic: Refuse scatter	Subarea 1
36-060252	—	Historic	6 (not eligible)	2014 A. Gusick and K. Tennesen; 1987 G. Romani and S. Wakefield	Isolate: Bottle finish	Subarea 1

**Note:** \*The NRHP/CRHR Status Codes provided by the Eastern Information Center (as shown in the above table) do not always reflect current California Historical Resource Status Codes (as revised in 2003). Many of the status codes presented above represent the outdated status code system. However, resource status is clarified by the text in parenthesis.

### ***Previously Identified Archaeological Resources***

In and around the foothills of the La Loma Hills are the prehistoric sites and the prehistoric component of the multicomponent site. The prehistoric sites consist of bedrock milling surfaces (P-36-19814, P-36-19820, and P-36-29039). The prehistoric component of the multicomponent site (33-008752/36-009814) consists of a sparse artifact scatter including a hand stone, a core, and a brownware pottery sherd (P-33-08752/P-36-09814). Brian F. Smith and Associates evaluated the bedrock milling sites in 2015 and determined them ineligible for listing (Hanlen 2015a, 2015b, 2015c). The prehistoric component of the multicomponent site (33-008752/36-009814) has not been evaluated for significance. Important to note is White Sulphur Springs (P-33-14953), which is not recorded as a prehistoric site but potentially has a prehistoric component, was identified in the 2005 Mermilliod report. The natural hot spring is roughly 1 mile south of the La Loma Hills, in a residential area along Strong Street. Although the prehistoric component of the site was not included in the site record, which focused on the built environment surrounding the spring, the spring is known for its early Native American occupation and there is a potential for a prehistoric archaeological component at this site (Mermilliod 2005).

The historic archaeological sites and the historic component of the multicomponent site are scattered throughout the SPA. The majority of these resources (n=13) are either within or in close proximity to the Pellissier Ranch and the proposed Subareas 1 and 2 portion of the SPA and most likely associated with the early settlement of La Placita and Pellissier Ranch. These resources consist of homestead or farmstead ruins (P-36-19808, P-36-19809, and P-36-19815), four historic-age refuse scatters (P-36-06086, P-33-09006, P-36-60235, and P-33-08752/P-36-09814), and one isolated historic-age bottle fragment (P-36-60252). As of 2015, descendants of the families of the settlements of Agua Mansa and La Placita are working to list the site on the CRHR and NRHP. Of the remaining sites within the northern portion of the SPA, seven were determined ineligible for listing (P-36-06086, P-33-09006, P-36-19808, P-36-19808, P-36-19815, P-36-60235, and P-36-60252). The historic component of the multicomponent site (33-008752/36-009814) has not been evaluated for significance.

Historic archaeological resources identified within the middle portion of the Northside SPA include foundations of a historic building (P-33-04299), ruins of a farming/orchard enterprise (P-33-08651) and a domestic refuse scatter (P-33-08650). The latter two resources were recorded in 1998, prior to development of tract housing in their immediate location. Sites P-33-08651 and P-33-08650 were likely destroyed by this development. Site P-33-04299 is within vacant land that is slated for development under the Northside Neighborhood General Plan 2025. The eligibility status for this resource is unknown.

The two remaining historic archaeological sites are within the proposed Subarea 11 portion of the SPA. These sites consist of ruins of Pacific Electric Railway maintenance and operations facilities (P-33-08754 and P-33-08755). The sites were determined ineligible for listing in 1999 (Love 1999a, 1999b). The records indicate that the sites were slated for demolition. This parcel was developed into residential housing by 2003 (NETR 2019). The sites were likely destroyed by this development.

### ***Previously Identified Historic Built Environment Resources***

The historic-age built environment resources consist primarily of historic-age buildings (n=74) including 70 single-family residences, three multifamily properties (P-33-11538, P-33-13207, and P-36-26886), and one commercial property (P-33-12170). The single-family properties were constructed between the 1890s and the 1950s. Although these properties are scattered throughout the SPA, concentrations of single-family residences are found near Hunter Park, along the north portion of Main Street, and along Strong Street. The 1930s Mission Revival style single-family residence at 3261 Strong Street (P-33-11539) is designated as City of Riverside Landmark No. 91, Structure of Merit No. 187, and appears eligible for the NRHP (Appendix B). The 1920s Craftsman style bungalow at 3720

Stoddard Avenue (P-33-12135) is designated as a City of Riverside Structure of Merit (No. 189) and appears eligible for the NRHP and CRHR (Bricker 1995). Of the remaining single-family residences, 61 were determined not eligible for listing and 7 were not evaluated. None of the multifamily properties nor the commercial building are eligible for listing.

The one previously recorded historic-age recreational property within the SPA is located at 3723-25 Strong Street (Proposed Subarea 12). These grounds contain a native hot spring that has been used for centuries, first by Native Americans, then by locals and visitors to Riverside. The grounds have seen extensive changes throughout the years. The final change of ownership and subsequent remodel occurred in 1959 with the opening of White Sulphur Springs (P-33-14953). This recreational retreat boasted a swimming pool, badminton and volleyball courts, a shuffleboard deck, a water slide, as well as other facilities (Pierson and Weatherford 2006). The facility closed in the late 1960s, and the property lay dormant until it was razed in 2014.

The remaining nine built environment resources consist of water conveyance and storage structures associated with the citrus industry and agricultural enterprises of the late nineteenth and early twentieth centuries. Combined, four of these resources make up the segment of the Upper and Lower Riverside Canal and Warm Creek Canal that traverse the SPA from roughly northeast to southeast and northeast to southwest respectively (P-33-04495, P-33-04787, P-33-04791, and P-36-07172). Construction for this 19-mile-long resource began in 1870 to support the growing agricultural industry. While the majority of the alignment was either abandoned, replaced, or destroyed by 1996, some portions of the canal appeared eligible for listing in the CRHR (Starzak and Fitzgerald 1996). By 2001, approximately 40% of the canal was still in use.

Four of the water conveyance/storage features are within the northern portion of the SPA. South Well (P-36-19810), Main Well (P-36-19821), and a system of weir boxes (P-36-19817) are all presumed features from ranching and farming at Pellissier Ranch through the 1940s. The modern improved Highgrove Channel (P-36-19818) is also within this area. All four of these resources were determined ineligible for listing in 2008 (Dietler and Covert 2008).

In the middle of the SPA near the banks of the Santa Ana River is a site consisting of a well, a pump, and three weir boxes which date from the early 1900s (P-33-10902). In 2000, Hogan determined the site ineligible for state and local listing. The location of the site is currently within an undeveloped vacant lot. According to the City of Riverside General Plan 2025 (City of Riverside 2007), the parcel is slated for future residential development.

#### **California Historic Resources Inventory Summary**

The California Historic Resources Inventory (HRI) results indicate that 414 historic resources have been evaluated to various degrees within the SPA between 1968 and 2013. Determinations were awarded based on historic resource survey information (i.e., reconnaissance level surveys), project reviews, and individually evaluated historic resources. Two resources are individual properties determined eligible for NRHP by a consensus through the Section 106 process and are also listed in the CRHR (2S2). These properties are 3720 Stoddard Avenue and 3261 Strong Street. Seven resources are individual properties that are listed or designated in a local register (5S1). Ten resources are individual properties that are eligible for local listing or designation (5S2). One resource was locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation (5B). Some 188 resources were determined ineligible for local listing, but warrant special consideration in local planning (6L). In addition, 12 resources were determined ineligible for NRHP pursuant to Section 106 without review by the State Historic Preservation Officer (6U). These resources may require reevaluation for CRHR or local designation. Some 69 resources were determined ineligible for the NRHP through the Section 106 process, but have not been formally evaluated for the CRHR or local designation (6Y). These resources may require reevaluation for CRHR or local

designation. In addition, 69 resources were determined ineligible for the NRHP, CRHR, and local designation based on survey evaluation (6Z). These resources do not require reevaluation. Finally, 54 resources were identified in Reconnaissance Level Survey (Mermilliod 2005) as needing evaluation (7R) and 1 resource, the Trujillo Adobe, needs to be reevaluated using current standards (7L). However, this status code is outdated as it is known that the Trujillo Adobe was reevaluated by Howell-Ardila (2018) and recommended eligible for the NRHP. Further, the Trujillo Adobe is designated as City of Riverside Landmark No. 130 and County of Riverside Landmark No. 009.

The identified HRI properties within the SPA are listed in Appendix B.1.

### Historical Aerial Overview

Historical aerial photographs of the SPA were reviewed to get a better understanding of the built environment as it changed through time. Historic aerial photographs were available for the years 1930, 1931, 1938, 1939, 1948, 1953, 1954, 1959, 1962, 1963, 1966, 1967, 1968, 1976, 1978, 1980, 1990, 1995, 2002, 2005, 2009, 2010, 2012, and 2014 (NETR 2019; UCSB 2019).

In the earliest available aerials from 1930 and 1931, the area is dominated by agricultural fields and orchards, demarcated to the north by the La Loma Hills. Spring Creek bisects the SPA from west to east, and the Santa Ana River bed takes up a wide, braided bed to the west. Several modern roads are visible, including La Cadena Drive, Orange Street, Placentia Lane, Old Pellisier Road, and Main Street, as well as Center Street/W. Main Street heading east to Highgrove town center. The majority of nonagricultural residential properties are clustered along La Cadena Drive, which visibly extends from the 3001 W. La Cadena Drive property partially within the SPA boundary to the north, the mixed-use residential and commercial properties in the Riverside Canal oxbow, south to roughly Spruce Street before giving way to more orchards. The concentration of residential properties shifts to being concentrated along Main Street southwest of Strong Street. Other properties to note in the 1930s aerials are an agricultural property along Garner Road where a truck repair property is located today that may require evaluation, and several small residential lots and houses along Columbia Avenue and the north side of Strong Street west of Main Street.

Post-1938 photographs show evidence of a large flood along the Santa Ana River, likely the result of the flood that devastated neighboring San Bernardino County and neighboring Los Angeles County that same year. The flood damage consisted of the visible scouring of the agricultural properties in the northwest section of the SPA, southwest of Old Pellisier Road and north of Strong Street. Despite this damage, residential development extends further north from downtown Riverside along Main Street, extending north of and densifying along Strong Street.

The 1953 photograph shows that the orchards west of Orange Street haven't yet fully recovered, and the large, open agricultural properties appear to be dry farming, or growing something with low groundcover. Orchards remain in abundance between Orange Street and La Cadena Drive and east to Highgrove. By 1953 La Cadena Drive has been widened into a multilane highway, though it lacks the bridge overpasses and clover-style exits of the later interstate highway. La Cadena is now fully lined with long, residential lots. A few residential subdivisions are visibly under development in the 1953 aerials along Marsh Way, Mulberry Street, Post Street, Powell Way, Elliott Drive, Sutter Way, Witt Avenue, Stansell Drive, Stephens Avenue, and Shamrock Avenue. Fairmount Park appears fully developed in the 1953–1954 photographs, and Riverside's urban boundary appears filled, with no visible undeveloped places below Market Street and Spruce Avenue. In the 1959 aerial, the Freemont Elementary School on Main Street appears.

In the 1962 aerials, both the Pomona Highway (CA-60) and the Riverside Freeway (I-215) appear nearly completed and in their current alignment, with all bridges, exits, and overpasses in place. Many of the properties along La Cadena Drive, despite their proximity to the construction, appear to have been retained, with some areas along

Center Street and Toulouse Avenue growing denser with residential development. Between 1962 and 1963, the Riverside Golf Club links and Reid Park were created and landscaped, and immature plantings demarcated the 18 holes. A formalized, concrete canal appears extending southwest from roughly Garner Road to CA-60, then south into Fairmont Park. Another concrete channel, along (new) Pellisier Road extends from a small reservoir just north of Center Street at the bottom of the La Loma Hills west to the Santa Ana River. By 1968, nearly all of the orchard agricultural properties in the SPA have been removed. Some agricultural properties are still present north of Placentia Lane and south of the La Loma Hills, but these appear dry in year-to-year photographs.

In the 1976 and 1980 photographs, the subdivisions established in the early 1960s expanded and added streets, especially along Main Street, Columbia Avenue, Strong Street. A few industrial properties appear along Main Street northwest of the residential area, just west-northwest of the golf links. Some notable multifamily residential developments were Breezewood Apartments on Main Street and Kirkwood Avenue, the Springbrook Park Apartments on Orange Avenue, the Springbrook Park townhomes and Parkdale Village townhomes on Clark Street, and the La Cadena Creek Mobile Home Park just west of La Cadena Drive.

By the 1990 and 1995 aerial images, the industrial area on Main Street and Pellisier Road has substantially expanded in all directions, as far east as Placentia Lane, west to the Santa Ana riverbed edge north to the Main Street Bridge, and south to Carter Road. The business park campus at Rivera Street and Latham Street is present by 1995. Changes to the area are few after the mid-1990s. The only development of note is the La Rivera residential subdivision at Strong Street and Rivera Street, which was added between 2005 and 2007.

### 3.4.2 Relevant Plans, Policies, and Ordinances

#### **Federal**

##### ***National Register of Historic Places***

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or



- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, “How to Apply the National Register Criteria,” as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration to be considered for listing).

#### **State**

##### ***California Register of Historical Resources***

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

### ***California Environmental Quality Act***

As described further below, the following California Environmental Quality Act (CEQA) statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines Section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

#### ***California Health and Safety Code***

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the San Bernardino County coroner has examined the remains (Section 7050.5b). California Public Resources Code Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the Native American Heritage Commission (NAHC) within 24 hours (Section 7050.5c), and the NAHC will notify the most likely descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

## Local

*City of Riverside**City of Riverside Municipal Code Title 20 – Cultural Resources*

Preservation of Riverside’s cultural resources fosters civic and neighborhood pride, forms the basis for identifying and maintaining community character, and enhances livability within the City. Title 20 of the City of Riverside’s Municipal Code provides for the “identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features and significant permanent landscaping having special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the City” (City of Riverside 20.05.010 Purpose; Ord. 7108 Section 1, 2010; Ord. 6263 Section 1 (part), 1996).

*20.20.010 Designation criteria (Ord. 7108 Section 1, 2010; Ord. 6263 Section 1 (part), 1996)*

The criteria to designate, modify the status of, or dedesignate Landmarks, Structures or Resources of Merit and Historic Districts, and to modify or dedesignate Neighborhood Conservation Areas, are set forth in their definitions in Chapter 20.50.

*20.50.010 Definitions (Ord. 7248 Section 5, 2014; Ord. 7206 Section 24, 2013; Ord. 7108 Section 1, 2010)*

*O. Historic District* means an area which contains:

1. A concentration, linkage, or continuity of cultural resources, where at least 50 percent of the structures or elements retain significant historic integrity, (a “geographic Historic District”) or
2. A thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a Historic District by the Historic Preservation Officer or Qualified Designee, Board, or City Council or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a “thematic Historic District”).

In addition to either 1. or 2. above, the area also:

3. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
4. Is identified with persons or events significant in local, State, or national history;
5. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
6. Represents the work of notable builders, designers, or architects;
7. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;

8. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
  9. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
  10. Has yielded or may be likely to yield, information important in history or prehistory.
- U. *Landmark* means any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:
1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
  2. Is identified with persons or events significant in local, state or national history;
  3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
  4. Represents the work of a notable builder, designer, or architect, or important creative individual;
  5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
  6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
  7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
  8. Has yielded or may be likely to yield, information important in history or prehistory.

An improvement or natural feature meeting one or more of the above criteria, yet not having the high degree of integrity to qualify as a landmark, may qualify as a structure or resource of merit (see subsection "Secretary of Interior's Standards for the Treatment of Historic Properties," below).

An improvement or natural feature meeting one or more of the above criteria, yet not formally designated as a landmark by the City Council, may be an eligible landmark.

FF. *Structure or resource of merit* means any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;

5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

### **Historic Preservation Element of the City of Riverside General Plan 2025**

In 1994, the City's General Plan was adopted and included historical preservation goals and policies that addressed preserving the City's historical and architecturally significant structures and neighborhoods and supporting and enhancing its arts and cultural institutions. In 2007, with the General Plan 2025, the City adopted a new General Plan, while still maintaining a Historic Preservation Element. The proposed project would be consistent with the following objectives and policies from the City's General Plan 2025 Historic Preservation Element (City of Riverside 2007):

**Objective HP-1:** To use historic preservation principles as an equal component in the planning and development process.

**Policy HP-1.3:** The City shall protect sites of archaeological and paleontological significance and ensure compliance with all applicable State and federal cultural resources protection and management laws in its planning and project review process.

**Policy HP-1.4:** The City shall protect natural resources such as geological features, heritage trees, and landscapes in the planning and development review process and in park and open space planning.

**Objective HP-5:** To ensure compatibility between new development and existing cultural resources.

**Policy HP-5.1:** The City shall use its design and plot plan review processes to encourage new construction to be compatible in scale and character with cultural resources and historic districts.

**Policy HP-5.2:** The City shall use its design and plot plan review processes to encourage the compatibility of street design, public improvements, and utility infrastructure with cultural resources and historic districts.

### **City of Riverside Historical Context Statements**

Several historic context statements have been developed for the City of Riverside which overlap or intersect the Northside Specific Plan Area. These contexts are:

- 2005, Jennifer Mermilliod. *Reconnaissance Survey and Context Statement for a Portion of the Northside*. Prepared for City of Riverside Planning Department.
- 2009, Teresa Grimes and Christina Chiang. *City of Riverside Modernism Context Statement*. Prepared for City of Riverside Historic Preservation Program.
- 2011, Donna Graves. *Japanese American Heritage and the Quest for Civil Rights in Riverside, California, 1890s–1970s*. National Register of Historic Places Multiple Property Documentation Form.

- 2013, Historic Resources Group. *City of Riverside, Citywide Modernism Intensive Survey*. Prepared for City of Riverside Community Development Department.
- 2016, M. Rosalind Sagara. *Chinese Americans in Riverside: Historic Context Statement*. Prepared for City of Riverside Historic Preservation Program.
- 2018, Debi Howell-Ardila. *City of Riverside Latino Historic Context Statement*. Prepared for City of Riverside Community and Economic Development Department.

#### ***City of Colton***

##### **Historic Preservation Ordinance of the City of Colton**

Chapter 15.40 of the Colton Code of Ordinances outlines the Historic Preservation Ordinance for the City of Colton, establishing the rules and regulations governing the designation and preservation of historic resources. Through this ordinance, the City of Colton determines and declares:

- A. That the State Legislature of California, pursuant to Government Code Sections 37361 and 25373, has recognized the value of identifying, protecting, and preserving places, Buildings, Structures, and other objects of historical, aesthetic, and cultural importance and has empowered cities to adopt regulations and incentives for the protection, enhancement, perpetuation, and Use of such places, Buildings, Structures, and other objects;
- B. That the City of Colton possesses many distinctive places, Buildings, Structures, and neighborhoods, beautiful trees, gardens and Streetscapes, public Parks, scenic areas, and urban design features (all referred to in this chapter as “resources”) that enhance its value as an attractive and delightful community in which to live and work;
- C. That certain of these resources are of cultural, aesthetic or historical significance and value because of age, architectural style, aesthetic Appeal, or association with Local history;
- D. That encouraging the preservation of these resources contributes to the livability and beauty of the community, stimulates economic revitalization, improves Property values in the City of Colton, fosters architectural creativity, increases neighborhood stability and conservation, fosters public appreciation of and civic pride in the beauty of the City of Colton and the accomplishments of its past, reinforces the distinctive character of the community, adds to the community's understanding of its history and connection with the life and values of the past, and ensures that Colton's cultural, historical, and architectural heritage will be imparted to future generations;
- E. That shifts in population and in the economy, changes in the way people live, and changes in land Use patterns that threaten to destroy these irreplaceable and desirable resources. Construction and Alterations of inferior quality and appearance are also a threat to these resources;
- F. That the adoption of reasonable and fair regulations is necessary as a means of recognition, documentation, preservation, and maintenance of resources of cultural, aesthetic, or historical significance. Such regulations serve to integrate the preservation of resources and the extraction of relevant data from such resources into public and private land management and Development processes, and to identify as early as possible and resolve conflicts between the preservation of Cultural Resources and alternative land Uses. Finally, this chapter is intended to carry out the goals and policies of the Colton General Plan.

No corresponding studies or historic context statements have been developed for the City of Colton.

*County of Riverside***Chapter 15.72 Historic Preservation Districts**5.72.020 - Purpose.

The purpose of this chapter is to set forth reasonable and uniform procedures for historic preservation districts that do each of the following:

- A. Protect, enhance and perpetuate structures, architectural styles, landmarks and irreplaceable assets that represent past eras, events, and persons important in county history, or which provide significant examples of the physical surroundings in which past generations lived.
- B. Safeguard the county's historic heritage, as embodied and reflected in established historic preservation districts.
- C. Stabilize and improve property values.
- D. Protect and enhance the county's attractiveness to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- E. Strengthen the economy of the county.
- F. Promote the use of historic preservation districts for the education, pleasure, prosperity and welfare of the county's residents.

15.72.050 - Establishing historic preservation districts.

- G. A historic preservation district may be established only upon the board of supervisors adopting a resolution that includes the boundaries of the historic preservation district, the first finding listed below and one or more of the subsequent findings listed below:
  - The proposed historic preservation district is in conformity with the cultural and paleontological section of the multipurpose open space element of the Riverside County General Plan.
  - The area exemplifies or reflects significant aspects of the cultural, political, economic or social history of the county, state or nation; or
  - The area is identified with historic personages or with important events in county, state or national history; or
  - The area embodies the distinguishing characteristics of a significant architectural period which is inherently valuable for the study of architecture unique to the history of the county, state, or nation.

### 3.4.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to cultural resources are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to cultural resources would occur if the project would:

- 1. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.
- 2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- 3. Disturb any human remains, including those interred outside of dedicated cemeteries.



### 3.4.4 Impacts Analysis

*Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

**Potentially Significant.** As a result of the CHRIS record search, 343 previously recorded cultural resources were identified within the records search area, 101 of which are located within the SPA. Of these, there are 83 historic built environment resources, and the remaining 17 are archaeological sites (see below). Of the 83 built environment resources identified:

- 4 appear eligible for the NRHP and/or CRHR (Status Code 3);
- 1 appears eligible for local listing (Status Code 5);
- 45 were determined ineligible for the NRHP and CRHR (Status Code 6);
- 26 were determined ineligible for the NRHP, but remain unevaluated for the CRHR (Status Code 6Y); and
- 7 have not been formally evaluated (Status Code 7).

The HRI indicates that there are 465 historic built environment resources on the state's inventory that are within the SPA. It is important to note that many of the HRI listings overlap/repeat the CHRIS record search results stated above. Of the 460 built environment resources:

- 2 are individual properties determined eligible for NRHP by a consensus through Section 106 process, and are also listed in the CRHR (2S2);
- 7 are individual properties that are listed or designated in a local register (5S1);
- 10 are individual properties that are eligible for local listing or designation (5S2);
- 1 was locally significant both individually and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation (5B);
- 208 resources were determined ineligible for local listing, but warrant special consideration in local planning (6L);
- 7 resources were determined ineligible for NRHP pursuant to Section 106 without review by SHPO (6U);
- 47 resources were determined ineligible for the NRHP through the Section 106 process, but have not been formally evaluated for the CRHR or local designation (6Y);
- 77 resources were determined ineligible for the NRHP, CRHR and local designation based on survey evaluation (6Z);
- 105 resources were identified in Reconnaissance Level Survey as needing evaluation (7R); and
- 1 resource, the Trujillo Adobe, needs to be reevaluated using current standards (7L). However, this status code is outdated as it is known that the Trujillo Adobe was reevaluated by Howell-Ardila in 2018 and recommended eligible for the NRHP. Further, the Trujillo Adobe is designated as City of Riverside Landmark No. 130 and County of Riverside Landmark No. 009.

A summary of historic built environment resources and the subareas they fall within are discussed below. These results discuss historical, current, and future uses; CHRIS record search results; HRI record search results; aerial photographs; and relevant historical context. Summarized below, there are known historical resources within the proposed Northside SPA as well as numerous resources over 45 years old that have not yet been evaluated for historical significance to determine if they are historical resources under CEQA. Consequently, future project-related activities have the potential to result in significant impacts to historical resources.

### Subarea 1

Subarea 1 encompasses approximately 215 acres at the north end of the SPA, within the City of Colton. The area has historically been used as agricultural/ranching, and the current land use designations for Subarea 1 are Light Industrial and Very Low Density Residential (City of Colton 2013).

The CHRIS record search results indicate that there are 12 previously recorded resources in Subarea 1 and two previously recorded resources immediately adjacent to the proposed border of Subarea 1: the Highgrove Channel (P-36-19818) and a historic isolate (P-36-60252). Resource types included historic homestead/farm ruins, water conveyance systems, wells, a prehistoric bedrock milling site, a historic bottle isolate, and a historic refuse scatter. All 14 recorded resources were determined ineligible for the NRHP and CRHR (Status Code 6).

The HRI indicated that there were no additional recorded properties within Subarea 1.

A review of historic aerial photographs indicates that Subarea 1 was historically used for agriculture and had sparse residential, farm, and ranch properties. However, Subarea 1 is extensively covered by previous cultural resource studies and surveys, and it is unlikely that unrecorded resources are present in this area (NETR 2019; UCSB 2019).

A change in use from Light Industrial and Very Low Density Residential to Light Industrial with a Transition Zone overlay within Subarea 1 would have a potentially significant impact on historical resources.

### Subarea 2

Subarea 2 encompasses approximately 108 acres, directly south of Subarea 1. The area has historically been used as agricultural/ranching, and the current land use designation for Subarea 2 is Light Industrial (City of Colton 2013).

The CHRIS record search results indicate that there are two (2) previously recorded resources adjacent to Subarea 2: the Highgrove Channel (P-36-19818) and the Riverside Lower Canal (P-36-007172). Both of these resources are water conveyance systems, and both were previously determined ineligible for the NRHP and CRHR (Status Code 6).

Review of the HRI indicates that there are no additional previously recorded properties within Subarea 2.

A review of historic aerial photographs indicates that Subarea 2 was historically used for agriculture and water conveyance, and had sparse residential, farm, and ranch properties. However, Subarea 2 has been covered by cultural resource studies and surveys, and it is unlikely that unrecorded resources are present in this area (NETR 2019; UCSB 2019).

Subarea 2 would include a Residential Overlay (R-O), which provides the opportunity to develop residential land uses. Subarea 2, with application of the Residential Overlay, would yield approximately 2,430 dwelling units (30 dwelling units per acre), assuming 75% of the subarea is developed with residential land uses. A change in use from Light Industrial to Light Industrial with a Residential Overlay within Subarea 2 would have a potentially significant impact on historical resources.

### Subarea 3

Subarea 3 encompasses approximately 22 acres, south of Subarea 2. The area has historically been used as agricultural ranching with a later use of industrial, and the current land use designation for Subarea 3 is Business/Office Park (B/OP) (City of Riverside 2007).

The CHRIS records search results indicate that there is one previously recorded resource within Subarea 3: a single-family residence located at 220 N. Main Street, built in c. 1898 (P-33-006971). The site also included outbuildings, including a windmill, shed, and historic aged trees. This resource was identified in 1982 by Thelma Newman and the Riverside Historical commission, but has not been evaluated (Status Code 7R). According to aerial photographs, this property was demolished between 1982 and 1990.

The HRI indicated that there were no additional resources. A review of historic aerial photographs indicates that Subarea 3 was historically used for agriculture and had sparse residential and ranch properties in the 1930s, but in the 1950s, industrial properties are introduced along Main Street. For several decades, the only holdout of the agricultural/residential properties was 220 N. Main Street (P-33-006971). Aerial photographs indicate 220 N. Main Street was demolished between 1982 and 1990 and replaced with an industrial property (NETR 2019; UCSB 2019).

The Northside Specific Plan would redesignate land uses in Subarea 3 as High Density Residential, which would yield 479 to 1,320 dwelling units based on a density of 29 dwelling units per acre (du/ac) to 60 du/ac. Subarea 3 also would be subject to the Transition Zone Overlay, and allow for the expansion of light industrial and office uses similar to the existing developments on the west side of Main Street (Subarea 15). While the change to High Density Residential would be a significant break from the historical use of the area, a change in use would have a potentially significant impact on historical resources.

### **Subarea 4**

Subarea 4 encompasses approximately 15 acres, to the east of Subarea 3. The area has historically been used as agricultural ranching, and the current land use designation for Subarea 4 is Business/Office Park, however there are currently no Business/Office Park properties in Subarea 4 (City of Riverside 2007).

The CHRIS record search results indicate that there is one (1) previously recorded resource within Subarea 4: a single-family residence located at 3667 Placentia Lane, built in c. 1922 (P-33-006973), which was identified during reconnaissance level survey but not evaluated (Status Code 7R). The HRI indicated that there were no additional resources. This property is visible in modern aerial photographs from as recent as 2018 and is assumed to still be present in Subarea 4 (NETR 2019; UCSB 2019).

The Northside Specific Plan would redesignate land uses in Subarea 4 to Medium High Density Residential, which would yield 432 dwelling units based on a density of 18 du/ac. Subarea 4 would be subject to the Transition Zone Overlay, which would allow for the existing uses to continue to operate under a Business/Office Park land use designation, and would also allow for the expansion of light industrial and office uses similar to the existing developments on the west side of Main Street (Subarea 15). The change in use could potentially result in a significant impact to the setting of 3667 Placentia Lane (P-33-006973), if the property is reevaluated and found to be an historical resource under CEQA. Any future projects that affect Subarea 4 would require the reevaluation of this property. Thus, impacts to historical resources would be potentially significant within Subarea 4.

### **Subarea 5**

Subarea 5 encompasses approximately 17 acres near the middle of the SPA. The area has historically been used as agricultural ranching with a later use of industrial, and the current land use designation for Subarea 5 is Business/Office Park, with some Commercial in the southern portion. Currently Subarea 5 actually contains Business/Office Park and commercial properties, as well as residential properties in the southern-most portion of Subarea 5.

The CHRIS record search results indicate that there are no previously recorded resources within Subarea 5.

The HRI indicated that there were no recorded resources within Subarea 5.

The City of Riverside Latino Historic Context Statement, prepared in 2018, indicates that an area overlapping Subarea 5 was surveyed in 2018 and roughly dated the initial development period of the Subarea 5 to 1910– 1919 (Howell-Ardila 2018). A review of historic aerial photographs indicates that Subarea 5 was one large agricultural property, with two single-family residences and a cluster of out buildings northeast of the intersection of Main Street and Witt Avenue. These residences are present in the earliest photographs from 1931. These are likely the single-family residences at 1044 Main Street, a heavily modified upright-and-wing single-family residence, and 1058 Main Street, a one-story, wood-clad single-family residence, which are still present today. The northern part of Subarea 5 had single-family residences in the 1931 aerial, but these disappear by the 1938 aerial, likely damaged by the 1938 floods. The area remains sparse residential/agricultural for a few decades more, then is refashioned as an industrial area in the late 1960s and early 1970s (Howell-Ardila 2018; NETR 2019; UCSB 2019).

The Northside Specific would redesignate land uses in Subarea 5 to High Density Residential, which would yield 370 to 1,020 dwelling units, based on a density of 29 du/ac to 60 du/ac. Subarea 5 would be subject to the Transition Zone Overlay, which would allow the existing uses to continue to operate under a Business/Office Park and C land use designation. Under the Transition Zone Overlay, Subarea 5 would yield a maximum of 43,500 square feet of commercial development and 980,000 square feet of business/office park.

The change to High Density Residential would be a significant break from the historical use of the area and has the potential to affect unrecorded historic-aged buildings in Subarea 5. Future projects proposed within Subarea 5 would require identification and evaluation of any resources over 45 years old in order to adequately assess potential impacts to historical resources under CEQA. Thus, historic impacts within Subarea 5 would be potentially significant.

#### **Subarea 6**

Subarea 6 encompasses approximately 11 acres, north of Subarea 5. The area has historically been used as agricultural ranching with a later use of industrial, and the current land use designation for Subarea 6 is Business/Office Park (City of Riverside 2007). Currently Subarea 6 contains Business/Office Park and commercial properties.

The CHRIS record search results indicate that there are no previously recorded resources within Subarea 6.

The HRI indicated that there were no recorded resources within Subarea 6.

A review of historic aerial photographs indicates that Subarea 6 was one large agricultural property, with one single-family residence and a cluster of outbuildings northeast of the intersection of Main Street and Garner Avenue. This residence was demolished circa 1938 and is within the extent of the Santa Ana River floodplain damage. By the 1953 aerial a new, larger single-family residence and barn outbuilding are relocated east along Garner Ave in the northeast corner of Subarea 6. That property persisted, unchanged until sometime between 2005 and 2009, when the current business park is constructed (NETR 2019; UCSB 2019).

The Northside Specific Plan would redesignate land uses in Subarea 6 to High Density Residential (HDR), which would yield 240 to 660 dwelling units, based on a density of 29 du/ac to 60 du/ac. Subarea 6 would be subject to the Transition Zone Overlay, which would allow the existing uses to continue to operate under a Business/Office

Park land use designation. Under the Transition Zone Overlay, Subarea 6 would yield a maximum of 718,700 square feet of business/office park. While the change to High Density Residential would be a significant break from the historical use of the area, a change in use will have a less-than-significant impact on historic resources under CEQA. Continuing the use of Subarea 6 as Business/Office Park also will have a less-than-significant impact for the purposes of CEQA.

### **Subarea 7**

Subarea 7 encompasses approximately 39 acres in the central portion of the SPA. The area has historically been used as agricultural ranching with a later use of low density residential and light industrial, and the current land use designation for Subarea 7 is Business/Office Park (City of Riverside 2007). Currently Subarea 7 contains open fields, very low density residential and several light industrial, automobile repair and transportation-related businesses.

The CHRIS record search results indicate that there is one previously recorded resource within Subarea 7: a historic refuse scatter (P-33-009006, CA-RIV-06350). The site was recorded in 1999 and was determined not eligible (Status Code 6). This site's status is unknown.

The HRI indicated that there were no recorded resources within Subarea 7.

A review of historic aerial photographs indicates that Subarea 7 was several agricultural properties, with a cluster of residential buildings at the T-intersection of Placentia Lane and Orange Street. East of Orange Street were mostly orchards, and west were open agricultural fields. One particularly large residence, outbuildings, and accompanying large property is located at the southwestern portion of Subarea 7 along Garner Road beginning in 1931. This property is bordered by a canal to the south. This particular residence along Garner Road appears within the extent of the Santa Ana River floodplain damage, though the properties along Orange Avenue appear unaffected by the flood. By the 1953 photograph, the Garner Road property appears to have changed to an industrial use. And more low-density residential properties appear along Orange Avenue. By the 1960s, the orange groves east of Orange Street disappear and are replaced by residential subdivision developments, outside the Subarea 7 boundaries. Residential properties north of the Placentia Lane, Orange Street intersection persist until sometime between 1968 and 1976. These single-family residences are gone by the 1976 photograph (NETR 2019; UCSB 2019).

The Northside Specific Plan would redesignate Subarea 7 to Medium Density Residential, to be consistent with the existing and surrounding land uses. Subarea 7 would yield 234 to 293 dwelling units, based on a density of 6 du/ac to 7.5 du/ac. Future projects proposed within Subarea 7 would require identification and evaluation of any resources over 45 years old in order to adequately assess potential impacts to historical resources under CEQA. Thus, impacts to historic resources in Subarea 7 would be potentially significant.

### **Subarea 8**

Subarea 8 encompasses approximately 190 noncontiguous acres in the central portion of the SPA. The area has historically been used as agricultural ranching with a later use of Public Park and Private Recreation, and the current land use designations for Subarea 8 are Public Park, Public Facilities/Institutions, Private Recreation, and Medium Density Residential (City of Riverside 2007).

The CHRIS record search indicated that there are no recorded resources within Subarea 8.

The HRI indicated that there were no recorded resources within Subarea 8.

According to Mermilliod’s 2005 Reconnaissance Survey and Context Statement for a Portion of the Northside, there are potentially four historic resource on the southwest portion of Subarea 8: the Spring Brook Golf Club, Reid Park, and two agricultural properties on Clark Street. Mermilliod notes that in the southeast portion of Subarea 8, along Clark Street there are two potential historic resources: “a large, Asian-owned persimmon farm” and the “well-known Pellisser Dairy” (Mermilliod 2005:50). She also writes that Spring Brook Golf Club officially opened as a 9-hole course in 1953, and became an 18-hole course in the mid-1960s. Reid Park, Mermilliod writes, was organized on 16 acres just east of the golf club in 1964 by Northside residents. Additionally, improvements to Reid Park are as follows:

Reid Park has been proved by transplanted field lighting from the Fremont Elementary School playground (late 1960s); the development of two additional fields (date unknown); the addition of picnic tables, turf, playground equipment, and asphalted parking (1969–70); permanent restroom facilities (1971); the grading and extension of parking and the addition of foot paths, trees, and playground equipment (1975); and a HUD-funded Community Center with a kitchen, patio, meeting and classrooms, basketball court, and swimming pool (1980s) (Mermilliod 2005:121).

Though the Spring Brook Golf Club and Reid Park were too recently constructed to be analyzed as historic resources by Mermilliod in 2005, both park and golf course, as well as several improvements to these properties, now meet or exceed the 45-year threshold for historic evaluation for the purposes of CEQA. Mermilliod does note that the introduction of the golf course and park were likely influenced by the increase in the residential development of the Northside Neighborhood and this is worthy of future analysis.

A review of historic aerial photographs indicates that the southeast portion of Subarea 8 consisted of at least two agricultural properties on either side of Clark Street, with several accompanying agricultural fields, which persist today. The northwest portion of Subarea 8 was historically agricultural fields, with a single structure or single-family residence along Garner Road, which appeared in the earliest available aerial photograph from 1930. This structure is present until sometime between 1980 and 1990. By the 1990 photograph, the northwest portion of Subarea 8 appears to be in the configuration of the Ab Brown Soccer complex, with parking lots and park buildings along Garner Road and Bartlett Avenue. The southwest portion of Subarea 8 was historically a large open agricultural field, with a single-family residence and ranch-related outbuildings at the east side of the Orange Street and Nash Street intersection. Though that property was unaffected by the 1938 flood, the floodplain scouring is visible throughout the southwest portion of Subarea 8 in the 1938 photograph. The property undergoes transformation between 1954 and 1962: the single-family residence and ranch-related outbuildings are demolished by 1954, and several irrigated golf course segments appear. By 1962, the entire site has been transformed into a golf course. East of the Spring Brook Golf Course, Reid Park and a single baseball field appear by 1966, with additional baseball fields by 1976 (NETR 2019; UCSB 2019).

The Northside Specific Plan would redesignate land uses in Subarea 8 to Open Space, Parks and Trails. The Northside Specific Plan would include approximately 175 acres of parkland within Subarea 8, with the option for a privately owned entity to partner with the City to enhance the existing Ab Brown Sports Complex. The park area could include a privately owned sports complex of approximately 40 acres of field area, which would connect seamlessly with Reid Park, public open spaces, the Springbrook Arroyo trail, and future housing. The Northside Specific Plan includes restoration and enhancement of the Springbrook Arroyo, which would become one of the main features of the Northside Specific Plan. This arroyo will vary in width between 100 feet to 200 feet for the entire length and will include habitat restoration to receive flood water. The arroyo would flow along its existing course, and some adjustments would be made to the course where it traverses the Northside’s central park in Subarea 8. A detailed description of the Springbrook Arroyo is included in Section 2.4.2.

Additionally, the City of Riverside was awarded a grant for the 7.58-acre Northside Heritage Meadows project within Subarea 8. The Northside Heritage Meadows project is an urban greening project that provides a place for nursery plantings for the Urban Conservation Corporation and agriculture/urban forestry workforce training. The project also provides for a 0.5-acre community garden, demonstration orchards, a community training facility, and public trails.

The Reid Park and the Spring Brook Golf Club sports/park complex, and associated park buildings in the southwest portion of Subarea 8 were officially opened in 1965, and therefore meet the 45-year age threshold for evaluation as historic resources for the purposes of CEQA. Changes to the buildings, structures, or landscape, including restoration of the Springbrook Arroyo and additional landscape components, will require the evaluation of properties over 45 years of age. In the southeast portion of Subarea 8, two properties over 45 years old were identified through aerial photographs. Future projects proposed within Subarea 8 would require identification and evaluation of any resources over 45 years old in order to adequately assess potential impacts to historical resources under CEQA. Thus, impacts to historic resources in Subarea 8 would be potentially significant.

### Subarea 9

Subarea 9 encompasses approximately 41 acres, south of Subarea 8. The area has historically been used as agricultural ranching with a later use of Private Recreation, and the current land use designation for Subarea 9 is Private Recreation (City of Riverside 2007).

The CHRIS record search indicated that there are no recorded resources within Subarea 9.

The HRI indicated that there were no recorded resources within Subarea 9.

According to Mermilliod's 2005 Reconnaissance Survey and Context Statement for a Portion of the Northside, there is potentially one historic resource in Subarea 9: the Spring Brook Golf Club. Spring Brook Golf Club officially opened as a 9-hole course in 1953, and became an 18-hole course in the mid-1960s. Though the Spring Brook Golf Club was too recently constructed to be analyzed as historic resources by Mermilliod in 2005, the golf course now meets the 45-year threshold for historic evaluation for the purposes of CEQA. Mermilliod does note that the introduction of the golf course was likely influenced by an increase in the residential development and settlement of the Northside neighborhood, and the golf course's associations are worthy of future analysis (Mermilliod 2005).

A review of historic aerial photographs indicates that Subarea 9 consisted of a large open agricultural field, related to a single-family residence and ranch-related outbuildings at the east side of the Orange Street and Nash Street intersection. Though that property was unaffected by the 1938 flood, the floodplain scouring is visible throughout Subarea 9 in the 1938 and 1939 photographs. Between 1953 and 1962, several irrigated golf course tees appear, which created a 9-hole course, then later an 18-hole course, that extended north into Subarea 8. Riverside Fire Station 6 present by 1962 (NETR 2019; UCSB 2019).

The Northside Specific Plan would redesignate Subarea 9 as commercial and residential space uses as the Northside Village Center. This area would serve as a neighborhood center for the Northside community, where people can live, shop, and enjoy recreational amenities, such as the Springbrook Arroyo. The Village Center would be located on the former golf course at the corner of Main Street and Columbia Avenue. The Village Center would yield up to 461,000 square feet of commercial space and 1,200 residential units. Additionally, the Northside Village Center would include approximately 10 acres, at the northeast corner of Orange and Columbia Streets, for institutional uses tailored towards the public's health and safety, such as a police facility, a medical facility, professional services, and/or a community center. The proposed redevelopment project for Subarea 9 has the potential to impact two identified historic-aged properties that will require evaluation for the purposes of CEQA: the Spring Brook Golf Club (circa 1953) and the Riverside Fire Station 6 (circa 1962). Impacts to historical resources within Subarea 9 would be potentially significant.

### Subarea 10

Subarea 10 encompasses approximately 71 acres of noncontiguous land along the eastern boundary of the SPA. The area has historically been used as mid-density residential and commercial properties along former US-395, and remains similar to the current uses: a mix of commercial and residential uses currently makes up the 2-mile-long corridor on West La Cadena Drive. The current land use designations for Subarea 10 are Business Office Park Commercial (City of Riverside 2007 and County of Riverside 2019).

The CHRIS record search results indicate that there are nine previously recorded resources within Subarea 10. Resources include two water conveyance systems (CA-RIV-04495 and CA-RIV-4787), and five single-family residential properties (P-33-006968, P-33-006969, P-33-006970, P-33-011538, and P-33-011539), one commercial building (P-33-012170), and one designation-unknown property (P-33-009966). According to the CHRIS results, the Upper and Lower Riverside Canal segment (CA-RIV-04495) and 3261 Strong Street (P-33-011539) appear eligible for the NRHP or CRHR (Status Code 3); the Riverside–Warm Creek Canal (CA-RIV-04787) appears eligible for local listing (Status Code 5); 1707 West La Cadena Drive (P-33-011538) and 1137 West La Cadena Drive (P-33-012170) appear not eligible (Status Code 6); 715 West La Cadena Drive (P-33-006968), 753 West La Cadena Drive (P-33-006969), and 781 West La Cadena Drive (P-33-006970) are all noted as “not evaluated” (Status Code 7); and finally P-33-009966 was not pulled and has no accompanying data or other identifying information. Two properties, 1707 and 1137 West La Cadena Drive (P-33-011538, P-33-012170), have been demolished.

The HRI indicated that there were three (3) additional recorded resources within Subarea 10 and updated the status codes for three (3) recorded resources. The additional resources were 1293 West La Cadena Drive and 1323 West La Cadena Drive, which have been determined ineligible for NRHP by consensus through Section 106 process – Not evaluated for CR or Local Listing (Status Code 6Y) and appear to be in place. The other resource was 1179 West La Cadena Drive, which was listed as 5S2 (individual property that is eligible for local listing or designation) for the 1905 house and 6Y (determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing) for the 1945 commercial property; however, both buildings at 1179 West La Cadena Drive have been demolished and replaced with a modern commercial building and parking lot. The updated status codes are for 715 West La Cadena Drive, 753 West La Cadena Drive, and 781 West La Cadena Drive, which were marked as Status Code 7 (not evaluated) in the CHRIS results, but are all individual properties that are eligible for local listing or designation (Status Code 5S2) according to the HRI.

According to Mermilliod’s 2005 Reconnaissance Survey and Context Statement for a Portion of the Northside:

The current SR-91, which includes historic West La Cadena Drive and the former PE [Pacific Electric Railway Company] right-of-way was designated a portion of LRN 43 (defined in 1917), known as SR-18 (defined in 1931), and became a U.S. Highway (US 91) in 1933. It once ran from Long Beach to nearly Barstow, and by the late 1940s, the west side of historic La Cadena Drive between Strong and Chase Road, just north of the survey area, was a primary arterial street lined with residences and roadside commercial architecture. In June 1950, the State of California, Division of Highways constructed a 2.6-mile improvement to the route, adding a 4-lane divided highway from Russell Street to just north of the county line and initiating an effort to bypass Riverside’s surface streets with a modern freeway system. By the early 1950s, it was also signed as US 91 and US 395 (Mermilliod 2005: 117).



Mermilliod's rough context is corroborated by aerial photographs of Subarea 10 from 1931 through present. A few houses are present in the oldest available 1931 aerial, which are still present today including 715 West La Cadena Drive, 753 West La Cadena Drive, 781 West La Cadena Drive, 987 West La Cadena Drive, 1279 West La Cadena Drive, and 1337 West La Cadena Drive. While orchard dominated the west side of La Cadena Avenue, a mix of residential, commercial, and agricultural (orchard) properties lined the west side of West La Cadena Drive by the 1940s. By the 1950s, nearly all orchards south of Chase Road had been replaced by modest, single-family residential and small commercial lots. Changes to US 395/US 91 begin with the 1962 aerial, when the highway develops a system of overpasses, clover-leaf exit ramps, and elevated highway. This new highway-related construction demolished some residences and small commercial businesses near the major cross-streets, and in subsequent photographs, these lots are combined and turned into larger commercial properties with large, accommodating parking lots. Through the late 1960s, 1970s, and 1980s, single-family residences appear to decline, replaced by empty lot or combined lot-commercial businesses (Mermilliod 2005; NETR 2019; UCSB 2019).

The Northside Specific Plan would re-designate Subarea 10 as Freeway Mixed Use. Proposed land uses would include a residential and commercial uses that correspond to the existing and surround development. Subarea 10 would yield approximately 601,100 to 751,400 square feet of Business/Office Park and Commercial land uses and approximately 621 to 828 dwelling units (density of 18 du/ac to 24 du/ac). New commercial and office development would provide retail and employment options for residents in the adjacent urban neighborhoods. This land use designation would include other freeway-oriented commercial, office, hotels, and other uses that benefit from freeway visibility. Future residences in the freeway mixed use area would be positioned to avoid the freeway as the focal point of the urban communities. Building heights for mixed use residential development would range between three to five stories. The changes to zoning and redevelopment of Subarea 10 will affect at least three previously identified historical resources for the purposes of CEQA, and at least two historic-aged single-family homes and several commercial resources along the west side of West La Cadena Drive, identified through aerial imagery. Future projects proposed within Subarea 10 would require identification and evaluation of any resources over 45 years old in order to adequately assess potential impacts to historical resources under CEQA. Impacts to historical resources would be potentially significant within Subarea 10.

#### **Subarea 11**

Subarea 11 encompasses approximately 72 acres of noncontiguous land, located on either side of SR-60, at the south end of the SPA. The area has historically been used as residential and commercial properties, with some light industrial and transportation-related properties concentrated along Main Street, Market Street, and Orange Street. This use persists through present.

The CHRIS record search results indicate that there are five previously recorded resources within Subarea 11, and six previously recorded resources adjacent to Subarea 11. However, seven of these properties have been subsequently demolished, leaving only Riverside Lower Canal (CA-RIV-04791, P-33-004791) within Subarea 11, and 3804-3812 Ridge Road (P-33-013207), 2869 Market Street (P-33-013209), and 2909 Market Street (P-33-013210) immediately adjacent to Subarea 11. All of these properties were determined ineligible for the NRHP and CRHR (Status Code 6). According to the Riverside County list of NRHP-listed sites, there are no NRHP-listed properties within the SPA, however one property, the Mission Court Bungalows (NRHP # 93000549), at 3355-3373 Second Street and 3354-3362 First Street, is adjacent to Subarea 11.

The HRI indicated that there were 52 additional recorded properties within Subarea 11, and 25 additional recorded properties that are immediately adjacent to Subarea 11 (but outside of the Northside SPA). All of these properties are located in or near the Subarea 11 section south of SR-60. Of the 52 additional properties inside Subarea 11, 1

property was an individual property that is eligible for local listing or designation (Status Code 5S2); 2 properties were determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning (Status Code 6L); 1 was found ineligible for NRHP, CRHR, or local designation through survey evaluation (Status Code 6Z); and 48 were identified in Reconnaissance Level Survey, but not evaluated (Status Code 7R). Of the 25 additional properties immediately adjacent and abutting Subarea 11, 3 were individual properties that are listed or designated locally (Status Code 5S1); 12 properties were determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning (Status Code 6L); 5 properties were found ineligible for NRHP, CRHR or local designation through survey evaluation (Status Code 6Z); 1 property was determined ineligible for NR pursuant to Section 106 without review by SHPO (Status Code 6U); two (2) properties were determined ineligible for the NRHP by consensus through Section 106 process, but have not been evaluated for CRHR or local listing (Status Code 6Y); and 4 were identified in Reconnaissance Level Survey, but not evaluated (Status Code 7R).

The four local eligible properties at 3668 Poplar Street (5S2), 2691 Orange Street (5S1), 2709 Orange Street (5S1), and 2743 Orange Street (5S1), are historic resources for the purposes of CEQA. The majority of identified but not yet evaluated properties (7R) are residential and commercial businesses along Main Street, southwest of SR-60 and northeast of 1st Street. The two properties designated ineligible for the NRHP, but not evaluated at the CRHR or local level (6Y), or that were deemed ineligible but warrant special consideration in local planning (6L) are located along Orange Street may merit re-evaluation to consider CRHR or local significance and should be considered on a case-by-case basis.

According to Mermilliod 2005, the Main Street industrial quarter was first subdivided in 1906 and developed into a commercial industrial dominated area. A review of historic aerial photographs from 1931 and 1938 indicates that the north section Subarea 11 was historically used for agriculture (orchards) and water conveyance, and had sparse farm-related residential properties. The south section of Subarea 11 was historically used as the City's Riversides industrial corridor, with single-family residences, commercial properties, and light industrial properties, with the former property of the Southern Sierras Power Company (later Calelectric) and a Pacific Electric railroad wye, tracks, and maintenance yard closer for 1st Street. By the time of the 1954 photograph, all of the orchards the north section Subarea 11 have been removed and replaced with residential subdivisions (Vista Ave) or open agricultural fields. In the south section of Subarea 11, many properties along Main Street appear either as commercial, light industrial, or multifamily residences (multiple houses on a single lot). The railroad wye and maintenance yard are still visible at the 1st Street. Mermilliod 2005, as well as a historic aerial from 1962, describe the impact of the construction of SR 60, bisecting the areas and demolishing residential buildings in the north portion of Subarea 11. In the south section of Subarea 11, commercial and light industrial properties dominate along Main Street and Orange Street, and the area to the east becomes completely infilled with residential properties; however, the railroad tracks appear in disuse. Between 1968 and 1976, the tracks and most of the support buildings in the maintenance yard within Subarea 11 appear removed. Between 1980 and 1990, the north section of Subarea 11 appears to have had all residential properties removed and the older water conveyance system replaced with a new concrete-lined channel (Mermilliod 2005; NETR 2019; UCSB 2019).

The Northside Specific Plan would redesignate Subarea 11 as Mixed-Use Neighborhoods, which would allow for commercial, office, and residential development. Subarea 11 would yield approximately 627,000 square feet of office and commercial development, and 1,278 to 1,704 dwelling units. The North Main Street area is currently a commercial business corridor with multifamily residential units and auto-related businesses. This area would transition from a commercial business corridor to Mixed Use, which would allow for commercial, office, and 18 to 24 dwelling units allowed per acre. Future development within the North Main Street Mixed Use area shall be complimentary to the area's existing "main street" character and historic architecture. The remaining Mixed Use area in the Northside Specific Plan is approximately 35 acres of vacant land at the northwest corner of the I-215 and SR-60 freeways.

This parcel is currently proposed for development by the property owner and would result in approximately 482 dwelling units, hotels, retail services, and office uses. The proposed change in use and future development of the north section of Subarea 11 does not propose impacts to any recorded or observed historical resources for the purposes of CEQA. The proposed change in use is compatible with the current and historical uses of the south section of Subarea 11. The four locally eligible properties identified in the HRI are located at 3668 Poplar Street (5S2), 2691 Orange Street (5S1), 2709 Orange Street (5S1), and 2743 Orange Street (5S1), are historic resources for the purposes of CEQA and direct and indirect impacts must be assessed. Future development of the south section of Subarea 11 will need to consider these resources before implementation. Future development will also need to consider the properties identified but unevaluated. The majority of identified but not yet evaluated properties (7R) are residential and commercial businesses along Main Street, southwest of SR-60 and northeast of 1st Street. The two properties designated ineligible for the NRHP, but not evaluated at the CRHR or local level (6Y), or that were deemed ineligible but warrant special consideration in local planning (6L), are located along Orange Street may merit re-evaluation to consider CRHR or local significance and should be considered on a case-by-case basis. Thus, historic impacts within Subarea 11 would be potentially significant.

### Subarea 12

Subarea 12 encompasses approximately 637 acres of noncontiguous land in the eastern and southern portions of the SPA. The area has historically been used as agricultural, then later residential properties and the current land uses within Subarea 12 include Medium Density Residential, Business/Office Park, Downtown Specific Plan, Industrial, Semi-Rural Residential, Commercial, and Office (City of Riverside 2007 and County of Riverside 2019).

The CHRIS record search results indicate that there are 58 recorded resources within Subarea 12, consisting of single-family properties and water conveyance systems. Of these, 4 resources appear eligible for the NRHP or CRHR (Status Code 3); 51 resources appear not eligible (Status Code 6); and 3 resources appears to have been identified but not evaluated (Status Code 7). The three recorded resources that appeared eligible were the Ridgely/Clinton Hickock/William Boyd house at 3261 Strong Street (P-33-011539), the Stevenson House at 3720 Stoddard Avenue (P-33-012135), Upper Riverside Canal (CA-RIV-04495/P-33-00495), and Riverside Lower Canal (CA-RIV-04791/P-33-004791).

The HRI indicated that there were 275 additional recorded resources within Subarea 12. Of the 275 properties inside Subarea 12, 1 was an individual property determined eligible for NRHP by a consensus through Section 106 process, and listed in the CRHR (2S2); 2 were individual properties that are listed or designated locally (Status Code 5S1); 3 were individual properties that are eligible for local listing or designation (Status Code 5S2); 177 properties were determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning (Status Code 6L); 63 properties were found ineligible for NRHP, CRHR, or local designation through survey evaluation (Status Code 6Z); 3 were determined ineligible for NRHP pursuant to Section 106 without review by State Historic Preservation Officer (Status Code 6U); 8 properties were determined ineligible for NRHP by consensus through Section 106 process, but have not been evaluated for CRHR or local listing (Status Code 6Y); and 17 were identified in Reconnaissance Level Survey, but not evaluated (Status Code 7R).

A review of historic aerial photographs indicate that multiple areas that make up Subarea 12 began as mostly agricultural with a few clusters of residential properties along Strong Street, Columbia Avenue, Main Street, Fairmount Boulevard, and Stoddard Avenue in the 1930s. By the mid-twentieth century, there is a boom of residential subdivisions in Subarea 12 along streets such as Marsh Way, Mulberry Street, Post Street, Powell Way, Elliott Drive, Sutter Way, Witt Avenue, Stansell Drive, Stephens Avenue, and Shamrock Avenue. The area continues

to densify in the 1960s, likely with some influence by the completion of SR-60, SR-91/US 395, Spring Brook Golf Course, and Reid Park. Properties within Subarea 12 have another residential subdivision growth period visible in the 1976 and 1980 photographs—the subdivisions established in the beginnings of the 1960s expanded and added side streets, branching off Main Street, Columbia Avenue, and Strong Street. Changes to Subarea 12 are few after the mid-1990s. The only development of note is the La Rivera residential subdivision at Strong Street and Rivera Street, which was added between 2005 and 2007 (NETR 2019; UCSB 2019).

The Northside Specific Plan would redesignate Subarea 12 to Medium Density Residential. The proposed land use would provide consistency with existing Medium Density Residential land uses within the SPA. Subarea 12 would yield approximately 5,176 dwelling units total, but 4,760 dwelling units are already permitted within Subarea 12. The proposed change in use is compatible with the current and historical uses of Subarea 12. The four recorded resources identified in the CHRIS record search that appeared eligible are the Ridgely Court/Clinton Hickock/William Boyd house at 3261 Strong Street (CHRIS Status Code 3; HRI Status Code 2S2), the Stevenson House at 3720 Stoddard Avenue (CHRIS Status Code 3; HRI Status Code 2S2), Upper Riverside Canal (Status Code 3), and Riverside Lower Canal (Status Code 3). The six additional eligible properties identified in the HRI are 3405 Center Street (5S2), 1761 Orange Street (5S1), 3787 Shamrock Avenue (5S2), 3260 Strong Street (5S1), 3676 Strong Street (5S2), and 2357 Wilshire Street (5S2). These are all considered historical resources for the purposes of CEQA, and future development of Subarea 12 that may potentially affect these historic resources would need to assess direct and indirect impacts. The identified but not yet evaluated properties (7R) are mostly residential properties and a few churches along Chase Road, Columbia Avenue, Kemp Street, Northbend Street, Orange Street, Shamrock Avenue, Spruce Street, Stansell Drive, Stoddard Avenue, and Strong Street. Future projects proposed within Subarea 12 would require identification and evaluation of any resources over 45 years old in order to adequately assess potential impacts to historical resources under CEQA. Thus, impacts to historical resources would be potentially significant within Subarea 12.

### **Subarea 13**

Subarea 13 encompasses approximately 39 acres in the eastern portion on the SPA, east of the Northside Village Center (Subarea 9). The area was historically used as orchard and agricultural land with some single-family residential properties, then later developed in to large-scale, multibuilding apartment/townhome complexes in the 1970s. The current land use designation for Subarea 13 is Medium High Density Residential (City of Riverside 2007).

The CHRIS record search results indicate that there is one previously recorded resource in Subarea 13, 1004 Orange Street (P-33-005712), single-family residence and outbuilding determined ineligible for the NRHP and CRHR (Status Code 6). The property described in the site record, a 1920s Craftsman bungalow, appears to have either been demolished and replaced with another single-family residence, or has had significant additions on all elevations.

The HRI indicated that there were no additional recorded properties within Subarea 13.

A review of historic aerial photographs indicates that Subarea 13 was historically used for agriculture and had sparse residential properties. The west section of Subarea 13 along Main Street appears as an orange orchard on the irregular, large parcel from 1931 through 1954, but in the 1959 photograph and later, the orchard appears to have thinned out and fallen into disuse. The orchard becomes an empty lot by the 1966 photograph and the current apartment townhome complex appears by the 1976 photograph. At the east section of Subarea 13 along Columbia Avenue and Orange Street, the area appears as agricultural tracts, northeast of several narrow residential tracts

along Columbia Avenue, and east of a single residence along Orange Street in the 1930s. These properties along Orange Street and Columbia and the agricultural tracts remain unchanged until sometime between the 1968 and 1976 photograph, when all properties except 1004 Orange Street are demolished and replaced with a large-scale residential subdivision, with tightly arranged single-family residences and two townhome/apartment complexes. The house at 1004 Orange Street appears to have been demolished or significantly added on to between 1990 and 1995 (NETR 2019; UCSB 2019).

The Northside Specific Plan does not include any changes to Subarea 13. Subarea 13 would yield a maximum of 566 dwelling units. The CHRIS and HRI record search results indicate only one previously recorded resource in the area, which has been determined ineligible for the NRHP or CRHR and therefore is not a historical resource for the purposes of CEQA. All development since the 1970s has demolished and replaced any potential unrecorded historical resources. Thus, impacts to historical resources would be less than significant within Subarea 13.

### **Subarea 14**

Subarea 14 encompasses approximately 37 acres of land in the southern portion of the SPA. The area was historically used as the location of the Fairmont School (Fremont School, since 1970), and the current land use designation for Subarea 14 is Public Facilities/Institutional (City of Riverside 2007). Subarea 14 is already developed with the Fremont Elementary School.

The CHRIS record search results indicate that there are no recorded resources within Subarea 14.

The HRI indicated that there was one recorded resource within Subarea 14, a 1943-built building at 1922 Main Street. This resource was given a Resource Status Code of 6L, indicating it was determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning. This resource was likely demolished in the 1960s or early 1970s.

According to Mermilliod's 2005 *Reconnaissance Survey and Context Statement for a Portion of the Northside*, the original building for the Fremont Elementary School (sometimes signed "Fairmont School" in maps) was located at 1925 Orange Street and built in 1917. The school was added on to several times, but the school's new buildings and outbuildings were damaged in a 1949 fire; the 1917 building was demolished in 1967. The new Fremont Elementary School was rebuilt in 1969–1970 (Mermilliod 2005).

A review of historic aerial photographs corroborates Mermilliod's timeline. Historic aerials note the presence of two single-family residences in the southwestern section of Subarea 14, along Main Street. These residences persist until 1968 when they are demolished. Historic aerials do not indicate another historic resource in Subarea 14 (NETR 2019; UCSB 2019).

The Northside Specific Plan does not include any changes to the Public Facilities and Institutional Uses designation in Subarea 14. Subarea 14 can accommodate 2 million square feet of public facility/industrial development. This land use designation provides for schools, hospitals, libraries, utilities, and government institutions. Religious assembly and day care uses may be allowed within this designation. Specific sites for public/semipublic uses are subject to discretionary approval under the Zoning Ordinance. Because there are no proposed changes to the use of Subarea 14, and no new or previously recorded historical resources within Subarea 14, future development of this area would have a less-than-significant impact on historical resources.

**Subarea 15**

Subarea 15 encompasses approximately 148 acres of noncontiguous land in the southwest portion of the SPA and the northwest portion of the SPA, adjacent to the Santa Ana River. The area was historically used as the Riverside Fairgrounds site until 1930, then De Anza Park/Riverside Fairgrounds Racetrack until the 1960s, when SR-60 was erected just south of Subarea 15. Between 1980 and 1990 the region became Business/Office Park. The section along Strong Street was historically single-family residential until sometime between 2005 and 2009 when the Patricia Beatty Elementary School was erected. The current land use designations for Subarea 15 include 137 acres of Business/Office Park and 11 acres of Medium Density Residential (City of Riverside 2007).

The CHRIS record search results indicate that there are six previously recorded resources within Subarea 15. All six resources appear not eligible for listing (Status Code 6), and have been subsequently demolished.

The HRI indicated that there were no additional recorded properties within Subarea 15.

According to Mermilliod's 2005 Reconnaissance Survey and Context Statement for a Portion of the Northside, the Riverside County Fair was held in the Subarea 15 area from 1915, relocating from its previous location at Chemawa Park on Magnolia Avenue. This became the Southern California Fair in 1918 and the last Southern California Fair held at the Riverside Fairgrounds was in 1930 (Mermilliod 2005).

A review of historic aerial photographs indicated that the fairgrounds remained well-kept until the 1960s, when SR-60 bisected the area between the fairgrounds and Fairmount Park. The area remained underdeveloped until sometime between 1980 and 1990 when it was developed into a large-scale office park. The area along Strong Street appeared as single family residential with long, north-south-oriented lots, relatively unchanged from 1931 through 2005. Between 2005 and 2009, some of these homes are demolished and replaced with the large Patricia Beatty Elementary School campus (NETR 2019; UCSB 2019).

The Northside Specific Plan would redesignate the 11 acres of Medium Density Residential as Public Facility/Institutional, and the remaining 137 acres of Subarea 15 would remain as Business/Office Park. Subarea 15 would yield a total of 11 million square feet of business/office park development and approximately 480,000 square feet of public facilities development (see Subarea 14 for permitted uses). The Business/Office Park designation within Subarea 15, north of SR-60 on the west side of Main Street and east side of Market Street would remain, but would include minor land use adjustments to ensure the properties continue to provide for single or mixed light industrial uses that do not create nuisances due to odor, dust, noise, or heavy truck traffic. Suitable uses include corporate and general business offices, research and development, light manufacturing, light industrial, and small warehouse uses (up to 50,000 square feet per site).

As there are no extant historic resources within Subarea 15 and the entirety of Subarea 15 was redeveloped between 1980 and 2009, future projects are not expected to impact any recorded or expected historical resources for the purposes of CEQA. Thus, impacts to historical resources would be less than significant within Subarea 15.

**Subarea 16**

Subarea 16 encompasses approximately 8 acres of land at the north end of the SPA. The area was historically used as agricultural/ranching, and the current land use designations for Subarea 16 include Business/Office Park and Public Facilities/Institutions (City of Riverside 2007).

The CHRIS record search indicates that there are two previously recorded resources within Subarea 16: CA-SBR-09814/H/CA-RIV-06237/H (36-009814/33-08752), which is a multicomponent lithic scatter and historic refuse scatter; and CA-SBR-1984 (33-1984), the Trujillo Adobe Historic Site. Both sites have a Resource Status Code of 7, indicating they have not been formally evaluated, or need reevaluation to modern standards.

The HRI also identified the Trujillo Adobe and indicated that there were no additional recorded resources. The HRI updated the Trujillo Adobe Status Code to 7L (State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards).

The City of Riverside Latino Historic Context Statement, prepared in 2018, indicates that the Trujillo Adobe (circa 1863) was the final building remnant of the original La Placita de los Trujillos/San Salvator community, the community established by *genízaro* colonists on the Bandini Donation. The other remaining remnants of La Placita de los Trujillos/San Salvator include a bell (removed to a new location) and a cemetery. The Trujillo Adobe was the first Riverside building to receive landmark designation for its association with Latino heritage. Howell-Ardila's 2018 context also proposes reclassifying the Trujillo Adobe as Historic Resource Code 3S (appears eligible for NRHP as an individual property through survey evaluation), and indicates that the Trujillo Adobe appears eligible at the national, state, and local level (Howell-Ardila 2018: 228; Appendix B).

Howell-Ardila's 2018 context also indicates that the Trujillo Adobe is the oldest surviving building from the American Period (1849-present) in Riverside, and predates the founding of the City of Riverside and the John Wesley North colony by nearly a decade. The Trujillo Adobe (RIV-009) was added to the Riverside County Points of Historical Interest in 1968 and is coded as requiring an updated evaluation to modern documentation standards (Status Code 7L). It was built between 1845 and 1863 and is one of the earliest remains of the village of La Placita de los Trujillos. Accounts vary, but it was likely the original home of Lorenzo Trujillo, a founding *genízaro* colonist of La Placita de los Trujillos/San Salvator, though it is also possible that this adobe was constructed after the 1862 flood that devastated the terrain of this area. It was subsequently occupied by members of the Trujillo family. The adobe, as of its most recent archaeological record from 1982, consisted of three remaining adobe construction walls under a protective modern roof (Howell-Ardila 2018). The Trujillo Adobe is especially rare and was identified as such in 2017 by the Hispanic Access Foundation, based in Washington, DC, as one of the most significant Latino sites in the United States:

The Trujillo Adobe is a site that demonstrates the connections and contributions that Latino communities had as part of western expansion, specifically the settlement of California. The adobe is the last standing remnant of the Trujillo legacy and one of the first nonindigenous settlements in this region. It is recognized as a cultural landmark by the City of Riverside and a potential site of high significance as part of the Old Spanish National Historic Trail by the Department of the Interior (Galaviz et al. 2017).

The Northside Specific Plan proposes to redesignate the Subarea 16 as “Trujillo Adobe Heritage Village.” The Trujillo Adobe would be restored in its existing location, and a historic interpretation village would be developed around it. Trujillo Adobe Heritage Village would include new buildings that replicate La Placita's historic past (the cantina, schoolhouse, etc.), which would be part of a museum/interpretive center and retail and dining options. Subarea 16 would accommodate 36,000 square feet of retail/commercial space, and 9,300 square feet (or 0.21 acres) for the adobe, cantina, schoolhouse, and museum/interpretive center. Trujillo Adobe Heritage Village would also feature a citrus grove to serve as a natural backdrop to the Trujillo Adobe.

Future development and restoration of the Trujillo Adobe and its historic setting has the potential to cause a significant impact to an important historical resource. Thus, impacts to historical resources would be potentially significant within Subarea 16.

### **Subarea 17**

Subarea 17 encompasses 5 acres of land located on the east and west sides of Main Street, near Strong Street. The area was historically used as small-scale commercial, orchards, and single-family residences lining Main Street, and its current use is similar, but now lacks the historical orchards.

The CHRIS record search results indicate that there are no recorded resources within Subarea 17.

The HRI indicates that there are 11 previously recorded properties within Subarea 17. These are mostly small-scale commercial or single-family residential properties with construction dates ranging between 1916 and 1946. Five properties were determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning (Status Code 6L); four properties were found ineligible for NRHP, CRHR, or local designation through survey evaluation (Status Code 6Z); and two were identified in Reconnaissance Level Survey, but not evaluated (Status Code 7R).

Mermilliod's 2005 Reconnaissance Survey and Context Statement for a Portion of the Northside indicated these properties exhibit the shift from rural neighborhood planning to urban neighborhood planning between the 1910s and 1950s as the area grew in density. While Mermilliod regularly uses these properties as examples in her context, she ultimately deemed all properties in this corridor too compromised by alterations (Mermilliod 2005: Appendix III).

Historic aerial photography indicates that the area remains relatively unchanged in use and retains several of its building stock from the earliest available 1931 photograph. Major changes include the changes and rebuilding of the Fremont Elementary School in the late 1960s, and the post-2010 redevelopment of 1710 Main Street into a larger commercial property (NETR 2019; UCSB 2019).

There are no significant changes proposed to the use of Subarea 17. Thus, impacts to historical resources within Subarea 17 would be less than significant.

### ***Impact Summary***

In summary, allowed future development per the proposed Northside Specific Plan would result in potentially significant impacts related to known historical resources and potential historic resources. More specifically, changes in development allowed in Subareas 1 to 5, 7 to 12, and 16 would result in potentially significant impacts to historic resources (**Impact CUL-1**). Due to the conditions and lack of changes in allowed development in Subareas 6, 13 to 15, and 17, potential impacts to historic resources in these areas would be less than significant.

The Trujillo Adobe is a significant historical resource. The proposed designation of a Trujillo Adobe Heritage Village and the associated anticipated restoration of the Trujillo Adobe also has potential to result in a significant historic resource impact (**Impact CUL-2**).



***Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?***

**Potentially Significant.** As a result of the CHRIS record search, 343 previously recorded cultural resources were identified within the records search area, 101 of which are located within the SPA. Refer above for information regarding recorded sites by Subarea. Of the recorded sites, 17 are archaeological resources and include the following:

- Three prehistoric resources: P-36-019814/CA-SBR-013176, P-36-019820/CA-SBR-013180, and P-029039/CA-SBR-029039. All three prehistoric resources were determined ineligible for the NRHP and CRHR (Status Code 6).
- Twelve historical archaeological resources: P-33-008650/CA-RIV-06166, P-33-009006/CA-RIV-06351, P-36-006086/CA-SBR-06086, P-36-060235, P-36-019808, P-36-019809, P-36-019815, P-33-004299/CA-RIV-04299, P-33-008651/CA-RIV-06167, P-33-008754/CA-RIV-06238, P-33-008755/CA-RIV-06239, and P-33-014953. Of these, 8 historical archaeological resources were determined ineligible for the NRHP and CRHR (Status Code 6), 1 resource requires re-evaluation (Status Code 7), and 3 resources have unknown statuses.
- One multi-component resource with both prehistoric and historic components. The single multicomponent site rests on the county line of Riverside and San Bernardino Counties. Because of this, the information centers each assigned the resource a primary number that correlates with their county. Therefore, for the purposes of this analysis, resource P-33-08752/CA-RIV-06237 (Riverside County) is the same as resource P-36-09814/CA SBR-09814/H (San Bernardino County). This resource has not been formally evaluated (Status Code 7).
- One historical isolate, P-36-060252, as an isolate does not constitute a site by California definition, and, therefore, is not significant a resource under CEQA, is ineligible for the NRHP and CRHR (Status Code 6).

Of the 17 previously recorded archaeological resources identified within the SPA, 12 have been determined ineligible for the NRHP and CRHR. Although archaeological sensitivity within the SPA is considered low based on the CHRIS records search results, the NAHC Sacred Lands File search, and a review of building development for each property, it is possible that intact subsurface archaeological deposits are present. For these reasons, the proposed SPA should be treated as potentially sensitive for archaeological resources, as these resources may be capped beneath extant buildings or parking lots. If such unanticipated discoveries are encountered, impacts to archaeological resources could be potentially significant (**Impact CUL-3**).

Three historical archaeological resources (P-33-008650/CA-RIV-06166, P-33-004299/CA-RIV-04299, and P-33-008651/CA-RIV-06167), including one multicomponent resource, P-33-08752/CA-RIV-06237 (Riverside County), which is the same as resource P-36-09814/CA SBR-09841 (San Bernardino County), has not been evaluated to determine if they are significant resources under CEQA and consequently, future project-related activities could result in significant impacts to these known archaeological resources (**Impact CUL-4**).

***Would the project disturb any human remains, including those interred outside of dedicated cemeteries?***

**Less-Than-Significant Impact.** No prehistoric or historic burials were identified within the SPA as a result of the records searches. However, in the unexpected event that human remains are found, those remains would require proper treatment, in accordance with applicable laws. The discovery of human remains would require handling in accordance with California Public Resources Code 5097.98, which states that in the event that human remains are discovered during construction, construction activity shall be halted, and the area shall be protected until

consultation and treatment can occur as prescribed by law (**CM-CUL-1**). Compliance with these existing regulations would ensure that impacts to human remains resulting from the proposed project would be **less than significant**. No mitigation is required.

### 3.4.5 Mitigation Measures

**MM-CUL-1 Identification and Protection of Historical Resources.** Prior to issuance of any demolition, grading, or building permit within the Northside Specific Plan, the City Historic Preservation Officer or Qualified Designees of the applicable jurisdiction shall determine if a historic built environment resource (e.g., buildings, structures, and objects) over 45 years of age has potential to be affected by the proposed demolition activities. If a potential historic resource is identified, a qualified architectural historian who meets the Secretary of the Interior’s Professional Qualification Standards (36 CFR 61) shall record and evaluate any properties over 45 years old that have not been previously evaluated, or require evaluation updates due to the passage of time or changes to baseline conditions. The qualified professional will: (1) review current California Historical Resources Information System (CHRIS) records search and Historic Resources Inventory (HRI) data to ensure that previously recorded resources are identified; (2) survey the project site for potential historical resources and document the resource(s) with notes and photographs; (3) record and evaluate any potential resources, including completion of adequate background and archival research on applicable properties, establishment of an appropriate historic context, application of state and local designation criteria, and preparation of the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms); and (4) conduct an assessment of potential impacts to any identified historical resources in consideration of project-related activities that may result in substantial adverse change to the significance of an historical resource. Based on this impacts assessment and consistent with the applicable City of Colton Municipal Code Chapter 15.40 Historic Preservation and City of Riverside Municipal Code Chapter 20, as applicable, the City shall commit to avoiding historical resources or ensuring that all project-related activities with the potential to impact historic resources are in conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (NPS 2017) to the extent feasible.

**MM-CUL-2 Trujillo Adobe Historic Preservation.** Prior to implementation of any demolition, building or grading permit issuance related to the Trujillo Adobe or its immediate surroundings, the City of Colton shall ensure the applicant has retained the services of qualified historic preservation specialists to assist with additional analysis, documentation, project design review, and consultation with key local stakeholders in consideration of the proposed Trujillo Adobe restoration. The following steps shall be implemented prior to issuance of permits related to the Trujillo Adobe or adjacent properties:

- **Establish a Required Study Boundary.** The Cities of Riverside and Colton shall establish a study boundary around the Trujillo Adobe that triggers consideration of the adobe in projects that fall within the established boundary. When establishing the boundary, it is important to consider potential indirect effects from vibration and visual intrusions to the resource’s setting. Prior to implementation of any project within the established study boundary, the applicant shall retain a qualified historic preservation specialist to assess the potential for indirect impacts to the adobe as a result of adjacent construction activities, including the potential for groundborne vibration and visual intrusions.

- **Updated Significance Evaluation.** The applicant shall retain a qualified architectural historian to prepare a detailed historical significance evaluation for the Trujillo Adobe in consideration of existing conditions as well as previously prepared resource documentation. The evaluation shall include a detailed historic context statement for the adobe that is developed thorough archival research. This evaluation should identify the specific features of the Trujillo Adobe that contribute to the resource's historical significance, including its setting, paths of circulation, materials, and related features and spaces. Likewise, the report shall identify features that do not contribute to the resource's historical significance, or fall outside the Trujillo Adobe's period of significance (which must be clearly defined in the evaluation). The Trujillo Adobe shall be evaluated in consideration of City, County, California Register of Historical Resources, and National Register of Historic Places designation criteria and integrity requirements. Detailed photographs of the interior, exterior, and setting shall be included as part of the evaluation. If warranted, the report shall include recommendations for additional archival-level documentation prior to project implementation. The significance evaluation shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.
- **Project Plan Development.** The applicant shall retain a qualified historic preservation architect/engineer (ideally with experience in adobe restoration) to assist in the development of the proposed restoration plans. These professionals may recommend preparation of additional studies in order to fully understand project-specific constraints. Development of the proposed project plans will consider the findings and recommendations of the updated significance evaluation with regard to retention of important character-defining features, historic materials, and historical connections; and will also consider feedback from local stakeholders with a vested interest in the Trujillo Adobe and its future. The project plan shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.
- **Project Plan Review.** The applicant shall retain a qualified architectural historian to review the proposed design plans for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The architectural historian shall provide feedback in the form of a conformance review memorandum that provides an assessment of how the project meets the Standards, or likewise, does not meet the Standards. Based on this feedback, the applicant shall make adjustments (as warranted) to existing project plans in order to be in conformance with the Standards and avoid impacts to historical resources.
- **Development of a Protection Plan.** Upon finalization of proposed project design plans, the applicant shall work with historic preservation professionals to develop a protection plan for the Trujillo Adobe and any associated historical resources. The plan should detail methods for protecting the adobe and its important historical features from inadvertent damage during construction-related activities, in consideration of adjacent construction and stabilization of the adobe building. Issues to consider include impacts resulting from vibration, dust and debris, and heavy machinery. The plan should also detail specific protection/safety measures for working in and around historic adobe structures. The protection plan shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.

**MM-CUL-3a On-call Project Archaeologist:** Prior to the issuance of a grading permit, the Property Owner/Developer shall provide a letter from a certified archaeologist and paleontologist stating that the Property Owner/Developer has retained these individuals, and that the archaeologist and paleontologist shall be on call during all grading and other significant ground-disturbing activities in native sediments.

**MM-CUL-3b Treatment and Disposition of Cultural Resources:** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:

1. **Consulting Tribes Notified:** Within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the City of Riverside Community & Economic Development Department or applicable jurisdiction evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.
2. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with any tribal monitor providing oversight of the process.
3. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains, as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community & Economic Development Department or applicable jurisdiction with evidence of same:
  - a. Accommodate the process for on-site reburial of the discovered items with any consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.
  - b. A curation agreement with an appropriate qualified repository within Riverside County or San Bernardino County, as applicable, that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.
  - c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default.
  - d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the applicable jurisdiction documenting monitoring activities conducted by the project archaeologist and any Native American Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the applicable jurisdiction, Eastern Information Center, and interested tribes.

- MM-CUL-3c: Cultural Sensitivity Training:** The Secretary of Interior Standards certified archaeologist and any Native American Tribal Monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
- MM-CUL-4 Identification and Protection of Archaeological Resources.** Prior to issuance of any grading permit within the Northside Specific Plan, the applicable jurisdiction (City of Riverside, City of Colton, or County of Riverside) shall ensure that archaeological resources are identified and appropriately treated. This includes recordation and evaluation of any previously unevaluated archaeological resources. A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, shall record and evaluate archaeological resources that have not been previously evaluated, or require evaluation updates due to the passage of time or changes to site conditions; this mitigation measure also applies to any archaeological resource discovered as a result of project ground-disturbance activities. The qualified professional will: (1) review current CHRIS records search to ensure that previously recorded resources are identified; (2) survey the project site for potential archaeological resources and document the resource(s) with notes and photographs; (3) record and evaluate any potential archaeological resources and apply state and local designation criteria, and preparation of the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms); and (4) conduct an assessment of potential impacts to any identified archaeological resources in consideration of project-related activities that may result in substantial adverse change to the significance of an archaeological resource. Significance shall be assessed based on California Environmental Quality Act (CEQA) Section 15064.5 criteria. If a significant resource is identified, avoidance or minimization of the of the resource shall be completed consistent with the applicable CEQA Section 21083.2, City of Colton Municipal Code Chapter 15.40 Historic Preservation and City of Riverside Municipal Code Chapter 20, as feasible. If the discovery proves significant and avoidance is not possible, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. Resources found not to be significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate DPR forms and inclusion of results in the survey and/or assessment report.

### 3.4.6 Level of Significance After Mitigation

As identified In Section 3.4.4, changes in development allowed in Subareas 1 to 5, 7 to 12, and 16 would result in potentially significant impacts to historic resources (**Impact CUL-1**). To minimize impacts to known and potential historical resources, mitigation measure **MM-CUL-1** would be implemented. However, because the details and specific locations of future projects within the SPA are unknown at this time, the potential to impact historical resources remains significant.

The proposed designation of a Trujillo Adobe Heritage Village and the associated anticipated restoration of the Trujillo Adobe also has potential to result in a significant historic resource impact (**Impact CUL-2**). **MM-CUL-2** ensures that the Trujillo Adobe and its historical associations are appropriately considered in the proposed Subarea 16

development. This mitigation measure requires an updated evaluation of the resource, including physical documentation of the resource and its character-defining feature; consultation with an historic preservation architect/engineer and architectural historian on proposed project design plans; consultation with local stakeholders; and rehabilitation/restoration of the Trujillo Adobe and its surroundings in conformance with the Secretary of the Interior's Standards for the Treatment of Historical Properties. However, because the details of the proposed Trujillo Adobe Heritage Village are unknown at this time, the potential to impact historical resources remains significant.

Based on the known resources within the Northside SPA, it is possible that intact archaeological deposits are present at subsurface levels, and future development allowed under the plan could result in significant impacts (**Impact CUL-3**). **MM-CUL-3a** through **MM-CUL-3c** require that all construction work is immediately stopped until a qualified archaeologist can evaluate the significance of the find, and evaluate potentially significant impacts to archaeological resources. In addition, this measure requires proper treatment of any significant resource in a manner that would preserve information and reduce or avoid significant impacts. With implementation of this measure, significant archaeological resources would be addressed in accordance with the City's standard measures and impacts would be reduced to below a level of significance. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

There are known archaeological sites within the Northside SPA, including within areas that would be affected by the proposed Northside Specific Plan. Impacts to known archaeological resources would be potentially significant (**Impact CUL-4**). To reduce this potential impact, **MM-CUL-4** would be implemented. This measure requires proper evaluation of the resource and implementation of avoidance or impact reduction measures to ensure impacts would be below a level of significance. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

While human remains are not anticipated to be discovered during future development allowed by the Northside Specific Plan, there is potential for inadvertent finds of human remains. Such inadvertent finds would be required to follow California Health and Safety Code Section 7050.5 (**CM-CUL-1**), which would ensure impacts would be below a level of significance.

Overall, **Impact CUL-1** through **Impact CUL-4** would remain significant and unavoidable.

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## 3.5 Energy

This section describes the existing energy conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures (MMs) related to implementation of the Northside Specific Plan. The information and analysis presented in this section is based on the Riverside-Colton Northside Specific Plan Baseline Opportunities and Constraints Analysis prepared by Rick Engineering (2017; referred to herein as the “baseline analysis”) and provided as Appendix B.

### 3.5.1 Existing Conditions

#### Electricity

According to the U.S. Energy Information Administration (EIA), California used approximately 257,268 gigawatt hours of electricity in 2017 (EIA 2019a). By sector in 2017, commercial uses utilized 46% of the state’s electricity, followed by 35% for residential uses, and 19% for industrial uses (EIA 2019). Electricity usage in California for different land uses varies substantially by the types of uses in a building, type of construction materials used in a building, and the efficiency of all electricity-consuming devices within a building. Due to the state’s energy efficiency building standards and efficiency and conservation programs, California’s electricity use per capita in the residential sector is lower than any other state except Hawaii (EIA 2019a).

The SPA is serviced by City of Riverside Public Utilities (RPU), Southern California Edison (SCE), and the Colton Electric Utility Department.

RPU was established in 1895 and is a consumer-owned water and electric utility providing service to the Riverside area. In January of 2017, the City Council, RPU Board and staff developed the Utility 2.0, a strategic plan that sets a direction for from 2017 through year 2021, concentrating on accelerated infrastructure replacement and implementing new technology projects. Utility 2.0 identifies six Focus Areas to provide the foundation of the Strategic Plan. These Focus Areas are derived from the Utility 2.0 Strategic Plan and are an outgrowth of the 3-year and 10-year goals from prior strategic planning efforts. The Focus Areas are:

- Reliability & Resiliency – Renew, replace, upgrade, modernize and extend the water and electric system infrastructure to ensure reliability is maintained or improved and that resilience to extreme events is maintained or improved.
- Affordability – Keep water and electricity prices affordable and comply with Fiscal Policy.
- Sustainability – Meet all city goals and state and federal compliance targets related to efficient use of water and electricity, renewable resources, greenhouse gas emissions.
- Customer Experience – Provide world-class customer-centered service in every encounter, every day.
- Operational Excellence – Instill, maintain and grow a culture of learning, innovation and continuous improvement in all internal processes achieving excellence in all operations.
- Strong Workforce – Attract, retain, train, educate and promote employees ensuring that a high level of employee performance, productivity and engagement is achieved.



Strategy 3 of Utility 2.0 involves development and maintaining renewable water and power resources to meet compliance targets and fully implement integrated resource plans. Related objections include:

- Complete negotiations for a solar PPA provider for RPU water facilities with RPU electric service territory by September 30, 2017.
- Engage a consulting firm to determine recharge opportunities for the Riverside North and Riverside South groundwater basins by March 31, 2017.
- Complete, for Board and City Council consideration, a program to convert customers to recycled water service by December 31, 2017.
- Procure adequate and appropriate power to meet SB 350 Renewable Portfolio Standard targets; 33% by 2020 and 50% by 2030.
- Develop feasibility report for energy storage at Tequesquite solar project by July 31, 2017.
- Develop a plan for review by the General Manager to achieve 5% energy efficiency savings per year through 2030 by December 31, 2017.

SCE, a subsidiary of Edison International, serves approximately 180 cities in 11 counties across central and Southern California. SCE administers various energy efficiency and conservation programs that may be available to residents, businesses, and other organizations. According to the California Public Utilities Commission (CPUC), approximately 84 billion kilowatt-hours (kWh) of electricity were used in SCE's service area in 2017. Demand forecasts anticipate that approximately 75 billion kWh of electricity will be used in SCE's service area in 2020 (CPUC 2018).

SCE receives electric power from a variety of sources. According to CPUC's 2019 California Renewables Portfolio Standard Annual Report, 36% of SCE's power came from eligible renewables, such as biomass/waste, geothermal, small hydroelectric, solar, and wind sources (CPUC 2019). SCE maintains a lower percentage of renewable energy procurement when compared with California's two other large investor-owned utilities – Pacific Gas and Energy Company and San Diego Gas & Electric Company, both of which procured 39% and 44% of their electric power, respectively, from eligible renewables (CPUC 2019). SCE also maintains a slightly lower percentage of renewables relative to statewide procurement. The California Energy Commission (CEC) estimates that about 29% of the state's electricity retail sales in 2017 came from renewable energy (CEC 2018b). The California Renewables Portfolio Standard (RPS) Program establishes a goal for California to increase the amount of electricity generated from renewable energy resources to 20% by 2010 and to 33% by 2020. Recent legislation revised the current RPS target for California to obtain 50% of total retail electricity sales from renewable sources by 2030, with interim targets of 40% by 2024, and 45% by 2027 (CPUC 2016).

Established in 1887, Colton's Electric Utility is the oldest founded utility in San Bernardino County. The utility was created to provide quality, reliable service to residential and business customers within the city. Colton Electric Utility owns and operates its own power plant, five substations and the entire electrical infrastructure including the transmission and distribution lines within the city boundaries. The utility serves approximately 16,000 residential customers and 2,500 commercial and industrial customers, with a peak load of 90 Mega, or Million, Watts.

A comparison of the three utilities' energy resources is shown the Table 3.5-1, 2019 Power Content Labels.

Table 3.5-1. 2019 Power Content Labels

Energy Resource	Power Mix		
	RPU	SCE	City of Colton
Eligible Renewable	34%	36%	31%
Coal	29%	0%	0%
Large Hydroelectric	1%	4%	1%
Natural Gas	4%	17%	19%
Nuclear	4%	6%	5%

**Source:** CPUC 2019.

**Notes:** RPU = Riverside Public Utilities; SCE = Southern California Edison.

Within Riverside County, annual nonresidential electricity use is approximately 8.3 billion kWh per year, while residential electricity use is approximately 8.0 billion kWh per year. Within San Bernardino County, annual nonresidential electricity use is approximately 10 billion kWh per year, while residential electricity use is approximately 5.4 billion kWh per year, as reported by the state's Energy Consumption Data Management System for 2017 (CEC 2016).

### Natural Gas

According to the EIA, California used approximately 2,110,829 million cubic feet of natural gas in 2017 (EIA 2019b). Natural gas is used for cooking, space heating, generating electricity, and as an alternative transportation fuel. The majority of California's natural gas customers are residential and small commercial customers (core customers). These customers accounted for approximately 30% of the natural gas delivered by California utilities in 2017. Large consumers, such as electric generators and industrial customers (noncore customers), accounted for approximately 70% of the natural gas delivered by California utilities in 2017 (EIA 2019b).

The Southern California Gas Company (SoCalGas) provides both Riverside and San Bernardino with natural gas service. SoCalGas' service territory encompasses approximately 20,000 square miles and more than 500 communities. In the California Energy Demand mid-energy demand scenario, natural gas demand is projected to have an annual growth rate of 0.03% in SoCalGas' service territory. As of 2017, approximately 7,206 million therms<sup>1</sup> were used in SoCalGas' service area per year. The Northside Specific Plan is expected to begin construction in 2020. By 2020, natural gas demand is anticipated to be approximately 7,876 million therms per year in SoCalGas' service area (CEC 2017). In 2020, the the peak day demand supplied by SoCalGas is estimated to be 2.8 billion cubic feet per day<sup>2</sup> (California Gas and Electric Utilities 2018). This amount is approximately equivalent to 2.86 billion thousand British thermal units (kBtu) per day or 28.6 million therms per day.

### Petroleum

According to the CEC, California used approximately 18.6 billion gallons of petroleum in 2017 (EIA 2019c). This equates to a daily use of approximately 51 million gallons of petroleum. By sector, transportation uses utilize approximately 85.5% of the state's petroleum, followed by 11.1% from industrial, 2.5% from commercial, 0.9% from residential, and 0.01% from electric power uses (EIA 2018). Petroleum usage in California includes

<sup>1</sup> One Therm is equal to 100,000 Btu or 100 kBtu.

<sup>2</sup> One cubic foot of natural gas has approximately 1,020 BTUs of natural gas or 1.02 kBtus of natural gas.

petroleum products such as motor gasoline, distillate fuel, liquefied petroleum gases, and jet fuel. California has implemented policies to improve vehicle efficiency and to support use of alternative transportation, which are described in Section 3.5.2, below. As such, the CEC anticipates an overall decrease of gasoline demand in the state over the next decade.

## 3.5.2 Relevant Plans, Policies, and Ordinances

### Federal

#### *Federal Energy Policy and Conservation Act*

In 1975, Congress enacted the Federal Energy Policy and Conservation Act, which established the first fuel economy standards for on-road motor vehicles in the United States. Pursuant to the act, the National Highway Traffic Safety Administration is responsible for establishing additional vehicle standards. In 2012, new fuel economy standards for passenger cars and light trucks were approved for model years 2017 through 2021 (77 FR 62624–63200). Fuel economy is determined based on each manufacturer's average fuel economy for the fleet of vehicles available for sale in the United States.

#### *Energy Independence and Security Act of 2007*

On December 19, 2007, the Energy Independence and Security Act of 2007 (EISA) was signed into law. In addition to setting increased Corporate Average Fuel Economy standards for motor vehicles, the EISA includes the following other provisions related to energy efficiency:

- Renewable Fuel Standard (RFS) (Section 202)
- Appliance and Lighting Efficiency Standards (Sections 301–325)
- Building Energy Efficiency (Sections 411–441)

This federal legislation requires ever-increasing levels of renewable fuels (the RFS) to replace petroleum (EPA 2017). The U.S. Environmental Protection Agency is responsible for developing and implementing regulations to ensure that transportation fuel sold in the United States contains a minimum volume of renewable fuel. The RFS program regulations were developed in collaboration with refiners, renewable fuel producers, and many other stakeholders.

The RFS program was created under the Energy Policy Act of 2005 and established the first renewable fuel volume mandate in the United States. As required under the act, the original RFS program (RFS1) required 7.5 billion gallons of renewable fuel to be blended into gasoline by 2012. Under the EISA, the RFS program was expanded in several key ways that lay the foundation for achieving significant reductions in greenhouse gas (GHG) emissions from the use of renewable fuels, reducing imported petroleum, and encouraging the development and expansion of the renewable fuels sector in the United States. The updated program is referred to as RFS2 and includes the following:

- EISA expanded the RFS program to include diesel, in addition to gasoline.
- EISA increased the volume of renewable fuel required to be blended into transportation fuel from 9 billion gallons in 2008 to 36 billion gallons by 2022.
- EISA established new categories of renewable fuel and set separate volume requirements for each one.

- EISA required the U.S. Environmental Protection Agency to apply lifecycle GHG performance threshold standards to ensure that each category of renewable fuel emits fewer GHGs than the petroleum fuel it replaces.

Additional provisions of the EISA address energy savings in government and public institutions, research for alternative energy, additional research in carbon capture, international energy programs, and the creation of “green” jobs.

## State

### ***Warren-Alquist Act***

The California legislature passed the Warren-Alquist Act in 1974. The Warren-Alquist Act created the CEC. The legislation also incorporated the following three key provisions designed to address the demand side of the energy equation:

- It directed the CEC to formulate and adopt the nation’s first energy conservation standards for buildings constructed and appliances sold in California.
- The act removed the responsibility of electricity demand forecasting from the utilities, which had a financial interest in high-demand projections, and transferred it to a more impartial CEC.
- The CEC was directed to embark on an ambitious research and development program, with a particular focus on fostering what were characterized as non-conventional energy sources.

### ***State of California Energy Action Plan***

The CEC and CPUC approved the first State of California Energy Action Plan in 2003. The plan established shared goals and specific actions to ensure that adequate, reliable, and reasonably priced electrical power and natural gas supplies are provided, and identified policies, strategies, and actions that are cost-effective and environmentally sound for California’s consumers and taxpayers. In 2005, a second Energy Action Plan was adopted by the CEC and CPUC to reflect various policy changes and actions of the prior 2 years.

At the beginning of 2008, the CEC and CPUC determined that it was not necessary or productive to prepare a new energy action plan. This determination was based, in part, on a finding that the state’s energy policies have been significantly influenced by the passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006 (discussed below). Rather than produce a new energy action plan, the CEC and CPUC prepared an update that examines the state’s ongoing actions in the context of global climate change.

### ***Senate Bills 1078 (2002), 107 (2006), X1-2 (2011), 350 (2015), and 100 (2018)***

Senate Bill (SB) 1078 established the California RPS Program and required that a retail seller of electricity purchase a specified minimum percentage of electricity generated by eligible renewable energy resources as defined in any given year, culminating in a 20% standard by December 31, 2017. These retail sellers include electrical corporations, community choice aggregators, and electric service providers. The bill relatedly required the CEC to certify eligible renewable energy resources, design and implement an accounting system to verify compliance with the RPS by retail sellers, and allocate and award supplemental energy payments to cover above-market costs of renewable energy.

SB 107 (2006) accelerated the RPS established by SB 1078 by requiring that 20% of electricity retail sales be served by renewable energy resources by 2010 (not 2017). Additionally, SB X1-2 (2011) requires all California utilities to

generate 33% of their electricity from eligible renewable energy resources by 2020. Specifically, SB X1-2 sets a three-stage compliance period: by December 31, 2013, 20% had to come from renewables; by December 31, 2016, 25% had to come from renewables; and by December 31, 2020, 33% will come from renewables.

SB 350 (2015) expanded the RPS because it requires retail seller and publicly owned utilities to procure 50% of their electricity from eligible renewable energy resources by 2030, with interim goals of 40% by 2024 and 45% by 2027.

SB 100 (2018) accelerated and expanded the standards set forth in SB 350 by establishing that 44% of the total electricity sold to retail customers in California per year by December 31, 2024, 52% by December 31, 2027, and 60% by December 31, 2030 be secured from qualifying renewable energy sources. SB 100 also states that it is the policy of the state that eligible renewable energy resources and zero-carbon resources supply 100% of the retail sales of electricity to California. This bill requires that the achievement of 100% zero-carbon electricity resources does not increase the carbon emissions elsewhere in the western grid and that the achievement not be achieved through resource shuffling.

Consequently, utility energy generation from nonrenewable resources is expected to be reduced based on implementation of the 60% RPS in 2030. Therefore, any project's reliance on nonrenewable energy sources would also be reduced.

#### ***Assembly Bill 1007 (2005)***

AB 1007 (2005) required the CEC to prepare a statewide plan to increase the use of alternative fuels in California (State Alternative Fuels Plan). The CEC prepared the plan in partnership with the California Air Resources Board (CARB) and in consultation with other state agencies, plus federal and local agencies. The State Alternative Fuels Plan assessed various alternative fuels and developed fuel portfolios to meet California's goals to reduce petroleum consumption, increase alternative fuels use, reduce GHG emissions, and increase in-state production of biofuels without causing a significant degradation of public health and environmental quality.

#### ***Assembly Bill 32 (2006) and Senate Bill 32 (2016)***

In 2006, the state legislature enacted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires California to reduce its GHG emissions to 1990 levels by 2020. In 2016, the Legislature enacted SB 32, which extended the horizon year of the state's codified GHG reduction planning targets from 2020 to 2030, requiring California to reduce its GHG emissions to 40% below 1990 levels by 2030. In accordance with AB 32 and SB 32, CARB prepares scoping plans to guide the development of statewide policies and regulations for the reduction of GHG emissions. Many of the policy and regulatory concepts identified in the scoping plans focused on increasing energy efficiencies, using renewable resources, and reducing the consumption of petroleum-based fuels (such as gasoline and diesel). As such, the state's GHG emissions reduction planning framework creates co-benefits for energy-related resources. Additional information on AB 32 and SB 32 is provided in Section 3.7, Greenhouse Gas Emissions, of this draft EIR.

#### ***California Building Standards***

Part 6 of Title 24 of the California Code of Regulations was established in 1978 and serves to enhance and regulate California's building standards. Part 6 establishes energy efficiency standards for residential and nonresidential buildings constructed in California to reduce energy demand and consumption. Part 6 is updated periodically to incorporate and consider new energy efficiency technologies and methodologies. The 2016 Title 24 building energy efficiency standards, which became effective on January 1, 2017, and are currently applicable,

reduce energy used in the state as compared to the previous standards. In general, single-family homes built to the 2016 standards are anticipated to use approximately 28% less energy for lighting, heating, cooling, ventilation, and water heating than those built to the 2013 standards, and nonresidential buildings built to the 2016 standards will use an estimated 5% less energy than those built to the 2013 standards (CEC 2015).

The 2019 Title 24 standards were approved and adopted by the California Building Standards Commission in December 2018. The 2019 standards became effective January 1, 2020. The standards would require that all low-rise residential buildings shall have a photovoltaic system meeting the minimum qualification requirements such that annual electrical output is equal to or greater than the dwelling's annual electrical usage. Notably, net energy metering rules limit residential rooftop solar generation to produce no more electricity than the home is expected to consume on an annual basis. Single-family homes built with the 2019 standards will use about 7% less energy due to energy efficiency measures versus those built under the 2016 standards, while new nonresidential buildings will use about 30% less energy (CEC 2018a).

Title 24 also includes Part 11, California's Green Building Standards (CALGreen). The CALGreen standards took effect in January 2011 and instituted mandatory minimum environmental performance standards for all ground-up, new construction of commercial, low-rise residential, and state-owned buildings, as well as schools and hospitals. The 2016 CALGreen standards became effective on January 1, 2017. The mandatory standards require the following:

- 20% mandatory reduction in indoor water use.
- 50% diversion of construction and demolition waste from landfills.
- Mandatory inspections of energy systems to ensure optimal working efficiency.

The California Building Standards Commission approved amendments to the voluntary measures of the CALGreen standards in December 2018. The 2019 CALGreen standards became effective January 1, 2020. As with the 2019 Title 24 standards, the 2019 CALGreen standards focus on building energy efficiency.

### ***Integrated Energy Policy Report***

The CEC is responsible for preparing integrated energy policy reports that identify emerging trends related to energy supply, demand, and conservation; public health and safety; and maintenance of a healthy economy. The CEC's 2018 Integrated Energy Policy Report discusses the state's policy goals of decarbonizing buildings, doubling energy efficiency savings, and increasing flexibility in the electricity grid system to integrate more renewable energy (CEC 2018b). Specifically for the decarbonizing of building energy, the goal would be achieved by designing future commercial and residential buildings to have their energy sourced almost entirely from electricity in place of natural gas. Regarding the increase in renewable energy flexibility, the goal would be achieved through increases in energy storage capacity within the state, increases in energy efficiency, and adjusting energy use to the time of day when the most amount of renewable energy is being generated. Over time these policies and trends would serve to beneficially reduce the Northside Specific Plan's GHG emissions profile and energy consumption as they are implemented.

### ***State Vehicle Standards***

In response to the transportation sector accounting for more than half of California's carbon dioxide (CO<sub>2</sub>) emissions, AB 1493 was enacted in 2002. AB 1493 required CARB to set GHG emissions standards for passenger vehicles, light-duty trucks, and other vehicles determined by the state board to be vehicles whose

primary use is noncommercial personal transportation in the state. The bill required that CARB set GHG emissions standards for motor vehicles manufactured in 2009 and all subsequent model years. The 2009–2012 standards resulted in a reduction in approximately 22% of GHG emissions compared to emissions from the 2002 fleet, and the 2013–2016 standards resulted in a reduction of approximately 30%.

In 2012, CARB approved a new emissions-control program for model years 2017 through 2025. The program combines the control of smog, soot, and global-warming gases with requirements for greater numbers of zero-emissions vehicles into a single package of standards called Advanced Clean Cars. By 2025, when the rules would be fully implemented, new automobiles would emit 34% fewer global-warming gases and 75% fewer smog-forming emissions (CARB 2011).

Although the focus of the state’s vehicle standards is on the reduction of air pollutants and GHG emissions, one co-benefit of implementation of these standards is a reduced demand for petroleum-based fuels.

### ***Sustainable Communities Strategy***

The Sustainable Communities and Climate Protection Act of 2008, or SB 375, coordinates land use planning, regional transportation plans, and funding priorities to help California meet its GHG emissions reduction mandates established in AB 32. As codified in California Government Code Section 65080, SB 375 requires Metropolitan Planning Organizations to include a sustainable communities strategy in their regional transportation plan. The main focus of the sustainable communities strategy is to plan for growth in a fashion that will ultimately reduce GHG emissions, but the strategy is also part of a bigger effort to address other development issues, including transit and vehicle miles traveled (VMT), which influence the consumption of petroleum-based fuels.

### **Local**

As explained in Section 3.7, Greenhouse Gas Emissions, the Riverside City’s General Plan, City of Riverside’s Restorative Growthprint-CAP, City of Colton’s General Plan, County of Riverside General Plan, and County of Riverside CAP all include policies to conserve energy and reduce emissions associated with energy consumption. See Section 3.7 for additional discussion of the local plans.

## 3.5.3 Thresholds of Significance

The significance criteria used to evaluate the Northside Specific Plan impacts to energy consumption is based on the recommendations provided in Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.). For the purposes of this energy consumption analysis, a significant impact would occur if the Northside Specific Plan would:

1. Result in wasteful, inefficient, or unnecessary consumption of energy resources, during Specific Plan construction or operation.
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

### **Construction Emissions**

The California Emission Estimator Model (CalEEMod) Version 2016.3.2 was used to estimate potential Specific Plan-generated GHG emissions during construction, which were then used to estimate energy consumption. As a conservative estimation of GHG emissions, as a result of energy from coal, the RPU Power Content Label was used in CalEEMod estimations and are carried through to the estimated energy consumption. Construction of the Northside Specific Plan would result in GHG emissions primarily associated with use of off-road construction

equipment, on-road hauling and vendor (material delivery) trucks, and worker vehicles. All details for construction criteria air pollutants discussed in Section 3.2, Air Quality, and Appendix C of this draft EIR are also applicable for the estimation of construction-related GHG emissions. The estimated GHGs were back-calculated based on carbon content (i.e., kilograms of CO<sub>2</sub> per gallon) in order to estimate fuel usage during Specific Plan construction. The conversion factor for gasoline is 8.78 kilograms per metric ton CO<sub>2</sub> per gallon, and the conversion factor for diesel is 10.21 kilograms per metric ton CO<sub>2</sub> per gallon (The Climate Registry 2019).

### Operational Emissions

During Specific Plan operations, activities that would consume energy would include electricity and natural gas use for building operations, electricity for water and wastewater conveyance, natural gas for emergency generator testing, and petroleum consumption from employees, customers, and delivery vehicle trips. Additional assumptions for these sources are described in 3.5-4, Impact analysis, below.

## 3.5.4 Impacts Analysis

***Would the project result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?***

**Less-than-Significant Impact.** The buildout of uses allowed under the Northside Specific Plan would increase the demand for electricity and natural gas within the SPA and petroleum consumption in the region during construction and operation.

### Electricity

#### Construction Use

Temporary electric power for as-necessary lighting and electronic equipment (such as computers inside temporary construction trailers and heating, ventilation, and air conditioning) during construction would be provided by RPU, SCE, or City of Colton depending on the location of the construction within the SPA. The amount of electricity used during construction would be minimal; typical demand would stem from the use of electrically powered hand tools and several construction trailers by managerial staff during the hours of construction activities. The majority of the energy used during construction would be from petroleum. The electricity used for construction activities would be temporary and minimal; therefore, impacts would be less than significant.

#### Operational Use

The operational phase would require electricity for multiple purposes including building heating and cooling, lighting, appliances, electronics, and water and wastewater conveyance. The project would promote energy efficiency and renewable energy through implementation of Specific Plan goals and policies such as: 1) prioritizing companies that include sustainability practices as part of their business structure, 2) new buildings should be developed to LEED standards, 3) utilizing green infrastructure and material resources for increased sustainable project lifecycles. As a conservative analysis, CalEEMod default values for electricity consumption for the Northside Specific Plan scenarios and Baseline land uses were applied in this analysis (CAPCOA 2017). Table 3.5-2 presents the electricity demand for the Northside Specific Plan scenarios compared to the existing Baseline buildout at year 2040.



Table 3.5-2. Operational Electricity Demand – Baseline

Land Use	kWh/Year
<b>Northside Specific Plan – Baseline</b>	
<b>Building and Lighting Electricity Demand</b>	
General Office Building	14,694,700
Office Park	233,097,000
Elementary School	17,864,300
General Light Industrial	63,945,000
Industrial Park	746,368
User Defined Recreational	0
Apartments Low Rise	23,917,300
Apartments Mid Rise	4,727,580
Single-Family Housing	113,314
Regional Shopping Center	21,323,500
<b>Building Total</b>	<b>380,429,062</b>
<b>Other Electricity Demand</b>	
All Land Uses – Water/Wastewater Total	120,767,214
<b>Total</b>	<b>501,196,276</b>

Source: Appendix C.

Notes: kWh = kilowatt-hour.

As shown in Tables 3.5-3 and 3.5-4, the Northside Specific Plan is estimated to have a total electrical demand of 302,454,679 kWh and 359,339,950 kWh per year for facility usage and water/wastewater conveyance for Scenario 1 and Scenario 2, respectively. Existing land uses represented as the Baseline are estimated to have a total electrical demand of 501,196,276 kWh per year (or 501 million kWh per year) for facility usage and water/wastewater conveyance. The net change in estimated electricity consumption between the Northside Specific Plan and Baseline is estimated to be a net reduction of 198,741,596 and 141,856,326 kWh per year for Scenario 1 and Scenario 2 respectively.

Table 3.5-3. Operational Electricity Demand – Scenario 1

Land Use	kWh/Year
<b>Northside Specific Plan – Scenario 1</b>	
<b>Building and Lighting Electricity Demand</b>	
General Office Building	3,732,220
Office Park	110,751,000
Elementary School	18,097,900
General Light Industrial	15,022,000
User Defined Recreational	0
Apartments Low Rise	34,459,200
Apartments Mid Rise	25,538,100
Regional Shopping Center	26,957,000
<b>Building Total</b>	<b>234,557,420</b>

Table 3.5-3. Operational Electricity Demand – Scenario 1

Land Use	kWh/Year
<b>Other Electricity Demand</b>	
All Land Uses – Water/Wastewater Total	67,897,260
Total	302,454,679
<b>Net Electricity Use</b>	
Northside Specific Plan Scenario 1	302,454,679
Baseline	501,196,276
Net Electricity Use (Northside Specific Plan – Baseline)	-198,741,596

Source: Appendix C.

Notes: kWh = kilowatt-hour.

Table 3.5-4. Operational Electricity Demand – Scenario 2

Land Use	kWh/Year
<b>Northside Specific Plan – Scenario 2</b>	
<b>Building and Lighting Electricity Demand</b>	
General Office Building	3,732,220
Office Park	144,432,000
Elementary School	18,097,900
General Light Industrial	40,600,000
User Defined Recreational	0
Apartments Low Rise	23,552,800
Apartments Mid Rise	26,949,500
Single-Family Housing	52,299
Regional Shopping Center	18,015,900
Building Total	275,432,619
<b>Other Electricity Demand</b>	
All Land Uses – Water/Wastewater Total	83,907,331
Total	359,339,950
<b>Net Electricity Use</b>	
Northside Specific Plan Scenario 2	359,339,950
Baseline	501,196,276
Net Electricity Use (Northside Specific Plan – Baseline)	-141,856,326

Source: Appendix C.

Notes: kWh = kilowatt-hour.

The Northside Specific Plan would also be built in accordance with the current Title 24 standards at the time of construction (**CM-AQ-3**). Therefore, due to the inherent increase in efficiency of building code regulations, and a net decrease in electricity use, the Northside Specific Plan would not result in a wasteful use of energy. Impacts related to operational electricity use would be less than significant.

## Natural Gas

### Construction Use

Natural gas is not anticipated to be required during construction of the Northside Specific Plan. Fuels used for construction would primarily consist of diesel and gasoline, which are discussed under the subsection Petroleum, below. Any minor amounts of natural gas that may be consumed as a result of Northside Specific Plan construction would be temporary and negligible, and would not have an adverse effect; therefore, impacts would be less than significant.

### Operational Use

Natural gas consumption during operation would be required for various purposes, including building heating and cooling. For building consumption, default natural gas generation rates in CalEEMod for the Northside Specific Plan and Baseline land uses and climate zone were used. Tables 3.5-5 and 3.5-6 present the natural gas demand for the Northside Specific Plan, Baseline, and the net change, for Specific Plan Scenarios 1 and 2, respectively.

**Table 3.5-5. Operational Natural Gas Demand – Scenario 1**

Land Use	kBTu/Year
<b>Baseline</b>	
General Office Building	5,356,150
Office Park	68,682,500
Elementary School	21,437,748,200
General Light Industrial	204,687,000
Industrial Park	272,048
User Defined Recreational	0
Apartments Low Rise	76,642,100
Apartments Mid Rise	15,311,870
Single-Family Housing	397,750
Regional Shopping Center	3,748,070
<b>Total</b>	<b>396,534,688</b>
<b>Northside Specific Plan Scenario 1</b>	
General Office Building	1,360,380
Office Park	32,633,000
Elementary School	21,717,400
General Light Industrial	48,085,200
User Defined Recreational	0
Apartments Low Rise	110,423,000
Apartments Mid Rise	82,713,700
Regional Shopping Center	4,738,280
<b>Total</b>	<b>301,670,960</b>
<b>Net Natural Gas Use (Proposed – Baseline)</b>	
Northside Specific Plan – Scenario 1	301,670,960
Baseline	396,534,688
<b>Net Natural Gas Use (Proposed – Baseline)</b>	<b>-94,863,728</b>

**Source:** Appendix C.

**Notes:** kBtu = thousand British thermal units.

Table 3.5-6. Operational Natural Gas Demand – Scenario 2

Land Use	kBTu/Year
<b>Northside Specific Plan Scenario 2</b>	
General Office Building	1,360,360
Office Park	42,557,200
Elementary School	21,717,400
General Light Industrial	129,960,000
User Defined Recreational	0
Apartments Low Rise	75,470,000
Apartments Mid Rise	33,582,600
Single-Family Housing	53,702,500
Regional Shopping Center	183,577
<b>Total</b>	<b>3,166,700</b>
<b>Net Natural Gas Use (Proposed – Baseline)</b>	
Northside Specific Plan – Scenario 2	361,700,337
Baseline	396,534,688
<b>Net Natural Gas Use (Proposed – Baseline)</b>	<b>-34,834,351</b>

**Source:** Appendix C.

**Notes:** kBtu = thousand British thermal units.

As shown in Tables 3.5-5 and 3.5-6, the Northside Specific Plan would consume approximately 301,670,960 and 361,700,337 kBtu per year for Scenario 1 and 2, respectively. The Baseline land uses are estimated to consume approximately 396,534,688 kBtu per year. The net change in estimated natural gas consumption between the Northside Specific Plan and Baseline is estimated to be a decrease of 94,863,728 and 34,834,351 kBtu per year for Scenario 1 and 2, respectively.

The Northside Specific Plan is subject to statewide mandatory energy requirements as outlined in Title 24, Part 6, of the California Code of Regulations. Title 24, Part 11, contains additional energy measures that are applicable to the Northside Specific Plan under CALGreen. Prior to Specific Plan approval, the applicant would ensure that the Northside Specific Plan would meet Title 24 requirements applicable at that time, as required by state regulations through the plan review process (**CM-AQ-3**). Therefore, due to the inherent increase in efficiency of building code regulations, and net decrease in natural gas use, the Northside Specific Plan would not result in a wasteful use of energy. Impacts related to operational natural gas use would be less than significant.

## Petroleum

### Construction Use

As described in the Section 3.2, for purposes of estimating emissions, construction was assumed to start in 2020 and have a duration of 20 years, reaching completion in 2040. While construction specifics for buildout of the SPA are not currently available, the analysis contained herein is based on the first year of construction, the estimated worst-case construction year due to fleet vehicle emission improvements that occur in future construction years. To estimate a single year of construction, the entire year 2040 buildout land use quantities of Scenario 1 were scaled by 20-years of construction and then compressed to a 12-month period. Corresponding

construction equipment and worker, vendor, and haul trips were multiplied by a factor of 6 to account for the compressed 12-month period. This approach results in a conservative estimation of construction land use quantities and subsequently CalEEMod default values and emissions, as a significant portion of the SPA build-out quantities are constructed and existing features within the SPA.

Petroleum would be consumed throughout construction of the Northside Specific Plan. Fuel consumed by construction equipment would be the primary energy resource expended over the course of construction, and VMT associated with the transportation of construction materials and construction worker commutes would also result in petroleum consumption. Heavy-duty construction equipment associated with construction activities, vendor trucks, and haul trucks would rely on diesel fuel. Construction workers would travel to and from the Northside Specific Plan site throughout the duration of construction. It was assumed that construction workers would travel in gasoline-powered vehicles.

Heavy-duty construction equipment of various types would be used during construction. CalEEMod was used to estimate construction equipment usage. Based on that analysis, diesel-fueled construction equipment would operate for an estimated 1,481,520 hours over the 20-year buildout, as summarized in Table 3.5-7.

**Table 3.5-7. Hours of Operation for Construction Equipment**

Phase	Hours of Equipment Use (per Year)
Demolition	3,456
Site Preparation	2,352
Grading	6,912
Building Construction	57,720
Paving	3,744
Architectural Coating	468
<b>Total (per Year)</b>	<b>74,652</b>
<b>Total (20 Years)</b>	<b>1,493,040</b>

Source: Appendix C.

Fuel consumption from construction equipment was estimated by converting the total CO<sub>2</sub> emissions from each construction phase to gallons using conversion factors for CO<sub>2</sub> to gallons of gasoline or diesel. The conversion factor for gasoline is 8.78 kilograms per metric ton CO<sub>2</sub> per gallon, and the conversion factor for diesel is 10.21 kilograms per metric ton CO<sub>2</sub> per gallon (The Climate Registry 2019). The estimated diesel fuel use from construction equipment is shown in Table 3.5-8.

**Table 3.5-8. Construction Equipment Diesel Demand**

Phase	Pieces of Equipment	Equipment CO <sub>2</sub> (MT)	kg CO <sub>2</sub> /Gallon	Gallons
Demolition	36	122.40	10.21	11,987.76
Site Preparation	42	70.20	10.21	6,876.04
Grading	48	294.22	10.21	28,816.38
Building Construction	42	1,285.43	10.21	125,899.65
Paving	36	78.11	10.21	7,650.35
Architectural Coating	6	9.96	10.21	975.29
<b>Total (per Year)</b>				<b>182,205.47</b>
<b>Total (20 Years)</b>				<b>3,644,109.30</b>

Source: Appendix C.

Notes: CO<sub>2</sub> = carbon dioxide; MT = metric ton; kg = kilogram.

Fuel consumption from worker, vendor, and haul truck trips was estimated by converting the total CO<sub>2</sub> emissions from the construction phase to gallons using the conversion factors for CO<sub>2</sub> to gallons of gasoline or diesel. Worker vehicles are assumed to be gasoline fueled, whereas vendor and haul trucks are assumed to be diesel fueled. The estimated fuel use for worker vehicles, vendor trucks, and haul trucks are presented in Table 3.15-9, Table 3.15-10, and Table 3.15-11, respectively.

**Table 3.15-9. Construction Worker Gasoline Demand**

Phase	Trips	Vehicle CO <sub>2</sub> (MT)	kg CO <sub>2</sub> /Gallon	Gallons
Demolition	90	5.33	8.78	607.45
Site Preparation	106	3.66	8.78	417.33
Grading	120	10.67	8.78	1,214.90
Building Construction	5,826	5,322.58	8.78	606,216.51
Paving	90	5.78	8.78	658.20
Architectural Coating	1,164	74.73	8.78	8,511.03
Total (per Year)				617,625.42
Total (20 Years)				12,352,508.43

Source: Appendix C.

Notes: CO<sub>2</sub> = carbon dioxide; MT = metric ton; kg = kilogram.

**Table 3.15-10. Construction Vendor Diesel Demand**

Phase	Trips	Vehicle CO <sub>2</sub> (MT)	kg CO <sub>2</sub> /Gallon	Gallons
Demolition	0	0	10.21	0
Site Preparation	0	0	10.21	0
Grading	0	0	10.21	0
Building Construction	1,770	4,026.85	10.21	394,402.25
Paving	0	0	10.21	0
Architectural Coating	0	0	10.21	0
Total (per Year)				394,402.25
Total (20 Years)				7,888,045.05

Source: Appendix C.

Notes: CO<sub>2</sub> = carbon dioxide; MT = metric ton; kg = kilogram.

**Table 3.15-11. Construction Haul Diesel Demand**

Phase	Trips	Vehicle CO <sub>2</sub> (MT)	kg CO <sub>2</sub> /Gallon	Gallons
Demolition	84	3.17	10.21	310.43
Site Preparation	0	0	10.21	0
Grading	0	0	10.21	0
Building Construction	0	0	10.21	0
Paving	0	0	10.21	0
Architectural Coating	0	0	10.21	0
Total (per Year)				310.43
Total (20 Years)				6,208.62

Source: Appendix C.

Notes: CO<sub>2</sub> = carbon dioxide; MT = metric ton; kg = kilogram.

As shown in Tables 3.15-8 through 3.15-11, the Northside Specific Plan is estimated to consume approximately 1,194,544 gallons of petroleum during each year of construction phase. For disclosure, by comparison, California's daily petroleum consumption is estimated at approximately 78.6 million gallons per day (EIA 2019c). Overall, because petroleum use during construction would be temporary, and would not be wasteful or inefficient, impacts would be **less than significant**.

### **Operational Use**

The fuel consumption resulting from the Northside Specific Plan's operational phase would be attributable to various vehicles associated with each land use. Petroleum fuel consumption associated with motor vehicles traveling within the SPA during operation is a function of VMT. A policy of the project as stated in the Northside Specific Plan is to design and operate complete streets that enable safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users. As discussed in Section 2.4.2, Circulation, Mobility and Trails, the Northside Specific Plan would create new bike lanes and sidewalks to promote active transportation. These policies help to reduce the dependency on motor vehicles within the SPA. Trip generation rates for the Northside Specific Plan Scenarios and Baseline Scenario were based on the Traffic Impact Analysis (Appendix H) As shown in Appendix C, CalEEMod Outputs, the annual VMT attributable to the Northside Specific Plan is expected to be 398,724,379 and 350,761,463 for Scenario 1 and 2, respectively. The Baseline is estimated with 320,927,167 VMT per year. Similar to construction worker and vendor trips, fuel consumption for operation was estimated by converting the total mobile source CO<sub>2</sub> emissions from the Northside Specific Plan and Baseline land uses to gallons using the conversion factors for CO<sub>2</sub> to gallons of gasoline or diesel. The estimated fuel use from Specific Plan and Baseline land uses operational mobile sources is shown in Table 3.5-12 and Table 3.5-13.

**Table 3.5-12. Specific Plan Operations – Scenario 1 Petroleum Consumption per Year**

Fuel	Vehicle MT CO <sub>2</sub>	kg CO <sub>2</sub> /Gallon <sup>a</sup>	Gallons
<b>Northside Specific Plan – Scenario 1</b>			
Gasoline	117,939.49	8.78	13,432,744
Diesel	11,426.93	10.21	1,119,190
<b>Total</b>			<b>14,551,934</b>
<b>Baseline</b>			
Gasoline	94,574.34	8.78	10,771,565
Diesel	9,163.12	10.21	879,465
<b>Total</b>			<b>11,669,030</b>
<b>Net Petroleum Consumption (Proposed – Baseline)</b>			
Northside Specific Plan – Scenario 1			14,551,934
Baseline			11,669,030
<b>Net Petroleum Consumption (Proposed – Baseline)</b>			<b>2,882,904</b>

Source: Appendix C.

Notes: MT = metric ton; CO<sub>2</sub> = carbon dioxide; kg = kilogram.

Table 3.5-13. Specific Plan Operations – Scenario 2 Petroleum Consumption per Year

Fuel	Vehicle MT CO <sub>2</sub>	kg CO <sub>2</sub> /Gallon <sup>a</sup>	Gallons
<b>Northside Specific Plan – Scenario 2</b>			
Gasoline	103,413.90	8.78	11,778,349
Diesel	10,019.57	10.21	981,349
<b>Total</b>			<b>12,759,697</b>
<b>Baseline</b>			
Gasoline	94,574.34	8.78	10,771,565
Diesel	9,163.12	10.21	879,465
<b>Total</b>			<b>11,669,030</b>
<b>Net Petroleum Consumption (Proposed – Baseline)</b>			
Northside Specific Plan – Scenario 2			12,759,697
Baseline			11,669,030
<b>Net Petroleum Consumption (Proposed – Baseline)</b>			<b>1,090,667</b>

Source: Appendix C.

Notes: MT = metric ton; CO<sub>2</sub> = carbon dioxide; kg = kilogram.

As depicted in Table 3.5-12 and Table 3.5-13, mobile sources from the Northside Specific Plan would result in approximately a maximum of 14,551,934 gallons of petroleum fuel usage per year. Baseline land use mobile sources would result in approximately 11,669,030 gallons of petroleum fuel usage per year. As such, the maximum net change in petroleum fuel usage between the Northside Specific Plan and Baseline land uses is 2,882,904 gallons per year. For disclosure, by comparison, California as a whole consumes approximately 28.7 billion gallons of petroleum per year (EIA 2019c).

Over the lifetime of the Northside Specific Plan, the fuel efficiency of the vehicles being used within the SPA is expected to increase. As such, the amount of petroleum consumed as a result of vehicular trips to and from the Northside Specific Plan during operation would decrease over time. As detailed in Section 3.5.3, there are numerous regulations in place that require and encourage increased fuel efficiency. For example, CARB has adopted an approach to passenger vehicles that combines the control of smog-causing pollutants and GHG emissions into a single, coordinated package of standards. The approach also includes efforts to support and accelerate the number of plug-in hybrids and zero-emissions vehicles in California (CARB 2011). As such, operation of the Northside Specific Plan is expected to use decreasing amounts of petroleum over time due to advances in fuel economy.

In summary, the Northside Specific Plan would increase petroleum use during operation as a result of the proposed changes within the SPA, but due to efficiency increases, would diminish over time. Petroleum consumption associated with the Northside Specific Plan would not be considered inefficient or wasteful and would result in a less-than-significant impact.

Based on the analysis above, the consumption of energy resources (including electricity, natural gas, and petroleum) during the Northside Specific Plan construction and operation would not be considered inefficient or wasteful and would result in a less-than-significant impact.



***Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

**Less-than-Significant Impact.** Title 24 of the California Code of Regulations contains energy efficiency standards for residential and nonresidential buildings based on a state mandate to reduce California's energy demand. Specifically, Title 24 addresses a number of energy efficiency measures that impact energy used for lighting, water heating, heating, and air conditioning, including the energy impact of the building envelope such as windows, doors, wall/floor/ceiling assemblies, and roofs.

Part 6 of Title 24 specifically establishes energy efficiency standards for residential and nonresidential buildings constructed in the State of California in order to reduce energy demand and consumption. Part 11 of Title 24 also includes the CALGreen standards, which established mandatory minimum environmental performance standards for new construction projects. The Northside Specific Plan would comply with Title 24, Part 6 and Part 11, per state regulations. Based on the foregoing, the Northside Specific Plan would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency; therefore, impacts during construction and operation of the Northside Specific Plan would be less than significant.

### 3.5.5 Mitigation Measures

Impacts relating to energy would be less than significant and no mitigation would be necessary.

However, as presented in Section 3.2, Air Quality, it is noted that implementation of mitigation measure **MM-AQ-1** would reduce construction-related energy consumption. Implementation of the following air quality mitigation measures would reduce operational-related energy consumption: **MM-AQ-4**, **MM-AQ-5**, **MM-AQ-6**, and **MM-AQ-7**.

### 3.5.6 Level of Significance After Mitigation

Impacts related to energy would be less than significant, and no mitigation is required.

## 3.6 Geology and Soils

This section describes the existing geological conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the SPA. Information utilized for this section includes the project-specific Northside Specific Plan Baseline Opportunities & Constraints Analysis (Appendix B), a museum records search for paleontological resources (Appendix E), and publicly available information that is cited in the text below.

### 3.6.1 Existing Conditions

#### **Topography**

Site topography ranges from approximately 940 feet above mean sea level in the northeast region to 800 feet above mean sea level in the southwest (see Figure 2.3, Topographic Map, in Chapter 2). The site abuts the La Loma Hills in the north then slopes gently to the southwest towards the Santa Ana River, at a gradient of 0% to 8%.

#### **Regional Geology**

The SPA is located within Peninsular Ranges Geomorphic Provinces of California, in the eastern part of the Upper Santa Ana Valley, which is generally westward sloping. The region is constrained on the north and east by the San Gabriel and San Bernardino Mountains, respectively, and on the south by the Crafton Hills, an area known as the Badlands and Jurupa Mountains (USGS 1963; California DWR 2004). Most of the SPA is mapped as surficial Quaternary alluvium, according to published mapping at a 1:24,000 scale by Dibblee and Minch (2003 and 2004) and the records search results (McLeod 2019). Active fluvial deposits associated with the Santa Ana River (Holocene; less than 11,700 years old) are mapped in the southwestern portion of the SPA. Along the northeastern border of the SPA, within the higher elevations associated with the La Loma Hills, plutonic igneous bedrock is exposed. Older (Pleistocene age; ~2.58 million to 11,700 years old) Quaternary alluvial deposits mapped at the surface in the eastern portion of the project site, derived from Blue Mountain or the Box Springs Mountains to the east, potentially also underlie younger, Pleistocene, or “Ice-Age” deposits at an unknown depth.

The SPA is located in a seismically active region. Several large and well-known faults are located in the SPA region, and movement along those faults has greatly influenced the erosional and depositional history of the site. Holocene-active faults in close proximity to the SPA include the northwest trending San Andreas Fault, San Jacinto Fault, Elsinore Fault, and several associated subsidiary faults, as well as the east trending Cucamonga Fault System (CGS 2010; USGS 1963), as shown on Figure 3.6-1, Regional Faults. Nearby late Quaternary faults include the Rialto-Colton Fault (CGS 2010).

#### **Soils**

The SPA is comprised predominately of four surficial soil types: (1) Metz loamy fine sand, (2) Tujunga loamy sand, (3) San Emigdio fine sandy loam, and (4) Buren fine sandy loam. These soils overlay geologic units and illustrate the near surface sediment composition of the region. Each of these soils overlie alluvium derived from granitic and sedimentary sources (USDA 2019).

### ***Metz Loamy Fine Sand (MfA)***

Metz loamy fine sand is present in the south to mid-section of the SPA, on gently sloping topography, ranging from 0% to 2%, with depths of more than 80 inches. Metz soils are considered to have high drainage capacity and very low runoff potential.

### ***Tujunga Loamy Sand (TuB)***

Tujunga loamy sand is present in the northwest, southwest, and mid-section of the SPA. This topsoil has a slope from 0% to 5%, with depths of more than 80 inches. Tujunga soils are considered to have moderate drainage capacity and a very low potential for runoff.

### ***San Emigdio Fine Sandy Loam (SfA)***

San Emigdio fine sandy loam is present in the southwest to southern portion of the SPA, on gently sloping topography of 0% to 2%, with soil depths of more than 80 inches. This topsoil is considered to be well drained with a very low potential for runoff.

### ***Buren Fine Sandy Loam (BuC2)***

Buren fine sandy loam is present in the southeast portion of the SPA, on gently sloping topography of 2% to 8%, with soil depths ranging from 37 inches to 40 inches. This topsoil is considered to be moderately well drained with and a high run-off potential.

## **Geologic Units**

Four underlying geologic units are found at the SPA: (1) young axial channel deposits, (2) old alluvial fan, (3) very old alluvial fan, and (4) granodiorite (USGS 1978, 2001). Each of these geologic units are described below.

### ***Young Axial Channel Deposits (Qya)***

The Holocene and late Pleistocene-age, young axial channel deposits are formed by lateral deposition of sediments along tributary channels. The river-channel deposits are part of the younger alluvium but are differentiated from floodplain material because they form a well-defined unit of high permeability that is of particular importance in receiving stream recharge. These deposits underlie the existing channels and the abandoned or inactive channels of all streams and washes, from the apexes of the alluvial fans to the junctions with the Santa Ana River. These deposits underlie a large part of the floor of the entrenched channel of the Santa Ana River. In general, the deposits consist of unconsolidated medium to fine-grained sand, with lesser amounts of silt. Young axial channel deposits are the dominant geologic unit underlying the SPA. These deposits are predominately present in the north and southwest portion of the site, abutting the Santa Ana River to the west and extending to the southwest edge of the site. Small areas of these deposits can also be found in the southeast area of the site (USGS 1963).

### ***Old Alluvial Fan (Qof)***

Alluvial fan deposits typically consist of coarse-grained sediment produced by water-induced sheet-flow and debris flow and found in proximity to a material source. Late to middle Pleistocene-age old, fluvial-derived alluvial fan deposits comprise the southeast portion of the SPA. Most of this unit is slightly to moderately dissected (cut by erosion). Some areas of old alluvial fan deposits include an overlying thin, discontinuous surface layer of Holocene alluvial fan material.

### ***Very Old Alluvial Fan (Qvof)***

Early Pleistocene-age very old alluvial fan, fluvial deposits are found in the southeast portion of the site. Very old alluvial fan deposits are derived chiefly from rocks of the Southern California Batholith, consisting predominately of granodiorite, quartz diorite and gabbro. This unit is composed of mostly well-dissected, well-indurated, sand deposits.

### ***Granodiorite (Kgd)***

Granodiorite is medium-to-coarse-grained rock that is among the most abundant intrusive igneous rocks. Cretaceous-age granodiorite is present at the base of the La Loma Hills, located along the northeast property boundary.

### **Landslides**

Slope failures include many phenomena that involve the downslope displacement and movement of material, triggered either by gravity or seismic forces. Exposed bedrock slopes may experience rockfalls, rockslides, rock avalanches, and deep-seated rotational slides, and soil slopes may experience soil slumps and rapid debris flows. Slope stability can depend on a number of complex variables, including the geology, structure, and amount of groundwater, as well as external processes such as climate, topography, slope geometry, and human activity. The factors that contribute to slope movements include those that decrease the resistance in the slope materials and those that increase the stresses on the slope. Slope failure can occur on slopes of 15% or less, but the probability is greater on steeper slopes that exhibit old landslide features such as scarps, slanted vegetation, and transverse ridges. Based on the San Bernardino Geologic Hazard Maps of the region (County of San Bernardino 2016) and the County of Riverside's Safety Element (County of Riverside 2000), the SPA is located in an area with a low potential for landslides.

### **Regional Faulting and Seismicity**

The California Geological Survey (CGS 2018) classifies faults as:

- Holocene-active faults, which are faults that have moved during the past approximately 11,700 years. These faults are capable of surface rupture.
- pre-Holocene faults, which are faults that have not moved in the past 11,700 years. This class of fault may be capable of surface rupture but is not regulated under the Alquist-Priolo Special Studies Zones Act of 1972, which regulates construction of buildings to be used for human occupancy.
- age-undetermined faults, which are faults where the recency of fault movement has not been determined.

Holocene-active faults have been responsible for large historical earthquakes in Southern California, including the 1971 San Fernando earthquake (moment magnitude [Mw] 6.7), the 1992 Landers earthquake (Mw 7.3), the 1952 Kern County earthquake (Mw 7.5), and the 1933 Long Beach earthquake (Mw 6.4). Moment magnitude is the most common used method of describing the size of earthquakes. It measures the size of seismic events in terms of how much energy is released, and it relates to the amount of movement of rock. The Southern California region also includes blind thrust faults, which are faults that do not rupture at the surface, but are capable of generating substantial earthquakes. Examples include the 1987 Whittier Narrows earthquake (Mw 5.9) and the 1994 Northridge earthquake (Mw 6.7). Both of these earthquakes occurred on previously unidentified thrust faults.

### ***Regional Faults***

The most prominent known Holocene-active faults in the SPA vicinity are the San Jacinto, San Andreas, Elsinore, and Cucamonga Fault Zones (Figure 3.6-1, Regional Faults). Each of these faults have been designated as Alquist-Priolo earthquake fault zones.

#### ***San Jacinto Fault***

The right-lateral San Jacinto Fault Zone consists of a series of closely spaced faults that form the western margin of the San Jacinto Mountains. The San Jacinto Fault, located approximately 3.5 miles northeast of the SPA, is a major structural feature in Southern California. The fault zone has a high level of historical seismic activity, with at least ten damaging (Mw 6–7) earthquakes having occurred on this fault zone between 1890 and 1986. Earthquakes on the San Jacinto Fault in 1899 and 1918 caused fatalities in the Riverside County area. One of the segments that the San Jacinto Fault is of most concern to Riverside County is the San Bernardino Fault segment. The working group on California Earthquakes Probabilities has estimated that the San Bernardino segment has a 37% probability of rupturing in the period between 1994 and 2024 (County of Riverside 2000; USGS 1963; CGS 2010).

#### ***San Andreas Fault***

The right-lateral San Andreas Fault is the best known and longest fault in California. It is an active fault, and many areas along its course have undergone numerous and destructive earthquakes in historical times. Because of its relatively frequent large earthquakes, the San Andreas Fault is considered the “Master Fault” controlling the seismic hazards in Southern California. In the vicinity of Riverside County, the San Andreas Fault is comprised of three segments: (1) the San Bernardino Mountains segment, (2) the Coachella Valley segment, and (3) the Mojave Desert segment. The San Bernardino Mountain segment of the fault, located approximately 11 miles to the north and northeast, is most relevant to the SPA and has a probable magnitude Mw of 6.8 to 8.0. The Working Group on California Earthquake Probabilities estimates that this segment has a 28% probability of rupturing in the time period between 1994 and 2024. If the San Bernardino Mountain segment were to rupture in conjunction with the other segments, Riverside and San Bernardino Counties would be subject to stronger ground motion than as a result of rupture on only one segment (County of Riverside 2000; USGS 1963; CGS 2010; SCEDC 2013).

#### ***Elsinore Fault***

The Elsinore Fault Zone, located approximately 16 miles southwest of the SPA, parallels the San Jacinto Fault and is part of the same right-lateral crustal plate strain system as the San Andreas and San Jacinto Faults. Elsinore Fault segments in Riverside County are the Chino Fault, Whittier Fault, Glen Ivy Fault, Temecula Fault, and Julian Fault. These fault segments are capable of maximum credible earthquakes of Mw 6.7 to 6.8. Major ground rupturing events on these fault segments would generate peak ground accelerations of 0.47 to 0.48 g (percent of gravity) for Riverside County. The working Group on California Earthquake Probabilities estimates that the probabilities of rupturing on these faults lines range from 5% to 16% between the years 1994 to 2024 (County of Riverside 2000; CGS 2010).

### ***Cucamonga Fault***

The Cucamonga Fault Zone, located approximately 11 miles northwest of the SPA, is a youthful member of the Transverse Ranges family of thrust faults, with a probable magnitude of Mw 6.0 to 7.0. This fault is the eastward extension of the Sierra Madre Fault, one of the most hazardous faults in Southern California. The fault is comprised of a series of east-west, north-dipping reverse faults that displace Holocene sediments. This frontal fault zone extends from the southern margin of the San Bernardino Mountains, disrupting modern alluvial fans and sediments associated with the Upper Santa Ana River Valley, providing evidence that the Cucamonga Fault Zone is active (County of Riverside 2000; CGS 2010; SCEDC 2013).

### ***Rialto-Colton Fault***

The late Quaternary (past 700,000 years) Rialto-Colton Fault, located approximately 3 miles northeast of the SPA (CGS 2010), defines the hydrological boundaries of aquifers in the SPA region (USGS 1963). Based on a lack of evidence of Holocene movement, the Rialto-Colton Fault is not regulated under the Alquist-Priolo Special Studies Zones.

Prominent Holocene-active and Pre-Holocene faults near the SPA are listed in Table 3.6.1, Regional Faulting and illustrated in Figure 3.6-1, Regional Faults.

**Table 3.6.1. Regional Faulting**

<b>Regional Faulting</b>	<b>Approximate Closest Distance to SPA (miles)</b>	<b>Fault Age</b>	<b>Probable Magnitude (Mw)*</b>
Rialto-Colton Fault	3	Pre-Holocene	Undetermined
San Jacinto Fault	3.5	Holocene Active	6.5 - 7.5
Loma Linda Fault	4	Holocene Active	6.5 - 7.5
Crafton Hills Fault	7	Pre-Holocene	Undetermined
San Andreas Fault	11	Holocene Active	6.8 - 8.0
Glen Helen Fault	10	Holocene Active	6.5 - 7.5
Chino Fault	17	Holocene Active	6.0 - 7.0
Casa Loma Fault	16	Holocene Active	6.5 - 7.5
Cucamonga Fault	11	Holocene Active	6.0 - 7.0
Red Hill Fault	13	Pre-Holocene/Holocene Active	6.0 - 7.0
Elsinore Fault	16	Holocene Active	6.5 - 7.5

**Sources:** CGS 2010; SCEDC 2013.

**Note:** \* Moment Magnitude (Mw) is a measure of an earthquake's magnitude (size or strength) based on its seismic energy. Magnitudes are based on a logarithmic scale (base 10) which means that every whole number you go up on the magnitude scale, recorded ground motion goes up 10 times in strength. Probable Magnitude is the estimated magnitude of a given fault if it were to activate.

### **Surface Rupture**

Surface rupture involves the displacement and cracking of the ground surface along a fault trace. Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two, typically confined to a narrow zone along the fault. Surface rupture is more likely to occur in conjunction with active fault segments where earthquakes are large, or where the location of the movement (earthquake hypocenter) is shallow.

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 regulates development near Holocene-active faults to mitigate the hazard of surface fault rupture. This act requires the State Geologist to establish regulatory zones (known as Alquist-Priolo Special Study Fault Zones) around the surface traces of Holocene-active faults and to issue

appropriate maps. Local agencies must regulate most development projects within the zones. Before a project can be permitted, cities and counties must require a geologic investigation to demonstrate that proposed buildings will not be constructed across active faults. An evaluation and written report of a specific site must be prepared by a licensed geologist. If a Holocene-active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault.

The SPA is located in the U.S. Geological Survey 7.5-minute San Bernardino South quadrangle and the Riverside East quadrangle. According to the State of California's Special Studies Zones, Alquist-Priolo faults are found within the San Bernardino South quadrangle but not within the SPA (CGS 1977). Additionally, no seismic, liquefaction, or seismically induced landslide studies have been performed by the California Geological Survey in the Riverside East quadrangle. The closest Holocene-active fault to the SPA is the San Jacinto Fault Zone, located 3.5 miles to the northeast, and the San Andreas Fault, located 11 miles to the north and northeast (CGS 2010).

### **Liquefaction/Lateral Spreading**

Liquefaction occurs when partially saturated soil enters a liquid state, resulting in the soil's inability to support overlying structures. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand. Liquefaction hazards are particularly significant along watercourses, a significant concern in the SPA given its proximity to the Santa Ana River. Lateral spreading consists of lateral movement of gently to steeply sloping saturated soil deposits that is caused by earthquake-induced liquefaction. As ground acceleration and shaking duration increase during an earthquake, liquefaction potential increases. Throughout Riverside County, liquefaction historically has been responsible for significant damage, creating problems with bridges, buildings, buried pipes, and underground storage tanks (City of Riverside 2018).

The Seismic Hazards Mapping Act of 1990 directs the California Department of Conservation, Division of Mines and Geology (now the California Geological Survey), to identify and mitigate seismic hazards. As previously discussed, seismic hazard zones, including potential liquefaction (and associated lateral spreading) and seismically induced landslide areas, have not been evaluated for the Riverside East quadrangle and limited to only a fault evaluation for the San Bernardino South quadrangle (CGS 1977). However, based on the City of Riverside Public Safety Element, the portion of SPA located within the City is a moderate to very high liquefaction zone (City of Riverside 2018). In addition, based on the San Bernardino County General Plan Geologic Hazards Overlay, the northern, Pellissier Ranch portion of the SPA is a medium liquefaction zone (County of San Bernardino 2016a).

### **Subsidence/Settlement**

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Subsidence can also occur as a result of peat loss. Soils that are particularly subject to subsidence include those with high silt or clay content (USGS 2018). In Riverside County, subsidence and fissuring have been well documented since the early 1960s. Most of the early cases affected only agricultural land or open space. Since the late 1980s, increased urbanization has seen impacts on structures designed for human occupancy. Subsidence and fissuring have been caused by falling groundwater tables and by hydrocollapse when groundwater tables rise. However, the majority of the SPA, which is located within Riverside County, is not in an area of documented subsidence or subsidence susceptibility (County of Riverside 2000).

The northern portion of the SPA, within the southern portion of the City of Colton, overlies the Riverside-Arlington subbasin of the Upper Santa Ana Valley groundwater basin. The northern portion of the Upper Santa Ana Valley groundwater basin (i.e., the Rialto-Colton subbasin, north of Colton) is considered at medium risk of future subsidence, but is not currently subsiding. No data is currently available regarding the subsidence in the Riverside-Arlington subbasin; however, considering this subbasin is farther from the areas of historic subsidence, in combination with a lack of subsidence throughout the entire region in recent years, it is reasonable to assume that the risk level for this subbasin is the same or less as the Rialto-Colton subbasin. Effective groundwater management has helped to reduce the risk level, and it is expected that continued effective management will decrease the subsidence risk, although not eliminate it (City of Colton 2018a; USGS 2012).

### Expansive Soils

Expansive soils tend to swell with seasonal increases in soil moisture in the winter months and shrink as soils become drier in the summer months. Repeated shrinking and swelling of the soil can lead to stress and damage of structures, foundations, fill slopes and other associated facilities. Expansive soils owe their characteristics to the presence of swelling clay minerals. Because the SPA is underlain primarily by sandy alluvial soils, it is unlikely that expansive soils are present on the site. In addition, the City of Riverside Public Safety Element (City of Riverside 2018) indicates that no expansive soils are present within the SPA.

### Paleontological Resources

As indicated in Society of Vertebrate Paleontology guidelines, the assessment for paleontological resources is based on the “the potential for yielding abundant or significant vertebrate fossils or for yielding a few significant fossils, large or small, vertebrate, invertebrate, plant, or trace fossils and (b) the importance of recovered evidence for new and significant taxonomic, phylogenetic, paleoecologic, taphonomic, biochronologic, or stratigraphic data” (SVP 2010). Paleontological resource sensitivity ratings are therefore high for geologic units where previous important fossils have been recovered, and no potential is identified for metamorphic and plutonic igneous formations. As described under Regional Geology above, the Northside SPA is underlain by Younger Quaternary alluvial deposits, Older Quaternary alluvial deposits, and Igneous bedrock. Refer to Figure 3.6-2, Paleontological Resources Sensitivity Map, for an illustration of these formations and associated paleontological sensitivity. Below is a summary of the paleontological sensitivity for these underlying geologic formations:

- **Igneous bedrock** has no potential to yield paleontological resources, and thus, has no paleontological resource sensitivity.
- **Younger Quaternary alluvial deposits** have a low paleontological resource sensitivity.
- **Pleistocene age sedimentary deposits** mapped on the surface and likely underlying the younger alluvial deposits, have produced scientifically significant vertebrates and have a high paleontological resource sensitivity (McLeod 2019).
- **Older Quaternary alluvial deposits**, characteristically reddish-brown in color, have been known to produce Ice Age mammals in the project vicinity and throughout Riverside County, as confirmed by the records search results obtained from the Natural History Museum of Los Angeles County (Appendix E).

A museum records search was completed by Samuel McLeod, PhD, at the Natural History Museum of Los Angeles County in November 2019 (Appendix E). As indicated above, Pleistocene age sedimentary deposits mapped as unnamed older Quaternary alluvial deposits in the area have yielded paleontological resources. In summary, the records search did not identify any paleontological resources within the Northside SPA or a 1-mile radius buffer.



Additional resources were documented nearby. More specifically, fossil locality LACM 7811, located west-southwest of the SPA, west of Mira Loma along Sumner Avenue, and north of Cloverdale Road, yielded a specimen of whipsnake (*Masticophis*), from a depth of 9 to 11 feet below the ground surface (McLeod 2019). A second locality, LACM 1207, located south-southwest of the SPA, between the Cities of Corona and Norco, produced a fossil specimen of deer (*Odocoileus*) (McLeod 2019).

### 3.6.2 Relevant Plans, Policies, and Ordinances

#### **Federal**

No federal laws, plans, or policies related to geology and soils are applicable to the Northside Specific Plan.

#### **State**

##### ***Alquist-Priolo Earthquake Fault Zoning Act***

The Alquist-Priolo Earthquake Fault Zoning Act (California Public Resources Code Section 2621) was enacted by the State of California in 1972 to address the hazard of surface faulting to structures for human occupancy. The Alquist-Priolo Earthquake Fault Zoning Act was a direct result of the 1971 San Fernando Earthquake in Southern California, which was associated with extensive surface fault ruptures that damaged homes, commercial buildings, and other structures. The primary purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings intended for human occupancy on the surface traces of active faults. The Alquist-Priolo Earthquake Fault Zoning Act is also intended to provide citizens with increased safety and minimize the loss of life during and immediately following earthquakes, by facilitating seismic retrofitting to strengthen buildings against ground shaking.

The Alquist-Priolo Earthquake Fault Zoning Act requires the State Geologist to establish regulatory zones, known as “earthquake fault zones,” around the surface traces of active faults and to issue appropriate maps to assist cities and counties in planning, zoning, and building regulation functions. Maps are distributed to all affected cities and counties for the controlling of new or renewed construction and are required to sufficiently define potential surface rupture or fault creep. The State Geologist is charged with continually reviewing new geologic and seismic data and revising existing zones and delineating additional earthquake fault zones when warranted by new information.

Local agencies must enforce the Alquist-Priolo Earthquake Fault Zoning Act in the development permit process, where applicable, and may be more restrictive than state law requires. According to the Alquist-Priolo Earthquake Fault Zoning Act, before a project can be permitted, cities and counties shall require a geologic investigation, prepared by a licensed geologist, to demonstrate that buildings will not be constructed across active faults. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back a minimum of 50 feet. The Alquist-Priolo Earthquake Fault Zoning Act and its regulations are presented in California Department of Conservation, California Geological Survey, Special Publication 42, Fault-Rupture Hazard Zones in California.

##### ***Seismic Hazards Mapping Act***

In order to address the effects of strong ground shaking, liquefaction, landslides, and other ground failures due to seismic events, the State of California passed the Seismic Hazards Mapping Act of 1990 (California Public Resources Code Sections 2690–2699). Under the Seismic Hazards Mapping Act, the State Geologist is required

to delineate “seismic hazard zones.” Cities and counties must regulate certain development projects within these zones until the geologic and soil conditions of the project site are investigated and appropriate mitigation measures, if any, are incorporated into development plans. The State Mining and Geology Board provides additional regulations and policies to assist municipalities in preparing the Safety Element of their General Plan and encourage land use management policies and regulations to reduce and mitigate those hazards to protect public health and safety.

Under California Public Resources Code Section 2697, cities and counties shall require, prior to the approval of a project located in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard. Each city or county shall submit one copy of each geotechnical report, including mitigation measures, to the State Geologist within 30 days of its approval. California Public Resources Code Section 2698 does not prevent cities and counties from establishing policies and criteria that are stricter than those established by the State Mining and Geology Board.

State publications supporting the requirements of the Seismic Hazards Mapping Act include the California Geological Survey Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California, and Special Publication 118, Recommended Criteria for Delineating Seismic Hazard Zones in California. The objectives of Special Publication 117A are to assist in the evaluation and mitigation of earthquake-related hazards for projects within designated zones of required investigations and to promote uniform and effective statewide implementation of the evaluation and mitigation elements of the Seismic Hazards Mapping Act. Special Publication 118 implements the requirements of the Seismic Hazards Mapping Act in the production of Probabilistic Seismic Hazard Maps for the state.

### ***California Building Standards Code***

The state regulations protecting structures from geo-seismic hazards are contained in the California Building Code (CBC; 24 CCR, Part 2), which is updated on a triennial basis. These regulations apply to public and private buildings in the state. Until January 1, 2008, the CBC was based on the then-current Uniform Building Code and contained additions, amendments, and repeals specific to building conditions and structural requirements of the State of California. The 2019 CBC, effective January 1, 2020, is based on the current (2018) International Building Code and enhances the sections dealing with existing structures. Seismic-resistant construction design is required to meet more stringent technical standards than those set by previous versions of the CBC.

Chapters 16 and 16A of the 2019 CBC include structural design requirements governing seismically resistant construction, including (but not limited to) factors and coefficients used to establish seismic site class and seismic occupancy category for the soil/rock at the building location and the proposed building design. Chapters 18 and 18A include (but are not limited to) the requirements for foundation and soil investigations (Sections 1803 and 1803A); excavation, grading, and fill (Sections 1804 and 1804A); damp-proofing and water-proofing (Sections 1805 and 1805A); allowable load-bearing values of soils (Sections 1806 and 1806A); the design of foundation walls, retaining walls, embedded posts and poles (Sections 1807 and 1807A), and foundations (Sections 1808 and 1808A); and design of shallow foundations (Sections 1809 and 1809A) and deep foundations (Sections 1810 and 1810A). Chapter 33 of the 2016 CBC includes (but is not limited to) requirements for safeguards at work sites to ensure stable excavations and cut or fill slopes (Section 3304).

Construction activities are subject to occupational safety standards for excavation and trenching, as specified in the California Safety and Health Administration regulations (Title 8 of the California Code of Regulations) and in Chapter 33 of the CBC. These regulations specify the measures to be used for excavation and trench work where workers could be exposed to unstable soil conditions. The proposed plan would be required to employ these safety measures during excavation and trenching.

### ***Construction General Permit (SWRCB Order 2009-0009-DWQ, as amended)***

For stormwater discharges associated with construction activity in the State of California, the State Water Resources Control Board (SWRCB) has adopted the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) to avoid and minimize water quality impacts attributable to such activities. In accordance with National Pollutant Discharge Elimination System Phase I Permit requirements, the Construction General Permit applies to all projects in which construction activity disturbs 1 acre or more of soil. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground, such as stockpiling and excavation. The Construction General Permit requires the development and implementation of a stormwater pollution prevention plan (SWPPP), which would include and specify water quality best management practices (BMPs) designed to prevent pollutants from contacting stormwater and keep all products of erosion from moving off site into receiving waters. Routine inspection of all BMPs is required under the provisions of the Construction General Permit, and the SWPPP must be prepared and implemented by qualified individuals as defined by the SWRCB.

### **California Environmental Quality Act—Paleontological Resources**

Paleontological resources are limited, nonrenewable resources of scientific, cultural, and educational value and are afforded protection under state laws and regulations. Paleontological resources are explicitly afforded protection by the California Environmental Quality Act (CEQA), specifically in Section VII(f) of CEQA Guidelines Appendix G, the “Environmental Checklist Form,” which addresses the potential for adverse impacts to “unique paleontological resource[s] or site[s] or ... unique geological feature[s].” This provision covers fossils of signal importance—remains of species or genera new to science, for example, or fossils exhibiting features not previously recognized for a given animal group—as well as localities that yield fossils significant in their abundance, diversity, preservation, and so forth. Further, CEQA provides that generally, a resource shall be considered “historically significant” if it has yielded or may be likely to yield information important in prehistory (California Public Resources Code 15064.5 [a][3][D]). Paleontological resources would fall within this category. The California Public Resources Code, Chapter 1.7, Sections 5097.5 and 30244 also regulates removal of paleontological resources from state lands, defines unauthorized removal of fossil resources as a misdemeanor, and requires mitigation of disturbed sites.

### **Local**

#### ***City of Riverside***

##### **City of Riverside Building Code**

As mandated by the California Building Standards Commission, the City of Riverside has adopted by ordinance the CBC, 2019 edition, as described above.

##### **City of Riverside Municipal Code (Public Utilities)**

The Riverside Municipal Code Title 14, Section 14.08.030 – Connection to public sewer required. All homes and any other structures must be properly connected to a public sewer whenever the property abuts upon a right-of-way in which there exists a public sewer to which connection may be made. Additionally if a house or structure is located within an area where the use of a septic tank poses a potential contamination risk to the City’s drinking water wells in the area, as specified by resolution of City Council, all new houses or structures located within such area must be properly connected to the public sewer system. .

### City of Riverside Municipal Code (Grading)

The Riverside Municipal Code Title 17 and 18 – Minimum Grading Standards and General Requirements (Section 17.28.010) provides standards and general requirements pertaining to all grading on projects requiring a grading permit. Riverside Municipal Code Title 18.200. 010, Grading, requires that tentative map approvals include compliance with the City's excavation and grading regulations, as established in Title 17. Riverside Municipal Code Title 18.200. 020, Soil Erosion Control, requires that tentative map approvals subject to soil erosion include submittal of detailed plans and specifications indicating the actions to be taken to prevent erosion, including the prevention of sedimentation or damage to off-site property.

### City of Riverside General Plan 2025 – Public Safety Element

The 2007 City of Riverside General Plan 2025 Public Safety Element (amended 2018) identifies the primary geologic hazards in the city, with respect to development of critical structures and structures for human occupancy. This public safety element aims to mitigate and minimize potential hazards caused by fault ground rupture, liquefaction, dam failure, and slope failure. In order to achieve this goal, the City of Riverside enacted Objective PS-1:

**Objective PS-1:** Minimize the potential damage to existing and new structures and loss of life that may result from geologic and seismic hazards.

**Policy PS-1.1:** Ensure that all new development in the City abides by the most recently adopted City and State seismic and geotechnical requirements.

**Policy PS-1.2:** Locate important public facilities of City importance outside of geologically hazardous areas.

**Policy PS-1.4:** Use open space easements and other regulatory techniques to prohibit development and avoid creating public safety hazards where geologic instability is identified and cannot be mitigated.

### City of Riverside General Plan 2025 – Historic Preservation Element

The City of Riverside amended the Historic Preservation Element Chapter of the General Plan 2025 in 2012. The Historic Preservation Element provides guidance in developing and implementing activities that ensure that the identification, designation and protection of cultural resources are integrated with development and planning in the City of Riverside.

**Policy HP-1.3:** The City shall protect sites of archaeological and paleontological significance and ensure compliance with all applicable State and federal cultural resources protection and management laws in its planning and project review process.

**Policy HP 1.4:** The City shall protect natural resources such as geological features, heritage trees, and landscapes in the planning and development review process and in park and open space planning.

### City of Colton

#### *City of Colton Municipal Code (Grading)*

The Colton Municipal Code Chapter 16.72, Grading and Erosion Control requires that every development map be conditioned on compliance with City requirements for grading and erosion control, including the prevention of sedimentation or damage to offsite property.

#### *City of Colton Building Code*

As mandated by the California Building Standards Commission, the City of Colton has adopted by ordinance the CBC, 2019 edition, as described above.

#### *City of Colton General Plan – Safety Element*

The City of Colton General Plan Safety Element (City of Colton 2018b) addresses geologic, seismic, and public safety hazards as part of the City planning program. In order to address potential geologic hazards, the City has enacted the following goal and policies:

**GOAL S-1:** Improve the community’s resilience to seismic and geologic hazards by ensuring the integrity of the built environment.

**Policy S-1.1:** Maintain up-to-date records and information on seismic and geologic event activity within the city and surrounding areas.

**Policy S-1.2:** Identify if existing and new structures are located within Earthquake Fault Hazard Zones and in areas at risk from liquefaction, landslides, and subsidence, and take corrective action to minimize the risk of injury or damage from seismic or geologic events.

**Policy S-1.3:** Encourage the retrofitting of buildings and other structures to minimize the damage caused by earthquakes and other seismic events.

**Policy S-1.4:** Require new development to observe 100-foot setbacks from all faults, active or inactive.

**Policy S-1.5:** Require new development to observe 30-foot setbacks from all hillsides and other sloped surfaces that show medium to high landslide susceptibility.

**Policy S-1.6:** Monitor signs of subsidence in conjunction with rates of groundwater extraction from the Upper Santa Ana Valley basin.

**Policy S-1.7:** Restrict development in areas prone to liquefaction or subsidence unless an independent geotechnical investigation determines the site is safe for development.

## **Riverside County**

### ***Building and Fire Codes***

Every 3 years, Riverside County's Building and Fire Codes are adapted from the CBC (CCR Title 24), which includes both building and fire codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development authorized by the County of Riverside does not pose a threat to the health, safety, or welfare of the public. The CBC contains minimum baseline standards to guard against unsafe development. This ordinance also adopts, in some cases with modification to a stricter standard, a number of California's Title 24 codes (fire, building, plumbing, electrical, etc.). The Riverside County Department of Building and Safety provides technical expertise in reviewing and enforcing these codes.

### ***Fault Ordinance***

This ordinance establishes the policies and procedures used by the County of Riverside to implement the Alquist-Priolo Earthquake Fault Zoning Act. Among other things, it requires all projects proposed within an "earthquake fault zone," as shown on the maps prepared by the State Geologist, to comply with the provisions of the act. This ordinance establishes regulations for construction, including for grading, slopes and compaction, erosion control, retaining wall design and earthquake fault zone setbacks.

### ***Dust Control***

This ordinance establishes requirements for the control of blowing sand within county-designated "Agricultural Dust Control Areas." It defines activities that may contribute to wind erosion, identifies restrictions on activities within these areas, establishes penalties for violation of the ordinance and identifies procedures necessary to obtain a valid permit.

### ***General Plan – Safety Element***

In 2019, the County of Riverside published the Safety Element chapter of the County of Riverside General Plan, in part to reduce the impacts of future geologic disasters (County of Riverside 2019). The Safety Element summarizes mitigation goals and specific policies related to seismic hazards, as well as slope and soil instability hazards. In order to achieve these goals, the County has adopted the following policies:

- S 2.1** Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies:
- a) Require geologic studies or analyses for critical structures, and lifeline, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map.
  - b) Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the Riverside County Engineering Geologist, is presented. The County of Riverside may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.
  - c) Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur.
  - d) Support efforts by the California Department of Conservation, California Geological Survey to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a through-going fault cannot be reliably located.

- S 2.2** Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings.
- S 2.3** Require that a state-licensed professional investigate the potential for liquefaction in areas designated as underlain by “Susceptible Sediments” and “Shallow Ground Water” for all general construction projects, except for accessory buildings.
- S 2.4** Require that a State-licensed professional investigate the potential for liquefaction in areas identified as underlain by “Susceptible Sediments” for all proposed critical facilities.
- S 2.5** Require that engineered slopes be designed to resist seismically- induced failure. For lower-risk projects, slope design could be based on pseudo-static stability analyses, using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, the stability analyses should factor in the intensity of expected ground shaking, using a Newmark-type deformation analysis.
- S 2.6** Require that cut and fill transition lots be over-excavated to mitigate the potential of seismically-induced differential settlement.
- S 2.7** Require a 100% maximum variation of fill depths beneath structures to mitigate the potential of seismically-induced differential settlement.
- S 3.1** Require the following in landslide potential hazard management zones, or when deemed necessary by the California Environmental Quality Act:
- a) Preliminary geotechnical and geologic investigations.
  - b) Evaluations of site stability, including any possible impact on adjacent properties, before final project design is approved.
  - c) Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications be prepared by state-licensed professionals.
- S 3.2** Require that stabilized landslides be provided with redundant drainage systems. Provisions for the maintenance of subdrains must be designed into the system.
- S 3.3** Before issuance of building permits, require certification regarding the stability of the site against adverse effects of rain, earthquakes, and subsidence.
- S 3.4** Require adequate mitigation of potential impacts from erosion, slope instability, or other hazardous slope conditions, or from loss of aesthetic resources for development occurring on slope and hillside areas.
- S 3.5** During permit review, identify and encourage mitigation of onsite and offsite slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements.

- S 3.6** Require grading plans, environmental assessments, engineering and geologic technical reports, irrigation and landscaping plans, including ecological restoration and revegetation plans, as appropriate, in order to assure the adequate demonstration of a project's ability to mitigate the potential impacts of slope and erosion hazards and loss of native vegetation.
- S 3.7** Support mitigation on existing public and private property located on unstable hillside areas, especially slopes with recurring failures where Riverside County property or public right-of-way is threatened from slope instability, or where considered appropriate and urgent by the Riverside County Engineer, Fire, or Sheriff Department.
- S 3.8** Require geotechnical studies within documented subsidence zones, as well as zones that may be susceptible to subsidence, as identified in Figure S-7 and the Technical Background Report, prior to the issuance of development permits. Within the documented subsidence zones of the Coachella, San Jacinto, and Elsinore valleys, the studies must address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.

#### **General Plan – Open Space Element**

The Multipurpose Open Space Element of the Riverside County General Plan (County of Riverside 2015a) identifies the occurrence of important historical, archaeological, and paleontological resources within the County. Several policies of the County's General Plan Multipurpose Open Space Element address paleontological resources directly:

- OS 19.8** Whenever existing information indicates that a site proposed for development may contain biological, paleontological, or other scientific resources, a report shall be filed stating the extent and potential significance of the resources that may exist within the proposed development and appropriate measures through which the impacts of development may be mitigated.
- OS 19.9** When existing information indicates that a site proposed for development may contain paleontological resources, a paleontologist shall monitor site-grading activities with the authority to halt grading to collect uncovered paleontological resources, curate any resources collected with an appropriate repository, and file a report with the Planning Department documenting any paleontological resources that are found during the course of site grading.
- OS 19.10** Transmit significant development applications subject to CEQA to the San Bernardino County Museum (SBCM) for review, comment, and/or preparation of recommended conditions of approval with regard to paleontological resources.

If the San Bernardino County Museum is found to be unresponsive to review requests within 30 calendar days, a suitable alternative, such as the Western Science Center or the Natural History Museum of Los Angeles County, may be contacted.



### 3.6.3 Thresholds of Significance

The significance criteria used to evaluate the proposed Northside Specific Plan impacts to geology and soils are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to geology and soils would occur if the project would:

1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of as known fault. Refer to Division of Mines and Geology Special Publication 42.
  - b. Strong seismic ground shaking.
  - c. Seismic-related ground failure, including liquefaction.
  - d. Landslides.
2. Result in substantial soil erosion or the loss of topsoil.
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the plan, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.
5. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water.
6. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

### 3.6.4 Impacts Analysis

***Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:***

- a. ***Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of as known fault. Refer to Division of Mines and Geology Special Publication 42.***

**No Impact.** The SPA is not located within an Alquist-Priolo Earthquake Fault Zone. The closest such zone is located along the San Jacinto Fault, approximately 3.5 miles northeast of the SPA. In addition, no known faults traverse the SPA. As a result, the risk of fault rupture in the SPA is low. The proposed Northside Specific Plan would not directly or indirectly cause or exacerbate existing fault rupture risks from the construction of new buildings and associated infrastructure on the SPA. As a result, no impacts related to surface rupture of a known earthquake fault would occur.

- b. ***Strong seismic ground shaking?***

**Less-than-Significant Impact.** The SPA is located in a seismically active area. Movement along major faults in proximity to the SPA, such as the Cucamonga, San Jacinto, Elsinore, and San Andreas Fault Zones are capable of producing moderate to major earthquakes. However, the proposed Northside Specific Plan would be constructed in accordance with State, County, and City building codes. As with all development

within the County of Riverside, City of Riverside, and City of Colton, development within the SPA would be required to comply with the seismic safety requirements of the CBC (**CM-GEO-1**), and the County of Riverside (**CM-GEO-2a**), City of Riverside (**CM-GEO-2b**), and City of Colton Building Codes (**CM-GEO-2c**). The CBC provides procedures for earthquake-resistant structural design that include considerations for on-site soil conditions, occupancy, and the configuration of the structure, including the structural system and height. Although substantial damage to structures may be unavoidable during large earthquakes, the proposed structures would be designed to resist structural collapse and thereby provide reasonable protection from serious injury, catastrophic property damage, and loss of life.

As previously discussed, Chapters 18 and 18A of the CBC include (but are not limited to) the requirements for foundation and soil investigations (Sections 1803 and 1803A); excavation, grading, and fill (Sections 1804 and 1804A); damp-proofing and water-proofing (Sections 1805 and 1805A); allowable load-bearing values of soils (Sections 1806 and 1806A); the design of foundation walls, retaining walls, embedded posts and poles (Sections 1807 and 1807A), and foundations (Sections 1808 and 1808A); and design of shallow foundations (Sections 1809 and 1809A) and deep foundations (Sections 1810 and 1810A). In conjunction with these CDC requirements (**CM-GEO-1**), as well as County of Riverside General Plan Safety Element (**CM-GEO-2c**) and City policies (**CM-GEO-2a** and **CM-GEO-2b**) aimed at mitigating and minimizing geologic hazards, the proposed Northside Specific Plan would not directly or indirectly cause substantial adverse effects involving strong seismic ground shaking (City of Colton 2013; County of Riverside 2015b; City of Riverside 2018). Impacts would be less than significant.

**c. *Seismic-related ground failure, including liquefaction?***

**Less-than-Significant Impact.** As discussed previously, the proximity of the SPA to the Santa Ana River, coupled with sandy soil underlying the SPA, creates conditions susceptible to liquefaction. Hazards associated with soil liquefaction and seismic-related ground failure include temporary loss of soil-bearing capacity, lateral spreading, differential compaction, and slope instability. In regions with extremely saturated, unstable soils, select areas of soil may be stabilized using a gelling agent prior to construction; shoring may be required to stabilize temporary excavations; and structural piles may be required for building foundations. In locations with high groundwater levels, dewatering may be required to ensure a dry construction area during foundation construction. In addition, in compliance with the CBC (**CM-GEO-1**), the County of Riverside (**CM-GEO-2c**), City of Riverside (**CM-GEO-2a**), and City of Colton (**CM-GEO-2b**) would require completion of geotechnical studies to address any geologic hazards associated with liquefaction and seismic-related ground failure (refer to **CM-GEO-1**) (City of Colton 2013; County of Riverside 2015b; City of Riverside 2018). Although proposed development within the SPA could be subject to liquefaction, the proposed Northside Specific Plan would not increase or exacerbate the potential for liquefaction to occur and therefore would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismically related ground failure, including liquefaction. Impacts would be less than significant.

**d. Landslides?**

**Less-than-Significant Impact.** Site topography ranges from approximately 940 feet above mean sea level in the northeast region to 800 feet above mean sea level in the southwest. The site abuts the La Loma Hills in the north then slopes gently to the southwest towards the Santa Ana River, at a gradient of 0% to 8%. The northeast portion of the site located at the base of the moderate to steeply sloping hills is located outside the boundary of Subarea 1 (see Figure 2-3, Topographic Map, and Figure 2-4, Aerial Photograph in Chapter 2) and would not be developed under the Northside Specific Plan. As a result, development associated with the Northside Specific Plan would not be susceptible to landslides. Grading and construction would be completed in compliance with CBC regulations (**CM-GEO-1**) and compliance with County of Riverside Ordinances (**CM-GEO-2c**) and City of Riverside (**CM-GEO-2a**) and City of Colton Municipal Codes (**CM-GEO-2b**) related to grading, thus reducing the potential for slope instability to occur (City of Colton 2013; County of Riverside 2015b; City of Riverside 2018). In addition, implementation of the Northside Specific Plan would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Impacts are considered less than significant.

***Would the project result in substantial soil erosion or the loss of topsoil?***

**Construction**

**Less-than-Significant Impact.** The SPA is partially undeveloped with a very low density residential district in the north, developed urban uses (industrial, office park, and residential) in the east, developed urban uses (Fairmont Park, Fairmont Golf Course, residential, commercial offices) and the Santa Ana River trail to the south, and the Santa Ana River to the west. As detailed in Section 2.4.1, Proposed Land Uses, the project would allow for additional development and redevelopment to occur.

As such, there is a potential for erosion and loss of topsoil during the development of the SPA. State and federal National Pollutant Discharge Elimination System requirements include preparation and implementation of a SWPPP for projects with cumulative ground disturbance in excess of 1 acre (**CM-HYD-1**). In compliance with Construction General Permit requirements, the SWPPP would establish erosion and sediment control BMPs for construction activities. Typical examples of erosion-related construction BMPs include:

1. silt fences and/or fiber rolls installed along limits of work and/or the project construction site;
2. stockpile containment and exposed soil stabilization structures (e.g., visqueen plastic sheeting, fiber rolls, gravel bags, and/or hydroseed);
3. runoff control devices (e.g., fiber rolls, gravel bag barriers/chevrons, etc.) used during construction phases conducted during the rainy season;
4. wind erosion (dust) controls;
5. tracking controls at the site entrance, including regular street sweeping and tire washes for equipment; and
6. regular inspections and maintenance of BMPs.

These BMPs would be refined and/or added to as necessary by a qualified SWPPP professional to meet the performance standards in the Construction General Permit.

In addition, development activities would comply with County and City grading and erosion control standards to minimize soil erosion (**CM-GEO-2a**, **CM-GEO-2b**, and **CM-GEO-2c**) (City of Colton 2013; County of Riverside 2015b; City of Riverside 2018). Compliance with the Construction General Permit, as well as with Riverside County Ordinances and Riverside and Colton City Municipal Codes would ensure that soil erosion or loss of topsoil impacts would be less than significant.

### Operation

**Less-than-Significant Impact.** Upon Northside Specific Plan implementation, the site would be graded and paved, greatly reducing the possibility for soil erosion or loss of topsoil. In addition, paving of the site would not result in a loss of planned/zoned uses (e.g., agricultural land) or resources that would depend on the presence of topsoil. As a result, Northside Specific Plan operations would result in less-than-significant impacts associated with soil erosion and loss of topsoil.

***Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***

**Less-than-Significant Impact.** As described above for Threshold a(iii), the Northside Specific Plan would not increase the potential for liquefaction and lateral spreading to occur. Therefore, potential impacts associated with liquefaction/lateral spreading would be less than significant and no mitigation is required.

With respect to subsidence, although not currently subsiding, the northern portions of the City of Colton, as well as portions of Riverside County have historically been prone to subsidence. However, given the trends in water conservation, controlled groundwater pumping, and an associated rise in groundwater levels, the hazard for regional ground subsidence from groundwater lowering in the SPA is very low. In addition, development within the SPA would not create the potential for subsidence to occur. Therefore, potential impacts associated with subsidence would be less than significant, and no mitigation is required.

In regards to collapsible soils, young axial channel deposits are the dominant geologic unit underlying the SPA. These deposits are predominately present in the north and southwest portion of the site, abutting the Santa Ana River to the west and extending to the southwest edge of the site. Small areas of these deposits can also be found in the southeast area of the site. These channel deposits consist of unconsolidated sandy soils that may be prone to collapse and may collapse as a result of construction within the SPA. Grading in such areas typically consists of over-excavation of loose, unconsolidated materials until such a depth that competent material is encountered. The excavated area would then typically be backfilled with compacted soil until the finished grade is achieved. The proposed plan would be constructed in compliance with CBC requirements (**CM-GEO-1**), including allowable load-bearing values of soils (Sections 1806 and 1806A); the design of embedded posts and poles (Sections 1807 and 1807A), and foundations (Sections 1808 and 1808A); and design of deep foundations (Sections 1810 and 1810A), which are designed to assure safe construction requirements appropriate to site conditions. Therefore, potential impacts associated with collapsible soils would be less than significant.

As described above for Threshold a(iv), the SPA is located in an area with low potential for landslides. Compliance with the CBC, the County of Riverside Ordinances, and the City of Riverside and City of Colton Municipal Codes (**CM-GEO-1**, **CM-GEO-2a**, **CM-GEO-2b**, and **CM-GEO-2c**) (City of Colton 2013; County of Riverside 2015b; City of Riverside 2018), would ensure that impacts related to landslides are reduced to less-than-significant levels.

***Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?***

**Less-than-Significant Impact.** Expansive soils are clay-rich soils that shrink when dry and swell when wet. This change in volume can exert substantial pressure on foundations, resulting in structural distress and/or damage. Most of the SPA is underlain by sandy alluvial soils, which are likely not prone to expansion. In addition, the City of Riverside General Plan 2025 Public Safety Element (City of Riverside 2018) indicates that no expansive soils are present within the SPA. Northside Specific Plan construction would be in compliance with the CBC, and County and City building codes and requirements (**CM-GEO-1**, **CM-GEO-2a**, **CM-GEO-2b**, and **CM-GEO-2c**), and as a result, would not increase or exacerbate the potential for expansive soils to create substantial direct or indirect risks to life or property (City of Colton 2013; County of Riverside 2015b; City of Riverside 2018). As a result, impacts would be less than significant.

***Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?***

**No Impact.** Much of the proposed SPA is currently served by sewer infrastructure, and new development would require sewer connections. To the extent feasible, the addition of new sewer infrastructure to serve new developments may provide opportunities for existing dwellings, which are currently on septic, to be connected to sewer. No septic tanks or alternative wastewater disposal is proposed; therefore, the implementation of the proposed Northside Specific Plan would have no impact.

***Would the proposed project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

**Potentially Significant.** Shallow excavations within mapped areas of younger, Holocene-age Quaternary alluvium are unlikely to uncover any significant paleontological resources. However, sedimentary deposits correlative with the Pleistocene-age may be impacted at an unknown depth below native topsoil and artificial fill, and therefore future development with mass excavation within areas with Pleistocene-age deposits may encounter important and unique paleontological resources. Thus, future development allowed under the Northside Specific Plan where Pleistocene-age geologic formations occur could result in a potentially significant paleontological resource impact (**Impact GEO-1**). Refer to Figure 3.6-2 for the location of areas with high paleontological sensitivity.

### 3.6.5 Mitigation Measures

To reduce **Impact GEO-1** related to potential subsurface paleontological resource impacts from future development allowed under the Northside Specific Plan, the following mitigation measure shall be implemented:

**MM-GEO-1** Prior to issuance of a grading permit within areas identified with a high paleontological sensitivity (older Quaternary alluvial deposits), a Qualified Paleontologist shall be retained per the Society of Vertebrate Paleontology guidelines (SVP 2010). The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the project. The PRIMP shall be consistent with the Society of Vertebrate Paleontology guidelines and shall outline requirements for pre-construction meeting attendance and worker environmental awareness training, where monitoring is required within the Northside Specific Plan Area based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discoveries treatment, and paleontological methods (including sediment sampling for microvertebrate fossils),

reporting, and collections management. The Qualified Paleontologist shall attend the pre-construction meeting, and a paleontological monitor shall be on site during rough grading and other ground-disturbing activities in previously undisturbed, fine-grained older Quaternary alluvial deposits. These deposits may be encountered at shallow depths below the surface. Within developed areas of Northside Specific Plan Area, this depth is assumed to be at least 5 feet below the ground surface. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot-radius buffer. Once documentation and collection of the find is completed pursuant to the PRIMP and the Society of Vertebrate Paleontology guidelines, the monitor shall allow grading to recommence in the area of the find. Curation and storage of salvaged specimens in an approved repository institution shall be completed for all significant resources discovered and collected.

### 3.6.6 Level of Significance After Mitigation

Future development allowed under the Northside Specific Plan where Pleistocene-age geologic formations occur could result in a potentially significant paleontological resource impact (**Impact GEO-1**). With implementation of **MM-GEO-1**, impacts would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

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## 3.7 Greenhouse Gas Emissions

This section describes the existing greenhouse gas conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures (MMs) related to implementation of the Northside Specific Plan. The information and analysis presented in this section is based on the Riverside-Colton Northside Specific Plan Baseline Opportunities and Constraints Analysis prepared by Rick Engineering (2017; referred to herein as the “baseline analysis”) and provided as Appendix B. In addition, greenhouse gas emission calculations were completed as a part of this analysis utilizing California Emissions Estimator Model (CalEEMod) and are included as Appendix D.

### 3.7.1 Existing Conditions

#### 3.7.1.1 Climate Change Overview

Climate change refers to any significant change in measures of climate, such as temperature, precipitation, or wind patterns, lasting for an extended period of time (decades or longer). The Earth’s temperature depends on the balance between energy entering and leaving the planet’s system. Many factors, both natural and human, can cause changes in Earth’s energy balance, including variations in the sun’s energy reaching Earth, changes in the reflectivity of Earth’s atmosphere and surface, and changes in the greenhouse effect, which affects the amount of heat retained by Earth’s atmosphere (EPA 2017a).

The greenhouse effect is the trapping and build-up of heat in the atmosphere (troposphere) near the Earth’s surface. The greenhouse effect traps heat in the troposphere through a threefold process as follows: short-wave radiation emitted by the Sun is absorbed by the Earth, the Earth emits a portion of this energy in the form of long-wave radiation, and GHGs in the upper atmosphere absorb this long-wave radiation and emit it into space and toward the Earth. The greenhouse effect is a natural process that contributes to regulating the Earth’s temperature and creates a pleasant, livable environment on the Earth. Human activities that emit additional GHGs to the atmosphere increase the amount of infrared radiation that gets absorbed before escaping into space, thus enhancing the greenhouse effect and causing the Earth’s surface temperature to rise.

The scientific record of the Earth’s climate shows that the climate system varies naturally over a wide range of time scales and that, in general, climate changes prior to the Industrial Revolution in the 1700s can be explained by natural causes, such as changes in solar energy, volcanic eruptions, and natural changes in GHG concentrations. Recent climate changes, in particular the warming observed over the past century, however, cannot be explained by natural causes alone. Rather, it is extremely likely that human activities have been the dominant cause of that warming since the mid-twentieth century and is the most significant driver of observed climate change (IPCC 2013; EPA 2017a). Human influence on the climate system is evident from the increasing GHG concentrations in the atmosphere, positive radiative forcing, observed warming, and improved understanding of the climate system (IPCC 2013). The atmospheric concentrations of GHGs have increased to levels unprecedented in the last 800,000 years, primarily from fossil fuel emissions and secondarily from emissions associated with land use changes (IPCC 2013). Continued emissions of GHGs will cause further warming and changes in all components of the climate system, which is discussed further in Section 3.7.1.5, Potential Effects of Climate Change.



### 3.7.1.2 Greenhouse Gases

A GHG is any gas that absorbs infrared radiation in the atmosphere; in other words, GHGs trap heat in the atmosphere. As defined in California Health and Safety Code section 38505(g) for purposes of administering many of the state's primary GHG emissions reduction programs, GHGs include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF<sub>6</sub>), and nitrogen trifluoride (NF<sub>3</sub>) (see also 14 CCR 15364.5).<sup>1</sup> Some GHGs, such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O, are emitted into the atmosphere through natural processes and human activities. Of these gases, CO<sub>2</sub> and CH<sub>4</sub> are emitted in the greatest quantities from human activities. Manufactured GHGs, which have a much greater heat-absorption potential than CO<sub>2</sub>, include fluorinated gases, such as HFCs, PFCs, and SF<sub>6</sub>, which are associated with certain industrial products and processes. The following paragraphs provide a summary of the most common GHGs and their sources.<sup>2</sup>

**Carbon Dioxide.** CO<sub>2</sub> is a naturally occurring gas and a by-product of human activities and is the principal anthropogenic GHG that affects the Earth's radiative balance. Natural sources of CO<sub>2</sub> include respiration of bacteria, plants, animals, and fungus; evaporation from oceans; volcanic out-gassing; and decomposition of dead organic matter. Human activities that generate CO<sub>2</sub> are from the combustion of fuels such as coal, oil, natural gas, and wood and changes in land use.

**Methane.** CH<sub>4</sub> is produced through both natural and human activities. CH<sub>4</sub> is a flammable gas and is the main component of natural gas. Methane is produced through anaerobic (without oxygen) decomposition of waste in landfills, flooded rice fields, animal digestion, decomposition of animal wastes, production and distribution of natural gas and petroleum, coal production, and incomplete fossil fuel combustion.

**Nitrous Oxide.** N<sub>2</sub>O is produced through natural and human activities, mainly through agricultural activities and natural biological processes, although fuel burning and other processes also create N<sub>2</sub>O. Sources of N<sub>2</sub>O include soil cultivation practices (microbial processes in soil and water), especially the use of commercial and organic fertilizers, manure management, industrial processes (such as in nitric acid production, nylon production, and fossil-fuel-fired power plants), vehicle emissions, and using N<sub>2</sub>O as a propellant (such as in rockets, racecars, and aerosol sprays).

**Fluorinated Gases.** Fluorinated gases (also referred to as F-gases) are synthetic powerful GHGs emitted from many industrial processes. Fluorinated gases are commonly used as substitutes for stratospheric ozone-depleting substances (e.g., CFCs, HCFCs, and halons). The most prevalent fluorinated gases include the following:

- **Hydrofluorocarbons:** HFCs are compounds containing only hydrogen, fluorine, and carbon atoms. HFCs are synthetic chemicals used as alternatives to ozone-depleting substances in serving many industrial, commercial, and personal needs. HFCs are emitted as by-products of industrial processes and are used in manufacturing.
- **Perfluorocarbons:** PFCs are a group of human-made chemicals composed of carbon and fluorine only. These chemicals were introduced as alternatives, with HFCs, to the ozone depleting substances. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing. Since PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere, these chemicals have long lifetimes, ranging between 10,000 and 50,000 years.

<sup>1</sup> Climate forcing substances include GHGs and other substances such as black carbon and aerosols. This discussion focuses on the seven GHGs identified in the California Health and Safety Code Section 38505, because impacts associated with other climate forcing substances are not evaluated herein.

<sup>2</sup> The descriptions of GHGs are summarized from the Intergovernmental Panel on Climate Change's Second Assessment Report and Fourth Assessment Report (IPCC 1995, 2007), CARB's Glossary of Terms Used in GHG Inventories (CARB 2018a), and EPA's Glossary of Climate Change Terms (EPA 2016).

- **Sulfur Hexafluoride:** SF<sub>6</sub> is a colorless gas soluble in alcohol and ether and slightly soluble in water. SF<sub>6</sub> is used for insulation in electric power transmission and distribution equipment, semiconductor manufacturing, the magnesium industry, and as a tracer gas for leak detection.
- **Nitrogen Trifluoride:** NF<sub>3</sub> is used in the manufacture of a variety of electronics, including semiconductors and flat panel displays.

**Chlorofluorocarbons.** CFCs are synthetic chemicals that have been used as cleaning solvents, refrigerants, and aerosol propellants. CFCs are chemically unreactive in the lower atmosphere (troposphere) and the production of CFCs was prohibited in 1987 due to the chemical destruction of stratospheric O<sub>3</sub>.

**Hydrochlorofluorocarbons.** HCFCs are a large group of compounds, whose structure is very close to that of CFCs—containing hydrogen, fluorine, chlorine, and carbon atoms—but including one or more hydrogen atoms. Like HFCs, HCFCs are used in refrigerants and propellants. HCFCs were also used in place of CFCs for some applications; however, their use in general is being phased out.

**Black Carbon.** Black carbon is a component of fine particulate matter, which has been identified as a leading environmental risk factor for premature death. It is produced from the incomplete combustion of fossil fuels and biomass burning, particularly from older diesel engines and forest fires. Black carbon warms the atmosphere by absorbing solar radiation, influences cloud formation, and darkens the surface of snow and ice, which accelerates heat absorption and melting. Black carbon is a short-lived species that varies spatially, which makes it difficult to quantify the global warming potential. Diesel particulate matter emissions are a major source of black carbon and are TACs that have been regulated and controlled in California for several decades to protect public health. In relation to declining diesel particulate matter from the California Air Resources Board's (CARB's) regulations pertaining to diesel engines, diesel fuels, and burning activities, CARB estimates that annual black carbon emissions in California have reduced by 70% between 1990 and 2010, with 95% control expected by 2020 (CARB 2014).

**Water Vapor.** The primary source of water vapor is evaporation from the ocean, with additional vapor generated by sublimation (change from solid to gas) from ice and snow, evaporation from other water bodies, and transpiration from plant leaves. Water vapor is the most important, abundant, and variable GHG in the atmosphere and maintains a climate necessary for life.

**Ozone.** Tropospheric O<sub>3</sub>, which is created by photochemical reactions involving gases from both natural sources and human activities, acts as a GHG. Stratospheric O<sub>3</sub>, which is created by the interaction between solar ultraviolet radiation and molecular oxygen (O<sub>2</sub>), plays a decisive role in the stratospheric radiative balance. Depletion of stratospheric O<sub>3</sub>, due to chemical reactions that may be enhanced by climate change, results in an increased ground-level flux of ultraviolet-B radiation.

**Aerosols.** Aerosols are suspensions of particulate matter in a gas emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat and can cool the atmosphere by reflecting light.

### 3.7.1.3 Global Warming Potential

Gases in the atmosphere can contribute to climate change both directly and indirectly. Direct effects occur when the gas itself absorbs radiation. Indirect radiative forcing occurs when chemical transformations of the substance produce other GHGs, when a gas influences the atmospheric lifetimes of other gases, and/or when a gas affects atmospheric processes that alter the radiative balance of the Earth (e.g., affect cloud formation or albedo) (EPA

2016a). The Intergovernmental Panel on Climate Change (IPCC) developed the global warming potential (GWP) concept to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP of a GHG is defined as the ratio of the time-integrated radiative forcing from the instantaneous release of 1 kilogram of a trace substance relative to that of 1 kilogram of a reference gas (IPCC 2014). The reference gas used is CO<sub>2</sub>; therefore, GWP-weighted emissions are measured in metric tons of CO<sub>2</sub> equivalent (MT CO<sub>2</sub>e).

The current version of the California Emissions Estimator Model (CalEEMod) (Version 2016.3.2; CAPCOA 2017) assumes that the GWP for CH<sub>4</sub> is 25 (so emissions of 1 MT of CH<sub>4</sub> are equivalent to emissions of 25 MT of CO<sub>2</sub>), and the GWP for N<sub>2</sub>O is 298, based on the IPCC's Fourth Assessment Report (IPCC 2007). The GWP values identified in CalEEMod were applied to the Northside Specific Plan.

### 3.7.1.4 Sources of Greenhouse Gas Emissions

Per the U.S. Environmental Protection Agency's (EPA's) Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990–2017, total U.S. GHG emissions were approximately 6,457 MMT CO<sub>2</sub>e in 2017 (EPA 2019). The largest source of CO<sub>2</sub>, and of overall GHG emissions, was fossil-fuel combustion, which accounted for approximately 93.2% of CO<sub>2</sub> emissions in 2017 (4,912.0 MMT CO<sub>2</sub>e). Relative to the 1990 emissions level, gross U.S. GHG emissions in 2017 were 1.3% higher; however, the gross emissions are down from a high of 15.7% above the 1990 level that occurred in 2007. GHG emissions decreased from 2016 to 2017 by 0.5% (35.5 MMT CO<sub>2</sub>e) and, overall, net emissions in 2017 were 13% below 2005 levels (EPA 2019).

According to California's 2000–2017 GHG emissions inventory (2019 edition), California emitted 24.1 MMT CO<sub>2</sub>e in 2017, including emissions resulting from out-of-state electrical generation (CARB 2018b). The sources of GHG emissions in California include transportation, industrial uses, electric power production from both in-state and out-of-state sources, commercial and residential uses, agriculture, high global-warming potential substances, and recycling and waste. The California GHG emission source categories (as defined in CARB's 2008 Scoping Plan) and their relative contributions in 2017 are presented in Table 3.7-1.

**Table 3.7-1. Greenhouse Gas Emissions Sources in California**

Source Category	Annual GHG Emissions (MMT CO <sub>2</sub> e)	Percent of Total <sup>a</sup>
Transportation	169.9	40%
Industrial	89.4	21%
Electric power <sup>b</sup>	62.4	15%
Commercial and residential	41.1	10%
Agriculture	32.4	8%
High global-warming potential substances	20.0	5%
Recycling and waste	8.9	2%
<b>Total</b>	<b>424.1</b>	<b>100%</b>

**Source:** CARB 2018b.

**Notes:** GHG = greenhouse gas; MMT CO<sub>2</sub>e = million metric tons of carbon dioxide equivalent. Emissions reflect the 2017 California GHG inventory.

<sup>a</sup> Percentage of total has been rounded, and total may not sum due to rounding.

<sup>b</sup> Includes emissions associated with imported electricity, which account for 23.9 MMT CO<sub>2</sub>e annually.

Between 2000 and 2017, per capita GHG emissions in California have continued to drop from a peak in 2001 of 14.1 MT per person to 10.7 MT per person in 2017, representing a 24% decrease. In addition, total GHG emissions in 2017 were approximately 5 MMT CO<sub>2</sub>e less than 2016 emissions. The declining trend in GHG emissions, coupled

with programs that will continue to provide additional GHG reductions going forward, demonstrates that California will continue to reduce emissions below the statewide 2020 reduction target of 431 MT CO<sub>2</sub>e, which is discussed below in Section 3.7.2 (CARB 2018b).

As part of the City of Riverside's Climate Economic Prosperity Action Plan and Climate Action Plan (CAP), adopted in 2016, and qualified to 2035, the City of Riverside developed a community wide baseline GHG emissions inventory for the year 2007. As shown in Table 3.7-2 below, the City of Riverside's 2007 total emissions were 3.0 MMT of CO<sub>2</sub>e with the majority coming from transportation (43%) and Commercial/Industrial use (34%); the remaining comes from residential and solid waste sectors.

**Table 3.7-2. City of Riverside Community Wide GHG Baseline Inventory**

Sector	2007 MT CO <sub>2</sub> e	Percent of Total <sup>a</sup>
Residential Energy Use	626,136	20.7%
Commercial/Industrial Energy Use	1,028,804	34.0%
Transportation	1,301,764	43.0%
Solid Waste Generation	67,342	2.2%
<b>Total</b>	<b>3,024,066</b>	<b>100%</b>

**Source:** City of Riverside 2016

**Notes:** GHG = greenhouse gas; MT CO<sub>2</sub>e = metric tons of carbon dioxide equivalent.

<sup>a</sup> Percentage of total has been rounded, and total may not sum due to rounding.

The County of Riverside CAP) update 2019 and qualified to 2030, provides community wide GHG emissions inventory for the year 2017. As shown in Table 3.7-3 below, the County of Riverside's 2017 total emissions were 4.9 MMT of CO<sub>2</sub>e with the majority coming from transportation (36%), agriculture (34%) and energy (24%).

**Table 3.7-3. County of Riverside Community Wide GHG Inventory**

Emission Category	2017 MT CO <sub>2</sub> e	Percent of Total <sup>a</sup>
On-Road Transportation	1,766,784	36
Agriculture	1,670,954	34
Energy (Electricity and Natural Gas)	1,188,138	24
Solid Waste	204,365	4
Water and Wastewater	44,606	0.9
Aviation	26,786	0.6
Off-Road	3,883	0.08
<b>Total</b>	<b>4,905,518</b>	<b>100%</b>

**Source:** City of Riverside 2016

**Notes:** GHG = greenhouse gas; MT CO<sub>2</sub>e = metric tons of carbon dioxide equivalent.

<sup>a</sup> Percentage of total has been rounded, and total may not sum due to rounding

The City of Colton CAP, adopted in 2015, provides a local GHG emission inventory equal to the 2012 CARB State level emissions equal to 458,680,000 MT CO<sub>2</sub>e.

### 3.7.1.5 Potential Effects of Climate Change

Globally, climate change has the potential to affect numerous environmental resources through uncertain impacts related to future air temperatures and precipitation patterns. The 2014 IPCC Synthesis Report (IPCC 2014) indicated that warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia. Signs that global climate change has occurred include warming of the atmosphere and ocean, diminished amounts of snow and ice, rising sea levels, and ocean acidification (IPCC 2014).

In California, climate change impacts have the potential to affect sea-level rise, agriculture, snowpack and water supply, forestry, wildfire risk, public health, frequency of severe weather events, and electricity demand and supply. The primary effect of global climate change has been a rise in average global tropospheric temperature. Reflecting the long-term warming trend since pre-industrial times, observed global mean surface temperature for the decade 2006–2015 was 0.87 °C (likely between 0.75 °C and 0.99 °C) higher than the average over the 1850–1900 period (IPCC 2018). Scientific modeling predicts that continued emissions of GHGs at or above current rates would induce more extreme climate changes during the twenty-first century than were observed during the twentieth century. Human activities are estimated to have caused approximately 1.0 °C (1.8 degrees Fahrenheit (°F)) of global warming above pre-industrial levels, with a likely range of 0.8 °C to 1.2 °C (1.4 °F to 2.2 °F) (IPCC 2018). Global warming is likely to reach 1.5 °C (2.7 °F) between 2030 and 2052 if it continues to increase at the current rate (IPCC 2018).

Although climate change is driven by global atmospheric conditions, climate change impacts are felt locally. A scientific consensus confirms that climate change is already affecting California. The Office of Environmental Health Hazard Assessment identified various indicators of climate change in California, which are scientifically-based measurements that track trends in various aspects of climate change. Many indicators reveal discernable evidence that climate change is occurring in California and is having significant, measurable impacts in the state. Changes in the state's climate have been observed including an increase in annual average air temperature with record warmth from 2012 to 2016, more frequent extreme heat events, more extreme drought, a decline in winter chill, an increase in cooling degree days and a decrease in heating degree days, and an increase in variability of statewide precipitation (OEHHA 2018).

Warming temperatures and changing precipitation patterns have altered California's physical systems – the ocean, lakes, rivers and snowpack – upon which the state depends. Winter snowpack and spring snowmelt runoff from the Sierra Nevada and southern Cascade Mountains provide approximately one-third of the state's annual water supply. Impacts of climate on physical systems have been observed such as high variability of snow-water content (i.e., amount of water stored in snowpack), decrease in snowmelt runoff, glacier change (loss in area), rise in sea levels, increase in average lake water temperature and coastal ocean temperature, and a decrease in dissolved oxygen in coastal waters (OEHHA 2018).

Impacts of climate change on biological systems, including humans, wildlife, and vegetation, have also been observed including climate change impacts on terrestrial, marine, and freshwater ecosystems. As with global observations, species responses include those consistent with warming: elevational or latitudinal shifts in range, changes in the timing of key plant and animal life cycle events, and changes in the abundance of species and in community composition. Humans are better able to adapt to a changing climate than plants and animals in natural ecosystems. Nevertheless, climate change poses a threat to public health as warming temperatures and changes in precipitation can affect vector-borne pathogen transmission and disease patterns in California as well as the variability of heat-related deaths and illnesses. In addition, since 1950, the area burned by wildfires each year has been increasing.

The California Natural Resources Agency (CNRA) has released four California Climate Change Assessments (2006, 2009, 2012, and 2018), which have addressed the following: acceleration of warming across the state, more intense and frequent heat waves, greater riverine flows, accelerating sea level rise, more intense and frequent drought, more severe and frequent wildfires, more severe storms and extreme weather events, shrinking snowpack and less overall precipitation, and ocean acidification, hypoxia, and warming. To address local and regional governments need for information to support action in their communities, the Fourth Assessment (CNRA 2018a) includes reports for nine regions of the state, including the Los Angeles Region, which includes Ventura, LA, Orange Counties and adjacent urbanized portions of San Bernardino and Riverside Counties where the Northside Specific Plan is located. Key projected climate changes for the Los Angeles Region include the following (CNRA 2018a):

- Continued future warming over the Los Angeles region. Across the region, average maximum temperatures are projected to increase around 4°F to 5°F by the mid-century, and 5°F to 8°F by the late-century.
- Extreme temperatures are also expected to increase. The hottest day of the year may be up to 10°F warmer for many locations across the Los Angeles region by the late-century under certain model scenarios. The number of extremely hot days is also expected to increase across the region.
- Despite small changes in average precipitation, dry and wet extremes are both expected to increase. By the late 21st century, the wettest day of the year is expected to increase across most of the Los Angeles region, with some locations experiencing 25% to 30% increases under certain model scenarios. Increased frequency and severity of atmospheric river events are also projected to occur for this region.
- Sea levels are projected to continue to rise in the future, but there is a large range based on emissions scenario and uncertainty in feedbacks in the climate system. Roughly 1 foot to 2 feet of sea level rise is projected by the mid-century, and the most extreme projections lead to 8 feet to 10 feet of sea level rise by the end of the century.
- Projections indicate that wildfire may increase over southern California, but there remains uncertainty in quantifying future changes of burned area over the Los Angeles region.

### 3.7.2 Relevant Plans, Policies, and Ordinances

#### Federal

**Massachusetts v. EPA.** In *Massachusetts v. EPA* (April 2007), the U.S. Supreme Court directed the EPA administrator to determine whether GHG emissions from new motor vehicles cause or contribute to air pollution that may reasonably be anticipated to endanger public health or welfare, or whether the science is too uncertain to make a reasoned decision. In December 2009, the administrator signed a final rule with the following two distinct findings regarding GHGs under Section 202(a) of the federal Clean Air Act:

- The Administrator found that elevated concentrations of GHGs—CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, HFCs, PFCs, and SF<sub>6</sub>—in the atmosphere threaten the public health and welfare of current and future generations. This is the “endangerment finding.”
- The Administrator further found the combined emissions of GHGs—CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, and HFCs—from new motor vehicles and new motor vehicle engines contribute to the GHG air pollution that endangers public health and welfare. This is the “cause or contribute finding.”

These two findings were necessary to establish the foundation for regulation of GHGs from new motor vehicles as air pollutants under the Clean Air Act.

**Energy Independence and Security Act of 2007.** The Energy Independence and Security Act of 2007 (December 2007), among other key measures, would do the following, which would aid in the reduction of national GHG emissions (EPA 2007):

- Increase the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard requiring fuel producers to use at least 36 billion gallons of biofuel in 2022.
- Set a target of 35 miles per gallon for the combined fleet of cars and light trucks by model year 2020, and directs National Highway Traffic Safety Administration (NHTSA) to establish a fuel economy program for medium- and heavy-duty trucks and create a separate fuel economy standard for work trucks.
- Prescribe or revise standards affecting regional efficiency for heating and cooling products and procedures for new or amended standards, energy conservation, energy-efficiency labeling for consumer electronic products, residential boiler efficiency, electric motor efficiency, and home appliances.

**Federal Vehicle Standards.** In response to the U.S. Supreme Court ruling previously discussed, the Bush Administration issued Executive Order (EO) 13432 in 2007 directing the EPA, the Department of Transportation, and the Department of Energy to establish regulations that reduce GHG emissions from motor vehicles, non-road vehicles, and non-road engines by 2008. In 2009, the NHTSA issued a final rule regulating fuel efficiency and GHG emissions from cars and light-duty trucks for model year 2011, and in 2010, the EPA and NHTSA issued a final rule regulating cars and light-duty trucks for model years 2012–2016 (75 FR 25324–25728).

In 2010, President Barack Obama issued a memorandum directing the Department of Transportation, Department of Energy, EPA, and NHTSA to establish additional standards regarding fuel efficiency and GHG reduction, clean fuels, and advanced vehicle infrastructure. In response to this directive, EPA and NHTSA proposed stringent, coordinated federal GHG and fuel economy standards for model years 2017–2025 light-duty vehicles. The proposed standards projected to achieve 163 grams per mile of CO<sub>2</sub> in model year 2025, on an average industry fleet-wide basis, which is equivalent to 54.5 miles per gallon if this level were achieved solely through fuel efficiency. The final rule was adopted in 2012 for model years 2017–2021 (77 FR 62624–63200). On January 12, 2017, the EPA finalized its decision to maintain the current GHG emissions standards for model years 2022–2025 cars and light trucks (EPA 2017b).

In addition to the regulations applicable to cars and light-duty trucks described above, in 2011, the EPA and NHTSA announced fuel economy and GHG standards for medium- and heavy-duty trucks for model years 2014–2018 (76 FR 57106–57513). The standards for CO<sub>2</sub> emissions and fuel consumption are tailored to three main vehicle categories: combination tractors, heavy-duty pickup trucks and vans, and vocational vehicles. According to the EPA, this regulatory program will reduce GHG emissions and fuel consumption for the affected vehicles by 6%–23% over the 2010 baselines.

In August 2016, the EPA and NHTSA announced the adoption of the phase two program related to the fuel economy and GHG standards for medium- and heavy-duty trucks. The phase two program will apply to vehicles with model year 2018 through 2027 for certain trailers, and model years 2021 through 2027 for semi-trucks, large pickup trucks, vans, and all types and sizes of buses and work trucks. The final standards are expected to lower CO<sub>2</sub> emissions by approximately 1.1 billion MT and reduce oil consumption by up to 2 billion barrels over the lifetime of the vehicles sold under the program (EPA and NHTSA 2016).

In August 2018, EPA and NHTSA proposed to amend certain fuel economy and GHG standards for passenger cars and light trucks and establish new standards for model years 2021 through 2026. Compared to maintaining the post-2020 standards now in place, the 2018 proposal would increase U.S. fuel consumption by about half a million barrels per day (2%–3% of total daily consumption, according to the Energy Information Administration) and would impact the global climate by 3/1000th of one degree Celsius by 2100 (EPA and NHTSA 2018). California and other

states have stated their intent to challenge federal actions that would delay or eliminate GHG reduction measures and have committed to cooperating with other countries to implement global climate change initiatives. Thus, the timing and consequences of the 2018 federal proposal are speculative at this time.

**Clean Power Plan and New Source Performance Standards for Electric Generating Units.** On October 23, 2015, EPA published a final rule (effective December 22, 2015) establishing the Carbon Pollution Emission Guidelines for Existing Stationary Sources: Electric Utility Generating Units (80 FR 64510–64660), also known as the Clean Power Plan. These guidelines prescribe how states must develop plans to reduce GHG emissions from existing fossil-fuel-fired electric generating units. The guidelines establish CO<sub>2</sub> emission performance rates representing the best system of emission reduction for two subcategories of existing fossil-fuel-fired electric generating units: (1) fossil-fuel-fired electric utility steam-generating units, and (2) stationary combustion turbines. Concurrently, the EPA published a final rule (effective October 23, 2015) establishing Standards of Performance for Greenhouse Gas Emissions from New, Modified, and Reconstructed Stationary Sources: Electric Utility Generating Units (80 FR 64661–65120). The rule prescribes CO<sub>2</sub> emission standards for newly constructed, modified, and reconstructed affected fossil-fuel-fired electric utility generating units. The U.S. Supreme Court stayed implementation of the Clean Power Plan pending resolution of several lawsuits.

### State

The statewide GHG emissions regulatory framework is summarized below by category: state climate change targets, building energy, renewable energy and energy procurement, mobile sources, solid waste, water, and other state regulations and goals. The following text describes EOs, legislation, regulations, and other plans and policies that would directly or indirectly reduce GHG emissions and/or address climate change issues.

#### ***State Climate Change Targets***

The state has taken a number of actions to address climate change. These include EOs, legislation, and CARB plans and requirements. These are summarized below.

**EO S-3-05.** EO S-3-05 (June 2005) established California's GHG emissions reduction targets and laid out responsibilities among the state agencies for implementing the EO and for reporting on progress toward the targets. This EO established the following targets:

- By 2010, reduce GHG emissions to 2000 levels
- By 2020, reduce GHG emissions to 1990 levels
- By 2050, reduce GHG emissions to 80% below 1990 levels

EO S-3-05 also directed the California Environmental Protection Agency to report biannually on progress made toward meeting the GHG targets and the impacts to California due to global warming, including impacts to water supply, public health, agriculture, the coastline, and forestry. The Climate Action Team was formed, which subsequently issued reports from 2006 to 2010.

**AB 32.** In furtherance of the goals established in EO S-3-05, the Legislature enacted Assembly Bill (AB) 32 (Núñez and Pavley). The bill is referred to as the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 provided initial direction on creating a comprehensive multiyear program to limit California's GHG emissions at 1990 levels by 2020 and initiate the transformations required to achieve the state's long-range climate objectives.



**SB 32 and AB 197.** Senate Bill (SB) 32 and AB 197 (enacted in 2016) are companion bills. SB 32 codified the 2030 emissions reduction goal of EO B-30-15 by requiring CARB to ensure that statewide GHG emissions are reduced to 40% below 1990 levels by 2030. AB 197 established the Joint Legislative Committee on Climate Change Policies, consisting of at least three members of the Senate and three members of the Assembly, in order to provide ongoing oversight over implementation of the state’s climate policies. AB 197 also added two members of the Legislature to the Board as nonvoting members; requires CARB to make available and update (at least annually via its website) emissions data for GHGs, criteria air pollutants, and TACs from reporting facilities; and, requires CARB to identify specific information for GHG emissions reduction measures when updating the scoping plan.

**CARB’s 2007 Statewide Limit.** In 2007, in accordance with California Health and Safety Code, Section 38550, CARB approved a statewide limit on the GHG emissions level for year 2020 consistent with the determined 1990 baseline (427 MMT CO<sub>2</sub>e).

**CARB’s Climate Change Scoping Plan.** One specific requirement of AB 32 is for CARB to prepare a “scoping plan” for achieving the maximum technologically feasible and cost-effective GHG emission reductions by 2020 (Health and Safety Code, Section 38561(a)), and to update the plan at least once every 5 years. In 2008, CARB approved the first scoping plan. The Climate Change Scoping Plan: A Framework for Change (Scoping Plan) included a mix of recommended strategies that combined direct regulations, market-based approaches, voluntary measures, policies, and other emission reduction programs calculated to meet the 2020 statewide GHG emission limit and initiate the transformations needed to achieve the state’s long-range climate objectives. The key elements of the Scoping Plan include the following (CARB 2008):

1. Expanding and strengthening existing energy efficiency programs as well as building and appliance standards
2. Achieving a statewide renewable energy mix of 33%
3. Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system and caps sources contributing 85% of California’s GHG emissions
4. Establishing targets for transportation-related GHG emissions for regions throughout California, and pursuing policies and incentives to achieve those targets
5. Adopting and implementing measures pursuant to existing state laws and policies, including California’s clean car standards, goods movement measures, and the Low Carbon Fuel Standard (LCFS 17 CCR, Section 95480 et seq.)
6. Creating targeted fees, including a public goods charge on water use, fees on high GWP gases, and a fee to fund the administrative costs of the State of California’s long-term commitment to AB 32 implementation

The Scoping Plan also identified local governments as essential partners in achieving California’s goals to reduce GHG emissions because they have broad influence and, in some cases, exclusive authority over activities that contribute to significant direct and indirect GHG emissions through their planning and permitting processes, local ordinances, outreach and education efforts, and municipal operations. Specifically, the Scoping Plan encouraged local governments to adopt a reduction goal for municipal operations and for community emissions to reduce GHGs by approximately 15% from then levels (2008) by 2020. Many local governments developed community-scale local GHG reduction plans based on this Scoping Plan recommendation.

In 2014, CARB approved the first update to the Scoping Plan. The First Update to the Climate Change Scoping Plan: Building on the Framework (First Update) defined the state’s GHG emission reduction priorities for the next 5 years and laid the groundwork to start the transition to the post-2020 goals set forth in EOs S-3-05 and B-16-2012. The

First Update concluded that California is on track to meet the 2020 target but recommended a 2030 mid-term GHG reduction target be established to ensure a continuum of action to reduce emissions. The First Update recommended a mix of technologies in key economic sectors to reduce emissions through 2050 including: energy demand reduction through efficiency and activity changes; large-scale electrification of on-road vehicles, buildings and industrial machinery; decarbonizing electricity and fuel supplies; and, the rapid market penetration of efficient and clean energy technologies. As part of the First Update, CARB recalculated the state's 1990 emissions level, using more recent global warming potentials identified by the IPCC, from 427 MMT CO<sub>2</sub>e to 431 MMT CO<sub>2</sub>e.

In 2015, as directed by EO B-30-15, CARB began working on an update to the Scoping Plan to incorporate the 2030 target of 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80% below 1990 levels by 2050 as set forth in S-3-05. The Governor called on California to pursue a new and ambitious set of strategies, in line with the five climate change pillars from his inaugural address, to reduce GHG emissions and prepare for the unavoidable impacts of climate change. In the summer of 2016, the Legislature affirmed the importance of addressing climate change through passage of SB 32 (Pavley, Chapter 249, Statutes of 2016).

In December 2017, CARB adopted California's 2017 Climate Change Scoping Plan (2017 Scoping Plan) for public review and comment (CARB 2017). The 2017 Scoping Plan builds on the successful framework established in the initial Scoping Plan and First Update, while identifying new, technologically feasible and cost-effective strategies that will serve as the framework to achieve the 2030 GHG target as established by SB 32 and define the state's climate change priorities to 2030 and beyond. The strategies' known commitments include implementing renewable energy and energy efficiency (including the mandates of SB 350), increasing stringency of the LCFS, implementing measures identified in the Mobile Source and Freight Strategies, implementing measures identified in the proposed Short-Lived Climate Pollutant Plan, and increasing stringency of SB 375 targets. To fill the gap in additional reductions needed to achieve the 2030 target, it recommends continuing the Cap-and-Trade Program and a measure to reduce GHGs from refineries by 20%.

For local governments, the 2030 Scoping Plan replaced the initial Scoping Plan's 15% reduction goal with a recommendation to aim for a community-wide goal of no more than 6 MT CO<sub>2</sub>e per capita by 2030 and no more than 2 MT CO<sub>2</sub>e per capita by 2050, which are consistent with the state's long-term goals. These goals are also consistent with the Under 2 MOU (Under 2 2016) and the Paris Agreement, which are developed around the scientifically based levels necessary to limit global warming below 2°C. The 2030 Scoping Plan recognized the benefits of local government GHG planning (e.g., through CAPs) and provide more information regarding tools CARB is working on to support those efforts. It also recognizes the California Environmental Quality Act (CEQA) streamlining provisions for project-level review where there is a legally adequate CAP.<sup>3</sup> The Second Update was approved by CARB's Governing Board on December 14, 2017.

The Scoping Plan recommends strategies for implementation at the statewide level to meet the goals of AB 32, SB 32, and the EOs and establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions. A project is considered consistent with the statutes and EOs if it meets the general policies in reducing GHG emissions to facilitate the achievement of the state's goals and does not impede attainment of those goals. As discussed in several cases, a given project need not be in perfect conformity with each and every planning policy or goals to be consistent. A project would be consistent, if it will further the objectives and not obstruct their attainment.

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<sup>3</sup> *Sierra Club v. County of Napa* (2004) 121 Cal.App.4th 1490; *San Francisco Tomorrow et al. v. City and County of San Francisco* (2015) 229 Cal.App.4th 498; *San Franciscans Upholding the Downtown Specific Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656; *Sequoyah Hills Homeowners Assn. V. City of Oakland* (1993) 23 Cal.App.4th 704, 719.

**CARB's Regulations for the Mandatory Reporting of Greenhouse Gas Emissions.** CARB's Regulation for the Mandatory Reporting of Greenhouse Gas Emissions (17 CCR 95100–95157) incorporated by reference certain requirements that EPA promulgated in its Final Rule on Mandatory Reporting of Greenhouse Gases (Title 40, CFR, Part 98). Specifically, Section 95100(c) of the Mandatory Reporting Regulation incorporated those requirements that EPA promulgated in the Federal Register on October 30, 2009; July 12, 2010; September 22, 2010; October 28, 2010; November 30, 2010; December 17, 2010; and April 25, 2011. In general, entities subject to the Mandatory Reporting Regulation that emit over 10,000 MT CO<sub>2</sub>e per year are required to report annual GHGs through the California Electronic GHG Reporting Tool. Certain sectors, such as refineries and cement plants, are required to report regardless of emission levels. Entities that emit more than the 25,000 MT CO<sub>2</sub>e per year threshold are required to have their GHG emission report verified by a CARB-accredited third-party verified.

**EO B-18-12.** EO B-18-12 (April 2012) directed state agencies, departments, and other entities under the governor's executive authority to take action to reduce entity-wide GHG emissions by at least 10% by 2015 and 20% by 2020, as measured against a 2010 baseline. EO B-18-12 also established goals for existing state buildings for reducing grid-based energy purchases and water use.

**EO B-30-15.** EO B-30-15 (April 2015) identified an interim GHG reduction target in support of targets previously identified under S-3-05 and AB 32. EO B-30-15 set an interim target goal of reducing GHG emissions to 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80% below 1990 levels by 2050 as set forth in S-3-05. To facilitate achieving this goal, EO B-30-15 called for CARB to update the Scoping Plan to express the 2030 target in terms of MMT CO<sub>2</sub>e. The EO also called for state agencies to continue to develop and implement GHG emission reduction programs in support of the reduction targets.

**SB 605 and SB 1383.** SB 605 (2014) requires CARB to complete a comprehensive strategy to reduce emissions of short-lived climate pollutants (SLCPs) in the state; and SB 1383 (2016) requires CARB to approve and implement that strategy by January 1, 2018. SB 1383 also establishes specific targets for the reduction of SLCPs (40% below 2013 levels by 2030 for methane and HFCs, and 50% below 2013 levels by 2030 for anthropogenic black carbon), and provides direction for reductions from dairy and livestock operations and landfills. Accordingly, and as mentioned above, CARB adopted its Short-Lived Climate Pollutant Reduction Strategy (SLCP Reduction Strategy) in March 2017. The SLCP Reduction Strategy establishes a framework for the statewide reduction of emissions of black carbon, methane, and fluorinated gases.

**EO B-55-18.** EO B-55-18 (September 2018) establishes a statewide policy for the state to achieve carbon neutrality no later than 2045, and achieve and maintain net negative emissions thereafter. The goal is an addition to the existing statewide targets of reducing the state's GHG emissions. CARB will work with relevant state agencies to ensure that future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal.

### ***Building Energy***

**Title 24, Part 6.** Title 24 of the California Code of Regulations was established in 1978 and serves to enhance and regulate California's building standards. While not initially promulgated to reduce GHG emissions, Part 6 of Title 24 specifically established Building Energy Efficiency Standards that are designed to ensure new and existing buildings in California achieve energy efficiency and preserve outdoor and indoor environmental quality. These energy efficiency standards are reviewed every few years by the Building Standards Commission and the California Energy Commission (CEC) (and revised if necessary) (California Public Resources Code, Section 25402(b)(1)). The regulations receive input from members of industry, as well as the public, with the goal of "reducing of wasteful,

uneconomic, inefficient, or unnecessary consumption of energy” (California Public Resources Code, Section 25402). These regulations are carefully scrutinized and analyzed for technological and economic feasibility (California Public Resources Code, Section 25402(d)) and cost effectiveness (California Public Resources Code, Sections 25402(b)(2) and (b)(3)). As a result, these standards save energy, increase electricity supply reliability, increase indoor comfort, avoid the need to construct new power plants, and help preserve the environment.

The current Title 24 standards are the 2016 Title 24 Building Energy Efficiency Standards, which became effective January 1, 2017. The 2019 Title 24 Building Energy Efficiency Standards, which will be effective January 1, 2020, will further reduce energy used and associated GHG emissions compared to current standards. In general, single-family residences built to the 2019 standards are anticipated to use approximately 7% less energy due to energy efficiency measures than those built to the 2016 standards; once rooftop solar electricity generation is factored in, single-family residences built under the 2019 standards will use approximately 53% less energy than those under the 2016 standards (CEC 2018). Nonresidential buildings built to the 2019 standards are anticipated to use an estimated 30% less energy than those built to the 2016 standards (CEC 2018).

The 2019 Title 24 standards focus on building energy efficiency and ensuring solar electricity generated on site is used on site. “Looking beyond the 2019 standards, the most important energy characteristic for a building will be that it produces and consumes energy at times that are appropriate and responds to the needs of the grid, which reduces the building’s emissions” (CEC 2018). In furtherance of that characteristic, the 2019 standards require that new homes include solar photovoltaic to meet the home’s expected annual electric needs, and also encourage demand-responsive technologies including battery storage, heat-pump water heaters, and improving buildings’ thermal envelopes through high performance attics, walls, and windows. These smarter homes perform better and affect the grid less, which reduces the buildings’ GHG emissions.

**Title 24, Part 11.** In addition to the CEC’s efforts, in 2008, the California Building Standards Commission adopted the nation’s first green building standards. The California Green Building Standards Code (Part 11 of Title 24) is commonly referred to as California’s Green Building Standards (CALGreen), and establishes minimum mandatory standards as well as voluntary standards pertaining to the planning and design of sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and interior air quality. The CALGreen standards took effect in January 2011 and instituted mandatory minimum environmental performance standards for all ground-up, new construction of commercial, low-rise residential and state-owned buildings and schools and hospitals. The CALGreen 2016 standards, which are the current standards, became effective on January 1, 2017. The CALGreen 2019 standards will continue to improve upon the 2016 CALGreen standards, and has gone into effect as of January 1, 2020.

The mandatory standards require the following (24 CCR Part 11):

- Mandatory reduction in indoor water use through compliance with specified flow rates for plumbing fixtures and fittings
- Mandatory reduction in outdoor water use through compliance with a local water efficient landscaping ordinance or the California Department of Water Resources’ Model Water Efficient Landscape Ordinance
- 65% of construction and demolition waste must be diverted from landfills
- Mandatory inspections of energy systems to ensure optimal working efficiency
- Inclusion of electric vehicle (EV) charging stations or designated spaces capable of supporting future charging stations
- Low-pollutant emitting exterior and interior finish materials, such as paints, carpets, vinyl flooring, and particle boards

The CALGreen standards also include voluntary efficiency measures that are provided at two separate tiers and implemented at the discretion of local agencies and applicants. CALGreen’s Tier 1 standards call for a 15% improvement in energy requirements; stricter water conservation, 65% diversion of construction and demolition waste, 10% recycled content in building materials, 20% permeable paving, 20% cement reduction, and cool/solar-reflective roofs. CALGreen’s more rigorous Tier 2 standards call for a 30% improvement in energy requirements, stricter water conservation, 80% diversion of construction and demolition waste, 15% recycled content in building materials, 30% permeable paving, 25% cement reduction, and cool/solar-reflective roofs. The California Building Standards Commission approved amendments to the voluntary measures of the CALGreen standards in December 2018. The 2019 CALGreen standards are effective as of January 1, 2020. As with the 2019 Title 24 standards, the 2019 CALGreen standards focus on building energy efficiency.

The California Public Utilities Commission (CPUC), CEC, and CARB also have a shared, established goal of achieving zero net energy (ZNE) for new construction in California. The key policy timelines include: (1) all new residential construction in California will be ZNE by 2020, and (2) all new commercial construction in California will be ZNE by 2030 (CPUC 2013).<sup>4</sup> As most recently defined by the CEC in its 2015 Integrated Energy Policy Report, a ZNE code building is “one where the value of the energy produced by on-site renewable energy resources is equal to the value of the energy consumed annually by the building” using the CEC’s Time Dependent Valuation metric (CEC 2015).

**Title 20.** Title 20 of the California Code of Regulations requires manufacturers of appliances to meet state and federal standards for energy and water efficiency. The CEC certifies an appliance based on a manufacturer’s demonstration that the appliance meets the standards. New appliances regulated under Title 20 include refrigerators, refrigerator-freezers, and freezers; room air conditioners and room air-conditioning heat pumps; central air conditioners; spot air conditioners; vented gas space heaters; gas pool heaters; plumbing fittings and plumbing fixtures; fluorescent lamp ballasts; lamps; emergency lighting; traffic signal modules; dishwashers; clothes washers and dryers; cooking products; electric motors; low-voltage dry-type distribution transformers; power supplies; televisions and consumer audio and video equipment; and battery charger systems. Title 20 presents protocols for testing each type of appliance covered under the regulations and appliances must meet the standards for energy performance, energy design, water performance and water design. Title 20 contains three types of standards for appliances: federal and state standards for federally regulated appliances, state standards for federally regulated appliances, and state standards for non-federally regulated appliances.

**Senate Bill 1.** SB 1 (Murray) (August 2006) established a \$3 billion rebate program to support the goal of the state to install rooftop solar energy systems with a generation capacity of 3,000 megawatts through 2016. SB 1 added sections to the Public Resources Code, including Chapter 8.8 (California Solar Initiative), that require building projects applying for ratepayer-funded incentives for photovoltaic systems to meet minimum energy efficiency levels and performance requirements. Section 25780 established that it is a goal of the state to establish a self-sufficient solar industry. The goals included establishing solar energy systems as a viable mainstream option for both homes and businesses within 10 years of adoption, and placing solar energy systems on 50% of new homes within 13 years of adoption. SB 1, also termed “Go Solar California,” was previously titled “Million Solar Roofs.”

**California AB 1470 (Solar Water Heating).** This bill established the Solar Water Heating and Efficiency Act of 2007. The bill makes findings and declarations of the Legislature relating to the promotion of solar water heating systems and other technologies that reduce natural gas demand. The bill defines several terms for purposes of the act. The bill requires the commission to evaluate the data available from a specified pilot program, and, if it makes a specified determination, to design and implement a program of incentives for the installation of 200,000 solar water heating systems in homes and businesses throughout the state by 2017.

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<sup>4</sup> It is expected that achievement of the ZNE goal will occur via revisions to the Title 24 standards.

### ***Renewable Energy and Energy Procurement***

**SB 1078.** SB 1078 (Sher) (September 2002) established the Renewable Portfolio Standard (RPS) program, which required an annual increase in renewable generation by the utilities equivalent to at least 1% of sales, with an aggregate goal of 20% by 2017. This goal was subsequently accelerated, requiring utilities to obtain 20% of their power from renewable sources by 2010 (see SB 107, EO S-14-08, and S-21-09).

**SB 1368.** SB 1368 (September 2006), required the CEC to develop and adopt regulations for GHG emission performance standards for the long-term procurement of electricity by local publicly owned utilities. These standards must be consistent with the standards adopted by the California Public Utilities Commission (CPUC).

**AB 1109.** Enacted in 2007, AB 1109 required the CEC to adopt minimum energy efficiency standards for general-purpose lighting, to reduce electricity consumption 50% for indoor residential lighting and 25% for indoor commercial lighting.

**EO S-14-08.** EO S-14-08 (November 2008) focused on the contribution of renewable energy sources to meet the electrical needs of California while reducing the GHG emissions from the electrical sector. This EO required that all retail suppliers of electricity in California serve 33% of their load with renewable energy by 2020. Furthermore, the EO directed state agencies to take appropriate actions to facilitate reaching this target. The CNRA, through collaboration with the CEC and California Department of Fish and Wildlife (formerly the California Department of Fish and Game), was directed to lead this effort.

**EO S-21-09 and SB X1-2.** EO S-21-09 (September 2009) directed CARB to adopt a regulation consistent with the goal of EO S-14-08 by July 31, 2010. CARB was further directed to work with the CPUC and CEC to ensure that the regulation builds upon the RPS program and was applicable to investor-owned utilities, publicly owned utilities, direct access providers, and community choice providers. Under this order, CARB was to give the highest priority to those renewable resources that provide the greatest environmental benefits with the least environmental costs and impacts on public health and can be developed the most quickly in support of reliable, efficient, cost-effective electricity system operations. On September 23, 2010, CARB initially approved regulations to implement a Renewable Electricity Standard. However, this regulation was not finalized because of subsequent legislation (SB X1-2, Simitian, statutes of 2011) signed by Governor Brown in April 2011.

**SB X1 2** expanded the Renewables Portfolio Standard by establishing a renewable energy target of 20% of the total electricity sold to retail customers in California per year by December 31, 2013, and 33% by December 31, 2020, and in subsequent years. Under the bill, a renewable electrical generation facility is one that uses biomass, solar thermal, photovoltaic, wind, geothermal, fuel cells using renewable fuels, small hydroelectric generation (30 megawatts or less), digester gas, municipal solid waste conversion, landfill gas, ocean wave, ocean thermal, or tidal current, and that meets other specified requirements with respect to its location.

SB X1-2 applies to all electricity retailers in the state including publicly owned utilities, investor-owned utilities, electricity service providers, and community choice aggregators. All of these entities must meet the renewable energy goals previously listed.

**SB 350.** SB 350 (October 2015) further expanded the RPS by establishing a goal of 50% of the total electricity sold to retail customers in California per year by December 31, 2030. In addition, SB 350 included the goal to double the energy efficiency savings in electricity and natural gas final end uses (e.g., heating, cooling, lighting, or class of energy uses on which an energy-efficiency program is focused) of retail customers through energy conservation and efficiency. The bill also requires the CPUC, in consultation with the CEC, to establish efficiency targets for electrical and gas corporations consistent with this goal.

**SB 100.** SB 100 (2018) increased the standards set forth in SB 350 establishing that 44% of the total electricity sold to retail customers in California per year by December 31, 2024, 52% by December 31, 2027, and 60% by December 31, 2030, be secured from qualifying renewable energy sources. SB 100 states that it is the policy of the state that eligible renewable energy resources and zero-carbon resources supply 100% of the retail sales of electricity to California. This bill requires that the achievement of 100% zero-carbon electricity resources do not increase the carbon emissions elsewhere in the western grid and that the achievement not be achieved through resource shuffling.

#### ***Mobile Sources***

**AB 1493.** AB 1493 (Pavley) (July 2002) was enacted in a response to the transportation sector accounting for more than half of California's CO<sub>2</sub> emissions. AB 1493 required CARB to set GHG emission standards for passenger vehicles, light-duty trucks, and other vehicles determined by the state board to be vehicles that are primarily used for noncommercial personal transportation in the state. The bill required that CARB set GHG emission standards for motor vehicles manufactured in 2009 and all subsequent model years. CARB adopted the standards in September 2004. When fully phased in, the near-term (2009–2012) standards will result in a reduction of about 22% in GHG emissions compared to the emissions from the 2002 fleet, while the mid-term (2013–2016) standards will result in a reduction of about 30%.

**Heavy Duty Diesel.** CARB adopted the final Heavy Duty Truck and Bus Regulation, Title 13, Division 3, Chapter 1, Section 2025, on December 31, 2014, to reduce PM and NO<sub>x</sub> emissions from heavy-duty diesel vehicles. The rule requires PM filters be applied to newer heavier trucks and buses by January 1, 2012, with older vehicles required to comply by January 1, 2015. The rule will require nearly all diesel trucks and buses to be compliant with the 2010 model year engine requirement by January 1, 2023. CARB also adopted an Airborne Toxic Control Measure to limit idling of diesel-fueled commercial vehicles on December 12, 2013. This rule requires diesel-fueled vehicles with gross vehicle weights greater than 10,000 pounds to idle no more than 5 minutes at any location (13 CCR 2485).

**EO S-1-07.** EO S-1-07 (January 2007, implementing regulation adopted in April 2009) sets a declining LCFS for GHG emissions measured in CO<sub>2</sub>e grams per unit of fuel energy sold in California. The initial target of the LCFS is to reduce the carbon intensity of California passenger vehicle fuels by at least 10% by 2020 (17 CCR 95480 et seq.). The carbon intensity measures the amount of GHG emissions in the lifecycle of a fuel, including extraction/feedstock production, processing, transportation, and final consumption, per unit of energy delivered. The Low Carbon Fuel Standard was subsequently amended in 2018 to require a 20% reduction in carbon intensity by 2030. This new requirement aligns with the California's overall 2030 target of reducing climate changing emissions 40% below 1990 levels by 2030, set by SB 32. CARB has adopted implementing regulations for both the 10% and 20% carbon intensity reduction targets.

**SB 375.** SB 375 (Steinberg) (September 2008) addresses GHG emissions associated with the transportation sector through regional transportation and sustainability plans. SB 375 requires CARB to adopt regional GHG reduction targets for the automobile and light-truck sector for 2020 and 2035 and to update those targets every 8 years. SB 375 requires the state's 18 regional metropolitan planning organizations (MPOs) to prepare a Sustainable Communities Strategy (SCS) as part of their Regional Transportation Plan (RTP) that will achieve the GHG reduction targets set by CARB. If a MPO is unable to devise an SCS to achieve the GHG reduction target, the MPO must prepare an Alternative Planning Strategy demonstrating how the GHG reduction target would be achieved through alternative development patterns, infrastructure, or additional transportation measures or policies.

Pursuant to Government Code, Section 65080(b)(2)(K), a SCS does not: (i) regulate the use of land; (ii) supersede the land use authority of cities and counties; or (iii) require that a city's or county's land use policies and regulations, including those in a general plan, be consistent with it. Nonetheless, SB 375 makes regional and local planning agencies responsible for developing those strategies as part of the federally required metropolitan transportation planning process and the state-mandated housing element process.

In September 2010, CARB adopted the first SB 375 targets for the regional metropolitan planning organizations. The targets for Southern California Association of Governments (SCAG) are an 8% reduction in emissions per capita by 2020 and a 13% reduction by 2035. Achieving these goals through adoption of a SCS is the responsibility of the metropolitan planning organizations. SCAG adopted its first RTP/SCS in April 2012. The plan quantified a 9% reduction by 2020 and a 16% reduction by 2035 (SCAG 2012). In June 2012, CARB accepted SCAG's quantification of GHG reductions and its determination the SCS, if implemented, would achieve SCAG targets. On April 4, 2016, the SCAG Regional Council adopted the 2016 RTP/SCS, which builds upon the progress made in the 2012 RTP/SCS. The updated RTP/SCS quantified an 8% reduction by 2020 and an 18% reduction by 2030 (SCAG 2016). In June 2016, CARB accepted SCAG's quantification of GHG reductions and its determination the SCS, if implemented, would achieve SCAG targets.

**Advanced Clean Cars Program and Zero-Emissions Vehicle Program.** The Advanced Clean Cars program (January 2012) is a new emissions-control program for model years 2015 through 2025. The program combines the control of smog- and soot-causing pollutants and GHG emissions into a single coordinated package. The package includes elements to reduce smog-forming pollution, reduce GHG emissions, promote clean cars, and provide the fuels for clean cars (CARB 2012). To improve air quality, CARB has implemented new emission standards to reduce smog-forming emissions beginning with 2015 model year vehicles. It is estimated that in 2025 cars will emit 75% less smog-forming pollution than the average new car sold today. To reduce GHG emissions, CARB, in conjunction with the EPA and the NHTSA, adopted new GHG standards for model year 2017 to 2025 vehicles; the new standards are estimated to reduce GHG emissions by 34% in 2025. The ZEV program will act as the focused technology of the Advanced Clean Cars program by requiring manufacturers to produce increasing numbers of ZEVs and plug-in hybrid electric vehicles in the 2018 to 2025 model years.

**EO B-16-12.** EO B-16-12 (March 2012) required that state entities under the governor's direction and control support and facilitate the rapid commercialization of ZEVs. It ordered CARB, CEC, CPUC, and other relevant agencies to work with the Plug-in Electric Vehicle Collaborative and the California Fuel Cell Partnership to establish benchmarks to help achieve benchmark goals by 2015, 2020, and 2025. On a statewide basis, EO B-16-12 established a target reduction of GHG emissions from the transportation sector equaling 80% less than 1990 levels by 2050. This directive did not apply to vehicles that have special performance requirements necessary for the protection of the public safety and welfare.

**AB 1236.** AB 1236 (October 2015) (Chiu) required a city, county, or city and county to approve an application for the installation of EV charging stations, as defined, through the issuance of specified permits unless the city or county makes specified written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The bill provided for appeal of that decision to the planning commission, as specified. The bill provided that the implementation of consistent statewide standards to achieve the timely and cost-effective installation of EV charging stations is a matter of statewide concern. The bill required electric vehicle charging stations to meet specified standards. The bill required a city, county, or city and county with a population of 200,000 or more residents to adopt an ordinance, by September 30, 2016, that created an expedited and streamlined permitting process for EV charging stations, as specified. The bill also required a city, county, or city and county with a population of less than 200,000 residents to adopt this ordinance by September 30, 2017.



**EO B-48-18.** EO B-48-18 (January 2018) launches an eight-year initiative to accelerate the sale of EVs through a mix of rebate programs and infrastructure improvements. The order also sets a new EV target of five million EVs in California by 2030. EO B-48-18 includes funding for multiple state agencies including the CEC to increase EV charging infrastructure and CARB to provide rebates for the purchase of new EVs and purchase incentives for low-income customers.

### ***Solid Waste***

**AB 939 and AB 341.** In 1989, AB 939, known as the Integrated Waste Management Act (California Public Resources Code, Sections 40000 et seq.), was passed because of the increase in waste stream and the decrease in landfill capacity. The statute established the California Integrated Waste Management Board, which oversees a disposal reporting system. AB 939 mandated a reduction of waste being disposed where jurisdictions were required to meet diversion goals of all solid waste through source reduction, recycling, and composting activities of 25% by 1995 and 50% by the year 2000.

AB 341 (Chapter 476, Statutes of 2011 [Chesbro]) amended the California Integrated Waste Management Act of 1989 to include a provision declaring that it is the policy goal of the state that not less than 75% of solid waste generated be source-reduced, recycled, or composted by the year 2020, and annually thereafter. In addition, AB 341 required the California Department of Resources Recycling and Recovery (CalRecycle) to develop strategies to achieve the state's policy goal. CalRecycle conducted several general stakeholder workshops and several focused workshops and in August 2015 published a discussion document titled AB 341 Report to the Legislature, which identifies five priority strategies that CalRecycle believes would assist the state in reaching the 75% goal by 2020, legislative and regulatory recommendations and an evaluation of program effectiveness (CalRecycle 2012).

### ***Water***

**EO B-29-15.** In response to the ongoing drought in California, EO B-29-15 (April 2015) set a goal of achieving a statewide reduction in potable urban water usage of 25% relative to water use in 2013. The term of the EO extended through February 28, 2016, although many of the directives have become permanent water-efficiency standards and requirements. The EO includes specific directives that set strict limits on water usage in the state. In response to EO B-29-15, the California Department of Water Resources has modified and adopted a revised version of the Model Water Efficient Landscape Ordinance that, among other changes, significantly increases the requirements for landscape water use efficiency and broadens its applicability to include new development projects with smaller landscape areas.

### ***Other State Actions***

**Senate Bill 97.** SB 97 (Dutton) (August 2007) directed the Governor's Office of Planning and Research (OPR) to develop guidelines under CEQA for the mitigation of GHG emissions. In 2008, OPR issued a technical advisory as interim guidance regarding the analysis of GHG emissions in CEQA documents. The advisory indicated that the lead agency should identify and estimate a project's GHG emissions, including those associated with vehicular traffic, energy consumption, water usage, and construction activities (OPR 2008). The advisory further recommended that the lead agency determine significance of the impacts and impose all mitigation measures necessary to reduce GHG emissions to a level that is less than significant.

Subsequent to the release of the Office of Planning and Research advisory and its development of proposed CEQA Guidelines provisions, the California Natural Resources Agency adopted CEQA Guidelines amendments pertaining to GHG emissions in December 2009, which became effective in March 2010. In December 2018, the California Natural Resources Agency finalized various additional amendments to the CEQA Guidelines, including Section 15064.4 therein. The amendments became effective on December 28, 2018 (OPR 2018). Section 15064.4, as most recently amended in 2018, was considered in this analysis.

With respect to GHG emissions, the CEQA Guidelines state that lead agencies “shall make a good faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate” GHG emissions (14 CCR 15064.4(a)). The CEQA Guidelines also note that lead agencies shall quantify emissions by selecting a “model or methodology” of its choosing or rely on “qualitative analysis or performance based standards” (14 CCR 15064.4(a), (c)). The CEQA Guidelines further state that lead agencies should consider the following when assessing the significance of impacts from GHG emissions on the environment: (1) the extent a project may increase or reduce GHG emissions as compared to the existing environmental setting; (2) whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (14 CCR 15064.4(b)).

**EO S-13-08.** EO S-13-08 (November 2008) is intended to hasten California’s response to the impacts of global climate change, particularly sea-level rise. Therefore, the EO directs state agencies to take specified actions to assess and plan for such impacts. The final 2009 California Climate Adaptation Strategy report was issued in December 2009 (CNRA 2009b), and an update, Safeguarding California: Reducing Climate Risk, followed in July 2014 (CNRA 2014). To assess the state’s vulnerability, the report summarizes key climate change impacts to the state for the following areas: Agriculture, Biodiversity and Habitat, Emergency Management, Energy, Forestry, Ocean and Coastal Ecosystems and Resources, Public Health, Transportation, and Water. Issuance of the Safeguarding California: Implementation Action Plans followed in March 2016 (CNRA 2016). In January 2018, the CNRA released the Safeguarding California Plan: 2018 Update, which communicates current and needed actions that state government should take to build climate change resiliency (CNRA 2018b).

#### **Regional and Local**

##### ***South Coast Air Quality Management District***

Air districts typically act in an advisory capacity to local governments in establishing the framework for environmental review of air pollution impacts under CEQA. This may include recommendations regarding significance thresholds, analytical tools to estimate emissions and assess impacts, and mitigations for potentially significant impacts. Although air districts will also address some of these issues on a project-specific basis as responsible agencies, they may provide general guidance to local governments on these issues (SCAQMD 2008). As discussed in Section 3.7.3, Thresholds of Significance, the SCAQMD has recommended numeric CEQA significance thresholds for GHG emissions for lead agencies to use in assessing GHG impacts of residential and commercial development projects; however, these thresholds were not adopted. See the SCAQMD Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold, dated October 2008, for a discussion of the proposed thresholds (SCAQMD 2008). See Section 3.2.2.3, Local (South Coast Air Quality Management District), for additional discussion on the SCAQMD.

### *Southern California Association of Governments*

**SB 375** requires MPOs to prepare a SCS in their RTP. The SCAG Regional Council adopted the 2012 RTP/SCS in April 2012 (SCAG 2012), and the 2016–2040 RTP/SCS (2016 RTP/SCS) was adopted in April 2016. Both the 2012 and 2016 RTP/SCSs establish a development pattern for the region that, when integrated with the transportation network and other policies and measures, would reduce GHG emissions from transportation (excluding goods movement). Specifically, the 2012 RTP/SCS links the goals of sustaining mobility with the goals of fostering economic development; enhancing the environment; reducing energy consumption; promoting transportation-friendly development patterns; and encouraging all residents affected by socioeconomic, geographic, and commercial limitations to be provided with fair access. The 2012 and 2016 RTP/SCSs do not require that local general plans, specific plans, or zoning be consistent with it but provide incentives for consistency for governments and developers. Because the current SCAQMD AQMP (2016 AQMP) is based on the SCAG 2016 RTP/SCS demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by SCAG for their 2016–2040 RTP/SCS, the SCAG 2016 RTP/SCS is discussed in Section 3.7.4, Impacts Analysis. See Section 3.2, Air Quality, under subheading Local (Southern California Association of Governments), for an additional discussion on SCAG.

### **The City of Riverside**

#### ***City of Riverside General Plan 2025 – Air Quality Element***

The City's General Plan 2025 (City of Riverside 2007) addresses GHGs in the Air Quality Element, which sets forth a number of provisions and programs to reduce current pollution emissions, to require new development to include measures to comply with air quality standards, and to address new air quality requirements. The element also identifies strategies the City will utilize to ensure that its residents and businesses are not unnecessarily exposed to toxic air contaminants. In addition to the goals, policies, and strategies identified in Section 3.2 that would reduce criteria air pollutants, which would also result in co-benefits to reducing GHG emissions, the following goals and policies are applicable to the Northside Specific Plan.

#### **Sustainable Riverside and Global Warming**

##### **Energy**

- |                      |  |
|----------------------|--|
| <b>Policy AQ-8.5</b> | Adopt and implement a policy to increase the use of renewable energy to meet 33% of the City's electric load by 2020.  |
| <b>Policy AQ-8.6</b> | Promote Riverside as a Solar City through the implementation of programs for residential and commercial customers that will increase solar generation in the City to 1 megawatt (MW) by 2015 (enough for 1,000 homes), and 3 MW by 2020. |
| <b>Policy AQ-8.7</b> | Generate at least 10 MW (enough for 10,000 homes) of electric load from regional zero emissions sources by 2025.   |
| <b>Policy AQ-8.8</b> | Reduce the City's per capita base load energy consumption by 10% through energy efficiency and conservation programs by 2016.  |
| <b>Policy AQ-8.9</b> | Implement programs to encourage load shifting to off peak hours and explore demand response solutions by the end of 2008.  |

#### Greenhouse Gas Emissions

- Policy AQ-8.10** Establish the 1990 GHG emission baseline for the City government on a per capita basis by the end of 2008.
- Policy AQ-8.11** Implement a climate action plan that will reduce GHG emissions by 7% of the 1990 municipal baseline by 2012.
- Policy AQ-8.12** Develop a calculation for and establish the 1990 GHG emissions baseline on a per capital basis for the City of Riverside as a geographic locale by the end of 2009.
- Policy AQ-8.13** Utilizing the City boundaries as defined in 2008, implement a climate action plan to reduce GHG emissions by 7% of the 1990 City baseline by 2012.
- Policy AQ-8.14** Establish programs that comply with the South Coast Air Quality Management District (AQMD) and the City's General Plan 2025 to increase the quality of air in Riverside.
- Policy AQ-8.15** Aggressively support programs at the AQMD that reduce GHG and particulate matter generation in the Los Angeles and Orange County regions to improve air quality and reduce pollution in Riverside.

#### Waste Reduction

- Policy AQ-8.16** Implement programs to encourage and increase participation of diverted waste from landfills by 2% before the end of 2008.
- Policy AQ-8.17** Develop measures to encourage that a minimum of 40% of the waste from all construction sites throughout Riverside be recycled by the end of 2008.
- Policy AQ-8.18** Encourage the reduction of any disposable, toxic, or non-renewable products (example: no pharmaceuticals or paint down the drain) by 5% through program creation by 2009.
- Policy AQ-8.19** Implement educational programs to promote green purchasing throughout the community before 2009.

#### Urban Design

- Policy AQ-8.20** Establish a policy that mandates a green building rating system standard that applies to all new municipal buildings over 5,000 square feet by January 1, 2008.
- Policy AQ-8.21** Implement programs to encourage green buildings in the private sector by January 1, 2008.

**Policy AQ-8.22** Encourage programs to establish green operations and maintenance for public and private sector businesses before 2009.

**Policy AQ-8.23** Apply urban planning principles that encourage higher density, mixed use, walkable/bikeable neighborhoods, and coordinate land use and transportation with open space systems in 2008.

**Policy AQ-8.24** Meet the environmentally sensitive goals of the General Plan 2025 specified in the Mitigation Monitoring Program of the Program Environmental Impact Report, and the Implementation Plan following the timelines set forth in each.

**Policy AQ-8.25** Evaluate programs that address indoor air quality issues by the end of 2008.

#### Transportation

**Policy AQ-8.30** Synchronize traffic signals along primary City arterials by the end of 2008.

**Policy AQ-8.31** Implement a program to design, construct, or close at least one of the 26 railroad grade separations each year.

**Policy AQ-8.32** Reconstruct at least two freeway/street interchanges by 2012.

**Policy AQ-8.33** Increase the number of clean vehicles in the nonemergency City fleet to at least 60% by 2010.

**Policy AQ-8.34** Encourage the use of bicycles as an alternative form of transportation, not just recreation, by increasing the number of bike trails by 15 miles and bike lanes by 111 miles throughout the City before 2025.

**Policy AQ-8.35** Develop programs to reduce mobile sources of air pollution, such as encouraging the purchase of alternative fuel vehicles or lower emission hybrids and plug-ins, for the residential and business community before 2009.

**Policy AQ-8.36** Promote and encourage the use of alternative methods of transportation throughout the community by providing programs to City employees that can be duplicated in local businesses.

**Policy AQ-8.37** Implement a regional transit program between educational facilities by 2010. **Policy AQ-8.38:** Coordinate a plan with local agencies to expand affordable convenient public transit that will assist in reducing the per capita vehicle trips with the City limits by 2009.

### Water

**Policy AQ-8.39** Develop and implement a public education outreach program that addresses the discharge of preventable contaminants into the sanitary sewer system by Riverside residents and businesses by 2009.

**Policy AQ-8.40** Develop recycling methods and expand existing uses for recycled wastewater by 2015.

**Policy AQ-8.41** Increase the use of recycled water from the wastewater treatment plant to recover 15,000 acre feet or 30% on plant effluent by 2020.

**Policy AQ-8.42** Implement water efficiency, conservation, and education programs to reduce the City's per capita potable water usage by 15% by 2025.

### **The City of Riverside – Economic Prosperity Action Plan and Climate Action Plan**

The City of Riverside CAP (City of Riverside 2016) was adopted in 2016, and is qualified to 2035, expands upon the efforts of the WRCOG Subregional CAP, employing local measures to help the City achieve its GHG reduction target for 2035. The process of developing the WRCOG Subregional CAP included ongoing coordination and information sharing among participating jurisdictions. To further develop local GHG reduction measures for the Riverside Restorative Growthprint Climate Action Plan (RRG-CAP), the City conducted a more detailed assessment of local strategies and actions related to the measures in the Subregional CAP, expanding the discussion and analysis with respect to implementation (for post-2020 in particular), costs and funding, performance metrics, and local co-benefits. Local reduction measures in the RRG-CAP are organized into four major sectors:

- Energy – including electricity and natural gas consumption
- Transportation and Land Use
- Water
- Solid Waste

The following local measures are identified in the RRG-CAP to reduce GHG Emissions:

**Measure E-1, Traffic and Street Lights:** Replace traffic and street lights with high-efficiency bulbs.

**Measure E-2, Shade Trees:** Strategically plant trees at new residential development to reduce the urban heat island effect

**Measure E-3, Local Utility Programs – Electricity:** Financing and incentives for business and home owners to make energy efficient, renewable energy, and water conservation improvements.

**Measure E-4, Renewable Energy Production on Public Property:** Large scale renewable energy installation on publicly owned property and in public rights of way

**Measure E-5, UCR Carbon Neutrality:** Collaborate with UCR to achieve a carbon neutral campus

**Measure E-6, RPU Technology Grants:** RPU grant programs to foster research, development and demonstration of innovative solutions to energy problems

**Measure T-1, Bicycle Infrastructure Improvements:** Expand on-street and off-street bicycle infrastructure, including bicycle lanes and bicycle trails

**Measure T-2, Bicycle Parking:** Provide additional options for bicycle parking

**Measure T-3, End of Trip Facilities:** Encourage use of non-motorized transportation modes by providing appropriate facilities and amenities for commuters

**Measure T-4, Promotional Transportation Demand Management:** Encourage Transportation Demand Management strategies

**Measure T-5, Traffic Signal Coordination:** Incorporate technology to synchronize and coordinate traffic signals along local arterials

**Measure T-6, Density:** Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities

**Measure T-7, Mixed-Use Development:** Provide for a variety of development types and uses

**Measure T-8, Pedestrian-Only Areas:** Encourage walking by providing pedestrian-only community areas

**Measure T-9, Limit Parking Requirements for New Development:** Reduce requirements for vehicle parking in new development projects

**Measure T-10, High Frequency Transit Service:** Implement bus rapid transit service in the subregion to provide alternative transportation options

**Measure T-11, Voluntary Transportation Demand Management:** Encourage employers to create TDM programs for their employers

**Measure T-12, Accelerated Bike Plan Implementation:** Accelerate the implementation of all or specified components of a jurisdiction's adopted bike plan

**Measure T-13, Fixed Guideway Transit:** By 2020, complete feasibility study and by 2025 Introduce a fixed route transit service in the jurisdiction

**Measure T-14, Neighborhood Electric Vehicle Programs:** Implement development requirements to accommodate Neighborhood Electric Vehicles and supporting infrastructure

**Measure T-15, Subsidize Transit:** Increase access to transit by providing free or reduced passes

**Measure T-16, Bike Share Program:** Create nodes offering bike sharing at key locations throughout the City.

**Measure T-17, Car Share Program:** Offer Riverside residents the opportunity to use car sharing to satisfy short-term mobility needs

**Measure T-18, SB-743-Alternative to LOS:** Use SB 743 to incentivize development in the downtown and other areas served by transit

**Measure T-19, Alternative Fuel & Vehicle Technology and Infrastructure:** Promote the use of alternative fueled vehicles such as those powered by electric, natural gas, biodiesel, and fuel cells by Riverside residents and workers

**Measure T-20, Eco-Corridor / Green Enterprise Zone:** Create a geographically defined area(s) featuring best practices in sustainable urban design and green building focused on supporting both clean-tech and green businesses

**Measure W-1, Water Conservation and Efficiency:** Reduce per capita water use by 20% by 2020

**Measure SW-1, Yard Waste Collection:** Provide green waste collection bins community-wide

**Measure SW-2, Food Scrap and Compostable Paper Diversion:** Divert food and paper waste from landfills by implementing commercial and residential collection program.

**Measure A-1, Local Food and Agriculture:** Promote local food and agricultural programs

**Measure A-2, Urban Forest:** Augment City's Urban and Community Forest Program to include an Urban Forest Management Plan

### The City of Colton

#### *General Plan*

On December 17, 1991, the City Council of the City of Colton reviewed the Air Quality Element and in concurrence with the Planning Commission recommendation, amended the City of Colton General Plan by adopting the Air Quality Element (City of Colton 1991). The Model Air Quality Element of the Colton General Plan identifies goals, policies, and programs pertaining to governmental programs and actions, air and vehicular transportation, land use, and energy. The following goals, policies, and strategies would result in benefits to reducing GHG emissions:

**Goal 4**            A pattern of land uses which can be efficiently served by a diversified transportation system and land development projects, which directly and indirectly generate the minimum feasible air pollutants.

**Policy 4.1**        Manage growth by insuring the timely provision of infrastructure to serve new development.

**Policy 4.2**        Improve the balance between jobs and housing in order to create a more efficient urban form

**Goal 6**            Reduced emissions through reduced energy consumption.



- |                   |   |
|-------------------|---|
| <b>Policy 6.1</b> | Reduce energy consumption through conservation improvements and requirements.                                     |
| <b>Policy 6.2</b> | Reduce water heating emissions resulting from swimming pool heaters and residential and commercial water heaters. |
| <b>Policy 6.3</b> | Recycle wastes.   |

### ***City of Colton Climate Action Plan***

The City of Colton CAP (City of Colton 2015), was adopted in 2015 presents local GHG inventories, identifies the effectiveness of California initiatives to reduce GHG emissions, and identifies local measures that were selected by the City to reduce GHG emissions under the City’s jurisdictional control to achieve the City’s identified GHG reduction target. In addition to referencing City of Colton General Plan policies that contribute to GHG reductions, the CAP contains reduction measures related to the following sectors:

- Building energy
- On-road transportation
- Off-road transportation
- Off-road equipment
- Agriculture,
- Land use and urban design
- Solid waste management
- Wastewater
- Water Conveyance

The following local measures are identified in the City of Colton CAP to reduce GHG Emissions:

**Measure Energy-1:** Energy Efficiency Incentives and Programs to Promote Energy Efficiency for Existing Buildings

**Measure Energy-2:** Outdoor Lighting Upgrades for Existing Development

**Measure Energy-4:** Solar Installations in New Housing Developments

**Measure Energy-8:** Solar Installations for Existing Commercial/Industrial Buildings

**Measure On Road-1:** SB 375 Sustainable Communities Strategy (Regional)

**Measure On-Road-1.1:** Improve Transit Travel Time and Connectivity (Regional)

**Measure On-Road-1.2:** Other Transit Improvements (Regional)

**Measure On-Road-1.3:** Public Transit Funding (Regional)

**Measure On-Road-1.4:** Adopt Land Use Patterns to Favor Transit-Oriented Development (Local Regional)

**Measure On-Road-1.5:** Nonmotorized Zones (Local)

**Measure On-Road-1.6:** Traffic Calming (Local)

**Measure On-Road-1.7:** Traffic Signal Synchronization (Local)

**Measure On-Road-1.8:** Parking Policy (Local)

**Measure On-Road-1.9:** Trip Reduction Ordinance (Local)

**Measure On-Road-1.10:** Employer Provided Fringe Benefits (Local)

**Measure On-Road-1.11:** Pedestrian Bicycle Lanes (Local/Regional)

**Measure On-Road-1.12:** Pedestrian and Bicycle Network Improvements (Local/Regional)

**Measure On-Road-1.13:** Alternative Fuel Infrastructure (Local/Regional)

**Measure On-Road-1.14:** School Programs and Outreach (Local)

**Measure On Road-2:** “Smart Bus” Technologies (Regional)

**Measure Off-Road Equipment-1:** Electric-Powered Construction Equipment

**Measure Off-Road Equipment-2:** Idling Ordinance

**Measure Off-Road Equipment-3:** Electric Landscaping Equipment

**Measure Land Use-1:** Tree Planting Programs

**Measure Waste-1:** Increased Waste Diversion

**Measure Wastewater-1:** Methane Recovery

**Measure Water-1:** Require Adoption of the Voluntary CALGreen Water Efficiency Measures for New Construction

**Measure Water-3:** Encourage Water-Efficient Landscaping Practices

**Measure Water-4:** Senate Bill X7-7 The Water Conservation Act of 2009

**Measure PS-1:** GHG Performance Standard for New Development

### ***The County of Riverside General Plan***

The County of Riverside General Plan Air Quality Element (County of Riverside 2018) includes guidance on Riverside County’s GHG inventory reduction goals, thresholds, policies, guidelines, and implementation programs. In particular, the Climate CAP, updated in 2019 and qualified to 2030, elaborates on the General Plan goals and policies relative to GHG emissions and provides a specific implementation tool to guide future decisions of the County of Riverside.

#### **Transportation-Related Objectives**

- AQ 20.1** Reduce vehicle miles traveled (VMT) by requiring expanded multi-modal facilities and services that provide transportation alternatives, such as transit, bicycle and pedestrian modes. Improve connectivity of the multi-modal facilities by providing linkages between various uses in the developments. (AI 47, 53, 146)
- AQ 20.2** Reduce VMT by facilitating an increase in transit options. In particular, coordinate with adjacent municipalities, transit providers and regional transportation planning agencies to develop mutual policies and funding mechanisms to increase the use of alternative transportation. (AI 47, 53, 146)
- AQ 20.3** Reduce VMT and GHG emissions by improving circulation network efficiency. (AI 47, 53, 146)
- AQ 20.4** Reduce VMT and traffic through programs that increase carpooling and public transit use, decrease trips and commute times, and increase use of alternative-fuel vehicles. (AI 47, 146)
- AQ 20.5** Reduce emissions from standard gasoline vehicles, through VMT, by requiring all new residential units to install circuits and provide capacity for electric vehicle charging stations (AI 47, 53, 146)
- AQ 20.6** Reduce emissions from commercial vehicles, through VMT, by requiring all new commercial buildings, in excess of 162,000 square feet, to install circuits and provide capacity for electric vehicle charging stations.

#### **Land Use-Related Objectives**

- AQ 20.7** Reduce VMT through increased densities in urban centers and encouraging emphasis on mixed use to provide residential, commercial and employment opportunities in closer proximity to each other. Such measures will also support achieving the appropriate jobs-housing balance within the communities. (AI 47, 53, 117, 146)
- AQ 20.8** Reduce VMT by increasing options for non-vehicular access through urban design principles that promote higher residential densities with easily accessible parks and recreation opportunities nearby. (AI 115, 117, 146)
- AQ 20.9** Reduce urban sprawl in order to minimize energy costs associated with infrastructure construction and transmission to distant locations, and to maximize protection of open space. (AI 26)

#### Energy Efficiency and Energy Conservation Objectives

- AQ 20.10** Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design. (AI 147)
- AQ 20.11** Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment. (AI 147)
- AQ 20.12** Support programs to assist in the energy-efficient retrofitting of older affordable housing units to improve their energy efficiency, particularly residential units built prior to 1978 when CCR Title 24 energy efficiency requirements went into effect. (AI147)

#### Water Conservation and Biota Conservation Objectives

- AQ 20.13** Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities. (AI 147)
- AQ 20.14** Reduce the amount of water used for landscaping irrigation through implementation of County Ordinance 859 and increase use of non-potable water.
- AQ 20.15** Decrease energy costs associated with treatment of urban runoff water through greater use of bioswales and other biological systems.
- AQ 20.16** Preserve and promote forest lands and other suitable natural and artificial vegetation areas to maintain and increase the carbon sequestration capacity of such areas within the County. Artificial vegetation could include urban forestry and reforestation, development of parks and recreation areas, and preserving unique farmlands that provide additional carbon sequestration potential.
- AQ 20.17** Protect vegetation from increased fire risks associated with drought conditions to ensure biological carbon remains sequestered in vegetation and not released to the atmosphere through wildfires.

#### Alternative Energy Objectives

- AQ 20.18** Encourage the installation of solar panels and other energy efficient improvements and facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.). (AI 147)

- AQ 20.19** Facilitate development and siting of renewable energy facilities and transmission lines in appropriate locations. (AI 147)

#### Waste Reduction Objectives

- AQ 20.20** Reduce the amount of solid waste generation by increasing solid waste recycle, maximizing waste diversion, and composting for residential and commercial generators. Reduction in decomposable organic solid waste will reduce the methane emissions at County landfills. (AI 146)

#### **County of Riverside Climate Action Plan**

#### Transportation

- R1-T1:** Assembly Bill 1493: Pavley I AB 1493 (Pavley) required CARB to adopt GHG standards for motor vehicles through model year 2015 that would result in reductions in GHG emissions by up to 25 percent in 2030.
- R1-T2:** Assembly Bill 1493: Pavley II The State of California committed to further strengthening the AB 1493 standards by introducing additional components to the State's Advanced Clean Cars Program that will further reduce GHG emissions State-wide, including more stringent fuel efficiency standards for model years 2017 through 2025 and support infrastructure for the commercialization of zero-emission vehicles. CARB anticipates additional GHG reductions of 3 percent by 2020, 27 percent by 2035, and 33 percent by 2050.
- R1-T3:** Executive Order S-1-07 (Low Carbon Fuel Standard) The Low Carbon Fuel Standard will require a reduction of at least 10 percent in the carbon intensity of California's transportation fuels by 2020. The State is currently implementing this standard, which is being phased in and will achieve full implementation in 2020. The LCFS target would be maintained beyond 2020.
- R2-T1:** Alternative Transportation Options Alternative transportation includes taking transit and non-motorized transportation options, among them walking and bicycling, and variants such as small-wheeled transport such as skates, skateboards, push scooters and hand carts, and wheelchair travel. These modes provide both recreation and transportation, and can reduce VMT by removing automobiles from the road. This is an enhancement of Measures R2-T2, R2-T3, R2-T6, R2-T9, and R3- T1 proposed in the 2015 CAP. Potential actions for this measure include:
- Work with SCAG and the community to remove barriers to alternative transportation.
  - Create a "bike to work day" or "car-free zone day" and other County sponsored events to promote bicycling and other non-motorized transportation.

- Create additional active transportation routes from transit centers to surrounding residential areas.
- Implement reduced parking requirement in areas served by transit.

**R2-T2:** Adopt and Implement a Bicycle Master Plan to Expand Bike Routes around the County Bicycle-friendly roads are crucial to promoting bicycle use as a transportation method. People tend to bicycle if routes are available to separate them from motor vehicles and bicyclists' safety can be ensured. Currently, Riverside County has not adopted a bicycle master plan. Thus, adopting and implementing a bicycle master plan and constructing more bicycle routes would encourage more bicycle rides and would help to reduce VMT. This is a new measure for the County's consideration. Potential action for this measure includes:

- Adopt and implement a bicycle master plan.
- Expand bicycle routes and prioritize funding for Class I bicycle lanes to improve bike transit.

**R2-T3:** Ride-Sharing and Bike-to-Work Programs within Businesses Approximately 81 percent of people living in unincorporated area of Riverside County drive alone to work every day (SCAG 2019a). A higher ride-sharing rate or bike-to-work rate would mean fewer VMT and GHG emissions, so encouraging carpooling and bicycling by providing incentive programs and necessary facilities can reduce GHG emissions. This is an enhancement of Measures R2-T1, R2-T4, and R2-T6 proposed in the 2015 CAP. Potential actions for this measure include:

- Promote ride-sharing and facilitate air district incentives for ride-sharing.
- Provide reserved preferential parking spaces for ride-sharing, carpooling, and ultra-low- or zero-emission vehicles.
- Zoning code update that requires businesses of a certain size to provide facilities such as bicycle racks.

**R2-T4:** Electrify the Fleet Hybrid electric vehicles, plug-in hybrid electric vehicles, and EVs produce lower emissions than conventional vehicles. Any type of electrified vehicle emits less GHG than conventional vehicles by at least 40 percent. However, more than 95 percent of people still drive conventional gasoline or diesel vehicles, so programs to encourage the use of EV or hybrid vehicle ownership are highly needed. With the Statewide EV ownership goal and the implementation of this measure, EV ownership in Riverside County could reach 13 percent by 2030. Per the Settlement Agreement, for all new residential development, the County requires installation of EV charging stations in the garages of the residential units. The Settlement Agreement further states that the capacity and circuits for installation of EV charging stations to be provided in the garages of residential units and all new large-scale commercial

buildings that are over 162,000 square feet. This is an enhancement of Measures R2-T7 and R3-T2 proposed in the 2015 CAP. Potential actions for this measure include:

- Require all new residential development to include EV chargers in the garages of residential units.
- Promote EV incentive programs at outreach meetings.
- Promote Neighborhood Electric Vehicle (NEV).
- Support application for grants to install e-chargers at public facilities.
- Work with community groups and businesses to install e-chargers.
- Comply with State Title 24 energy efficiency requirements for new commercial development to install e-chargers starting in 2020

#### **Energy Efficiency**

**R1-EE1:** California Building Code Title 24 California's building efficiency standards are updated regularly to incorporate new energy efficiency technologies. The code was most recently updated in 2016 and went into effect for new development in 2017. For projects implemented after January 1, 2017, the California Energy Commission estimates that the 2016 Title 24 energy efficiency standards will reduce consumption by an estimated 28 percent for residential buildings and 5 percent for commercial buildings, relative to the 2013 standards. These percentage savings relate to heating, cooling, lighting, and water heating only; therefore, these percentage savings were applied to the estimated percentage of energy use by Title 24.

**R2-EE1:** Energy Efficiency Training, Education, and Recognition in the Residential Sector Opportunities for residents to improve energy efficiency in their homes include changes to their behaviors and physical modifications or improvements to their homes. Education of the public is at the core of attaining energy efficiency goals. While most of the measures include an outreach component, creating a specific education measure would emphasize the critical role of education in achieving energy efficiency. An education measure would also provide County staff with a framework to educate community members about behavioral and technological changes that can increase energy efficiency. This is an enhancement of Measure R3-E2 proposed in the 2015 CAP. Potential actions for this measure include:

- Post energy efficiency information or links on websites and/or social media and provide materials at public events.
- Set up an email list for blasts of new information or training sessions.
- Encourage homeowners to use the SCE Energy Education Centers for energy-efficiency resources.

- Promote and manage energy-efficiency programs which are not already in the purview of Energy Service Providers.
- Require building inspectors to hold trainings semi-annually on energy efficiency and Title 24 requirements.

**R2-EE2:** Increase Community Participation in Existing Energy-Efficiency Programs  
There are many energy efficiency opportunities that are low-cost for residents to initiate and would result in cost savings over time. These opportunities are generally from existing programs, such as SCE and SoCalGas, which offer rebates and incentives to purchase energy-efficient appliances and lights. Through this measure, the County would work to increase residents' participation in existing energy efficiency programs that are low-cost and would provide a financial benefit to the residents. As programs change over time, continued and up-to-date outreach would be necessary. This is an enhancement of Measure R3-E4 proposed in the 2015 CAP. Potential action for this measure includes:

- Partner with the Southern California Association of Governments (SCAG), Western Riverside Council of Governments (WRCOG), SCE, and SoCalGas for outreach events, such as annual energy-efficiency fair.

**R2-EE3:** Home Energy Evaluations Home energy evaluations are necessary to identify cost-effective opportunities for energy savings and for residents to take practical actions to achieve energy efficiency. Home energy evaluations can be established or promoted by a variety of existing programs. This is a new measure for the County's consideration. Potential action for this measure includes:

- Promote SCE energy audits program for residents within the SCE service area and the Home Energy Saver Do It Yourself online energy audits for the IID service area.

**R2-EE4:** Residential Home Energy Renovations Approximately 17 percent of the residential buildings in the unincorporated area of Riverside County were constructed before 1970 (SCAG 2019a). Renovations to buildings constructed before the adoption of Title 24 would evidently improve energy efficiency. Many federal and State programs and incentives support home energy renovations, including County-supervised funding, permit process improvements, and County ordinances. This is an enhancement of Measures R1-E4, R1-E5, R2-E3, and R2-E4 proposed in the 2015 CAP. Potential actions for this measure include:

- Review Title 24 code compliance for existing residential buildings during code enforcement inspections of residential properties.
- Promote existing home energy-renovation programs.



- Promote participation in green building programs, such as Leadership in Energy and Environmental Design (LEED) and Energy Upgrade California.
- Promote financing programs for home upgrades, such as Home Energy Renovation Opportunity (HERO) program sponsored by the Western Riverside County Council of Governments (WRCOG) and other Property Assessed Clean Energy (PACE) programs in the IID service area.
- Establish online permitting to facilitate upgrades.

**R2-EE5:** Exceed Energy Efficiency Standards in New Residential Units County planners have a unique opportunity to encourage or inform developers of new energy efficiency opportunities for new development. This measure would educate County staff to encourage and implement energy efficiency measures beyond those required in current Title 24 standards. This measure would also ensure that as Title 24 standards are updated, County staff are well informed and can implement updates quickly and effectively. This is an enhancement of Measures R2-E1 and R2-E2 proposed in the 2015 CAP. Potential actions for this measure include:

- Educate County staff and developers on future Title 24 updates and new energy efficiency opportunities for new residential development.
- Promote Tier 1 and Tier 2 green building ratings such as LEED, Build It Green, or Energy Star®- certified buildings.
- Establish online permitting to facilitate new residential building energy-efficiency programs.
- Comply with State Title 24 energy efficiency requirements on new residential buildings, such as zero net energy homes that require all new residential construction projects to achieve zero net-energy use by 2020.

**R2-EE6:** Energy Efficiency Training, Education and Recognition in the Commercial Sector Education is at the core of attaining energy efficiency goals. A specific education measure would emphasize the critical role of education in achieving energy efficiency. This measure would provide County staff with a framework to interact with and educate the community about behavioral and technological changes that can increase energy efficiency in commercial buildings. This is an enhancement of Measure R3-E2 proposed in the 2015 CAP. Potential actions for this measure include:

- Post energy-efficiency information or links on websites and/or social media and provide materials at public events
- Set up an email list for blasts of new information or training sessions.
- Encourage business owners to visit SCE Energy Education Centers for energy efficiency resources.

- Promote and manage energy efficiency programs which are not already in the purview of Energy Service Providers.
- Invite building inspectors to hold trainings semi-annually on energy efficiency and Title 24.

**R2-EE7:** Increase Business Participation in Existing Energy Efficiency Programs  
There are many energy efficiency opportunities that are low-cost for businesses to initiate that would result in cost-savings over time. SCE and SoCalGas offer many rebates and incentives to purchasing energy-efficient appliances and lights. As many business owners may be unaware that the opportunities exist, this measure would allow for the County to increase the participation of businesses in existing energy-efficiency programs that are low-cost and would provide financial benefits. This is an enhancement of Measure R3-E4 proposed in the 2015 CAP. Potential action for this measure includes:

- Partner with SCAG, WRCOG, SCE, and SoCalGas for outreach events.

**R2-EE8:** Non-Residential Building Energy Audits Commercial energy audits are necessary to identify cost-effective opportunities for energy savings and for business owners to take practical actions to increase energy efficiency. The audits can be established or promoted by various existing programs. This is a new measure for the County's consideration. The potential action for this measure is:

- Promote the SCE energy audit program for residents within the SCE service area and the Home Energy Saver Do It Yourself online energy audits for the IID service area.

**R2-EE9:** Non-Residential Building Retrofits As many of commercial buildings in unincorporated area of Riverside County were constructed before the adoption of Title 24, their facilities and equipment are not considered energy efficient. Therefore, retrofits are necessary to achieve higher energy efficiency. Many federal and State programs and incentives support nonresidential building energy retrofits, including County-supervised funding, permit process improvements, and County ordinances. This is an enhancement of Measures R1-E4, R1-E5, and R2-E7 proposed in the 2015 CAP. Potential actions for this measure include:

- Review Title 24 code compliance for existing non-residential buildings during code enforcement inspections.
- Promote existing non-residential building retrofits programs.
- Promote participation in green building programs, such as California Solar Initiative.
- Promote energy efficiency retrofit financing programs for non-residential buildings such as Property Assessed Clean Energy (PACE).
- Establish online permitting to facilitate retrofits.

**R2-EE10:** Energy Efficiency Enhancement of Existing and New Infrastructure Enhancing energy efficiency of existing and new infrastructure presents an opportunity for energy and cost savings for the County. The County could achieve energy savings by deploying high-efficiency lighting in new traffic signals and retrofitting existing traffic signals with energy-efficient lighting. Conventional traffic signals employ incandescent lamps. They are not energy-efficient and the on-going energy charge contributes a high proportion of the recurrent cost. Comparing with the conventional traffic signals, high-efficiency traffic signals consume much less electricity (about one-third or less) and have longer design life (over 10 years). The Settlement Agreement calls for consideration of a policy to require the use of high-efficiency bulbs at all new traffic signal lights and converting 100 percent existing traffic signal lights to high-efficiency bulbs by 2020. Per the Settlement Agreement, caution should be exercised while retrofitting the signals in the Mt. Palomar area to ensure the high efficiency bulbs do not cause any interference with the night sky viewing at Palomar Observatory. The potential actions for this measure include:

- Retrofit existing traffic signals with high-efficiency Light Emitting diodes (LEDs).
- Use high-efficiency LEDs for all new traffic signals.

**R2-EE11:** Exceed Energy Efficiency Standards in New Commercial Units County planners have a unique opportunity to inform and encourage developers to apply new energy efficiency opportunities in new development. This measure would educate County staff to encourage and implement energy efficiency beyond that required by current Title 24 standards. This measure would also ensure that as Title 24 standards are updated, County staff would be well informed and could implement updates quickly and effectively. This is an enhancement of Measures R2-E5 and R2-E6 proposed in the 2015 CAP. Potential actions for this measure include:

- Educate County staff and developers on future Title 24 updates and additional energy efficiency opportunities for new non-residential development.
- Promote Tier 1 and Tier 2 Green Building Ratings such as LEED, Build It Green, or Energy Star®- certified buildings.
- Establish online permitting to facilitate new non-residential building energy efficiency programs.
- Comply with State requirements on new non-residential buildings, such as Net-Zero Energy Buildings for all new non-residential development meeting zero net-energy use by 2030.

**Clean Energy**

**R1-CE1:** Renewable Portfolio Standard Senate Bills (SBs) 1075 (2002) and 107 (2006) created the State's Renewable Portfolio Standard (RPS), and SB 100 (2018) further requires the energy providers to derive 33 percent, 60 percent, and 100 percent of electricity from qualified renewable sources by 2020, 2030, and 2045, respectively. The RPS is anticipated to lower emission factors (i.e., fewer GHG emissions per kWh used) State-wide. Therefore, reductions from RPS are taken for energy embedded in water, as well as commercial/industrial and residential electricity.

**R2-CE1:** Clean Energy Clean energy includes energy efficiency and clean energy supply options such as highly efficient combined heat and power as well as renewable energy sources. Installing solar photovoltaics panels on residential and commercial building rooftops is an effective way to produce renewable energy on-site. Moreover, when combined with energy storage systems, solar panels could continuously meet residential and commercial energy demand. The Riverside County Settlement Agreement requires that on-site renewable energy production (including but not limited to solar) shall apply to any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development. Renewable energy production shall be onsite generation of at least 20 percent of energy demand for commercial, office, industrial or manufacturing development, meet or exceed 20 percent of energy demand for multi-family residential development, and meet or exceed 30 percent of energy demand for single-family residential development. These renewable energy requirements should be updated with every CAP Update by the County based on most recent technology advancements. By identifying, designing, and implementing the clean energy measures and technology solutions, Riverside County would receive environmental and economic benefits, including reductions in GHG emissions. This is an enhancement of Measures R1-E6 and R3-E3 proposed in the 2015 CAP. Potential action for this measure includes:

- Outreach to the community to promote clean energy incentives.
- Require solar panel installation on new residential buildings (per conditions of the Settlement agreement described above).
- Require solar panel installation on new commercial buildings and commercial parking lots (per conditions of the Settlement Agreement described above).
- Encourage energy storage system installation with solar panels

**R2-CE2:** Community Choice Aggregation Program Assembly Bill 117, which was signed into law in 2002, allows California cities and counties to either individually or collectively supply electricity to customers within their

borders through the establishment of a Community Choice Aggregation (CCA) program. The County could assess the feasibility of initiating a CCA program. CCA programs that are currently operating have renewable energy percentages between 33 and 100, and the national opt-out rates for these programs range from 3 to 8 percent with most programs at or below 5 percent.<sup>28</sup> Participation in a CCA program could provide a significant source of future emission reductions to the County. The first step is to conduct a feasibility analysis to assess the benefits, costs, risks, and obstacles of a CCA program. Then the County could make a decision to whether or not implement a local CCA program or opt for a regional CCA. The advantages of regional CCAs that include participation from multiple local jurisdictions would be the creation of efficiencies. The County could seek opportunities for collaboration with other local jurisdictions to develop and implement a CCA that would produce mutually beneficial results. Developing a CCA would require a detailed analysis of energy demand, efficiency opportunities, and available clean electricity sources for purchase. Per the Settlement Agreement,<sup>29</sup> the County must update the CAP every four years. This allows enough time to conduct a feasibility analysis on initiating a CCA program and provide details on the reduction potential based upon the decisions of the County. Potential action for this measure includes:

- Evaluate the potential for implementing a CCA program to meet GHG reduction targets
- Conduct feasibility analysis to initiate a CCA program at the County level or in cooperation with other jurisdictions.

### **Advanced Measures**

**R2-L1:** Tree Planting for Shading and Energy Saving Trees and vegetation lower surface and air temperatures by providing shade and through evapotranspiration, making vegetation a simple and effective way to reduce urban heat islands. Shaded surfaces may be 20 to 45 degrees Fahrenheit ([°F], equal to 11 to 25 degrees Celsius [°C]) cooler than the peak temperatures of unshaded materials. In addition, evapotranspiration, alone or in combination with shading, can help reduce peak summer temperatures by 2 to 9 °F (or 1 to 5 °C). Trees and vegetation that directly shade buildings can reduce energy use by decreasing demand for air conditioning. This is an enhancement of Measure R3-L1 proposed in the 2015 CAP. Potential actions for this measure include:

- Work with the community to support nonprofit tree-planting groups within the County consisting of volunteers to plant and care for trees correctly and safely.
- Develop and promote a County tree-planting program for new development at plan check.

**R2-L2:** Light Reflecting Surfaces for Energy Saving Replacing surface areas with light-reflecting materials can decrease heat absorption and lower outside air temperature. Both roofs and pavements are ideal surfaces for taking advantage of this advanced technology. A cool roof is built from materials with high thermal emittance and high solar reflectance, or albedo, to help reflect sunlight and the associated energy away from a building. These properties help roofs absorb less heat and stay up to 50 to 60 °F (or 28 to 33 °C) cooler than conventional materials during peak summer weather. Cool roofs may be installed on low-slope roofs (such as the flat or gently sloping roofs typically found on commercial, industrial, and office buildings) or the steep-sloped roofs used in many residences and retail buildings. Cool pavement is built from materials that reflect more solar energy, enhance water evaporation, or have been otherwise modified to remain cooler than conventional pavements. Cool pavement can be created with existing paving technologies as well as newer approaches such as the use of coatings, permeable paving, or grass paving. Cool pavements save energy by lowering the outside air temperature, allowing air conditioners to cool buildings with less energy, and reducing the need for electric street lighting at night. This is an enhancement of Measure R3-L2 proposed in the 2015 CAP. Potential actions for this measure include:

- Comply with Title 24 requirements on installing enhanced cool roofs.
- Comply with Title 24 requirements on installing cool pavements

### Water Efficiency

**R1-W1:** Renewable Portfolio Standard Related to Water Supply and Conveyance This measure would increase electricity production from eligible renewable power sources to 33 percent by 2020, 60 percent by 2030, and 100 percent by 2045. A reduction in GHG emissions results from replacing natural gas-fired electricity production with zero GHG-emitting renewable sources of power

**R2-W1:** Water Efficiency through Enhanced Implementation of Senate Bill X7-7 SB X7-7, or The Water Conservation Act of 2009, requires all water suppliers to increase water use efficiency. The legislation set an overall goal of reducing per capita urban water consumption by 20 percent from a baseline level by 2020. While water districts are responsible for implementation of SB X7-7, the County can provide a meaningful supporting role in the implementation of water conservation. This goal can be met by taking a variety of actions, including supporting targeted public outreach by water districts and promoting water efficiency measures such as low-irrigation landscaping. This is an enhancement of Measure R2-W1 proposed in the 2015 CAP. Potential actions for this measure include:

- Provide general water efficiency information and links to water district conservation webpages on the County's website.
- Implement the low-irrigation landscaping requirements

**R2-W2:** Exceed Water Efficiency Standards In addition to SB X7-7, more actions are being studied or have been taken to exceed water efficiency standards. These efforts include education and outreach practices that could be combined with residential and commercial actions that promote reuse or recycled water, use of grey water, and the collection and use of harvested rainwater. This is an enhancement of Measures R2-W1 and R2-W2 proposed in the 2015 CAP. Potential actions for this measure include:

- Support water districts in direct outreach to homeowner associations, businesses, and other community groups to inform them on water efficiency standards
- Promote recycled or grey water for community uses such as residential landscaping.
- Promote rainwater harvesting rebates and demonstrations

### Solid Waste

**R2-S1:** Reduce Waste to Landfills According to 2014 Statewide Waste Characterization data (CalRecycle 2015), much of the waste disposed in landfills is readily recyclable. Increasing the recovery of recyclable materials will directly reduce GHG emissions. In particular, recycled materials can reduce the GHG emissions from multiple phases of product production, including extraction of raw materials, preprocessing, and manufacturing. This is an enhancement of Measures R1-S1, R2-S1, R3-S2, and R3-S3 proposed in the 2015 CAP. Potential actions for this measure include:

- Outreach to the community to promote waste recycling and diversion.
- Add additional recycling containers in public places.
- Comply with Statewide waste reduction, recycling, and composting requirements.
- Promote community clean-up days by providing commercial containers for trash and recycling.

## 3.7.3 Thresholds of Significance

The significance criteria used to evaluate the Northside Specific Plan's GHG emissions impacts are based on the recommendations provided in Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.). For the purposes of this GHG emissions analysis, the Northside Specific Plan would have a significant environmental impact if it would:

1. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of GHGs. There are currently no established thresholds for assessing whether the GHG emissions of a project, such as the Northside Specific Plan, would be considered a cumulatively considerable contribution to global climate change; however, all reasonable efforts should be made to minimize a project's contribution to global climate change. In addition, while GHG impacts are recognized exclusively as cumulative impacts (CAPCOA 2008), GHG emissions impacts must also be evaluated at a project level under CEQA.

The CEQA Guidelines do not prescribe specific methodologies for performing an assessment, do not establish specific thresholds of significance, and do not mandate specific mitigation measures. Rather, the CEQA Guidelines emphasize the lead agency's discretion to determine the appropriate methodologies and thresholds of significance consistent with the manner in which other impact areas are handled in CEQA (CNRA 2009a). The State of California has not adopted emission-based thresholds for GHG emissions under CEQA. The Governor's Office of Planning and Research's Technical Advisory titled "CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act Review" states that "public agencies are encouraged but not required to adopt thresholds of significance for environmental impacts. Even in the absence of clearly defined thresholds for GHG emissions, the law requires that such emissions from CEQA projects must be disclosed and mitigated to the extent feasible whenever the lead agency determines that the project contributes to a significant, cumulative climate change impact" (OPR 2008). Furthermore, the advisory document indicates that "in the absence of regulatory standards for GHG emissions or other scientific data to clearly define what constitutes a 'significant impact,' individual lead agencies may undertake a project-by-project analysis, consistent with available guidance and current CEQA practice." Section 15064.7(c) of the CEQA Guidelines specifies that "when adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence."

In October 2008, the SCAQMD proposed recommended numeric CEQA significance thresholds for GHG emissions for lead agencies to use in assessing GHG impacts of residential and commercial development projects as presented in its *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold* (SCAQMD 2008). This guidance document, which builds on the previous guidance prepared by the California Air Pollution Control Officers Association, explored various approaches for establishing a significance threshold for GHG emissions. The draft interim CEQA thresholds guidance document was not adopted or approved by the Governing Board. However, in December 2008, the SCAQMD adopted an interim 10,000 MT CO<sub>2</sub>e per-year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency (see SCAQMD Resolution No. 08-35, December 5, 2008).

The SCAQMD formed a GHG CEQA Significance Threshold Working Group to work with SCAQMD staff on developing GHG CEQA significance thresholds until statewide significance thresholds or guidelines are established. From December 2008 to September 2010, the SCAQMD hosted working group meetings and revised the draft threshold proposal several times, although it did not officially provide these proposals in a subsequent document. The SCAQMD has continued to consider adoption of significance thresholds for residential and general land use development projects. The most recent proposal, issued in September 2010, uses the following tiered approach to evaluate potential GHG impacts from various uses (SCAQMD 2010):

- Tier 1** Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.
- Tier 2** Consider whether or not the project is consistent with a locally adopted GHG reduction plan that has gone through public hearing and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.



- Tier 3** Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MT CO<sub>2</sub>e per year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MT CO<sub>2</sub>e per year), commercial projects (1,400 MT CO<sub>2</sub>e per year), and mixed-use projects (3,000 MT CO<sub>2</sub>e per year). Under option 2, a single numerical screening threshold of 3,000 MT CO<sub>2</sub>e per year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.
- Tier 4** Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MT CO<sub>2</sub>e per service population per year (MT CO<sub>2</sub>e/SP/year) for project level analyses and 6.6 MT CO<sub>2</sub>e/SP/year for plan level analyses. The 2035 efficiency targets are 3.0 MT CO<sub>2</sub>e/SP/year for project level analyses and 4.1 MT CO<sub>2</sub>e/SP/year for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.
- Tier 5** Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

Because the Northside Specific Plan involves a mix of different land use, this analysis applies the SCAQMD Option 1 screening threshold of 3,000 MT CO<sub>2</sub>e per year for mixed-use projects for Tier 3. While the Northside Specific Plan would include industrial land uses, because no stationary sources of emissions that would require a permit from the SCAQMD are specifically identified or analyzed herein, this analysis applies the threshold of 3,000 MT CO<sub>2</sub>e per year rather than the 10,000 MT CO<sub>2</sub>e per year threshold for industrial uses. Per the SCAQMD guidance, construction emissions should be amortized over the operational life of the project, which is assumed to be 30 years (SCAQMD 2008). This impact analysis, therefore, adds amortized construction emissions to the estimated annual operational emissions and then compares operational emissions to the proposed SCAQMD threshold of 3,000 MT CO<sub>2</sub>e per year for the Tier 3 analysis.

### Construction Emissions

CalEEMod Version 2016.3.2 was used to estimate potential Specific Plan-generated GHG emissions during construction. Construction of projects in accordance with the Northside Specific Plan would result in GHG emissions primarily associated with the use of off-road construction equipment, on-road hauling and vendor (material delivery) trucks, and worker vehicles. All details for construction criteria air pollutants discussed in Section 3.2, Air Quality, Approach and Methodology (Construction Emissions), are also applicable for the estimation of construction-related GHG emissions. As such, see that section for a discussion of construction emissions calculation methodology and assumptions used in the GHG emissions analysis.

### Operational Emissions

Emissions from the operational phase of the Northside Specific Plan were estimated using CalEEMod Version 2016.3.2. Operational year 2040 was assumed consistent with the traffic impact analysis (TIA) prepared for the Northside Specific Plan (Appendix H).

The GHG analysis follows the Northside Specific Plan scenarios analyzed in the TIA. The TIA includes trip generation for three Specific Plan land use scenarios as follows:

1. 2040 Baseline (Without Specific Plan) – 2040 Baseline without the Northside Specific Plan, which reflect the build-out of the City’s current General Plan.
2. Scenario 1 – 2040 (With Specific Plan)
3. Scenario 2 – 2040 (With Specific Plan)

Emissions from the 2040 Baseline land uses (Existing Scenario) and Scenarios 1 and 2 were estimated using CalEEMod to present the net change in GHG emissions. All three operational scenarios assume year 2040 buildout.

Potential Specific Plan-generated and Baseline Scenario operational GHG emissions were estimated for area sources (landscape maintenance), energy sources (natural gas and electricity), mobile sources, solid waste, and water supply and wastewater treatment. Emissions from each category are discussed in the following text with respect to the Northside Specific Plan. For additional details, see Section 3.2, Air Quality, Approach and Methodology (Operational Emissions), for a discussion of operational emission calculation methodology and assumptions, specifically for area, energy (natural gas), and mobile sources.

### **Area**

CalEEMod was used to estimate GHG emissions from the Northside Specific Plan’s area sources, which include operation of gasoline-powered landscape maintenance equipment, which produce minimal GHG emissions. See Section 3.2, Air Quality, for a discussion of landscaping equipment emissions calculations. Consumer product use and architectural coatings result in VOC emissions, which are analyzed in air quality analysis only, and little to no GHG emissions.

### **Energy**

The estimation of operational energy emissions was based on CalEEMod land use defaults and units or total area (i.e., square footage) of the Northside Specific Plan Scenarios and Existing Scenario land uses. The energy use (electricity or natural gas usage per square foot per year) from nonresidential land uses is calculated in CalEEMod based on the California Commercial End-Use Survey database. Emissions are calculated by multiplying the energy use by the utility carbon intensity (pounds of GHGs per kilowatt-hour for electricity or 1,000 British thermal units for natural gas) for CO<sub>2</sub> and other GHGs. Annual natural gas and electricity emissions were estimated in CalEEMod using the emissions factors for Riverside Public Utilities (RPU), which would be the primary energy provider for the SPA.

### ***Mobile Sources***

All details for criteria air pollutants discussed in Section 3.2, Air Quality, are also applicable for the estimation of operational mobile source GHG emissions. Regulatory measures related to mobile sources include AB 1493 (Pavley) and related federal standards. AB 1493 required that CARB establish GHG emission standards for automobiles, light-duty trucks, and other vehicles determined by CARB to be vehicles that are primarily used for noncommercial personal transportation in the state. In addition, the NHTSA and EPA have established corporate fuel economy standards and GHG emission standards, respectively, for automobiles and light-, medium-, and heavy-duty vehicles. Implementation of these standards and fleet turnover (replacement of older vehicles with newer ones) will gradually reduce emissions from the Northside Specific Plan's motor vehicles. The effectiveness of fuel economy improvements was evaluated by using the CalEEMod emission factors for motor vehicles in 2040 for the Northside Specific Plan and Baseline Scenarios to the extent it was captured in EMFAC 2014.<sup>5</sup>

### ***Solid Waste***

The Northside Specific Plan and Baseline Scenarios would generate solid waste, and therefore, result in CO<sub>2</sub>e emissions associated with landfill off-gassing. CalEEMod default values for solid waste generation were used to estimate GHG emissions associated with solid waste for the Northside Specific Plan and Baseline Scenario. It was assumed that the Northside Specific Plan and Baseline Scenarios would have a 50% solid waste diversion rate, consistent with the solid waste diversion requirements of AB 939, Integrated Waste Management Act. It should be noted that this is a conservative assumption, as the goal for the state is 75% diversion by 2020 in accordance with AB 341.

### ***Water and Wastewater Treatment***

Supply, conveyance, treatment, and distribution of water for the Northside Specific Plan and Existing Scenarios require the use of electricity, which would result in associated indirect GHG emissions. Similarly, wastewater generated by the Northside Specific Plan and Baseline Scenarios requires the use of electricity for conveyance and treatment, along with GHG emissions generated during wastewater treatment. The indoor and outdoor water use and electricity consumption from water use and wastewater generation were estimated using CalEEMod default values for the Northside Specific Plan and Baseline Scenarios.

### ***Stationary Sources and Other Sources of Emissions***

Based on the type of land uses that would be developed under the Northside Specific Plan, there are additional emission sources that are either not captured in CalEEMod or specifics are not available to accurately estimate emissions using CalEEMod. Potential additional sources of GHG emissions include: emergency generators, boilers, broilers (meat cooking), ovens, cogeneration facilities, chillers, cooling towers, autoclave, metals production, painting and spray booths, offroad equipment (e.g., forklifts), truck idling, and transport refrigeration units. In addition, emissions from the stationary and mobile sources listed above are also anticipated to occur under the Existing Scenario based on the existing land use. Nonetheless, because specifics are not available to accurately estimate emissions from these anticipated sources under the Northside Specific Plan and Existing Scenarios, associated emissions are not included in the estimated emissions presented herein. However, all stationary sources developed under the Northside Specific Plan would be required to comply with applicable SCAQMD rules and regulations, and would be required to obtain a permit to operate from the SCAQMD.

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<sup>5</sup> The Low Carbon Fuel Standard calls for a 10% reduction in the "carbon intensity" of motor vehicle fuels by 2020, which would further reduce GHG emissions. However, the carbon intensity reduction associated with the Low Carbon Fuel Standard was not assumed in EMFAC 2014 and thus, was not included in CalEEMod 2016.3.2.

### 3.7.4 Impacts Analysis

*Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

#### Construction Impacts

**Less-than-Significant Impact.** Construction of future projects in accordance with the Northside Specific Plan would result in GHG emissions, which are primarily associated with use of off-road construction equipment and on-road vehicles (haul trucks, vendor trucks, and worker vehicles). The SCAQMD *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold* (2008) recommends that, “construction emissions be amortized over a 30-year project lifetime, so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies.” Thus, the total construction GHG emissions were calculated, amortized over 30 years, and added to the total operational emissions for comparison with the GHG significance threshold of 3,000 MT CO<sub>2</sub>e per year. Therefore, the determination of significance is addressed in the operational emissions discussion following the estimated construction emissions.

CalEEMod was used to calculate the annual GHG emissions based on the construction scenario described in Section 3.2, Air Quality, Approach and Methodology (Construction Emissions).

Construction of the Northside Specific Plan is assumed to last a total of approximately 20 years. On-site sources of GHG emissions include off-road equipment and off-site sources including haul trucks, vendor trucks, and worker vehicles. Table 3.7-4 presents construction emissions for the Northside Specific Plan during the worst case-year (2020) and total for Specific Plan buildout at year 2040 from on-site and off-site emission sources.

**Table 3.7-4. Estimated Annual Construction GHG Emissions**

	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Year	<i>Metric Tons per Year</i>			
2020	11,313.09	0.91	0.00	11,335.89
<b>Total (x 20)</b>	<b>226,261.80</b>	<b>18.24</b>	<b>0.00</b>	<b>226,717.80</b>

**Notes:** GHG = greenhouse gas; CO<sub>2</sub> = carbon dioxide; CH<sub>4</sub> = methane; N<sub>2</sub>O = nitrous oxide; CO<sub>2</sub>e = carbon dioxide equivalent. See Appendix C for complete results.

As shown in Table 3.7-4, the estimated total GHG emissions during construction would total approximately 226,718 MT CO<sub>2</sub>e over the assumed 20-year construction period. Estimated Specific Plan-generated construction emissions amortized over 30 years would be approximately 7,557 MT CO<sub>2</sub>e per year. As there is no separate GHG threshold for construction, the evaluation of significance is discussed in the operational emissions analysis in the following text.

#### Operational Impacts

**Less-than-Significant Impact.** Operation of the Northside Specific Plan and operation under the Existing Scenario would generate GHG emissions through motor vehicle trips; landscape maintenance equipment operation (area source); energy use (natural gas and electricity); solid waste disposal; and water supply, treatment, and distribution and wastewater treatment. CalEEMod was used to calculate the annual GHG emissions based on the operational assumptions described in Section 3.2, Air Quality, Approach and Methodology (Operational Emissions).

The estimated operational Specific Plan-generated and Existing Scenario GHG emissions from area sources, energy usage, motor vehicles, solid waste generation, and water usage and wastewater generation, and the net change in emissions (Specific Plan minus the Baseline Scenario) are shown in Table 3.7-5 and Table 3.7-6, for Scenarios 1 and 2, respectively.

**Table 3.7-5. Scenario 1 - Estimated Annual Operational GHG Emissions**

Emission Source	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
<i>Metric Tons per Year</i>				
<b>Specific Plan – Scenario 1</b>				
Area	5,884.52	5.99	0.13	6,073.58
Energy	79,487.58	1.69	0.61	79,712.94
Mobile	129,366.41	4.75	0.00	129,485.16
Solid waste	4,849.55	286.60	0.00	12,014.54
Water supply and wastewater	19,445.19	112.96	2.75	23,088.84
<b>Total</b>	<b>239,033.25</b>	<b>411.99</b>	<b>3.49</b>	<b>250,375.06</b>
<b>Baseline Scenario</b>				
Area	2,279.06	2.32	0.05	2,352.16
Energy	123,971.72	2.65	0.91	124,307.81
Mobile	103,737.46	3.79	0.00	103,832.11
Solid waste	7,902.16	467.00	0.00	19,577.26
Water supply and wastewater	34,704.20	213.00	5.18	41,571.84
<b>Total</b>	<b>272,594.60</b>	<b>688.76</b>	<b>6.14</b>	<b>291,641.18</b>
<b>Net Change in Emissions</b>				
<b>Net Change (Specific Plan – Existing Scenario)</b>	<b>-33,561.35</b>	<b>-276.77</b>	<b>-2.65</b>	<b>-41,266.18</b>
<i>Amortized construction emissions</i>				<i>7,557.26</i>
<b>Total net operational + amortized construction GHGs</b>				<b>-33,708.86</b>

**Notes:** GHG = greenhouse gas; CO<sub>2</sub> = carbon dioxide; CH<sub>4</sub> = methane; N<sub>2</sub>O = nitrous oxide; CO<sub>2</sub>e = carbon dioxide equivalent.

See Appendix C for complete results.

Totals may not sum due to rounding.

The Northside Specific Plan and Baseline Scenarios reflect operational year 2040.

Limited to sources captured in CalEEMod.

**Table 3.7-6. Scenario 2 - Estimated Annual Operational GHG Emissions**

Emission Source	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
<i>Metric Tons per Year</i>				
<b>Specific Plan – Scenario 2</b>				
Area	5,349.40	5.45	0.12	5,521.40
Energy	93,737.77	1.99	0.73	94,004.77
Mobile	113,433.47	4.14	0.00	113,537.04
Solid waste	5,795.31	342.49	0.00	14,357.63
Water supply and wastewater	24,091.94	145.93	3.55	28,797.43
<b>Total</b>	<b>242,407.89</b>	<b>500.00</b>	<b>4.40</b>	<b>256,218.27</b>

Table 3.7-6. Scenario 2 - Estimated Annual Operational GHG Emissions

Emission Source	CO2	CH4	N2O	CO2e
	Metric Tons per Year			
Baseline Scenario				
Area	2,279.06	2.32	0.05	2,352.16
Energy	123,971.72	2.65	0.91	124,307.81
Mobile	103,737.46	3.79	0.00	103,832.11
Solid waste	7,902.16	467.00	0.00	19,577.26
Water supply and wastewater	34,704.20	213.00	5.18	41,571.84
Total	272,594.60	688.76	6.14	291,641.18
Net Change in Emissions				
Net Change (Specific Plan – Existing Scenario)	-30,186.71	-188.76	-1.74	-35,422.91
Amortized construction emissions				7,557.26
Total net operational + amortized construction GHGs				-27,865.65

**Notes:** GHG = greenhouse gas; CO<sub>2</sub> = carbon dioxide; CH<sub>4</sub> = methane; N<sub>2</sub>O = nitrous oxide; CO<sub>2</sub>e = carbon dioxide equivalent.

See Appendix C for complete results.

Totals may not sum due to rounding. The Northside Specific Plan and Baseline Scenarios reflect operational year 2040.

Limited to sources captured in CalEEMod.

As shown in Tables 3.7-5 and 3.7-6, estimated annual Specific Plan-generated GHG emissions would be approximately 250,375 and 256,218 MT CO<sub>2</sub>e per year as a result of Specific Plan operations only, respectively. As the Baseline Scenario is estimated to generate 291,641 MT CO<sub>2</sub>e per year, the net change in emissions is estimated to be -33,709 and -27,866 MT CO<sub>2</sub>e per year, respectively for Scenarios 1 and 2. As such, annual operational GHG emissions with amortized construction emissions would not exceed the SCAQMD threshold of 3,000 MT CO<sub>2</sub>e per year. Therefore, the Northside Specific Plan's GHG contribution would be **less than significant**.

***Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

Consistency with the City of Colton and City of Riverside, County of Riverside General Plans and the Riverside County Climate Action Plan

**Less-than-Significant Impact.** Section 3.7.2.3 Regional and Local details the policies within the City of Colton, City of Riverside and Riverside County General Plans and Riverside County CAP relevant to the reduction of emissions of greenhouse gases. The General Plans and CAP identify a wide range of goals and implementation actions to increase the use of renewable energy, conserve energy and water, reduce solid waste, address global warming, tailor urban design, protect natural habitats, improve transportation options, and reduce risks to human health.

As described in Section 2.3, the Northside Specific Plan objectives are as follows:

1. Develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.
2. Improve the quality of life for residents, including through creating a sense of place, community-based projects, revitalization of Ab Brown Sports Complex and redevelopment of the former Riverside Golf Course as a multi-use recreation space that includes cross country.

3. As redevelopment and development occurs, ensure the provision of adequate medical and health facilities, public services and infrastructure.
4. Promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas.
5. Eliminate or minimize truck traffic through residential and commercial neighborhoods by limiting truck routes south of Center Street.
6. Provide buffers for agricultural, industrial, residential and recreation land uses to address potential land use conflicts such as noise, emissions, and dust.
7. Preserve and interpret important cultural and historic resources in the SPA, including the Trujillo Adobe.
8. Restore the Springbrook Arroyo as a natural ecological system while also improving flood control.
9. Maintain or improve employment and business opportunities within SPA, including commercial, industrial and agricultural-related opportunities

Future development within the SPA would be subject to various regulations of local, state and federal agencies. The Northside Specific Plan would not conflict with the goals and policies of the City of Colton, City of Riverside and Riverside County General Plans and Riverside County CAP relevant to the reduction of emissions of greenhouse gases.

#### **Consistency with the SCAG's 2016–2040 Regional Transportation Plan and the 2016 SCAQMD AQMP**

**Less-than-Significant Impact.** SCAG's 2016 RTP/SCS is a regional growth-management strategy that targets per capita GHG reduction from passenger vehicles and light-duty trucks in the Southern California region pursuant to SB 375. The 2016 RTP/SCS incorporates local land use projections and circulation networks in city and county general plans. Typically, a project would be consistent with the RTP/SCS if the project does not exceed the underlying growth assumptions within the RTP/SCS. As discussed in Section 3.9, Population and Housing, the Project would induce a substantial amount of growth in the SPA. Northside Specific Plan proposals would potentially result in an additional 6,880 to 8,748 dwelling units, with 2,430 dwelling units in the Colton Residential Overlay zone. As discussed in Section 3.12.1.2, Housing, the City of Riverside has a ratio of 3.40 persons per dwelling unit, the City of Colton has a ratio of 3.29 persons per dwelling unit, and the County of Riverside has a ratio of 3.26 persons per dwelling unit (U.S. Census Bureau 2017a, b). Based on these ratios, implementation of the Northside Specific Plan would have the potential to increase the population in the City of Riverside portion of the SPA by an estimated 20,310 to 26,533 people. The population in the City of Colton's portion of the SPA would potentially increase by an estimated 2,961 to 4,606 people.

Implementation of the Northside Specific Plan would establish a total buildout of approximately 16.6 the square footage of spaces appropriate for employment hubs (i.e., Commercial [C], Business Park [BP], Business/Office Park [B/OP], Light Industrial [LI]). These changes in land use designations would directly support a substantial increase in population by subsequently providing an increase in workspaces. While the Northside Specific Plan would induce substantial direct population growth in the area, the estimated increase in population because of the Northside Specific Plan would align with the SCAG forecasted population growth. According to SCAG's 2016 RTP, the City of Riverside is forecasted to have a population of 339,000 by 2020 and 386,600 by 2040 (SCAG 2016). Additionally, the City of Colton is forecasted to have a population of 60,700 by 2020 and 69,100 by 2040. As discussed in Section 3.12.1.1, Population, as of 2018, the City of Riverside has a population of 330,063; and the City of Colton has a population of 54,828. This represents a planned growth of 47,600 within the City of Riverside, and 8,400 within the City of Colton between the years of 2020 and 2040. As mentioned earlier, the Northside Specific Plan would potentially add 16,504 to 20,645 persons to the City of Riverside, 2,961 to 4,606 persons to the City of Colton, and 845 to 1,282 persons to the County of Riverside, which would be consistent with the planned growth for these areas.

In addition to demonstrating the region's ability to attain and exceed the GHG emission-reduction targets set forth by CARB, the 2016 RTP/SCS outlines a series of actions and strategies for integrating the transportation network with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. Thus, successful implementation of the 2016 RTP/SCS would result in more complete communities with a variety of transportation and housing choices, while reducing automobile use. With regard to individual developments, such as those that would occur in accordance with the Northside Specific Plan, the strategies and policies set forth in the 2016 RTP/SCS can be grouped into the following three categories: (1) reduction of vehicle trips and VMT; (2) increased use of alternative fuel vehicles; and (3) improved energy efficiency. The Northside Specific Plan's consistency with these three strategy categories is evaluated below.

### **Consistency with VMT Reduction Strategies and Policies**

The Northside Specific Plan's consistency with this aspect of the 2016 RTP/SCS is demonstrated via the Northside Specific Plan's land use characteristics and features that would reduce vehicular trips and VMT, as well as the Northside Specific Plan's consistency with the regional growth forecast assumed in the 2016 RTP/SCS. As discussed in Section 3.2.4 (Air Quality (AQ)-A), vehicle trip generation and planned development for the Northside Specific Plan site are concluded to have been anticipated in the SCAG 2016 RTP/SCS growth projections. While the Northside Specific Plan would induce substantial direct population growth in the area, the estimated increase in population because of the Northside Specific Plan would align with the SCAG forecasted population growth. As discussed in Section 3.12.1.1, Population, as of 2018, the City of Riverside has a population of 330,063; the City of Colton has a population of 54,828, and the County of Riverside has a population of 2,415,954.

The estimated growth as a result of the Northside Specific Plan in the County of Riverside, the City of Riverside, and the City of Colton are aligned with the population forecast for the jurisdictions. Therefore, the Project is anticipated to be consistent with 2016 RTP/SCS strategies focused on VMT.

### **Consistency with Increased Use of Alternative Fueled Vehicles Policy Initiative**

The second goal of the 2016 RTP/SCS, with regard to individual development projects such as the Northside Specific Plan, is to increase alternative fueled vehicles to reduce per capita GHG emissions. This 2016 RTP/SCS policy initiative focuses on accelerating fleet conversion to electric or other near zero-emission technologies. The portions of the Northside Specific Plan within Riverside County would be consistent with the Riverside County CAP, which states the following:

Per the Settlement Agreement, for all new residential development, the County requires installation of EV charging stations in the garages of the residential units. The Settlement Agreement further states that the capacity and circuits for installation of EV charging stations to be provided in the garages of residential units and all new large-scale commercial buildings that are over 162,000 square feet. This is an enhancement of Measures R2-T7 and R3-T2 proposed in the 2015 CAP. Potential actions for this measure include:

- Require all new residential development to include EV chargers in the garages of residential units.
- Promote EV incentive programs at outreach meetings.
- Promote Neighborhood Electric Vehicle (NEV).
- Support application for grants to install e-chargers at public facilities.
- Work with community groups and businesses to install e-chargers.



The Northside Specific Plan would be consistent with the 2016 RTP/SCS strategies focused on alternative fueled vehicles.

### Consistency with Energy Efficiency Strategies and Policies

The third important focus within the 2016 RTP/SCS, for individual developments such as the Northside Specific Plan, involves improving energy efficiency (e.g., reducing energy consumption) to reduce GHG emissions. The 2016 RTP/SCS goal is to actively encourage and create incentives for energy efficiency, where possible. The Northside Specific Plan would be consistent with the strategies contained in the SCAG 2016 RTP/SCS through consistency with the policies of the City of Colton and City of Riverside General Plan and Riverside County CAP, see Section 3.2.2 Regional and Local.

Based on consistency with the policies of the City of Colton and City of Riverside General Plan and Riverside County CAP, the Northside Specific Plan would be consistent with all of the strategies contained in the SCAG 2016 RTP/SCS.

### Consistency with CARB's Scoping Plan

The Scoping Plan (approved by CARB in 2008 and updated in 2014 and 2017) provides a framework for actions to reduce California's GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. The Scoping Plan is not directly applicable to specific projects, nor is it intended to be used for project-level evaluations.<sup>6</sup> Under the Scoping Plan, however, there are several state regulatory measures aimed at the identification and reduction of GHG emissions. CARB and other state agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area source emissions (e.g., energy usage, high-GWP GHGs in consumer products) and changes to the vehicle fleet (i.e., hybrid, electric, and more fuel-efficient vehicles) and associated fuels (e.g., Low Carbon Fuel Standard), among others.

The Scoping Plan recommends strategies for implementation at the statewide level to meet the goals of AB 32 and establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions. Table 3.7-7 highlights measures that have been, or will be, developed under the Scoping Plan and presents the Northside Specific Plan's consistency with Scoping Plan measures. The Northside Specific Plan would comply with all regulations adopted in furtherance of the Scoping Plan to the extent required by law and to the extent that they are applicable to the Northside Specific Plan.

**Table 3.7-7. Northside Specific Plan Consistency with Scoping Plan GHG Emission Reduction Strategies**

Scoping Plan Measure	Measure Number	Northside Specific Plan Consistency
<b>Transportation Sector</b>		
Advanced Clean Cars	T-1	<i>Consistent.</i> Purchased vehicles within the SPA would be in compliance with CARB vehicle standards that are in effect at the time of vehicle purchase.

<sup>6</sup> The Final Statement of Reasons for the amendments to the CEQA Guidelines reiterates the statement in the Initial Statement of Reasons that "[t]he Scoping Plan may not be appropriate for use in determining the significance of individual projects because it is conceptual at this stage and relies on the future development of regulations to implement the strategies identified in the Scoping Plan" (CNRA 2009).

Table 3.7-7. Northside Specific Plan Consistency with Scoping Plan GHG Emission Reduction Strategies

Scoping Plan Measure	Measure Number	Northside Specific Plan Consistency
Low Carbon Fuel Standard	T-2	<i>Consistent.</i> This is a statewide measure that cannot be implemented by a project applicant or lead agency. Nonetheless, this standard would be applicable to the fuel used by vehicles within the SPA
Regional Transportation-Related GHG Targets	T-3	<i>Not applicable.</i> The Northside Specific Plan is not related to developing GHG emission reduction targets. The Northside Specific Plan would not preclude the implementation of this strategy.
Advanced Clean Transit	N/A	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Last-Mile Delivery	N/A	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Reduction in VMT	N/A	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Vehicle Efficiency Measures <ol style="list-style-type: none"> <li>1. Tire Pressure</li> <li>2. Fuel Efficiency Tire Program</li> <li>3. Low-Friction Oil</li> <li>4. Solar-Reflective Automotive Paint and Window Glazing</li> </ol>	T-4	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Ship Electrification at Ports (Shore Power)	T-5	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Goods Movement Efficiency Measures <ol style="list-style-type: none"> <li>1. Port Drayage Trucks</li> <li>2. Transport Refrigeration Units Cold Storage Prohibition</li> <li>3. Cargo Handling Equipment, Anti-Idling, Hybrid, Electrification</li> <li>4. Goods Movement Systemwide Efficiency Improvements</li> <li>5. Commercial Harbor Craft Maintenance and Design Efficiency</li> <li>6. Clean Ships</li> <li>7. Vessel Speed Reduction</li> </ol>	T-6	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Heavy-Duty Vehicle GHG Emission Reduction <ul style="list-style-type: none"> <li>• Tractor-Trailer GHG Regulation</li> <li>• Heavy-Duty Greenhouse Gas Standards for New Vehicle and Engines (Phase I)</li> </ul>	T-7	<i>Consistent.</i> Heavy-duty vehicles would be required to comply with CARB GHG reduction measures. In addition, the Northside Specific Plan would not prevent CARB from implementing this measure.
Medium- and Heavy-Duty Vehicle Hybridization Voucher Incentive Project	T-8	<i>Consistent.</i> The Northside Specific Plan medium- and heavy-duty vehicles (e.g., delivery trucks) could take advantage of the vehicle hybridization action, which would reduce GHG emissions through increased fuel efficiency. In addition, the Northside Specific Plan would not prevent CARB from implementing this measure.

Table 3.7-7. Northside Specific Plan Consistency with Scoping Plan GHG Emission Reduction Strategies

Scoping Plan Measure	Measure Number	Northside Specific Plan Consistency
Medium and Heavy-Duty GHG Phase 2	N/A	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
High-Speed Rail	T-9	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
<b>Electricity and Natural Gas Sector</b>		
Energy Efficiency Measures (Electricity)	E-1	<i>Consistent.</i> The Northside Specific Plan would comply with the current Title 24 Building Energy Efficiency Standards. In addition, the Northside Specific Plan would not prevent CARB from implementing this measure.
Energy Efficiency (Natural Gas)	CR-1	<i>Consistent.</i> The Northside Specific Plan would comply with the current Title 24 Building Energy Efficiency Standards. In addition, the Northside Specific Plan would not prevent CARB from implementing this measure.
Solar Water Heating (California Solar Initiative Thermal Program)	CR-2	<i>Consistent.</i> The Northside Specific Plan would include solar water heating where feasible.
Combined Heat and Power	E-2	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Renewables Portfolio Standard (33% by 2020)	E-3	<i>Consistent.</i> The electricity used by the Northside Specific Plan would benefit from reduced GHG emissions resulting from increased use of renewable energy sources.
Renewables Portfolio Standard (50% by 2050)	N/A	<i>Consistent.</i> The electricity used by the Northside Specific Plan would benefit from reduced GHG emissions resulting from increased use of renewable energy sources.
SB 1 Million Solar Roofs (California Solar Initiative, New Solar Home Partnership, Public Utility Programs) and Earlier Solar Programs	E-4	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
<b>Water Sector</b>		
Water Use Efficiency	W-1	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Water Recycling	W-2	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Water System Energy Efficiency	W-3	<i>Not applicable.</i> This is applicable for the transmission and treatment of water, but it is not applicable for the Northside Specific Plan. The Northside Specific Plan would not prevent CARB from implementing this measure.
Reuse Urban Runoff	W-4	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Renewable Energy Production	W-5	<i>Not applicable.</i> Applicable for wastewater treatment systems. In addition, the Northside Specific Plan would not prevent CARB from implementing this measure.
<b>Green Buildings</b>		
State Green Building Initiative: Leading the Way with State Buildings (Greening New and Existing State Buildings)	GB-1	<i>Consistent.</i> The Northside Specific Plan would be required to be constructed in compliance with state or local green building standards in effect at the time of building construction.

Table 3.7-7. Northside Specific Plan Consistency with Scoping Plan GHG Emission Reduction Strategies

Scoping Plan Measure	Measure Number	Northside Specific Plan Consistency
Green Building Standards Code (Greening New Public Schools, Residential and Commercial Buildings)	GB-1	<i>Consistent.</i> The Northside Specific Plan's buildings would meet green building standards that are in effect at the time of design and construction.
Beyond Code: Voluntary Programs at the Local Level (Greening New Public Schools, Residential and Commercial Buildings)	GB-1	<i>Consistent.</i> The Northside Specific Plan's buildings would meet green building standards that are in effect at the time of design and construction.
Greening Existing Buildings (Greening Existing Homes and Commercial Buildings)	GB-1	<i>Consistent.</i> This is applicable for existing buildings only; it is not applicable for portions of the Northside Specific Plan except as future standards may become applicable to existing buildings. For Specific Plan building that would be retrofitted, the buildings would meet current applicable building standards at the time of design and construction.
<b>Industry Sector</b>		
Energy Efficiency and Co-Benefits Audits for Large Industrial Sources	I-1	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Oil and Gas Extraction GHG Emission Reduction	I-2	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Reduce GHG Emissions by 20% in Oil Refinery Sector	N/A	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
GHG Emissions Reduction from Natural Gas Transmission and Distribution	I-3	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Refinery Flare Recovery Process Improvements	I-4	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Work with the Local Air Districts to Evaluate Amendments to Their Existing Leak Detection and Repair Rules for Industrial Facilities to Include Methane Leaks	I-5	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
<b>Recycling and Waste Management Sector</b>		
Landfill Methane Control Measure	RW-1	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Increasing the Efficiency of Landfill Methane Capture	RW-2	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Mandatory Commercial Recycling	RW-3	<i>Consistent.</i> During both construction and operation of the Northside Specific Plan, the Northside Specific Plan would comply with all state regulations related to solid waste generation, storage, and disposal, including the California Integrated Waste Management Act, as amended.
Increase Production and Markets for Compost and Other Organics	RW-3	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Anaerobic/Aerobic Digestion	RW-3	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Extended Producer Responsibility	RW-3	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Environmentally Preferable Purchasing	RW-3	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.

Table 3.7-7. Northside Specific Plan Consistency with Scoping Plan GHG Emission Reduction Strategies

Scoping Plan Measure	Measure Number	Northside Specific Plan Consistency
<b>Forests Sector</b>		
Sustainable Forest Target	F-1	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
<b>High GWP Gases Sector</b>		
Motor Vehicle Air Conditioning Systems: Reduction of Refrigerant Emissions from Non-Professional Servicing	H-1	<i>Consistent.</i> The Northside Specific Plan's employees would be prohibited from performing air conditioning repairs and would be required to use professional servicing.
SF <sub>6</sub> Limits in Non-Utility and Non-Semiconductor Applications	H-2	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Reduction of Perfluorocarbons (PFCs) in Semiconductor Manufacturing	H-3	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Limit High GWP Use in Consumer Products	H-4	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure
Air Conditioning Refrigerant Leak Test During Vehicle Smog Check	H-5	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure
Stationary Equipment Refrigerant Management Program – Refrigerant Tracking/Reporting/Repair Program	H-6	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
Stationary Equipment Refrigerant Management Program – Specifications for Commercial and Industrial Refrigeration	H-6	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
SF <sub>6</sub> Leak Reduction Gas Insulated Switchgear	H-6	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
40% Reduction in Methane and Hydrofluorocarbon (HFC) Emissions	N/A	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
50% Reduction in Black Carbon Emissions	N/A	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.
<b>Agriculture Sector</b>		
Methane Capture at Large Dairies	A-1	<i>Not applicable.</i> The Northside Specific Plan would not prevent CARB from implementing this measure.

**Notes:** GHG = greenhouse gas; CARB = California Air Resources Board; VMT = vehicle miles traveled; SB = Senate Bill; N/A = not applicable; SF<sub>6</sub> = sulfur hexafluoride.

Based on the analysis in Table 3.7-7, the Northside Specific Plan would be consistent with the applicable strategies and measures in the Scoping Plan.

#### Consistency with EO S-3-05 and SB 32

- **EO S-3-05.** This EO establishes the following goals: GHG emissions should be reduced to 2000 levels by 2010, to 1990 levels by 2020, and to 80% below 1990 levels by 2050.
- **SB 32.** This bill establishes for a statewide GHG emissions reduction target whereby CARB, in adopting rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions, shall ensure that statewide GHG emissions are reduced to at least 40% below 1990 levels by December 31, 2030.

This section evaluates whether the GHG emissions trajectory after Northside Specific Plan completion would impede the attainment of the 2030 and 2050 GHG reduction goals identified in EOs B-30-15 and S-3-05.

To begin, CARB has expressed optimism with regard to both the 2030 and 2050 goals. It states in the First Update to the Climate Change Scoping Plan that “California is on track to meet the near-term 2020 GHG emissions limit and is well positioned to maintain and continue reductions beyond 2020 as required by AB 32” (CARB 2014, p. ES2). With regard to the 2050 target for reducing GHG emissions to 80% below 1990 levels, the First Update to the Climate Change Scoping Plan states the following (CARB 2014, p. 34):

This level of reduction is achievable in California. In fact, if California realizes the expected benefits of existing policy goals (such as 12,000 megawatts of renewable distributed generation by 2020, net zero energy homes after 2020, existing building retrofits under AB 758, and others) it could reduce emissions by 2030 to levels squarely in line with those needed in the developed world and to stay on track to reduce emissions to 80% below 1990 levels by 2050. Additional measures, including locally driven measures and those necessary to meet federal air quality standards in 2032, could lead to even greater emission reductions.

In other words, CARB believes that the state is on a trajectory to meet the 2030 and 2050 GHG reduction targets set forth in AB 32, EO B-30-15, and EO S-3-05. This is confirmed in the 2017 Scoping Plan, which states (CARB 2017):

The Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities.

### Consistency with General Plans and Climate Action Plans

The following Tables 3.7-8 through 3.7-10 provide consistency determinations for the applicable City of Riverside General Plan, City of Colton General Plan and County of Riverside General Plan policies relevant to the reduction of GHG emissions. Tables 3.7-11 through 3.7-13 provides consistency determinations for the City of Riverside, City of Colton and County of Riverside CAPs. Consistency determinations are relevant for projects implemented in accordance with the Northside Specific Plan in each of the jurisdictions.

**Table 3.7-8. Northside Specific Plan Consistency with City of Riverside General Plan Policies**

General Plan Policy	Policy Number	Northside Specific Plan Consistency
Generate at least 10 MW (enough for 10,000 homes) of electric load from regional zero emissions sources by 2025	AQ-8.7	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from obtaining electricity load from regional zero emission sources by 2025.
Establish programs that comply with the South Coast Air Quality Management District (AQMD) and the City’s General Plan 2025 to increase the quality of air in Riverside.	AQ-8.14	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from establishing programs that comply with the South Coast Air Quality Management District (AQMD) and the City’s General Plan 2025 to increase the quality of air in Riverside.

Table 3.7-8. Northside Specific Plan Consistency with City of Riverside General Plan Policies

General Plan Policy	Policy Number	Northside Specific Plan Consistency
Aggressively support programs at the AQMD that reduce GHG and particulate matter generation in the Los Angeles and Orange County regions to improve air quality and reduce pollution in Riverside	AQ-8.15	Consistent. The Northside Specific Plan results in a net reduction of GHG emissions compared to the Baseline at year 2040 buildout.
Meet the environmentally sensitive goals of the General Plan 2025 specified in the Mitigation Monitoring Program of the Program Environmental Impact Report, and the Implementation Plan following the timelines set forth in each	AQ-8.24	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from meeting the environmentally sensitive goals of the General Plan 2025.
Implement a program to design, construct, or close at least one of the 26 railroad grade separations each year	AQ-8.31	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from implementing a program to design, construct, or close at least one of the 26 railroad grade separations each year.
Encourage the use of bicycles as an alternative form of transportation, not just recreation, by increasing the number of bike trails by 15 miles and bike lanes by 111 miles throughout the City before 2025	AQ-8.34	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas. The Northside Specific Plan is designed for residents and visitors to move about the community safely and efficiently via various modes of transportation. Bike lanes and sidewalks would be developed along community corridors to provide easy access to nearby parks, amenities, and the trail system. In addition, more Riverside Transportation Authority bus stops would be placed throughout the SPA to better connect the residential land uses to parks, schools, and employment areas. Overall, the proposed improvements to the transportation network would reduce reliance on personal vehicles to access amenities within the SPA and strengthen the connection to the regional transit system, thus reducing mobile source emissions.
Promote and encourage the use of alternative methods of transportation throughout the community by providing programs to City employees that can be duplicated in local businesses.	AQ-8.36	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas. The mobility plan would increase opportunities for multi-modal transportation within the SPA and connectivity to adjacent neighborhoods, thus reducing dependence on private vehicles and reducing carbon emissions associated with mobile sources.
Implement water efficiency, conservation, and education programs to reduce the City's per capita potable water usage by 15% by 2025	AQ-8.42	<i>Consistent.</i> Projects implemented in accordance with the Northside Specific Plan will meet CalGreen standards applicable at the time of construction including building water consumption standards.

Table 3.7-9. Northside Specific Plan Consistency with City of Colton General Plan Policies

General Plan Policy	Policy Number	Northside Specific Plan Consistency
Manage growth by insuring the timely provision of infrastructure to serve new development	4.1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from managing grow growth by insuring the timely provision of infrastructure to serve new development.
Improve the balance between jobs and housing in order to create a more efficient urban form	4.2	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.
Reduce energy consumption through conservation improvements and requirements	6.1	<i>Consistent.</i> Projects implemented in accordance of the Northside Specific Plan will comply with State Title 24 energy efficiency requirements on new residential buildings and new commercial buildings.
Reduce water heating emissions resulting from swimming pool heaters and residential and commercial water heaters	6.2	
Recycle wastes	6.3	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from implementing provisions of AB 939 and adopt incentives, regulations and procedures to specify local recycling requirements. Projects implemented in accordance of the Northside Specific Plan will comply applicable City recycling requirements.

Table 3.7-10. Northside Specific Plan Consistency with County of Riverside General Plan Policies

General Plan Policy	Policy Number	Northside Specific Plan Consistency
Reduce vehicle miles traveled (VMT) by requiring expanded multi-modal facilities and services that provide transportation alternatives, such as transit, bicycle and pedestrian modes. Improve connectivity of the multi-modal facilities by providing linkages between various uses in the developments	AQ 20.1	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas. The Northside Specific Plan is designed for residents and visitors to move about the community safely and efficiently via various modes of transportation. Bike lanes and sidewalks would be developed along community corridors to provide easy access to nearby parks, amenities, and the trail system. In addition, more Riverside Transportation Authority bus stops would be placed throughout the SPA to better connect the residential land uses to parks, schools, and employment areas. Overall, the proposed improvements to the transportation network would reduce reliance on personal vehicles to access amenities within the SPA and strengthen the connection to the regional transit system, thus reducing VMT and GHG emissions.



Table 3.7-10. Northside Specific Plan Consistency with County of Riverside General Plan Policies

General Plan Policy	Policy Number	Northside Specific Plan Consistency
Reduce VMT by facilitating an increase in transit options	AQ 20.2	<i>Consistent. See response to AQ 20.1</i>
Reduce VMT and GHG emissions by improving circulation network efficiency	AQ 20.3	<i>Consistent. See response to AQ 20.1</i>
Reduce VMT and traffic through programs that increase carpooling and public transit use, decrease trips and commute times, and increase use of alternative-fuel vehicles	AQ 20.4	<i>Consistent. See response to AQ 20.1</i>
Reduce emissions from standard gasoline vehicles, through VMT, by requiring all new residential units to install circuits and provide capacity for electric vehicle charging stations	AQ 20.5	<i>Consistent. Project implemented in accordance with the Northside Specific Plan will meet the applicable CalGreen standards for EV charging</i>
Reduce emissions from commercial vehicles, through VMT, by requiring all new commercial buildings, in excess of 162,000 square feet, to install circuits and provide capacity for electric vehicle charging stations	AQ 20.6	<i>Consistent. Non-residential projects implemented in accordance with the Northside Specific Plan will meet the applicable CalGreen standards for EV charging.</i>
Reduce VMT through increased densities in urban centers and encouraging emphasis on mixed use to provide residential, commercial and employment opportunities in closer proximity to each other. Such measures will also support achieving the appropriate jobs-housing balance within the communities	AQ 20.7	<i>Consistent. As discussed in Section 2.0 one of the Northside Specific Plan goals is to develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.</i>
Reduce VMT by increasing options for non-vehicular access through urban design principles that promote higher residential densities with easily accessible parks and recreation opportunities nearby	AQ 20.8	<i>Consistent. As discussed in Section 2.0 one of the Northside Specific Plan goals is to develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses. The Northside Specific Plan includes approximately 233 acres of parkland, including a community park, potential for redevelopment of the Ab Brown Sports Complex, a network of trails, and restoration of the Springbrook Arroyo.</i>
Reduce urban sprawl in order to minimize energy costs associated with infrastructure construction and transmission to distant locations, and to maximize protection of open space	AQ 20.9	<i>Consistent. As discussed in Section 2.0 one of the Northside Specific Plan goals is to develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.</i>

Table 3.7-10. Northside Specific Plan Consistency with County of Riverside General Plan Policies

General Plan Policy	Policy Number	Northside Specific Plan Consistency
Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design	AQ 20.10	<i>Consistent.</i> Residential projects implemented in accordance with the Northside Specific Plan will be required to meet applicable requirements for roof top solar as mandated by the Home Solar Mandate, starting in year 2020.
Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment	AQ 20.11	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses. This integration of mix of land uses allows for efficient use of utilities including water, electricity and natural gas. Efficient mechanical systems and equipment would result from meeting CalGreen building standards.
Support programs to assist in the energy-efficient retrofitting of older affordable housing units to improve their energy efficiency, particularly residential units built prior to 1978 when CCR Title 24 energy efficiency requirements went into effect	AQ 20.12	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from supporting programs to assist in the energy-efficient retrofitting of older affordable housing units
Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities	AQ 20.13	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from supporting programs to reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses and to encourage increased efficiency of water use for agricultural activities
Reduce the amount of water used for landscaping irrigation through implementation of County Ordinance 859 and increase use of non-potable water	AQ 20.14	<i>Consistent.</i> Projects implemented in accordance with the Northside Specific Plan will meet the landscaping irrigation requirements of Count Ordinance 859
Decrease energy costs associated with treatment of urban runoff water through greater use of bioswales and other biological systems	AQ 20.15	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from decreasing energy costs associated with treatment of urban runoff water through greater use of bioswales and other biological systems
Preserve and promote forest lands and other suitable natural and artificial vegetation areas to maintain and increase the carbon sequestration capacity of such areas within the County. Artificial vegetation could include urban forestry and reforestation, development of parks and recreation areas, and preserving unique farmlands that provide additional carbon sequestration potential	AQ 20.16	<i>Consistent.</i> The Northside Specific Plan includes approximately 233 acres of parkland, including a community park, potential for redevelopment of the Ab Brown Sports Complex, a network of trails, and restoration of the Springbrook Arroyo

Table 3.7-10. Northside Specific Plan Consistency with County of Riverside General Plan Policies

General Plan Policy	Policy Number	Northside Specific Plan Consistency
Protect vegetation from increased fire risks associated with drought conditions to ensure biological carbon remains sequestered in vegetation and not released to the atmosphere through wildfires	AQ 20.17	<i>Consistent.</i> The Northside Specific Plan would incorporate fire safety features in compliance with 2016 California Fire Code Standards (CM-WDF-3), and all on-site roadways would be designed in compliance with the City of Riverside Fire Code, City of Colton Fire Code, and County of Riverside Uniform Fire Code (CM WDF-2a and CM WDF-2c) to safeguard the community from threat of fire hazards. In addition, proposed development projects within Pellissier Ranch must comply with applicable Mitigation Actions included in Table 6-2 of the City of Colton Local Hazard Mitigation Plan (CM-WDF-1b).
Encourage the installation of solar panels and other energy efficient improvements and facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.	AQ 20.18	<i>Consistent.</i> See response to Policy AQ 20.10
Facilitate development and siting of renewable energy facilities and transmission lines in appropriate locations	AQ 20.19	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from development and siting of renewable energy facilities and transmission lines in appropriate locations
Reduce the amount of solid waste generation by increasing solid waste recycle, maximizing waste diversion, and composting for residential and commercial generators. Reduction in decomposable organic solid waste will reduce the methane emissions at County landfills	AQ 20.20	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from reducing the amount of solid waste generation by increasing solid waste recycle, maximizing waste diversion, and composting for residential and commercial generators.

Table 3.7-11. Northside Specific Plan Consistency with City of Riverside Climate Action Plan

RRG-CAP Measure	Measure Number	Northside Specific Plan Consistency
Traffic and Street Lights	E-1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from replacing traffic and street lights with high efficiency bulbs.
Shade Trees	E-2	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from planting trees at new residential development to reduce the urban heat island effect.
Local Utility Programs – Electricity	E-3	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from providing financial incentives for energy efficient, renewable energy and water conservation.
Renewable Energy Production on Public Property	E-4	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from Large scale renewable energy installation on publicly owned property and in public rights of way.

Table 3.7-11. Northside Specific Plan Consistency with City of Riverside Climate Action Plan

RRG-CAP Measure	Measure Number	Northside Specific Plan Consistency
UCR Carbon Neutrality	E-5	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from collaborating with UCR to achieve a carbon neutral campus.
RPU Technology Grants	E-6	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from RPU grant programs to foster research, development and demonstration of innovative solutions to energy problems
Bicycle Infrastructure Improvements	T-1	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas. The Northside Specific Plan is designed for residents and visitors to move about the community safely and efficiently via various modes of transportation. Bike lanes and sidewalks would be developed along community corridors to provide easy access to nearby parks, amenities, and the trail system. In addition, more Riverside Transportation Authority bus stops would be placed throughout the SPA to better connect the residential land uses to parks, schools, and employment areas. Overall, the proposed improvements to the transportation network would reduce reliance on personal vehicles to access amenities within the SPA and strengthen the connection to the regional transit system, thus reducing mobile source emissions.
Bicycle Parking	T-2	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas. See also Bicycle Infrastructure Improvements consistency.
End of Trip Facilities	T-3	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas. The mobility plan would increase opportunities for multi-modal transportation within the SPA and connectivity to adjacent neighborhoods, thus reducing dependence on private vehicles and reducing carbon emissions associated with mobile sources).
Promotional Transportation Demand Management	T-4	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from encouraging Transportation Demand Management strategies.
Traffic Signal Coordination	T-5	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from incorporating technology to synchronize and coordinate traffic signals along local arterials.

Table 3.7-11. Northside Specific Plan Consistency with City of Riverside Climate Action Plan

RRG-CAP Measure	Measure Number	Northside Specific Plan Consistency
Density	T-6	<i>Consistent.</i> 1. As discussed in Section 2.0 one of the Northside Specific Plan goals is to develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.
Mixed-Use Development	T-7	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.
Pedestrian-Only Areas	T-8	<i>Consistent.</i> 1. As discussed in Section 2.0 one of the Northside Specific Plan goals is to improve the quality of life for residents, including through creating a sense of place, community based projects, revitalization of Ab Brown Sports Complex and redevelopment of the former Riverside Golf Course as a multi-use recreation space that includes cross country. The Northside Specific Plan includes approximately 233 acres of parkland, including a community park, potential for redevelopment of the Ab Brown Sports Complex, a network of trails, and restoration of the Springbrook Arroyo.
Limit Parking Requirements for New Development	T-9	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from reducing requirements for vehicle parking in new development projects.
High Frequency Transit Service	T-10	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from implementing bus rapid transit service in the subregion to provide alternative transportation options.
Voluntary Transportation Demand Management	T-11	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from encouraging employers to create TDM programs for their employers
Accelerated Bike Plan Implementation	T-12	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from accelerating the implementation of all or specified components of a jurisdiction's adopted bike plan. See also response to Measure T-1 through T-3.
Fixed Guideway Transit	T-13	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from completing a feasibility study and by 2025 Introduce a fixed route transit service in the jurisdiction. The Northside Specific Plan identifies a transit connector to Downtown Riverside, which could include a fixed guideway.

Table 3.7-11. Northside Specific Plan Consistency with City of Riverside Climate Action Plan

RRG-CAP Measure	Measure Number	Northside Specific Plan Consistency
Neighborhood Electric Vehicle Programs	T-14	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from Implementing development requirements to accommodate Neighborhood Electric Vehicles and supporting infrastructure.
Subsidize Transit	T-15	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from Increasing access to transit by providing free or reduced passes.
Bike Share Program	T-16	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from creating nodes offering bike sharing at key locations throughout the City.
Car Share Program	T-17	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from offering Riverside residents the opportunity to use car sharing to satisfy short-term mobility needs.
SB-743-Alternative to LOS	T-18	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from Using SB 743 to incentivize development in the downtown and other areas served by transit
Alternative Fuel & Vehicle Technology and Infrastructure	T-19	<i>Consistent.</i> The Northside Specific Plan would not prevent the City from promoting the use of alternative fueled vehicles such as those powered by electric, natural gas, biodiesel, and fuel cells by Riverside residents and workers. Projects completed in accordance with the Northside Specific Plan would meet Title 24 CalGreen Building standards for electric vehicles.
Eco-Corridor / Green Enterprise Zone	T-20	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from creating a geographically defined area(s) featuring best practices in sustainable urban design and green building focused on supporting both clean-tech and green businesses.
Water Conservation and Efficiency	W-1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from reducing per capita water use by 20% by 2020.
Yard Waste Collection	SW-1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from providing green waste collection bins community-wide.
Food Scrap and Compostable Paper Diversion	SW-2	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from diverting food and paper waste from landfills by implementing commercial and residential collection program.
Local Food and Agriculture	A-1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from promoting local food and agricultural programs.
Urban Forest	A-2	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from augmenting City's Urban and Community Forest Program to include an Urban Forest Management Plan.

Table 3.7-12. Northside Specific Plan Consistency with City of Colton Climate Action Plan

CAP Measure	Measure Number	Northside Specific Plan Consistency
Energy Efficiency Incentives and Programs to Promote Energy Efficiency for Existing Buildings	Energy 1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from promoting energy efficiency in existing residential buildings and non-residential buildings, and remove funding barriers to energy-efficiency improvements.
Outdoor Lighting Upgrades for Existing Development	Energy 2	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from adopting outdoor lighting standards in the zoning ordinance to reduce electricity consumption above and beyond the requirements of AB 1109.
Solar Installations in New Housing Developments	Energy 4	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from establishing a goal for solar installations on new homes to be achieved before 2020 (CAPCOA 2009, 2010).
Solar Installations for Existing Commercial/Industrial Buildings	Energy 8	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from establishing a goal for solar installations on existing commercial/industrial buildings to be achieved before 2020 (CAPCOA 2009, 2010).
Improve Transit Travel Time and Connectivity (Regional)	On Road 1.1	<i>Consistent.</i> The mobility plan would increase opportunities for multi-modal transportation within the SPA and connectivity to adjacent neighborhoods, thus reducing dependence on private vehicles and reducing carbon emissions associated with mobile sources.
Other Transit Improvements (Regional)	On Road 1.2	
Public Transit Funding (Regional)	On Road 1.3	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from implementing public transit funding.
Adopt Land Use Patterns to Favor Transit-Oriented Development (Local Regional)	On Road 1.4	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.
Nonmotorized Zones (Local)	On Road 1.5	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to improve the quality of life for residents, including through creating a sense of place, community based projects, revitalization of Ab Brown Sports Complex and redevelopment of the former Riverside Golf Course as a multi-use recreation space that includes cross country. The Northside Specific Plan includes approximately 233 acres of parkland, including a community park, potential for redevelopment of the Ab Brown Sports Complex, a network of trails, and restoration of the Springbrook Arroyo.

Table 3.7-12. Northside Specific Plan Consistency with City of Colton Climate Action Plan

CAP Measure	Measure Number	Northside Specific Plan Consistency
Traffic Calming (Local)	On Road 1.6	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas. The Northside Specific Plan is designed for residents and visitors to move about the community safely and efficiently via various modes of transportation. Bike lanes and sidewalks would be developed along community corridors to provide easy access to nearby parks, amenities, and the trail system. In addition, more Riverside Transportation Authority bus stops would be placed throughout the SPA to better connect the residential land uses to parks, schools, and employment areas. Overall, the proposed improvements to the transportation network would reduce reliance on personal vehicles to access amenities within the SPA and strengthen the connection to the regional transit system, thus reducing mobile source emissions.
Traffic Signal Synchronization (Local)	On Road 1.7	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from Improving travel speed by enhanced signal synchronization.
Parking Policy (Local)	On Road 1.8	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from designating a percentage of downtown parking spaces for ride-sharing vehicles, while reducing the available downtown parking spaces for private vehicles (CAPCOA 2009, 2010).
Trip Reduction Ordinance (Local)	On Road 1.9	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from Implementing a voluntary trip reduction ordinance that promotes the preparation and implementation of a trip reduction plan (TRP).
Employer Provided Fringe Benefits (Local)	On Road 1.10	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from encouraging use of telecommuting and alternative work schedules for employees. Encourage other employer benefits to reduce VMT, including a Guaranteed Ride Home Program.
Pedestrian Bicycle Lanes (Local/Regional)	On Road 1.11	<i>Consistent.</i> See response to On Road 1.12.
Pedestrian and Bicycle Network Improvements (Local/Regional)	On Road 1.12	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas. The Northside Specific Plan is designed for residents and visitors to move about the community safely and efficiently via various modes of transportation. Bike lanes and



Table 3.7-12. Northside Specific Plan Consistency with City of Colton Climate Action Plan

CAP Measure	Measure Number	Northside Specific Plan Consistency
		sidewalks would be developed along community corridors to provide easy access to nearby parks, amenities, and the trail system. In addition, more Riverside Transportation Authority bus stops would be placed throughout the SPA to better connect the residential land uses to parks, schools, and employment areas. Overall, the proposed improvements to the transportation network would reduce reliance on personal vehicles to access amenities within the SPA and strengthen the connection to the regional transit system, thus reducing mobile source emissions.
Alternative Fuel Infrastructure (Local/Regional)	On Road 1.13	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from promoting the necessary facilities and infrastructure to encourage the use of privately owned low- or zero-emission vehicles such as electric vehicle charging facilities and conveniently locate alternative fueling stations. Convert public transit, street sweeping, and refuse fleets to alternative fuels and provide supporting infrastructure.
School Programs and Outreach (Local)	On Road 1.14	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from collaborating with local public schools districts to expand school bus services and routes. Encourage ridesharing programs in private schools to match parents by geographical location for student transport.
“Smart Bus” Technologies (Regional)	On Road 2	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from collaborating with Omnitrans to implement “Smart Bus” technology, global positioning system (GPS), and electronic displays at all transit stops by 2020 to provide customers with “real-time” arrival and departure time information (CAPCOA 2009).
Electric-Powered Construction Equipment	Off Road Equipment 1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from establishing a goal such that a percentage of construction equipment utilizes electric equipment (CAPCOA 2010). Potential goals might be to require 5% to 25% of equipment on annual projects occurring within the cities to be electrically-powered. Projects implemented under the Northside Specific Plan will meet all electric-powered construction equipment requirements as applicable at the time of construction.
Idling Ordinance	Off Road Equipment 2	<i>Consistent.</i> The Northside Specific Plan would not prevent the City from adopting an ordinance that limits idling time for heavy-duty construction equipment beyond CARB or local air district regulations and if not already required as part of

Table 3.7-12. Northside Specific Plan Consistency with City of Colton Climate Action Plan

CAP Measure	Measure Number	Northside Specific Plan Consistency
		CEQA mitigation. Recommended idling limit is 3 minutes (CAPCOA 2010). As part of permitting requirements or city contracts, encourage contractors to submit a construction vehicle management plan that includes such things as idling time requirements; requiring hour meters on equipment; and documenting the serial number, horsepower, age, and fuel of all onsite equipment. California state law currently requires all off-road equipment fleets to limit idling to no more than 5 minutes. As described in MM-AQ-1. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions. However, projects implemented under the Northside Specific Plan will meet all construction equipment requirements as applicable at the time of construction.
Electric Landscaping Equipment	Off Road Equipment 3	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from adopting an ordinance that reduces gasoline-powered landscaping equipment use and/or reduces the number and operating time of such equipment. Require 75% of the cities' landscaping equipment be electric by 2020 and 100% by 2030 (CAPCOA 2010).
Tree Planting Programs	Land Use 1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from establishing a citywide tree planting goal or tree preservation goal. Possible implementation mechanisms might include a requirement to account for trees removed and planted as part of new construction and/or establishing a goal and funding source for new trees planted on City property.
Increased Waste Diversion	Waste 1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from exceeding the waste diversion goal (50%) recommended by Assembly Bill 939 and CALGreen by adopting citywide waste goals of at least 75% of waste diversion (CAPCOA 2010).
Methane Recovery	Waste Water 1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from working with the IEUA or other local wastewater treatment providers (small or large to identify funding and cooperating agencies for establishing methane recovery systems at all WWTPs that service San Bernardino Partnership cities residents by 2020, as appropriate

Table 3.7-12. Northside Specific Plan Consistency with City of Colton Climate Action Plan

CAP Measure	Measure Number	Northside Specific Plan Consistency
Require Adoption of the Voluntary CALGreen Water Efficiency Measures for New Construction	Water 1	<i>Consistent.</i> Project developed in accordance with the Northside Specific Plan will meet applicable CALGreen Standards for water efficiency measures for new construction.
Encourage Water-Efficient Landscaping Practices	Water 3	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from encouraging water-efficient landscaping practices. Adopt a landscaping water conservation ordinance that exceeds the requirements in the Model Landscape Ordinance (AN1881).
Senate Bill X7-7 The Water Conservation Act of 2009	Water 4	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the City from increasing conservation to achieve a statewide goal of a 20% reduction in urban per capita use by December 31, 2020 (referred to as the “20X2020 goal”).
GHG Performance Standard for New Development	PS-1	<i>Consistent.</i> The City will adopt a GHG Performance Standard for New Development, requiring a 25 percent reduction in new development emissions within the cities. As described in Section 3.7, the Northside Specific Plan results in a net reduction of GHG emissions compared to the Baseline Buildout in 2040. Individual projects implemented under the Northside Specific Plan may vary as identified in PS-1.

Table 3.7-13. Specific Plan Consistency with County of Riverside Climate Action Plan

CAP Measure	Measure Number	Specific Plan Consistency
Alternative Transportation Options	R2-T1	<i>Consistent.</i> As discussed in Section 2.0 one of the Northside Specific Plan goals is to promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas. The Northside Specific Plan is designed for residents and visitors to move about the community safely and efficiently via various modes of transportation. Bike lanes and sidewalks would be developed along community corridors to provide easy access to nearby parks, amenities, and the trail system. In addition, more Riverside Transportation Authority bus stops would be placed throughout the SPA to better connect the residential land uses to parks, schools, and employment areas. Overall, the proposed improvements to the transportation network would reduce reliance on personal vehicles to access

Table 3.7-13. Specific Plan Consistency with County of Riverside Climate Action Plan

CAP Measure	Measure Number	Specific Plan Consistency
		amenities within the SPA and strengthen the connection to the regional transit system, thus reducing mobile source emissions.
Adopt and Implement a Bicycle Master Plan to Expand Bike Routes around the County Bicycle-friendly roads are crucial to promoting bicycle use as a transportation method. People tend to bicycle if routes are available to separate them from motor vehicles and bicyclists' safety can be ensured	R2-T2	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from adopting and Implement a Bicycle Master Plan to Expand Bike Routes around the County. See also response to Measure R2-T1.
Ride-Sharing and Bike-to-Work Programs	R2-T3	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from promoting ride-sharing and facilitate air district incentives for ride-sharing or for providing reserved preferential parking spaces for ride-sharing, carpooling, and ultra-low- or zero-emission vehicles. Furthermore, the Northside Specific Plan would not prevent the County from zoning code updates that requires businesses of a certain size to provide facilities such as bicycle racks.
Electrify the Fleet Hybrid electric vehicles, plug-in hybrid electric vehicles, and EVs produce lower emissions than conventional vehicles.	R2-T4	<i>Consistent.</i> Project developed in accordance with the Northside Specific Plan will meet applicable Title 24 Standards for e-chargers.
California Building Code Title 24 California's building efficiency standards are updated regularly to incorporate new energy efficiency technologies	R1-EE1	<i>Consistent.</i> Project developed in accordance with the Northside Specific Plan will meet applicable Title 24 Standards for California's building efficiency standards at the time of construction.
Energy Efficiency Training, Education, and Recognition in the Residential Sector Opportunities for residents to improve energy efficiency in their homes include changes to their behaviors and physical modifications or improvements to their homes	R2-EE1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from educating the community members about behavioral and technological changes that can increase energy efficiency.
Increase Community Participation in Existing Energy-Efficiency Programs	R2-EE2	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from partnering with the Southern California Association of Governments (SCAG), Western Riverside Council of Governments (WRCOG), SCE, and SoCalGas for outreach events, such as annual energy-efficiency fair.
Home Energy Evaluations	R2-EE3	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from promoting SCE energy audits program for residents within the SCE service area and the Home Energy Saver Do It Yourself online energy audits for the IID service area.

Table 3.7-13. Specific Plan Consistency with County of Riverside Climate Action Plan

CAP Measure	Measure Number	Specific Plan Consistency
Residential Home Energy Renovations	R2-EE4	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from promoting existing home energy-renovation programs and promoting financing programs for home upgrades.
Exceed Energy Efficiency Standards in New Residential Units	R2-EE5	<i>Consistent.</i> Project implemented in accordance of the Northside Specific Plan will comply with State Title 24 energy efficiency requirements on new residential buildings, such as zero net energy homes that require all new residential construction projects to achieve zero net-energy use by 2020.
Energy Efficiency Training, Education and Recognition in the Commercial Sector	R2-EE6	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from energy efficiency training, education and recognition in the commercial sector.
Increase Business Participation in Existing Energy Efficiency Programs	R2-EE7	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from partnering with SCAG, WRCOG, SCE, and SoCalGas for outreach events.
Non-Residential Building Energy Audits	R2-EE8	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from promoting the SCE energy audit program for residents within the SCE service area and the Home Energy Saver Do It Yourself online energy audits for the IID service area.
Non-Residential Building Retrofits	R2-EE9	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from promoting existing non-residential building retrofits programs.
Energy Efficiency Enhancement of Existing and New Infrastructure	R2-EE10	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from retrofitting existing traffic signals with high-efficiency Light Emitting diodes (LEDs) and use of high-efficiency LEDs for all new traffic signals.
Exceed Energy Efficiency Standards in New Commercial Units	R2-EE11	<i>Consistent.</i> Projects implemented in accordance of the Northside Specific Plan will comply with State Title 24 energy efficiency requirements on new commercial units.
Renewable Portfolio Standard Senate Bills (SBs) 1075 (2002) and 107 (2006) created the State's Renewable Portfolio Standard (RPS), and SB 100 (2018) further requires the energy providers to derive 33 percent, 60 percent, and 100 percent of electricity from qualified renewable sources by 2020, 2030, and 2045, respectively	R1-CE1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from acquiring energy consistent with the RPS.

Table 3.7-13. Specific Plan Consistency with County of Riverside Climate Action Plan

CAP Measure	Measure Number	Specific Plan Consistency
Clean Energy Clean energy includes energy efficiency and clean energy supply options such as highly efficient combined heat and power as well as renewable energy sources.	R2-CE1	<i>Consistent.</i> Projects implemented in accordance of the Northside Specific Plan will comply the solar panel installation requirements applicable at the time of construction.
Community Choice Aggregation Program Assembly Bill 117, which was signed into law in 2002, allows California cities and counties to either individually or collectively supply electricity to customers within their borders through the establishment of a Community Choice Aggregation (CCA) program	R2-CE2	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from evaluating the potential for implementing a CCA program to meet GHG reduction targets.
Tree Planting for Shading and Energy Saving	R2-L1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from working with the community to support nonprofit tree-planting groups within the County consisting of volunteers to plant and care for trees correctly and safely and develop and promote a County tree-planting program for new development at plan check.
Light Reflecting Surfaces for Energy Saving	R2-L2	<i>Consistent.</i> Projects implemented in accordance of the Northside Specific Plan will comply with State Title 24 requirements cool roofs and cool pavements at the time of construction.
Renewable Portfolio Standard Related to Water Supply and Conveyance	R1-W1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from increasing electricity production from eligible renewable power sources to 33 percent by 2020, 60 percent by 2030, and 100 percent by 2045.
Water Efficiency through Enhanced Implementation of Senate Bill X7-7 SB X7-7, or The Water Conservation Act of 2009, requires all water suppliers to increase water use efficiency.	R2-W1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from providing general water efficiency information and links to water district conservation webpages on the County's website and implementing the low-irrigation landscaping requirements.
Exceed Water Efficiency Standards	R2-W2	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from Support water districts in direct outreach to homeowner associations, businesses, and other community groups to inform them on water efficiency standards. Promoting recycled or grey water for community uses such as residential landscaping. Promoting rainwater harvesting rebates and demonstrations.

Table 3.7-13. Specific Plan Consistency with County of Riverside Climate Action Plan

CAP Measure	Measure Number	Specific Plan Consistency
Reduce Waste to Landfills	R2-S1	<i>Not Applicable.</i> The Northside Specific Plan would not prevent the County from outreach to the community to promote waste recycling and diversion. Add additional recycling containers in public places. Comply with Statewide waste reduction, recycling, and composting requirements. Promote community clean-up days by providing commercial containers for trash and recycling.

Based on the analysis in Table 3.7-8 through 3.7-13, the Northside Specific Plan would be consistent with the applicable policies and measures of the City of Riverside, City of Colton and County of Riverside General Plans and CAPs.

As discussed in Section 3.7.4, total net Specific Plan emissions (after subtracting emissions associated with the existing land uses), including operation and amortized construction, would be approximately -27,866 MT CO<sub>2</sub>e per year. This negative value represents a net reduction of CO<sub>2</sub>e from the baseline emissions. As such, the Northside Specific Plan (without mitigation) would not generate GHG emissions that would interfere with the implementation of GHG reduction goals for 2030 and 2050. In addition, the Northside Specific Plan would be consistent with all strategies contained in the SCAG 2016 RTP/SCS; and it would be consistent with the general plans and CAPs all three jurisdictions. The Northside Specific Plan is subject to statewide mandatory energy requirements as outlined in Title 24, Part 6, of the California Code of Regulations. Title 24, Part 11, contains additional energy measures that are applicable to the Northside Specific Plan under CALGreen. These energy measures have the co-benefit of GHG emission reductions. Prior to Specific Plan approval, the applicant would ensure that the Northside Specific Plan would meet Title 24 requirements applicable at that time, as required by state regulations through the plan review process (CM-AQ-3). Therefore, the Northside Specific Plan would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions, and as such, impacts would be **less than significant**.

### 3.7.5 Mitigation Measures

Impacts relating to GHG emissions would be less than significant and no mitigation would be necessary.

### 3.7.6 Level of Significance After Mitigation

Impacts related to GHG emissions would be less than significant, and no mitigation is required.

## 3.8 Hazards and Hazardous Materials

This section describes the existing hazardous materials conditions of the project area and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed project. Information utilized for this section includes the project-specific Northside Specific Plan Baseline Opportunities & Constraints Analysis (Appendix B), as well as publicly available database searches and documents that are cited within the text below.

### 3.8.1 Existing Conditions

The 1,700-acre Northside Specific Plan Area (SPA) is located within the jurisdictional boundaries of the City of Riverside (City), the City of Colton, and the County of Riverside (County). In summary, the existing land uses include a mix of residential, commercial, office, business/office park, light industrial, and recreational uses. These existing uses include routine transport, use, and disposal of hazardous materials in accordance with regulations (see Section 3.8.2 below).

#### **Schools**

Currently, there are two schools located within the SPA: Patricia Beatty Elementary School, 4261 Latham Street, Riverside, California, located within Subarea 15, and Fremont Elementary School, 1925 Orange Street, Riverside, California, located within Subarea 14. The schools are shown on Figure 3.8-1, Site Hazards. Encore High School for the Arts, 3800 Main Street, Riverside, California, is located approximately 0.23 miles south of the southern boundary of the SPA. There are no other public schools located within 0.25 miles of the SPA boundary.

#### **Cortese List**

California Government Code Section 65962.5 requires that information regarding environmental impacts of hazardous substances and wastes be maintained and provided at least annually to the Secretary for Environmental Protection. Commonly referred to as the Cortese List, this information must include the following: sites impacted by hazardous wastes, public drinking water wells that contain detectable levels of contamination, underground storage tanks (USTs) with unauthorized releases, solid waste disposal facilities from which there is migration of hazardous wastes, and all cease and desist and cleanup and abatement orders. While the Cortese List is no longer maintained as a single list, the following databases provide information that meet the Cortese List requirements:

1. List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) Envirostor database (Health and Safety Code Sections 25220, 25242, 25356, and 116395)
2. List of Open Active Leaking Underground Storage Tank (LUST) Sites from the State Water Resources Control Board (SWRCB) GeoTracker database (Health and Safety Code Section 25295)
3. List of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit (Water Code Section 13273 subdivision (e) and California Code of Regulations Title 14 Section 18051))
4. List of “active” Cease and Desist Orders and Cleanup and Abatement Orders from the SWRCB (Water Code Sections 13301 and 13304)
5. List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC



Dudek conducted a search of the online databases that provide information on Cortese List sites within the SPA. Table 3.8-1 contains a summary of sites identified within the SPA that meet the Cortese List description. The sites are also shown on Figure 3.8-1.

**Table 3.8-1. Cortese List Sites within SPA**

Site Name and Address	SPA Subarea	Comments
Alark Hard Chrome 2775 Main Street	11	This 0.23-acre facility is a former industrial machining and electroplating facility which operated from 1971 to 1985, and is now a Federal Superfund Site. The primary contaminants of concern are hexavalent chromium in soil and groundwater, and trichloroethylene in groundwater and soil vapor (Amec 2016). Currently, site access is restricted and site characterization is still underway (EPA 2019).
Snyder Trust Property 2511 Northbend Street	12	The site is currently vacant, undeveloped land. Pesticides were applied to a former wooden fence that surrounded the western portion of the site, resulting in pesticide contamination in surface soils. Excavation in the area was conducted, but remaining contamination (chlordane, dieldrin, heptachlor epoxide, 4,4'-DDE, and 4,4'-DDT) necessitated a deed restriction for the site. The deed restriction and land use covenant (Covenant; County of Riverside 2007), prohibits the following uses: residential, hospital, public or private school, day care center, any permanently occupied human habitation other than commercial or industrial purposes, raising of livestock, drilling for drinking water. In addition, notice must be given to DTSC prior to any soil disturbance (as defined in 4.02(a) of the Covenant); a soil management plan must be prepared; and excavated soils must be properly managed.

The Colton Landfill lies approximately 0.68 miles north of the SPA. There are two Cease and Desist Orders/Cleanup Abatement Orders for the Colton Landfill, which were issued in July 1991 and April 1998, for violations of the waste discharge requirements. The Colton Landfill is a non-hazardous solid waste landfill. Quarterly monitoring is ongoing to meet compliance with the waste discharge requirements. The most recent monitoring report (Geosyntec 2019) indicates that volatile organic compounds were not detected in the downgradient monitoring well. It is not expected that the conditions at this site would impact the environmental conditions within the project area.

#### **Online Regulatory Records Search**

The following sites are LUST sites that have been closed by the overseeing regulatory agency. While these sites do not fall under the Cortese List requirement, they still affect the existing conditions because they were closed with contamination remaining in place. See Table 3.8-2 for details. Sites are also shown on Figure 3.8-1.

Table 3.8-2. Hazardous Material Sites within SPA

Site Name and Address	SPA Subarea	Comments
Form Print Company 2682 Market Street	11	This site had a leaking underground gasoline tank that was removed and contaminated soils were excavated in 1992. Groundwater contamination was identified and monitored from 1996 until 2000. One monitoring well continued to show gasoline contamination in groundwater, but other wells did not show evidence of contamination. The site received closure with contamination left in place (277 micrograms per liter [µg/L] gasoline, 195 µg/L benzene, 37.6 µg/L xylene, and 102 µg/L methyl tert-butyl ether) (County of Riverside 2000).
Sea Mor Food Company 2586 Main Street	11	This site had a leaking underground petroleum tank that was removed in 1997. The site underwent soil vapor extraction to remove residual petroleum hydrocarbons. Residual petroleum hydrocarbons remain in the soil and soil vapor; however, the SWRCB determined that soil vapor concentrations do not appear to be a threat to human health, and the residual soil concentrations will likely continue to degrade. Due to the fact that the site was an orphan site (no fiscally responsible owner), the LUST file was closed with remaining recoverable petroleum hydrocarbons in the soil (RWQCB 2011).
G W Singletary Property (aka former Texaco Service Station) 1115 West La Cadena Avenue	10	This is currently an inactive gasoline station, which was closed in 1997. From 2010 to 2013 the site underwent soil vapor extraction and air sparging to remove gasoline contamination. In 2014, closure of the site was requested under the “Low Threat Closure Policy” criteria. While the SWRCB staff determined that additional remediation could occur, the site was granted closure because it met Low Threat Closure Policy criteria (RWQCB 2014).
E-Z Serve No. 100785 350 Stephens Avenue	10	This is an active gasoline service station. A LUST case was closed in 2009 under the Low Threat Closure Policy, allowing groundwater contamination to remain in place (RWQCB 2009).
Amerigas Propane 333 W La Cadena Drive	10	Four LUSTs were decommissioned in 1996. Vapor extraction and groundwater monitoring was conducted on the site from 1999 through 2003. The regulatory agency granted site closure in 2004 (RWQCB 2004).
Niagra Drinking Water 4223 Fairgrounds Street	15	One 10,000-gallon gasoline UST was removed in 1999. Contaminated soils and groundwater were identified, but no active remedial efforts took place. Groundwater monitoring did not reveal ongoing contamination, and the site received closure in 2002 (RWQCB 2002).
Greenwaste – Inland Empire Com S. Old Pellisier Road	1	This is a former solid waste facility with limited available information. The site is now closed, and the land is vacant. Little information is available on the environmental condition of the property and former activities of the solid waste facility; therefore there is a potential for soil, groundwater, and soil vapor contamination at the site.

In addition to the Cortese List databases, Dudek consulted available online databases that provide environmental information on facilities and sites in the State of California. These databases include the California Environmental Protection Agency (CalEPA) Regulated Site Portal; National Pipeline Mapping System; and California Geologic Energy Management Division (CalGEM) online well finder.

**CalEPA Site Portal:** Multiple sites were identified on the CalEPA Site Portal. In general, these listings are related to tracking and permitting the use, storage, and disposal of hazardous materials. The listings are for administrative and permitting purposes and do not necessarily indicate a release of hazardous materials to the environment. Hazardous materials release sites identified were also identified on the GeoTracker or EnviroStor databases, and are discussed in the sections above. The sites identified on the CalEPA Site Portal are generally located within subareas that are currently zoned commercial, industrial, or mixed use.

**National Pipeline Mapping System:** Approximately 2.3 miles of an 11.11-mile-long petroleum product (non-high volatile liquid) pipeline crosses through the northern portion of the SPA, generally following the northern boundary of the SPA (see Figure 3.8-1). The active pipeline is owned by SFPP LP.

**CalGEM:** No oil and gas well were identified on CalGEM on or within 1 mile of the SPA.

### ***Hazardous Building Materials***

The U.S. Consumer Product Safety Commission banned the use of asbestos in wall and joint compounds in 1977. The U.S. Environmental Protection Agency (EPA) released a partial ban on asbestos-containing materials (ACM) in 1989, but a full ban on the use and marketing of ACM did not occur until April 2019. Federal lead-based paint reduction laws were enacted in the 1970s. Therefore, buildings within the SPA that were constructed prior to the 1980s may contain hazardous building materials, such as lead-based paint and asbestos.

### ***Historic Agricultural Use***

The Pellissier Ranch is located in the northern portion of the SPA within the City of Colton, in Specific Plan Subareas 1 and 2. Based on a review of historic aerial photographs (NETROnline 2019), agricultural use was ongoing from at least the 1940s until approximately the 1990s. As with any agricultural property, there is a potential for pesticide residues, including chlorinated compounds and metals, to remain in soil.

### ***Wildfire Hazards***

The northern portion of the SPA, which lies within the City of Colton and San Bernardino County, is located within multiple Fire Hazards Severity Zones (FHSZ) (CAL FIRE 2019). The majority of this area is located within a Moderate FHSZ; however the southeastern corner along Pellissier Road and Old Pellissier Road are designated Very High and High FHSZ. The area surrounding the intersection of S. Riverside Avenue, Key Street, and Pellissier Road is designated Urban Unzoned and is not in a FHSZ. The Very High FHSZ extends northeast beyond the SPA, encompassing most of the area between La Cadena Drive and the Santa Ana River. The SPA located within these FHSZ falls within the Local Responsibility Area, which is under the jurisdiction of the City of Colton. Additional information regarding wildfire hazards is provided in Section 3.18 of this environmental impact report.

### ***Airports***

The Flabob Airport at 4130 Mannes Avenue, is located 1.59 miles southwest of the SPA in Riverside, California. According to the Airport Land Use Compatibility Plan for Riverside County (County of Riverside 2004), the airport influence area for the Flabob Airport approaches the SPA from the south, but does not cross into the SPA.

The March Air Reserve Base is located approximately 7.5 miles southeast of the SPA. According to the March Air Reserve Base/Inland Port Airport Joint Land Use Study (Mead & Hunt 2010) the Military Outer Horizontal Surface Airspace Protection Zone crosses into the southeastern portion of the SPA, near the intersection of Interstate 215 and Highway 91. This outer protection zone is intended to identify areas for airspace protection, and aircraft may pass over these areas when flying to and from the airport. Airspace protection requirements for military installations differ from those for civilian facilities, and are defined in Part 77 of the Federal Aviation Regulations. In addition, the area within the SPA east of I-215 is within the Airport Influence Area and within Zone E. There are no residential density limits in this area, but there are limits on potential flight hazards (such as very tall structures and uses that attract birds) and Real Estate Disclosure requirements.

There are no other airports within 2 miles of the SPA, and the SPA does not fall within the boundaries of any other airport land use areas.

### 3.8.2 Relevant Plans, Policies, and Ordinances

Several federal, state, and local plans, policies, and regulations control the storage, use, handling, disposal, and transport of hazardous materials and waste in order to protect public health and the environment. Additional regulations exist to protect workers on the job, and still others serve to formulate emergency and evacuation procedures. The regulations applicable to the proposed project are discussed in this section.

#### Federal

##### *U.S. Environmental Protection Agency*

##### **Title 40 U.S. Code (USC), Chapter 1, Subchapter I, Parts 260-265 – Solid Waste Disposal Act/Federal Resource Conservation and Recovery Act of 1976**

The Solid Waste Disposal Act, as amended and revised by the Resource Conservation and Recovery Act, establishes requirements for the management of solid wastes (including hazardous wastes), landfills, USTs, and certain medical wastes. The act also addresses program administration; implementation and delegation to the states; enforcement provisions and responsibilities; and research, training, and grant funding. Provisions are established for the generation, storage, treatment, and disposal of hazardous waste, including requirements addressing generator record keeping, labeling, shipping paper management, placarding, emergency response information, training, and security plans.

##### **Title 40 USC, Chapter 1, Subchapter I, Part 273 – Universal Waste**

This regulation governs the collection and management of widely generated waste, including batteries, pesticides, mercury-containing equipment, and bulbs. This regulation streamlines the hazardous waste management standards and ensures that such waste is diverted to the appropriate treatment or recycling facility.

##### **Title 40 USC, Chapter 1, Subchapter D, Part 112 – Oil Pollution Prevention**

Oil Pollution Prevention regulations require the preparation of a Spill Prevention, Control, and Countermeasure (SPCC) Plan if oil is stored in excess of 1,320 gallons in aboveground storage (or have a buried capacity of 42,000 gallons). SPCC regulations place restrictions on the management of petroleum materials and, therefore, have some bearing on hazardous materials management.

### **Title 40 USC, Chapter 1, Subchapter C, Part 61 – National Emission Standards for Hazardous Air Pollutants, Subpart M – National Emission Standard for Asbestos**

This regulation established National Emission Standards for Hazardous Air Pollutants and names ACM as one of these materials. ACM use, removal, and disposal are regulated by EPA under this law. In addition, notification of friable ACM removal prior to a proposed demolition project is required by this law.

### **Title 42 U.S. Code of Federal Regulations, Chapter 116 – Emergency Planning and Community Right-to-Know Act**

The Emergency Planning and Community Right-to-Know Act provides for public access to information about chemical hazards. The act and its regulations included in Title 40 USC Parts 350–372 establish four types of reporting obligations for facilities storing or managing specified chemicals: emergency planning, emergency release notification, hazardous chemical storage reporting requirements, and toxic chemical release inventory. The EPA maintains a database, termed the Toxic Release Inventory, which includes information on reportable releases to the environment.

### **Title 15 USC, Chapter 53, Subchapter I, Section 2601 et seq. – Toxic Substances Control Act of 1976**

The Toxic Substances Control Act of 1976 empowers the EPA to require reporting, record-keeping, and testing, as well as place restrictions on the use and handling of chemical substances and mixtures. This regulation phased out the use of asbestos and ACM in new building materials and set requirements for the use, handling, and disposal of ACM as well as for lead-based paint waste. USEPA has also established National Emission Standards for Hazardous Air Pollutants, which govern the use, removal, and disposal of ACM as a hazardous air pollutant and mandate the removal of friable ACM before a building is demolished and require notification before demolition. In addition to asbestos, ACM, and lead-based paint requirements, this regulation also banned the manufacturing of polychlorinated biphenyls and sets standards for the use and disposal of existing polychlorinated biphenyl-containing equipment or materials.

### **Regional Screening Levels**

The EPA provides regional screening levels (RSLs) for chemical contaminants to provide comparison values for residential and commercial/industrial exposures to soil, air, and tap water (drinking water). RSLs are available on the EPA's website and provide a screening level calculation tool to assist risk assessors, remedial project managers, and others involved with risk assessment and decision-making. RSLs are also used when a site is initially investigated to determine if potentially significant levels of contamination are present to warrant further investigation. In California, the DTSC Human and Ecological Risk Office (HERO) incorporated the EPA RSLs into the HERO human health risk assessment (HHRA). HERO created HHRA Note 3, which incorporates HERO recommendations and DTSC-modified screening levels (DTSC-SLs) based on review of the EPA RSLs. The DTSC-SLs should be used in conjunction with the EPA RSLs to evaluate chemical concentrations in environmental media at California sites and facilities.

### **U.S. Department of Labor, Occupational Safety and Health Administration**

### **Title 29 USC, Part 1926 et seq. – Safety and Health Regulations for Construction**

These standards require employee training; personal protective equipment; safety equipment; and written procedures, programs, and plans for ensuring worker safety when working with hazardous materials or in hazardous work environments during construction activities, including renovations and demolition projects and the handling,

storage, and use of explosives. These standards also provide rules for the removal and disposal of asbestos, lead, lead-based paint, and other lead materials. Although intended primarily to protect worker health and safety, these requirements also guide general facility safety. This regulation also requires that an engineering survey is prepared prior to demolition.

### **Title 29 USC, Part 1910 et seq. – Occupational Safety and Health Standards**

Under this regulation, facilities that use, store, manufacture, handle, process, or move hazardous materials are required to conduct employee safety training, inventory safety equipment relevant to potential hazards, have knowledge about safety equipment use, prepare an illness prevention program, provide hazardous substance exposure warnings, prepare an emergency response plan, and prepare a fire prevention plan.

### ***U.S. Department of Transportation***

### **Title 49 USC, Part 172, Subchapter C – Shipping Papers**

The U.S. Department of Transportation established standards for the transport of hazardous materials and hazardous wastes. The standards include requirements for labeling, packaging, and shipping hazardous materials and hazardous wastes, as well as training requirements for personnel completing shipping papers and manifests.

### ***Federal Aviation Administration***

### **Title 14 USC, Chapter 1, Subchapter E, Part 77 – Aeronautics and Space – Safe, Efficient Use, and Preservation of the Navigable Airspace**

This regulation establishes requirements for notifying the Federal Aviation Administration (FAA) of certain construction activities and alterations to existing structures, in order to ensure there are no obstructions to navigable airspace. For example, projects that include construction or alteration exceeding 200 feet in height above ground level are required to notify the FAA.

### **Title 14 USC, Part 99, Subpart A, Section 99.7 – Aeronautics and Space – Special Security Instructions**

Pursuant to this regulation, special security instructions go into effect for aircraft operations 1 hour before the time of the event until 1 hour after the end of the event. Such operations are prohibited within 3 nautical miles up to and including 3,000 feet above ground level of stadiums having a capacity of 30,000 or more people and hosting Major League Baseball, National Football League, or National Collegiate Athletic Association Division 1 games, as well as National Association for Stock Car Auto Racing Sprint Cup, Indy Car, and Champ Series races.

### ***Federal Response Plan***

The Federal Response Plan of 1999, as amended in 2003 is a signed agreement among 27 federal departments and agencies, including the American Red Cross, that (1) provides the mechanism for coordinating delivery of federal assistance and resources to augment efforts of state and local governments overwhelmed by a major disaster or emergency; (2) supports implementation of the Robert T. Stafford Disaster Relief and Emergency Act, as well as individual agency statutory authorities; and (3) supplements other federal emergency operations plans developed to address specific hazards. The Federal Response Plan is implemented in anticipation of a significant event likely to result in a need for federal assistance or in response to an actual event requiring federal assistance under a presidential declaration of a major disaster or emergency.

### ***International Fire Code***

The International Fire Code (IFC), created by the International Code Council, is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The IFC regulates the use, handling, and storage requirements for hazardous materials at fixed facilities. The IFC and the International Building Code use a hazard classification system to determine what measures are required to protect against structural fires. These measures may include construction standards, separations from property lines, and specialized equipment. To ensure that these safety measures are met, IFC employs a permit system based on hazard classification. The IFC is updated every 3 years.

### **State**

#### ***California Environmental Protection Agency***

#### **California Health and Safety Code (HSC), Division 20, Chapter 6.11, Sections 25404- 25404.9– Unified Hazardous Waste and Hazardous Materials Management Regulatory Program**

Under CalEPA, the DTSC and Enforcement and Emergency Response Program administer the technical implementation of California's Unified Program, which consolidates the administration, permit, inspection, and enforcement activities of several environmental and emergency management programs at the local level (DTSC 2019). Certified Unified Program Agencies (CUPAs) implement the hazardous waste and materials standards. This program was established under the amendments to the California HSC made by Senate Bill 1082 in 1994. The programs that make up the Unified Program are:

- Aboveground Petroleum Storage Act Program
- Area Plans for Hazardous Materials Emergencies
- California Accidental Release Prevention (CalARP) Program
- Hazardous Materials Release Response Plans and Inventories (Hazardous Materials Business Plans, or HMBPs)
- Hazardous Material Management Plan and Hazardous Material Inventory Statements
- Hazardous Waste Generator and On-site Hazardous Waste Treatment (Tiered Permitting) Program
- Underground Storage Tank Program

The CUPA for Riverside County is the County of Riverside, Department of Environmental Health. The CUPA for San Bernardino County is the San Bernardino County Fire Department

#### **Title 19 California Code of Regulations (CCR), Chapter 2, Subchapter 3, Sections 2729–2734/California HSC Division 20, Chapter 6.95, Sections 25500–25520**

This regulation requires the preparation of an HMBP by facility operators. The HMBP identifies the hazards, storage locations, and storage quantities for each hazardous chemical stored on site. The HMBP is submitted to the CUPA for emergency planning purposes.

### ***California Department of Toxic Substances Control***

#### **Title 22 CCR, Division 4.5 – Environmental Health Standards for the Management of Hazardous Waste**

These regulations establish requirements for the management and disposal of hazardous waste in accordance with the provisions of the California Hazardous Waste Control Act and federal Resource Conservation and Recovery Act. As with federal requirements, waste generators must determine if their wastes are hazardous according to specified characteristics or lists of wastes. Hazardous waste generators must obtain identification numbers; prepare manifests before transporting waste off site; and use only permitted treatment, storage, and disposal facilities. Standards also include requirements for record keeping, reporting, packaging, and labeling. Additionally, while not a federal requirement, California requires that hazardous waste be transported by registered hazardous waste transporters.

In addition, Chapter 31 – Waste Minimization, Article 1 – Pollution Prevention and the Hazardous Waste Source Reduction and Management Review of these regulations require that generators of 12,000 kilograms/year of typical, operational hazardous waste evaluate their waste streams every 4 years and, as applicable, select and implement viable source reduction alternatives. This Act does not apply to nontypical hazardous waste, including ACM and polychlorinated biphenyls, among others.

#### **Title 22 California HSC, Division 20, Chapter 6.5 – California Hazardous Waste Control Act of 1972**

This legislation created the framework under which hazardous wastes must be managed in California. It provides for the development of a state hazardous waste program that administers and implements the provisions of the federal Resource Conservation and Recovery Act program. It also provides for the designation of California-only hazardous wastes and development of standards that are equal to or, in some cases, more stringent than, federal requirements. The CUPA is responsible for implementing some elements of the law at the local level.

#### **HHRA Note 3 – DTSC-Modified Screening Levels (DTSC-SLs)**

HHRA Note Number 3 presents recommended screening levels (derived from the EPA RSLs using DTSC-modified exposure and toxicity factors) for constituents in soil, tap water, and ambient air. The DTSC-SL should be used in conjunction with the EPA RSLs to evaluate chemical concentrations in environmental media at California sites and facilities.

### ***California Regional Water Quality Control Board, San Diego Region***

#### **Title 22 California HSC, Division 20, Chapter 6.67, Sections 25270–25270.13 – Aboveground Petroleum Storage Act**

This law applies if a facility is subject to SPCC regulations under Title 40 USC Part 112, or if the facility has 10,000 gallons or more of petroleum in any or combination of aboveground storage tanks and connecting pipes. If a facility exceeds these criteria, it must prepare an SPCC plan.

### ***California State Water Resources Control Board***

#### **Low-Threat Underground Storage Tank Case Closure Policy**

This policy applies to petroleum UST sites subject to HSC Chapter 6.7. This policy establishes both general and media-specific criteria. If both the general and applicable media-specific criteria are satisfied, then the leaking UST case is generally considered to present a low threat to human health, safety, and the environment. This policy



recognizes, however, that even if all of the specified criteria in the policy are met, there may be unique attributes of the case or site-specific conditions that increase the risk associated with the residual petroleum constituents. In these cases, the regulatory agency overseeing corrective action at the site must identify the conditions that make case closure under the policy inappropriate.

Regional water boards and local agencies have been directed to review all cases in the petroleum UST Cleanup Program using the framework provided in this policy. These case reviews shall, at a minimum, include the following for each UST case:

1. Determination of whether or not each UST case meets the criteria in this policy or is otherwise appropriate for closure based on a site-specific analysis.
2. If the case does not satisfy the criteria in this policy or does not present a low-risk based upon a site-specific analysis, impediments to closure shall be identified.
3. Each case review shall be made publicly available on the SWRCB's GeoTracker web site in a format acceptable to the Executive Director.

### **Environmental Screening Levels**

Environmental Screening Levels (ESLs) provide conservative screening levels for over 100 chemicals found at sites with contaminated soil and groundwater. They are intended to help expedite the identification and evaluation of potential environmental concerns at contaminated sites. The ESLs are prepared by the staff of the San Francisco Bay Regional Water Quality Control Board. While ESLs are not intended to establish policy or regulation, they can be used as a conservative screening level for sites with contamination. Statewide, environmental regulators may choose to use and enforce these as cleanup screening levels. The ESLs are not generally used at sites subject to the Low-Threat Underground Storage Tank Closure Policy.

### **California Integrated Waste Management Board**

#### **Title 14 CCR, Division 7, Chapter 8.2 – Electronic Waste Recovery and Recycling Act of 2003**

This regulation sets requirements regarding the use and disposal of hazardous substances in electronics. When discarded, the DTSC considers the following materials manufactured before 2006 to be hazardous waste: cathode ray tube devices, liquid crystal display (LCD) desktop monitors, laptop computers with LCD displays, LCD televisions, plasma televisions, and portable DVD players with LCD screens.

### **California Department of Transportation/California Highway Patrol**

#### **Title 13 CCR, Division 2, Chapter 6**

California regulates the transportation of hazardous waste originating or passing through the state. The California Highway Patrol and the California Department of Transportation have primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies. The California Highway Patrol enforces materials and hazardous waste labeling and packing regulations that prevent leakage and spills of material in transit and provides detailed information to cleanup crews in the event of an incident. Vehicle and equipment inspection, shipment preparation, container identification, and shipping documentation are all part of the responsibility of the California Highway Patrol, which conducts regular inspections of licensed transporters to ensure regulatory compliance. The California Department of Transportation has emergency chemical spill identification teams at locations throughout the state. Hazardous waste must be regularly removed from generating sites by licensed hazardous waste transporters. Transported materials must be accompanied by hazardous waste manifests.

### ***California Division of Occupational Safety and Health Administration***

#### **Title 8 CCR – Safety Orders**

Under the California Occupational Safety and Health Act of 1973, the California Occupational Safety and Health Administration (CalOSHA) is responsible for ensuring safe and healthful working conditions for California workers. CalOSHA assumes primary responsibility for developing and enforcing workplace safety regulations in Title 8 of the CCR. CalOSHA hazardous substances regulations include requirements for safety training, availability of safety equipment, hazardous substance exposure warnings, and emergency action and fire prevention plan preparation. CalOSHA also enforces hazard communication program regulations, which contain training and information requirements, including procedures for identifying and labeling hazardous substances. The hazard communication program also requires that Material Safety Data Sheets be available to employees and that employee information and training programs be documented.

In Division 1, Chapter 4, Subchapter 4 – Construction Safety Orders of Title 8, construction safety orders are listed and include rules for demolition, excavation, explosives work, working around fumes and vapors, pile driving, vehicle and traffic control, crane operation, scaffolding, fall protection, and fire protection and prevention, among others.

Cal/OSHA Asbestos and Carcinogen Unit enforces asbestos standards in construction, shipyards, and general industry. This includes identification and removal requirements of asbestos in buildings, as well as health and safety requirements of employees performing work under the Asbestos-In-Construction regulations 8 CCR 1529. Only a Cal/OSHA-Certified Asbestos Consultant can provide asbestos consulting (as defined by the Business and Professions Code, 7180–7189.7, and triggered by the same size and concentration triggers as for registered contractors). These services include building inspection, abatement project design, contract administration, supervision of site surveillance technicians, sample collection, preparation of asbestos management plans, and clearance air monitoring.

### ***California Department of Public Health***

The California Department of Public Health enforces lead laws and regulations related to the prevention of lead poisoning in children, prevention of lead poisoning in occupational workers, accreditation and training for construction-related activities, lead exposure screening and reporting, disclosures, and limitations on the amount of lead found in products. Accredited lead specialists are required to find and abate lead hazards in a construction project and to perform lead-related construction work in an effective and safe manner.

### ***California Building Standards Commission***

#### **Title 24 of the CCR – California Building Standards Code**

The California Building Standards Code is a compilation of three types of building standards from three different sources:

- building standards that have been adopted by state agencies without change from building standards contained in national model codes
- building standards that have been adopted and adapted from the national model code standards to meet California conditions
- building standards authorized by the California legislature that constitute extensive additions not covered by the model codes that have been adopted to address particular California concerns

Among other rules, the code contains requirements regarding the storage and handling of hazardous materials. The Chief Building Official at the local government level must inspect and verify compliance with these requirements prior to issuance of an occupancy permit.

### ***California Building Code – Chapter 7A***

This chapter of the California Building Code establishes minimum standards for buildings located in FHSZ within State Responsibility Areas or any Wildland-Urban Interface Fire Area to resist the intrusion of flames or burning embers projected by a vegetation fire.

### ***California State Board of Forestry and Fire Protection/California Department of Forestry and Fire Protection***

#### **2010 Strategic Fire Plan for California**

Public Resources Code Sections 4114 and 4130 authorize the State Board of Forestry to establish a fire plan that establishes the levels of statewide fire protection services for State Responsibility Area lands. These levels of service recognize other fire protection resources at the federal and local level that collectively provide a regional and statewide emergency response capability. In addition, California's integrated mutual aid fire protection system provides fire protection services through automatic and mutual aid agreements for fire incidents across all ownerships. The California Fire Plan is the state's road map for reducing the risk of wildfire through planning and prevention to reduce firefighting costs and property losses, increase firefighter safety, and to contribute to ecosystem health.

### ***California State Fire Marshal***

#### **Title 19 CCR, Division 1, Chapter 10 – Explosives**

This regulation addresses the sale, transportation, storage, use, and handling of explosives in California. Requirements for obtaining permits from the local Fire Chief having jurisdiction and blasting guidelines (such as blasting times, warning devices, and protection of adjacent structures and utilities) are also explained in Chapter 10 of Title 19.

### ***California Emergency Services Act***

Under the Emergency Services Act (California Government Code, Section 8550 et seq.), the State of California developed an emergency response plan to coordinate emergency services provided by federal, state, and local agencies. Rapid response to incidents involving hazardous materials or hazardous waste is an integral part of the plan, which is administered by the Governor's Office of Emergency Services. The Office of Emergency Services coordinates the responses of other agencies, including the EPA, California Highway Patrol, Regional Water Quality Control Boards, air quality management districts, and county disaster response offices.

### ***California Accidental Release Prevention Program***

Similar to the EPA Risk Management Program, CalARP (19 CCR 2735.1 et seq.) regulates facilities that use or store regulated substances, such as toxic or flammable chemicals, in quantities that exceed established thresholds. The overall purpose of CalARP is to prevent accidental releases of regulated substances and reduce the severity of releases that may occur. CalARP meets the requirements of the EPA Risk Management Program, which was established pursuant to the Clean Air Act Amendments.

### **Local**

The SPA is located within the City of Riverside and Riverside County, as well as the City of Colton and San Bernardino County. The proposed project would be subject to federal and state agency planning documents described above, and would be subject to regional and local planning documents for these cities and counties.

#### ***South Coast Air Quality Management District***

The South Coast Air Quality Management District (SCAQMD) was created by the California state legislature to facilitate compliance with the federal Clean Air Act and to implement the state air quality program. Toward that end, the SCAQMD develops regulations designed to achieve these public health standards by reducing emissions from business and industry. The SCAQMD rules include, but are not limited to, the regional Air Quality Management Plan, which includes the integrated strategies and measures needed to meet the National Ambient Air Quality Standards; air quality permits, such as Title V for major emission sources; and Rule 1403 which regulates the assessment, abatement, and demolition of structures that contain asbestos.

#### ***Riverside County Hazardous Waste Management Plan***

The Riverside County Hazardous Waste Management Plan (CHWMP) identifies current and projected future hazardous waste generation and management needs throughout the County of Riverside (County). The CHWMP also provides a framework for the development of facilities to manage hazardous wastes (i.e., facility siting criteria) and includes a Households Hazardous Waste Element that is designed to divert household hazardous wastes from County landfills. The CHWMP addresses only those hazardous waste issues for which local governments have responsibilities, namely land use decisions. The County and cities are required to implement facility siting policies and criteria within local planning and permitting processes. Accordingly, the City of Riverside implements applicable portions of CHWMP.

#### ***City of Riverside Fire Department***

The Riverside Fire Department is in charge of emergency response services within the City of Riverside. The Riverside Fire Department has created emergency response maps for the City of Riverside through a collaboration of Fire, Innovation and Technology, and Parks, Recreation and Community Services Departments. The portion of the SPA that falls within the City of Riverside is under the jurisdiction of the Riverside Fire Department.

#### ***City of Riverside Local Hazard Mitigation Plan***

The Riverside Fire Department Office of Emergency Management developed a Local Hazard Mitigation Plan (LHMP), which was adopted in February 2019. The LHMP describes the City's profile, potential County and City hazards, and the updated mitigated actions/plans put in place to manage those hazards. The portion of the SPA that falls within the City of Riverside (all areas except Subareas 1 and 2) is under the jurisdiction of the City's of LHMP.

#### ***City of Riverside Municipal Code***

Section 9.48 of the Riverside Municipal Code requires that any person who uses or handles hazardous materials or mixtures containing hazardous materials in an amount equal to, or greater than (1) 500 pounds; (2) 55 gallons; (3) 200 cubic feet at standard room temperature and pressure for compressed gas; (4) 10 pounds for organic peroxides; or (5) any known or suspected carcinogen, radioactive material, Class A poison, or Class A or Class B explosive, shall, during the month of January, prepare and submit a completed inventory form and file a hazardous materials business plan with the City's Fire Department.

Title 16 of the Riverside Municipal Code provides minimum standards to safeguard life or limb, health, property, and public welfare by regulating the design, construction, quality of materials, use and occupancy, location and maintenance of buildings, equipment, structures, and grading within the City. Furthermore, Section 16.32.98 discusses the prohibition of stored explosives with the exception of temporary storage for use in connection with approved blasting operations.

Title 17 of the Riverside Municipal Code sets forth rules and regulations that will further implement the goals and objectives of the City of Riverside General Plan 2025 in order to control evacuation, grading, and earthwork construction. In addition, Title 17 establishes the administrative procedures for grading plan approval, issuance of permits, inspections, and penalties for unauthorized grading activity.

### ***City of Riverside Planning Division, Community & Economic Development Department***

#### **Riverside General Plan 2025**

The Riverside General Plan 2025 (City of Riverside 2007) was developed by the City of Riverside to include practical application for all residents, the City Council and Boards and Commissions, City departments and outside agencies. It includes elements for housing, arts and culture, education, public safety, noise, open space, public facilities, parks and recreation, air pollution, and historic preservation, among others. The General Plan Public Safety Element has multiple objectives and policies related to hazards and hazardous materials that would apply to the SPA.

**Objective PS-3** Minimize risks associated with the storage, transport, and disposal of hazardous materials.

**Policy PS-3.1** Ensure that hazardous materials used in business and industry are handled properly.

**Policy PS-3.2** Provide the Fire Department with resources to ensure that hazardous materials used and generated by businesses are handled properly.

**Policy PS-3.4** Reduce the risks associated with ground transportation hazards, where feasible.

**Policy PS-3.5** Encourage sewer service to minimize groundwater contamination.

**Objective PS-6** Protect property in urbanized and non-urbanized areas from fire hazards.

**Policy PS-6.3** Integrate fire safety considerations in the planning process.

**Policy PS-6.5** Mitigate existing fire hazards related to urban development or patterns of urban development as they are identified and as resources permit.

**Policy PS-6.10** Identify noncontiguous streets and other barriers to rapid response and pursue measures to eliminate the barriers.

**Objective PS-9** Minimize the effects from natural and urban disasters by providing adequate levels of emergency response services to all residents in Riverside.

**Policy PS-9.2** Support the Riverside Emergency Management Office in coordinating the City's response to disasters, providing public outreach and presentations and assisting residents to prepare for major events.

- Policy PS-9.4** Ensure that equipment and structures designed to provide emergency disaster services are located and designed to function after a disaster or emergency event, or relocate any such structures which are not adequate to provide emergency services.
- Policy PS-9.5** Provide effective and relevant information to the public regarding disaster preparedness.
- Policy PS-9.7** Identify actions to reduce the severity and probability of hazardous occurrences.
- Policy PS-9.8** Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding and structural and wildland fires by requiring feasible mitigation of such impacts on discretionary development projects.

**Objective PS-10** Improve the community's ability to respond effectively to emergencies.

- Policy PS-10.3** Ensure that public safety infrastructure and staff resources keep pace with new development planned or proposed in Riverside and the Sphere of Influence.
- Policy PS-10.4** Continue to ensure that each development or neighborhood in the City has adequate emergency ingress and egress, and review neighborhood access needs to solve problems, if possible.
- Policy PS-10.5** Coordinate with local agencies and organizations to educate all residents and businesses to take appropriate action to safeguard life and property during and immediately after emergencies.

### ***San Bernardino County Fire Department***

Federal and state hazardous materials regulations require all businesses that handle more than a specified amount of hazardous materials or extremely hazardous materials to obtain a hazardous materials permit and submit a business plan to its local CUPA. The CUPA also ensures local compliance with all applicable hazardous materials regulations. The CUPA with responsibility for the City of Colton is the San Bernardino County Fire Department, Hazardous Materials Division, which also manages the following hazardous waste programs: (1) Hazardous Materials Release Response Plans and Inventory; (2) California Accidental Release Program; (3) Underground Storage Tanks; (4) Aboveground Petroleum Storage Act/Spill Prevention, Control, and Countermeasure Plan; (5) Hazardous Waste Generation and Onsite Treatment; and (6) Hazardous Materials Management Plans and Inventory.

### ***County of San Bernardino Countywide Integrated Waste Management Plan***

The County of San Bernardino developed the Countywide Integrated Waste Management Plan in 1995, with the most recent update in April 2018. The plan includes four elements. The first three—source reduction and recycling, household hazardous waste, and nondisposal facilities—are developed by local jurisdictions, while countywide siting of landfills is completed by the county. Household hazardous wastes are managed by the San Bernardino County Fire Department, as well as local jurisdictions. Additionally, local landfilling does not allow hazardous waste disposal, and hazardous wastes are removed from the disposal stream through special collection and processing.

San Bernardino County does not currently operate a hazardous waste landfill; hazardous wastes that require disposal are shipped out of the county to the nearest Class I landfills in Kings County or Imperial County.

### ***City of Colton Fire Department***

The City of Colton Fire Department is in charge of fire suppression, emergency medical services, rescue, and hazardous materials mitigation for the City of Colton. The portion of the SPA that falls within the City of Colton (Subareas 1 and 2) is under the jurisdiction of the Colton Fire Department, Station 213 Response Area.

### ***City of Colton Local Hazard Mitigation Plan***

The LHMP for the City of Colton was updated in September 2018 and is still under public review. The LHMP summarizes the emergency management cycle of response, recovery, mitigation, and preparedness for the City of Colton. The portion of the SPA that falls within the City of Colton (Subareas 1 and 2) is under the jurisdiction of the City of Colton LHMP.

### ***City of Colton Planning Division – Development Services Department***

The City of Colton Planning Division is responsible for providing advice, review, and approval, or recommendations on development proposals, to ensure high quality development that promotes Colton's interests as defined in the General Plan, Zoning Ordinance, and Specific Plans; for providing support to the City Council, Planning Commission, and Historic Preservation Commission; and for updating and administering development standards, land use codes and policies.

### **2013 City of Colton General Plan**

The City of Colton General Plan Safety Element includes principles and standards designed to minimize loss due to fires. Standard 1 limits development in high fire hazard areas. Standard 2 defines major arterials and freeways as evacuation routes during emergency situations. The City of Colton General Plan also identifies land use designations, which correspond to the Subareas 1 and 2 of the SPA.

## 3.8.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts related to hazards and hazardous materials are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to hazards and hazardous material would occur if the project would:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as result, would it create a significant hazard to the public or the environment.

5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area.
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

### 3.8.4 Impacts Analysis

***Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

**Less-than-Significant Impact.** The Northside Specific Plan does not involve a specific development project; rather, it provides a framework for specific development projects that would occur in the future within the SPA. In general, the Northside Specific Plan would lead to an increase in the intensity of residential, commercial, business/office park, light industrial, and recreational uses (see Figure 2-6, Proposed Specific Plan Land Uses, in Chapter 2). Some subareas within the SPA that are currently used for commercial and industrial use would be changed to residential use in the future. In addition, the Northside Specific Plan allows for residential uses to be mixed with commercial and light-industrial uses via overlay zones in certain subareas. The increase in residential areas as well as an increase in residential uses intermixed with industrial and commercial uses would potentially cause an increase in exposure to hazardous materials due to the transport, use, or disposal of hazardous materials from existing businesses in the area. The Northside Specific Plan has a goal to “buffer industrial, residential and recreation land uses.” The mixed use areas, such as Business/Office Park (B/OP), incorporate only light industrial and commercial uses that do not typically create significant nuisances from odor, dust, noise, or heavy truck traffic, thereby reducing the exposure to residential areas. The Northside Specific Plan also includes measures to reduce truck trips within residential and commercial areas, which would serve to reduce the transport of hazardous materials within these more sensitive areas.

As discussed in Section 3.8.1, Existing Condition, the sites identified on the CalEPA Site Portal, which are businesses that handle hazardous materials or have documented environmental permits, are generally located within subareas that are currently zoned commercial, industrial, or mixed use. However, some of the sites identified are located in subareas that are proposed to be changed to residential use (e.g. Subareas 3, 4, 5, 6, and 7). As discussed under the existing conditions, businesses are required to strictly adhere to the federal state, and local rules and regulations regarding the transport, use and disposal of hazardous materials. Businesses that handle hazardous materials are required to do so under California HSC, Division 20, Chapter 6.95, Sections 25500–25520, which requires an HMBP be created and submitted to the regional CUPA agency (**CM-HAZ-1**). The HMBP lists reportable quantities of hazardous materials stored and managed at a business. Transportation of hazardous materials is regulated under Title 13 CCR, Division 2, Chapter 6, Department of the California Highway Patrol, which requires safety measures and labels to identify and safely transport hazardous materials (**CM-HAZ-2**). California also has air and water emission standards, which require permits for limited emissions from commercial and industrial businesses, under the regulatory authority of SCAQMD (**CM-AIR-1**) and State Water Quality Control Board (**CM-HYD-1**, **CM-HYD-2a**, and **CM-HYD-2b**), respectively. These laws and regulations are designed to reduce and/or eliminate exposure of hazardous materials to the public and the environment. Overall, compliance with permitting and associated regulations would protect future residents and others within the SPA from exposure to hazardous materials.



Changes in land use could result in demolition of existing structures for future development. There is a potential for hazardous materials and building products, such as asbestos and lead-based paint, to be present in these buildings. Hazardous material assessment and abatement is required under local regulations, specifically OSHA, Cal/OSHA, California Department of Public Health, and SCAQMD Rule 1403 (**CM-HAZ-3** and **CM-HAZ-4**). Strict adherence to these rules prior to and during demolition of existing buildings and structures would limit public exposure to hazardous materials.

With adherence to the existing federal, state, and local laws and regulations regarding routine transport, use, and disposal of hazardous materials, impacts would be less than significant.

***Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

### Construction

**Potentially Significant.** As discussed in the Section 3.8.1, Existing Conditions, and summarized in Tables 3.8-1 and 3.8-2, there are multiple sites identified in the SPA that have remaining contamination in soil, groundwater and/or soil vapor (Figure 3.8-1). Development of these sites could cause an upset or accident condition where hazardous materials are released to the environment. The contamination at these sites could also restrict the future land use, i.e., residential, without further remediation or protection measures. In addition, as discussed in the previous impact section, demolition of existing structures without proper assessment, abatement, and disposal of hazardous materials and building materials, such as lead-based paint and asbestos, could cause a release to the environment. As with any agricultural property, the historic agricultural use at Pellissier Ranch may have resulted in residual chlorinated pesticides and metals in the surface soils. This could impact future development, if residual levels are above applicable risk-based criteria.

Future site-specific development projects would be required to undergo individual permitting processes, including future CEQA review on a project-specific level if necessary. Therefore, individual site-specific hazards would be required to be addressed during future development ministerial or discretionary processing in compliance with local, state, and federal regulations. The sites identified for future development would undergo a review for hazardous material contamination in soil, soil vapor, or groundwater and an assessment for hazardous building materials which could, upon disturbance during construction, be released to the environment or, upon future occupation, cause a hazard to the public due to exposure to hazardous materials above the applicable regulatory exposure limits. The sites identified in Table 3.8-1 have open files with the DTSC and EPA, and future development at these sites has the potential to result in a significant upset or accident condition if not completed in compliance with regulations and with the proper oversight (**Impact HAZ-1**). The sites identified in Table 3.8-2 have closed regulatory cleanup cases, but have remaining contamination that may have the potential to result in a significant upset or accident condition if future development is not completed in compliance with regulations and with the proper oversight (**Impact HAZ-2**). The potential for residual pesticides and metals on the Pellissier Ranch property may have the potential to result in a significant upset or accident condition if levels are above risk-based criteria (**Impact HAZ-3**).

### Operation

**Less-than-Significant Impact.** Ongoing and future commercial and light industrial operations may occur in areas where mixed use with residential housing is proposed. Discharges from these operations, either permitted or uncontrolled, would potentially cause a hazard to the public or environment, especially those in future nearby residential areas. As discussed in the section above, existing and future commercial and industrial operations would

be required to adhere to all appropriate federal, state, and local regulations regarding discharges to air, land, and water that contain hazardous materials, and the appropriate permits would be required to ensure exposure to future nearby residential development would not be affected (**CM-HAZ-1** and **MC-HAZ-2**). Residential development in mixed use areas may be limited based on the local emissions of nearby operations, and would be assessed on a project-specific basis. Similarly, new commercial and light industrial uses could be limited based on adjacency of residential uses. As indicated in the Northside Specific Plan and mentioned above, Buffers would be implemented to separate residential from intense land use. For example, light industrial would be a buffer between heavy industrial use and residential/mixed use. Future development, land use, and operations would adhere to federal, state, and local requirements regarding the handling of hazardous materials, as discussed in the section above, which take into account prevention measures for upset and accident conditions such as spills and unpermitted emissions. Overall, existing and future uses that involve hazardous materials would be managed in accordance with applicable permits and would result in less than significant impacts.

***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

**No Impact.** Two schools are located within the SPA: Patricia Beatty Elementary School and Fremont Elementary School. The schools are currently located in medium density residential and public facilities zones, respectively. The Northside Specific Plan involves changing zoning surrounding the schools to Public Facilities to bring zoning into compliance. The Public Facilities Zone designates use for schools, hospitals, libraries, utilities, and government institutions. The Northside Specific Plan would not affect hazardous emissions or the handling of hazardous materials within these areas. Therefore, no impact would occur.

***Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

**Potentially Significant** As indicated above, there are multiple sites identified in the SPA that have remaining contamination in either soil, groundwater, and/or soil vapor (Figure 3.8-1; Tables 3.8-1 and 3.8-2). The sites listed in Table 3.8-1 are open active remediation sites as defined in Government Code Section 65962.5. Development of these sites could cause an upset or accident condition where hazardous materials are released to the environment. The contamination at these sites could also restrict future land use, i.e. residential, without further remediation or protection measures. Overall, the sites identified in Table 3.8-1 have open files with the DTSC and EPA, and would pose a significant hazards impact related to future development of a listed site (**Impact HAZ-1**). The sites identified in Table 3.8-2 have closed regulatory cleanup cases, but have remaining contamination that may pose a significant impact for the future development (**Impact HAZ-2**). In addition, sites are added to and removed from the contaminated site lists as defined in Government Code Section 65962.5 on a rolling basis. Therefore, the sites identified in Tables 3.8-1 and 3.8-2 should not be considered the extent of potential impacts for future development. Future site-specific development projects would be required to undergo individual permitting processes, including future CEQA review, on a project-specific level. Therefore, individual site-specific hazards would be addressed in accordance with regulations during the ministerial or discretionary development process.

***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

**Less-than-Significant Impact.** The southwestern section of the SPA crosses into the Military Outer Horizontal Surface Airspace Protection Zone, near the corner of Interstate 215 and Highway 91 (Mead & Hunt 2010). The Airspace Protection Zone is a designated area within which construction of objects or buildings need to be analyzed for “obstruction to air navigation.” In other words, new construction within this area could pose a hazard to air navigation into or out of the March Air Reserve Base. While the southwestern section of the SPA does cross into an outer Airspace Protection Surface, it does not fall within any noise safety zones or accident potential zones (Mead & Hunt 2010). Future residential and mixed use development is proposed for this area. Additionally, the portion of the SPA north of I-15 and east of I-215 is located within Airport Influence Area Compatibility Zone E of the March Air Reserve Base ALUCP (Mead & Hunt 2010). As noted in the ALUCP, noise and safety risk levels are considered to be low, and while there are no residential density restrictions within this zone, but disclosure is required to potential home buyers.

The Northside Specific Plan includes incentives for development that allow for greater building heights. The project would not result in a safety hazard or excessive noise for people residing or working in the project area. However, the project would allow for potential for redevelopment that may involve building height changes. Future site-specific development projects that occur within Zone E or Airspace Protection Surfaces for the March ARB would be required to be reviewed by the City for consistency with the ALUCP (**CM-HAZ-5**). Thus, impacts would be **less-than-significant**.

***Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

**No Impact.** The Riverside County Sheriff’s Department, San Bernardino County Sheriff’s Department, California Highway Patrol, and other cooperating law enforcement agencies have primary responsibility for evacuations within the SPA and surrounding vicinity. The City of Colton and County of Riverside also rely on a community emergency response team, which are a group of volunteer residents who are trained to provide assistance during an emergency event. These teams are organized by the City of Colton Fire Department and County of Riverside Emergency Management Division. Implementation of the Northside Specific Plan would either maintain the rules and regulations of the applicable city codes for the Cities of Colton and Riverside, or the Northside Specific Plan would establish and impose more restrictive regulations and requirements. These would be implemented in cooperation and coordination with the local emergency response agencies in order to meet or exceed existing emergency response requirements set forth by the applicable agencies.

The Northside Specific Plan includes a comprehensive Circulation, Mobility, and Trails plan that would alter transportation facilities within the SPA. However, emergency vehicle access to the SPA would continue to be provided along Interstate 215, South Riverside Avenue/Main Street, and Columbia Avenue with the implementation of the project in accordance with the City of Colton General Plan Safety Element and City of Riverside General Plan 2025 Public Safety Element (City of Colton 2018; City of Riverside 2007). Roadways would be designed in compliance with the City of Riverside Fire Code, City of Colton Fire Code, and County of Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan (**CM-WDF-1a** to **CM-WDF-5**). These regulations are intended to ensure roadways can accommodate emergency response vehicles and preclude impacts related to physically interfering with emergency responses. As discussed in Section 3.15, Transportation, the Northside Specific Plan would not adversely affect operations on the local and regional circulation system in a manner that would physically interfere with emergency responses or evacuation. Therefore, a less-than-significant impact to existing emergency response or evacuation plans would occur.

*Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

**Less-than-Significant Impact.** As discussed in Section 3.8.1, Existing Conditions, the northern portion of the SPA, which lies within the City of Colton, is located within Moderate to Very High FHSZs. As discussed in Section 3.18, Wildfire, residences and commercial uses would be introduced to these hazard zones, and would include increased fire suppression and response infrastructure. Wildfire risks would be further reduced with development of a greenbelt/agriculture buffer along the east and west boundaries of the City of Colton development Subareas 1 and 2, which would reduce wildfire risks to a less-than-significant impact. Refer to Section 3.18, Wildfire, for additional details.

### 3.8.5 Mitigation Measures

The following mitigation measures would be implemented to reduce impacts due to hazards and hazardous materials.

- MM-HAZ-1** Prior to the issuance of a grading or demolition permit for a site undergoing active remediation and environmental monitoring, the City with land use jurisdiction shall require written confirmation from the overseeing environmental agency to ensure the existing environmental contamination will not impact construction worker health and safety, future occupant health and safety, or future land use either on or nearby the site, or that a remediation plan has been developed and will be implemented in accordance with the overseeing environmental agency to ensure future activities will not exceed established regulatory thresholds for future land use either on or nearby the site.
- MM-HAZ-2** Prior to the issuance of a grading or demolition permit, sites with previously documented soil, soil vapor, and/or groundwater contamination cases that have been closed shall be reviewed by the City with land use jurisdiction to determine compliance with applicable regulatory standards for exposure limits based on the proposed land use (i.e., residential, commercial, industrial) as well as construction worker safety requirements. The applicant may be required to provide additional data (i.e., samples) and/or a health risk assessment to the City with land use jurisdiction to demonstrate such compliance prior to the issuance of a grading or demolition permit. If remaining contamination levels exceed the exposure limits for the proposed land use or worker safety, the City with land use jurisdiction shall consult the overseeing regulatory agency prior to the issuance of permits to determine an appropriate plan of action for remediation or work plan related to the potential hazards. Any remediation efforts shall ensure that potential hazardous materials are reduced to levels below the established regulatory thresholds, as needed.
- MM-HAZ-3** Prior to the issuance of a grading or construction permit within the Pellissier Ranch area (Subarea 1 or 2), the City with land use jurisdiction shall require that surface soil impacts be assessed for future development to determine if residual pesticide contamination has impacted surface soils above applicable risk-based criteria. If levels are found to be above applicable risk-based criteria for future land development or construction worker safety, the City with land use jurisdiction will require additional remedial measures are taken to ensure the contaminated media does not impact human health of construction workers or future occupants, or the environment and future land use in accordance with regulations.

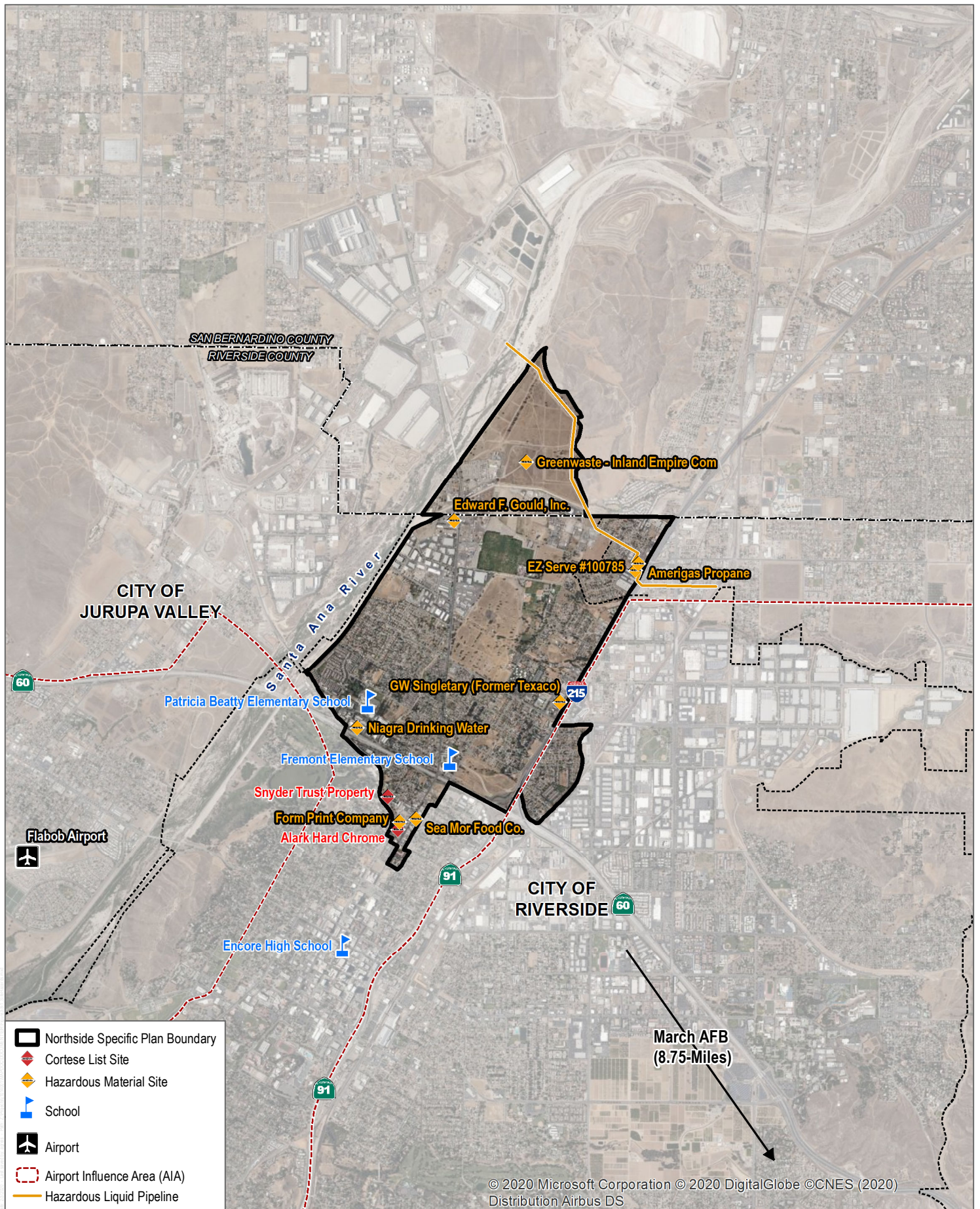
### 3.8.6 Level of Significance After Mitigation

Sites with confirmed contamination in soil, groundwater, and soil vapor pose a risk of exposure to hazards and hazardous materials (**Impact HAZ-1**). Implementation of **MM-HAZ-1** would require consultation with the property owner and overseeing environmental agency to ensure existing environmental contamination does not impact future land use. With mitigation implemented, impacts would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Sites with remaining environmental contamination after regulatory closure still pose a risk of exposure to hazardous materials, and future land use may be restricted (**Impact HAZ-2**). Implementation of **MM-HAZ-2** would require review of the site characteristics and conformance with current environmental regulations regarding contamination to soil, soil vapor, and groundwater to limit exposure to the public or the environment. With mitigation implemented, impacts would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Sites within the Pellissier Ranch area have the potential for elevated pesticide and herbicide contamination due to historic agricultural use (**Impact HAZ-3**). Implementation of **MM-HAZ-3** would require evaluation of surface soils to determine if contamination levels are below risk-based criteria for future land use and construction worker safety. If levels are above these criteria, additional mitigation or remediation measures would be required. With mitigation implemented in accordance with applicable regulations, impacts would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.





SOURCE: City of Riverside 2020; Bing Maps

**FIGURE 3.8-1**

**Site Hazards**

Northside Specific Plan Program EIR

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## 3.9 Hydrology and Water Quality

This section describes the existing hydrology and water quality conditions of the Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan. Information utilized for this section includes the project-specific Northside Specific Plan Baseline Opportunities & Constraints Analysis (Appendix B) and Hydrology and Water Quality Letter Report (Appendix F, Hydrology and Water Quality Letter Report), as well as publically available documents that are cited within the text below.

### 3.9.1 Existing Conditions

#### **Regional Watershed**

The SPA is located immediately adjacent to the Santa Ana River. The Santa Ana River Watershed is approximately 2,800 square miles in size, with surface water flows beginning in the San Bernardino and San Gabriel Mountains and flowing in a generally northeast to southwest direction to the Pacific Ocean. More specifically, the SPA is located in the Middle Santa Ana River Watershed, which is 488 square miles in size and located generally in the north-central portion of the encompassing Santa Ana River Watershed, as shown on Figure 3.9-1, Regional Watersheds. This watershed includes the southwestern part of San Bernardino County and the northwestern part of Riverside County (CDM Smith 2017).

The main stem of the Santa Ana River is the primary water body in the watershed. This river, which flows in a generally southwestern direction for nearly 100 miles, from its headwaters to the Pacific Ocean, is the largest stream system in Southern California. The Santa Ana River is divided into multiple reaches. The SPA is located within Reach 5, which is the portion of the river located within San Bernardino and Riverside Counties (CDM Smith 2017).

#### **Topography and Drainage**

As discussed in Section 3.6, Geology and Soils, site topography ranges from approximately 850 feet above mean sea level in the northeast region to 800 feet in the southwest, at a gradient of 0% to 8% (Figure 2-3, Topographic Map in Chapter 2). The SPA is underlain predominately by highly permeable sandy river channel and alluvial deposits, which slope gradually to the Santa Ana River, located along the western boundary of the SPA. Springbrook Wash enters the SPA along the eastern boundary, and exits the area along the southern boundary (Figure 3.9-2, Drainage Conditions). Springbrook Wash is also known as Springbrook Drainage Channel, Springbrook Arroyo, or Springbrook Creek. The wash serves as conveyance for stormwater through the SPA and includes three types of drainage features, including: 1) stabilized, concrete trapezoidal channel; 2) shallow and narrow soft bottom channel; and 3) defined soft-bottom channel (Appendix B, Northside Specific Plan Baseline Report).

On-site tributary channels to Springbrook Wash are located in the northeast and southeast portions of the SPA. Highgrove Channel, also known as the Main Street Channel, conveys drainage from Grand Terrace, in the northeastern SPA, and discharges into the Santa Ana River to the west. Along the eastern boundary of the SPA, near the intersection of West La Cadena Drive and Bowman Street, runoff from this area is conveyed via surface flow (sheet flow) in a westerly direction towards Springbrook Wash. University Wash, located in the southern portion of the SPA, conveys stormwater through a series of culverts and open channels before intersecting with Springbrook Wash. Springbrook Wash flows into Lake Evans, located southwest of the project area. Lake Evans then drains into the



adjacent Santa Ana River. On-site channels within Riverside County are regulated and maintained by Riverside County Flood Control and Water Conservation District (RCFC) and the City of Riverside, and Highgrove Channel within the City of Colton is maintained by the San Bernardino County Flood Control District, and the San Bernardino County Public Works Department (Appendix B, Northside Specific Plan Baseline Report, and Appendix F, Hydrology and Water Quality Letter Report; Nobuya, M., Rick Engineering, personal communication).

In general, there is a lack of drainage infrastructure in the northern SPA, where there is less developed land. In areas where there is existing development, drainage is conveyed along streets until it reaches a defined drainage channel. Areas that require drainage infrastructure within the County of Riverside and the City of Riverside have been identified in the Riverside County Flood Control and Water Conservation District, University Area Master Drainage Plan. The portion of the SPA located within the City of Colton is not yet developed and does not currently include drainage facilities (Appendix B, Northside Specific Plan Baseline Report).

### **Surface Water Quality**

The Santa Ana Regional Water Quality Control Board (RWQCB) – Region 8, is one of nine Water Quality Control Boards overseen by the California State Water Resource Control Board (SWRCB). The RWQCB regulates water quality, among various other agencies, within the Santa Ana River Region. Water quality objectives, plans, and policies for surface waters are established in the Santa Ana Region Basin Plan, which establishes water quality objectives based on the beneficial uses identified for surface waters. Existing and potential beneficial uses for Reach 5 of Santa Ana River, located adjacent to the SPA, include: Groundwater Recharge, Water Contact Recreation, Non-contact Water Recreation, Warm Freshwater Habitat, Wildlife Habitat, Rare, Threatened or Endangered Species Habitat, and Spawning, Reproduction and Development (SWRCB 2016a).

The Basin Plan aims to address threats to water quality through various programs and policies, such as establishment of total maximum daily loads (TMDLs) of pollutants. The proposed plan is located in a moderately urbanized setting that eventually drains into the Pacific Ocean. Reach 5 of the Santa Ana River, located within the Upper Santa Ana Valley Region, is impaired under the Clean Water Act, Section 303(d), with Indicator Bacteria (SWRCB 2017).

Much of the existing development within the SPA predates stormwater quality treatment requirements currently in effect today for new development and redevelopment projects. Regional stormwater basins, which could potentially be used for stormwater quality treatment, are not present within the SPA (Appendix B, Northside Specific Plan Baseline Report).

### **Groundwater**

Regionally, the groundwater basins underlying northwest Riverside County and southwestern San Bernardino County consist of the Arlington Basin, the Riverside Basin, the Rialto-Colton Basin, and the Bunker Hill Basin (RPU 2016). The Riverside Basin and Arlington Basin are sometimes referred to together as the Riverside-Arlington Subbasin.

Locally, the Riverside Basin is bounded by the Rialto-Colton Fault to the north, Arlington Basin to the south, Box Spring Mountains to the east, and Chino Basin to the west; see Figure 3.9-3, Groundwater Basins. The Riverside Basin consists of alluvial fill, and is unconfined, which is a basin with the water table at atmospheric pressure, and thus is able to rise and fall. The basin is divided into two areas based on jurisdictional boundaries, including the portion of the Riverside Basin in San Bernardino County (Riverside North Basin) and the portion of the Riverside Basin in Riverside County (Riverside South Basin). The SPA overlaps these two basins (RPU 2016).

The Riverside Public Utilities (RPU) Water Division provides water service for the portions of the SPA located within the City of Riverside. RPU's water supply consists primarily of groundwater from the Bunker Hill Basin and the Riverside North and South Subbasins. Secondary sources of water are generated from the Rialto-Colton Basin, recycled water from the Riverside Water Quality Control Plant, and from imported water from the Western Municipal Water District. RPU anticipates that water supply will be adequate through the year 2040 to serve the existing and future population of the City of Riverside (Appendix J).

The City of Colton's water supply consists entirely of groundwater extracted from the Bunker Hill Basin, the Rialto-Colton Basin, and the Riverside North Basin. The City of Colton anticipates that water supply will be adequate through the year 2040 to serve the existing and future population of the City of Colton (Appendix B, Northside Specific Plan Baseline Report).

The Sustainable Groundwater Management Act (SGMA) classifies the Riverside-Arlington Subbasin as very low priority in regards to enacting a sustainable groundwater management plan (DWR 2019). This low priority classification likely reflects the fact that the basin is adjudicated, indicating that groundwater rights have been specifically allocated to various entities through judicial proceedings. The RPU Water Division, the primary water provider to the project area, classifies the Riverside North Basin as currently overdrafted and the Riverside South Basin as projected to be overdrafted. For the Riverside North and South Basins, the Western-San Bernardino Judgment set a 5-year base extraction period of 21,085 acre-feet and 29,663 acre-feet for each basin, respectively (RPU 2016). This 5-year average base period pertains to Riverside County Entities. San Bernardino County Entities also have rights in the Riverside North Basin. The total 5-year average base period production for the Riverside North Basin is 33,729 acre-feet per year, of which 21,085 acre-feet per year is exportable into Riverside County (Herzog, G., personal communication).

Should extractions exceed the base period extraction over a 5-year period, or by more than 20% in a single year, one of Riverside County's local water purveyors, Western Municipal Water District (WMWD), is responsible for replenishment in the following year equal to the excess extractions over a 20% peaking allowance. WMWD's replenishment obligation can be reduced through credits that are available from previous years due to importing water into the basin or production below the base period extraction (RPU 2016 ).

Based on the Santa Ana RWQCB Basin Plan, the SPA is located within the Riverside-A and Riverside-B Groundwater Management Zone, which is listed as having the following existing or potential beneficial uses for groundwater: Municipal or Domestic Supply, Agricultural Supply, Industrial Service Supply, and Industrial Process Supply (SWRCB 2016a; Appendix F, Hydrology and Water Quality Letter Report).

Soils within the SPA are classified by the Natural Resources Conservation Service as Hydrologic Soil Group Type A and B, which are potentially conducive to high infiltration rates for groundwater recharge (Appendix B, Northside Specific Plan Baseline Report).

#### **Flood Hazards**

Flooding occurs in the Santa Ana River Basin as a result of both sheet flow and concentrated flows emerging from the San Gabriel and San Bernardino Mountains. Riverside and neighboring towns are more susceptible to flood damage than to any other disaster. Southern California's unpredictable seasonal ranges of rainfall, coupled with geographic and geologic conditions, make these towns particularly vulnerable to flooding, especially during winter months. Conversion of natural areas to pavement and less pervious ground covers makes the effects of storms more intense and potentially damaging. Flash floods, mudslides and creek flooding have all occurred as a result of torrential downpours (City of Riverside 2018).

The City of Colton's location on the Santa Ana River has historically placed it at greater risk from flooding. The construction of the Seven Oaks Dam upriver in 2000 has helped control flood events if not prevent them entirely. In addition, the Federal Emergency Management Agency (FEMA) has determined that approximately two-thirds of the SPA is located within FEMA Flood Zone X, an area with reduced flood risk due to levees. Localized areas located adjacent to Springbrook Creek and University Wash are designated as Special Flood Hazard Area Zone AE, which is the base floodplain where base flood elevations are provided; see Figure 3.9-4, FEMA Flood Map(FEMA 2008, 2019). In addition, the City of Colton and the City of Riverside have determined that regions neighboring Springbrook Wash are located in the 100-year flood plain (City of Colton 2019; City of Riverside 2018). A 100-year flood is defined as a flood having a one percent chance of being equal or exceeded in any given year.

In 2005, construction of the Seven Oaks Dam, located at the base of the San Bernardino Mountains, was completed as part of various Santa Ana River Mainstem projects, which aim to provide the flood protection for the millions of residents downstream within San Bernardino, Riverside, and Orange Counties. As a result of this improvement, the Riverside County Flood Control and Water Conservation District is currently processing a Physical Map Revision through FEMA to update both the hydrologic and hydraulic analysis for the Santa Ana River to reflect changes related to the construction of the Seven Oaks Dam upstream. The SPA is protected by the Riverside 2 Levee System, located along the eastern bank of the Santa Ana River, which is currently a provisionally accredited levee pursuant to the current FEMA Flood Insurance Rate Map (FIRM). This levee system may become certified once Physical Map Revisions of the project site have been approved by FEMA (Appendix F, Hydrology and Water Quality Letter Report).

#### ***Highgrove Channel***

Based on a hydrologic analysis of the SPA (Appendix F, Hydrology and Water Quality Letter Report), Highgrove (or Main Street) Channel within the SPA currently cannot accommodate a 100-year flooding event. Highgrove Channel conveys drainage from Grand Terrace to the east and discharges into the Santa Ana River to the west. No detailed hydraulic modeling has been prepared and approved by FEMA for the Highgrove Channel reach within the SPA; however, a detailed study has been prepared upstream of the SPA. FEMA has requested that a detailed hydraulic study be performed on the tributaries within the SPA, specifically Highgrove Channel, to verify the 100-year floodplain limits.

As a result of the FEMA request, the Riverside County Flood Control and Water Conservation District is in the process of preparing detailed hydraulic modeling of Highgrove Channel, using the effective FEMA hydrology, which is the 100-year peak flow rate of 2,000 cubic feet per second (cfs). Preliminary findings indicate that the existing concrete channel does not have sufficient capacity to convey 2,000 cfs and that there exists a split flow condition at the transition from an earthen channel to concrete channel at Old Pellissier Road/Orange Street. At this location, approximately 1,000 cfs flows overtop the creek banks and are redirected in a southerly direction towards the Springbrook Wash during larger storm events. See Figure 3.9-5, Hydrology Analysis Flood Map, and Appendix F, Hydrology and Water Quality Letter Report. The channel overflow is due to a lack of capacity of the channel itself, as well as a lack of capacity where the earthen channel traverses under the access road from Orange Street onto the Pellissier Ranchy property (Rick Engineering, personal communication).

As a result of the wide floodplain in areas where Highgrove Channel overtops its banks, a substantial amount of flow attenuation is provided within the AB Brown Sports Complex and adjacent, mostly undeveloped land north of Garner Road, prior to intersecting with Springbrook Wash, thereby reducing peak flow rates. Despite the flow attenuation contributing in reducing the peak flow rate, there is still a substantial amount of runoff flowing toward Springbrook Wash, which is not accounted for in the current FEMA FIRMs. This has negative flooding impacts on the downstream reach of Springbrook Wash through the length of the SPA (Appendix F, Hydrology and Water Quality Letter Report).

### ***Springbrook Wash***

Springbrook Wash serves as the primary stormwater conveyance system for the SPA and drains an off-site area located east of I-215. FEMA has mapped this drainage as an AE drainage system, which should convey a 100-year peak flow rate of 1,000 cfs. However, the existing trapezoidal earthen channel between Orange Street and Main Street is only capable of conveying approximately 100 cfs, resulting in frequent channel overtopping, even during relatively small storm events, thereby flooding adjacent developments. The northwestern industrial area drains to the south via surface flow along Main Street and it appears that it is intended to discharge into Springbrook Wash. However, the dual curb inlets on-grade on each side of the road do not appear to have sufficient capacity to intercept the full peak flow rate (Appendix B, Northside Specific Plan Baseline Report and Appendix F, Hydrology and Water Quality Letter Report).

Based on a preliminary hydraulic analysis by the Riverside County Flood Control and Water Conservation District, the confluence 100-year peak flow rate in Springbrook Wash, south of Garner Road, is approximately 1,500 cfs, which is roughly a 50% increase from FEMA's peak flow rate of 1,000 cfs. This substantially exceeds the capacity of the existing Springbrook Wash channel and creates two flow paths through the Old Golf Course, including one flowing along the western limit of the Old Golf Course and the second meandering through the middle of the Old Golf Course. The two flow paths confluence at the southwest corner of the Old Golf Course before crossing beneath Main Street and discharging into concrete trapezoidal channels downstream (Figure 3.9-5, Hydrology Analysis Flood Map). As a result, the additional runoff exacerbates the flooding conditions adjacent to the Old Golf Course and along Main Street. Many of these flooded areas are not currently mapped within the FEMA 100-year floodplain (Appendix B, Northside Specific Plan Baseline Report and Appendix F, Hydrology and Water Quality Letter Report).

The preliminary hydraulic analysis by the Riverside County Flood Control and Water Conservation District does not extend downstream from the confluence with University Wash, thus, the floodplain mapping is not currently available (Figure 3.9-5, Hydrology Analysis Flood Map). It is anticipated that the remainder of Springbrook Wash leading up to Lake Evans may not have sufficient capacity for the additional runoff and will have similar flooding issues (Appendix F, Hydrology and Water Quality Letter Report).

### ***University Wash***

University Wash is a FEMA Zone AE drainage system, which is conveyed into the SPA through a culvert underneath the I-215 and SR-60 interchange. Based on the FEMA FIRM, it appears the 100-year event would be contained within the channels and culverts, with the exception of the transition from open channel to culvert near Orange Street, as indicated by the wide FEMA-mapped 100-year floodplain (Figure 3.9-4, FEMA Flood Map).

### **Stormwater Infrastructure**

Within the SPA, there is a general lack of local storm drain infrastructure on the northern half; therefore, runoff is primarily conveyed along streets until it reaches a defined drainage channel. Most of these areas drain towards Main Street, which extends through the northwest and southeast portion of the SPA, and runoff is conveyed along Main Street before discharging into Springbrook Wash (Figure 3.9-2, Drainage Conditions) (Appendix F, Hydrology and Water Quality Letter Report).

### **Dam Inundation**

There are more than 87,000 dams in the United States and approximately one-third of those dams pose a high or significant hazard to life and property if failure occurs (FEMA 2016). While there are no dams in Colton, the city faces a risk from the failure of the Seven Oaks Dam, located approximately 12 miles northeast of Colton on the Santa Ana River. The hazard zone for failure of the Seven Oaks Dam covers the Santa Ana River floodway and areas on either side. Based on the City of Colton's Flood Zone map, the entire SPA is susceptible to dam inundation. However, the actual area affected by any failure of Seven Oaks Dam would depend on the nature of the failure and the amount of water impounded by the dam at the time. With that said, new dams, like the Seven Oaks Dam are engineered to minimize the risk of catastrophic failure. As Seven Oaks Dam only impounds water during flood events, dam failure would likely only create a substantial hazard during or shortly after a flood. There is some risk of Seven Oaks Dam experiencing failure, but the risk is likely very low (City of Colton 2019). Additionally, it should be noted that neither the County of Riverside Flood Hazard Areas Map nor the County of San Bernardino Hazard Map include the SPA in an area that is susceptible to flooding from dam failure.

### 3.9.2 Relevant Plans, Policies, and Ordinances

#### **Federal**

##### ***Clean Water Act***

Increasing public awareness and concern for controlling water pollution led to enactment of the Federal Water Pollution Control Act Amendments of 1972. As amended in 1977, this law became commonly known as the Clean Water Act (CWA) (33 USC 1251 et seq.). The objective of the CWA is to restore and maintain the chemical, physical, and biological integrity of the Nation's waters. The CWA established basic guidelines for regulating discharges of pollutants into the waters of the United States. The CWA requires that states adopt water quality standards to protect public health, enhance the quality of water resources, and ensure implementation of the CWA.

##### **Section 303 of the CWA (Beneficial Use and Water Quality Objectives)**

The Santa Ana RWQCB is responsible for the protection of the beneficial uses of waters within the proposed project area in Riverside and San Bernardino Counties. The RWQCB uses its planning, permitting, and enforcement authority to meet its responsibilities adopted in the Basin Plan to implement plans, policies, and provisions for water quality management.

In accordance with state policy for water quality control, the RWQCB employs a range of beneficial use definitions for surface waters, groundwater basins, marshes, and mudflats that serve as the basis for establishing water quality objectives and discharge conditions and prohibitions. The Basin Plan for the Santa Ana Region has identified existing and potential beneficial uses supported by the key surface water drainages throughout its jurisdiction. Under CWA Section 303(d), the State of California is required to develop a list of impaired water bodies that do not meet water quality standards and objectives. A Total Maximum Daily Load (TMDL) defines how much of a specific pollutant/stressor a given water body can tolerate and still meet relevant water quality standards. The RWQCB has developed TMDLs for select reaches of water bodies.

### **Section 401 of the CWA (Water Quality Certification)**

Section 401 of the CWA requires that an applicant for any federal permit (e.g., a U.S. Army Corps of Engineers [ACOE] Section 404 permit) obtain certification from the state, requiring that discharge to waters of the United States would comply with provisions of the CWA and with state water quality standards. For example, an applicant for a permit under Section 404 of the CWA must also obtain water quality certification per Section 401 of the CWA. Section 404 of the CWA requires a permit from the ACOE prior to discharging dredged or fill material into waters of the United States, unless such a discharge is exempt from CWA Section 404. For the project area, the Santa Ana RWQCB must provide the water quality certification required under Section 401 of the CWA.

### **Section 402 of the CWA (National Pollutant Discharge Elimination System)**

The CWA was amended in 1972 to provide that the discharge of pollutants to waters of the United States from any point source is unlawful unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit program, as authorized by Section 402 of the CWA, was established to control water pollution by regulating point sources that discharge pollutants into waters of the United States (33 USC 1342). In the state of California, the EPA has authorized the State Water Resources Control Board (SWRCB) permitting authority to implement the NPDES program.

Regulations (Phase II Rule) that became final on December 8, 1999, expanded the existing NPDES Program to address stormwater discharges from construction sites that disturb land equal to or greater than 1.0 acre and less than 5.0 acres (small construction activity). The regulations also require that stormwater discharges from small municipal separate storm sewer systems (MS4s) be regulated by an NPDES General Permit for Storm Water Discharges Associated with Construction Activity, Order No. 99-08-DWQ. The Construction General Permit requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP), which describes Best Management Practices (BMPs) the discharger would use to protect stormwater runoff. The SWPPP must contain a visual monitoring program, a chemical monitoring program for “non-visible” pollutants to be implemented if there is a failure of BMPs, and a sediment-monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Routine inspection of all BMPs is required under the provisions of the Construction General Permit. On September 2, 2009, the SWRCB issued a new NPDES General Permit for Storm Water Associated with Construction Activities (Order No. 2009-0009-DWQ, NPDES No. CAS000002), that became effective July 1, 2010.

### **Section 404 of the Clean Water Act**

Section 404 of the CWA established a permitting program to regulate the discharge of dredged or filled material into waters of the U.S., which include wetlands adjacent to national waters (33 USC 1344). This permitting program is administered by the ACOE and enforced by the Environmental Protection Agency (EPA). For more information on Section 404 of the CWA, see Section 3.3, Biological Resources, of this Program Environmental Impact Report (EIR).

### **National Flood Insurance Program**

The National Flood Insurance Act of 1968 established the National Flood Insurance Program in order to provide flood insurance within communities that were willing to adopt floodplain management programs to mitigate future flood losses. The Act also required the identification of all floodplain areas within the U.S. and the establishment of flood-risk zones within those areas. FEMA is the primary agency responsible for administering programs and

coordinating with communities to establish effective floodplain management standards. FEMA is responsible for preparing FIRMs that delineate the areas of known special flood hazards and their risk applicable to the community. The program encourages the adoption and enforcement by local communities of floodplain management ordinances that reduce flood risks. In support of the program, FEMA identifies flood hazard areas throughout the United States on FEMA flood hazard boundary maps.

### ***Federal Antidegradation Policy***

The Federal Antidegradation Policy (40 CFR 131.12) requires states to develop statewide antidegradation policies and identify methods for implementing them. Pursuant to the Code of Federal Regulations (CFR), state antidegradation policies and implementation methods shall, at a minimum, protect and maintain: (1) existing in-stream water uses; (2) existing water quality where the quality of the waters exceeds levels necessary to support existing beneficial uses, unless the state finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

### ***Federal Guidelines for Emergency Action, FEMA Publication No. 64***

These guidelines provide guidance to help dam owners, in coordination with emergency management authorities, effectively develop and exercise Emergency Action Plans for dams. The guidelines encourage (1) the development of comprehensive and consistent emergency action planning to protect lives and reduce property damage and (2) the participation of emergency management authorities and dam owners in emergency action planning.

### ***Federal Guidelines for Dam Safety Risk Management, FEMA Publication No. 1025***

These guidelines enable Federal agencies to use the general principles of risk management to make risk-informed decisions. The agencies work to develop and maintain consistent application of risk analysis, risk assessment, risk management, and risk communication, using equivalent procedures and tools. Risk estimates typically reflect the risk at a given dam at the snapshot in time when the risk analysis is performed. Risk management includes structural and nonstructural actions on a given dam, as well as activities such as routine and special inspections, instrumented monitoring, structural analyses, site investigations, development and testing of emergency action plans, and many other activities.

## **State**

### ***Sustainable Groundwater Management Act***

On September 16, 2014, Governor Jerry Brown signed into law a three-bill legislative package—Assembly Bill 1739 (Dickinson), Senate Bill (SB) 1168 (Pavley), and SB 1319 (Pavley)—collectively known as SGMA, which requires governments and water agencies of high- and medium-priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For critically over-drafted basins, sustainability should be achieved by 2040. For the remaining high- and medium-priority basins, 2042 is the deadline. Through SGMA, the California Department of Water Resources provides ongoing support to local agencies through guidance, financial assistance, and technical assistance. SGMA empowers local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins sustainably, and requires those GSAs to adopt Groundwater Sustainability Plans (GSPs) for crucial (i.e., medium to high priority) groundwater basins in California.

### ***California Water Code, Division 3. Dams and Reservoirs, Sections 6101-6102***

These regulations require dam owners to maintain records of, and to report on, maintenance, operation, staffing, and engineering and geologic investigations and to issue orders as necessary to secure maintenance and operations to safeguard life and property. The owner of a dam, or his agent, shall fully and promptly advise the Department of Water Resources of any sudden or unprecedented flood or unusual or alarming circumstance or occurrence affecting the dam or reservoir. These regulations require the Department of Water Resources to periodically inspect dams and reservoirs for the purpose of determining their safety. If required, the dam owner shall perform work necessary to secure maintenance and operation that will safeguard life and property.

### ***Governor's Office of Emergency Services, California Code of Regulations, Title 19 - Public Safety, Division 2 – Office of Emergency Services, Chapter 2 – Emergencies and Major Disaster, Subchapter 4 – Dam Inundation Mapping Procedures.***

These regulations were adopted to implement the provisions of Government Code Section 8589.5, which provide the standards for producing and submitting an inundation map, acquiring a waiver from the inundation mapping requirement, and administering the program. These regulations are not applicable to those structures identified as Debris Basins in Department of Water Resources Division of Safety and Dams Bulletin 17-00, dated July 2000. However, these regulations are not intended to limit the authority of the Governor's Office of Emergency Services, or any appropriate public agency, to act under the police power of the state, when necessary, to protect life and property from a threatened or actual dam failure.

### ***California Porter-Cologne Water Quality Control Act***

Since 1973, the California SWRCB and its nine RWQCBs have been delegated the responsibility for administering permitted discharge into the waters of California. The SPA falls within the jurisdiction of the Santa Ana RWQCB. The Porter-Cologne Water Quality Act (California Water Code section 13000 et seq.; California Code of Regulations, Title 23, Chapter 3, Chapter 15) provides a comprehensive water-quality management system for the protection of California waters. Under the Act, "any person discharging waste, or proposing to discharge waste, within any region that could affect the quality of the waters of the state" must file a report of the discharge with the appropriate RWQCB. Pursuant to the Act, the RWQCB may then prescribe "waste discharge requirements" that add conditions related to control of the discharge. Porter-Cologne defines "waste" broadly, and the term has been applied to a diverse array of materials, including non-point source pollution. When regulating discharges that are included in the Federal Clean Water Act, the state essentially treats Waste Discharge Requirements and NPDES as a single permitting vehicle. In April 1991, the State Water Resources Control Board and other state environmental agencies were incorporated into the CalEPA.

The RWQCB regulates urban runoff discharges under the NPDES permit regulations. NPDES permitting requirements cover runoff discharged from point (e.g., industrial outfall discharges) and nonpoint (e.g., stormwater runoff) sources. The RWQCB implements the NPDES program by issuing construction and industrial discharge permits.

Under the NPDES permit regulations, BMPs are required as part of a SWPPP. The EPA defines BMPs as "schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of Waters of the United States." BMPs include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage" (40 CFR 122.2).



### ***California Antidegradation Policy***

The California Antidegradation Policy, otherwise known as the *Statement of Policy with Respect to Maintaining High Quality Water in California*, was adopted by the SWRCB (State Board Resolution No. 68-16) in 1968. Unlike the Federal Antidegradation Policy, the California Antidegradation Policy applies to all waters of the state (e.g., isolated wetlands and groundwater), not just surface waters. The policy states that whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained, and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of such water resource.

### ***California Toxics Rule***

The U.S. Environmental Protection Agency (USEPA) has established water quality criteria for certain toxic substances via the California Toxics Rule. The California Toxics Rule established acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water, such as inland surface waters and enclosed bays and estuaries, that are designated by each RWQCB as having beneficial uses protective of aquatic life or human health.

### ***California Water Code***

The California Water Code includes 22 kinds of districts or local agencies with specific statutory provisions to manage surface water. Many of these agencies have statutory authority to exercise some forms of groundwater management. For example, a Water Replenishment District (Water Code Section 60000 et seq.) is authorized to establish groundwater replenishment programs and collect fees for that service, while a Water Conservation District (Water Code Section 75500 et seq.) can levy groundwater extraction fees. Through special acts of the Legislature, 13 local agencies have been granted greater authority to manage groundwater. Most of these agencies, formed since 1980, have the authority to limit export and control some in-basin extraction upon evidence of overdraft or the threat of an overdraft condition. These agencies can also generally levy fees for groundwater management activities and for water supply replenishment.

### ***Assembly Bill 3030 - Groundwater Management Act***

In 1992, AB 3030 was passed which increased the number of local agencies authorized to develop a groundwater management plan and set forth a common framework for management by local agencies throughout California. These agencies could possess the same authority as a water replenishment district to “fix and collect fees and assessments for groundwater management” (Water Code Section 10754), provided they receive a majority of votes in favor of the proposal in a local election (Water Code Section 10754.3).

### ***Local***

### ***Western-San Bernardino Judgment***

An important management consideration that affects RPU’s groundwater production in several basins is the Western-San Bernardino Judgment (Western Municipal Water District of Riverside County v. East San Bernardino County Water District, Case No. 78426). The Western-San Bernardino Judgment addresses groundwater management within the Rialto-Colton Basin, Riverside-Arlington basin, and the San Bernardino Basin Area (SBBA), which contains the Lytle Basin and the Bunker Hill Basin. The Western-San Bernardino Judgment was established at the same time as the Orange County Judgment (Orange County Water District v. City of Chino, et al., Case No.

117 628), to settle rights within the upper Santa Ana River watershed and to ensure resources would be sufficient to meet flow obligations in the lower Santa Ana River set by the Orange County Judgment. The Western-San Bernardino Judgment established the entitlements and groundwater replenishment obligations of the two major water agencies, San Bernardino Valley Municipal Water District (Valley District) and Western Municipal Water District of Riverside County. The Western-San Bernardino Judgment provides:

- A determination of the safe yield of the SBBA;
- Establishment of specific amounts of water that can be extracted from the SBBA by plaintiff parties (parties in Riverside County);
- Valley District must provide replenishment for extractions from the SBBA by non-plaintiffs (entities in the Valley District service area) in aggregate exceeding 72.05% of the safe yield, which is 167,228 acre-feet per year;
- WMWD must replenish the Rialto-Colton and Riverside-Arlington basins if extractions for use in Riverside County in aggregate exceed certain specific amounts; and
- Valley District must replenish the Rialto-Colton and Riverside-Arlington basins if water levels are lower than certain specific water level elevations in specified wells.

#### ***San Bernardino County MS4 Permit***

The City of Colton is a co-permittee under the NPDES Permit and Waste Discharge Requirements for the San Bernardino County Flood Control District, the County of San Bernardino, and the Incorporated Cities of San Bernardino County within the Santa Ana Region (Order No. R8-2010-0036; NPDES No. CAS618036) (County MS4 Permit). The NPDES permit prohibits discharges, sets limits on pollutants being discharged into receiving waters, and requires implementation of technology-based standards. The NPDES permit requires all new development and significant redevelopment projects to incorporate Low Impact Development (LID) BMPs to the maximum extent practicable, to reduce the discharge of pollutants to receiving waters.

Under the NPDES permit, the City of Colton, as a co-permittee, is responsible for the management of storm drain systems within its jurisdiction. The City is required to implement the Monitoring and Reporting Program, which includes an Integrated Watershed Monitoring Program to support the development of an effective watershed and a regional monitoring program (e.g., TMDL monitoring), and to implement all BMPs outlined in the Municipal Storm Water Management Program, (previously identified as the Drainage Area Management Plan in the County's two prior NPDES permits) and to take any other actions as may be necessary to protect water quality to the maximum extent practicable. The City is required to develop its own Local Implementation Plan, which includes the specific actions the City would undertake to implement the Municipal Storm Water Management Program and the requirements of the NPDES permit.

Priority projects in the City are required to develop and implement a Water Quality Management Plan (WQMP) to reduce pollutants and maintain and reduce downstream erosion and stream habitat from all new development and significant redevelopment projects that fall into one of the categories of priority projects. The co-permittee must ensure that a priority project meets WQMP requirements. Priority projects include: significant redevelopment projects that add or replace 5,000 square feet (sf) or more of impervious surface area; new development projects that create 10,000 sf or more of impervious surface area, including commercial, industrial, residential housing subdivisions, mixed-use, and public projects; new development or significant redevelopment of automotive repair shops; restaurants of 5,000 sf or more; hillside developments of 5,000 sf or more; developments of 2,500 sf or more of impervious surface area adjacent to or discharging directly into Environmentally Sensitive Areas; parking

lots of 5,000 sf or more that are exposed to storm water; new development or significant redevelopment of retail gasoline outlets of 5,000 sf or more, or a projected average daily traffic of 100 or more vehicles per day. In addition, non-priority/non-category projects may be required by the local jurisdiction to implement applicable site design LID and Local Implementation Plan requirements. San Bernardino County has prepared a Technical Guidance Document for Water Quality Management Plans for the preparation of project-specific WQMPs. The WQMP was approved by the SARWQCB on June 21, 2013, and became effective on September 19, 2013.

#### ***City of Riverside MS4 Permit***

The City of Riverside, along with other Riverside County cities within the Santa Ana RWQCB and Riverside County, voluntarily applied for and received a permit to discharge stormwater to the Santa Ana River (Order No. R8-2002-0011, NPDES No. CAS 618033). This MS4, originally approved in 1990, is currently under review for its fourth term re-issuance by the Santa Ana RWQCB. The City's MS4 permit regulates activities related to the quality of discharge through the stormwater management program. The City maintains street gutters and catch basins in order to protect fish, plants, and wildlife that use the river and downstream Lake Elsinore water, as well as to protect the recreational uses for people. Some of the City's efforts include site design reviews, construction site inspections, industrial and commercial site inspections, landscape maintenance, facility management, recycling activities, hazardous and electronic waste collection, street sweeping, and traffic congestion management.

#### ***City of Colton Municipal Code***

Chapter 14.01, Storm Drains and Floodplain Management, sets forth standards to promote the health, safety, and general welfare of the inhabitants of the City by controlling discharges into the City's storm drain system. These standards include eliminating all non-permitted discharges to the MS4, controlling the discharge to the MS4 from spills, dumping or disposal of materials other than storm water, and reducing pollutants in storm water discharges to the maximum extent practicable.

#### ***General Waste Discharge Requirements for De Minimus Discharges***

On June 19, 2015, the Santa Ana RWQCB adopted the General Waste Discharge Requirements for Discharges to Surface Waters that Pose an Insignificant (De Minimus) Threat to Water Quality (Order No. R8-2015-0004, NPDES No. CAG998001). This permit became effective on July 1, 2015. This permit regulates discharge of groundwater and non-storm water construction dewatering waste to surface waters (including estuarine and ocean waters) that pose an insignificant threat to water quality in the Santa Ana Region. Under this permit, discharges must comply with discharge specifications, receiving water and groundwater limitations, and monitoring and reporting requirements detailed in the permit.

#### ***City of Riverside Urban Water Management Plan***

The RPU, Water Division, prepared its 2015 Urban Water Management Plan (UWMP) in accordance with the Urban Water Management Planning Act, sections 10610 through 10656 of the California Water Code. This UWMP summarizes RPU's projected retail and wholesale water demands and characterizes the source waters available to meet those demands for the years 2020 through 2040. The plan also describes the reliability of RPU's water supplies and discusses RPU's water shortage contingency plan during a catastrophic event or drought conditions.

### **City of Colton Urban Water Management Plan**

The San Bernardino Valley Regional Water District, who is the wholesale water provider for the City of Colton, has prepared the 2015 UWMP for its service area. This UWMP summarizes the water district's projected retail and wholesale water demands and characterizes the source waters available to meet those demands for the years 2020 through 2040. The plan also describes the reliability of the water district's water supplies and discusses a water shortage contingency plan during a catastrophic event or drought conditions.

### ***City of Riverside Municipal Code***

The Riverside Municipal Code contains several provisions regulating the discharge of stormwater and changes in hydrology. For example, Title 17 of the Code governs grading activities in the City. The Grading Code's purpose, in part, is to "regulate hillside and arroyo grading in a manner which minimizes the adverse effects of grading on natural landforms, soil erosion, dust control, water runoff and construction equipment emissions." Most grading exceeding one acre requires a permit from the City. To obtain a permit, applicants must supply a grading plan, and if applicable, must demonstrate compliance with the Construction General Permit described above.

In addition, Title 14, Public Utilities, Chapter 14.12 regulates discharges into the City's sewer and storm drain systems, and implements the City's requirements under the MS4 permit. Among other things, the Chapter prohibits discharges to the City's sewer and storm drain systems that contain pollutants or that would impair the operation of those systems. The Chapter also contains specific regulations for industrial dischargers. Finally, that Chapter gives the City enforcement authority to declare violations, apply penalties, and impose stop-work orders, monitoring requirements and other enforcement mechanisms.

The Santa Ana Watershed Project Authority completed a study supported by the Nitrogen/TDS Task Force, which is a consortium of water supply and wastewater management agencies in the region. The Task Force studied nitrogen and TDS management issues in the watershed, including water quality objectives and regulatory approaches to recharge and wastewater reclamation. Sampling and computer modeling for the Santa Ana River Basin by the RWQCB indicate that levels of total dissolved solids/minerals (TDS) and nitrogen (mainly in the form of nitrate) in the Santa Ana River exceeded water quality objectives or would do so in the future without suitable management. Based on this study, the revised Basin Plan objectives for TDS and nitrogen were adopted by the RWQCB in 2004.

### ***City of Colton General Plan***

#### **Safety Element**

In December 2018 the City of Colton adopted its Safety Element of the General Plan (City of Colton 2018). Goals and policies relating to Hydrology and Water Quality from the Safety Element are stated below.

#### **Flood Hazards**

**GOAL S-2** Anticipate the risks and mitigate the effects that flood hazards pose to the community.

**Policy S-2.1** Continuously monitor weather conditions, especially during periods of severe drought followed by heavy precipitation.

- Policy S-2** Identify if existing and new structures are located within 100- and 500-year floodplains and take corrective action to minimize the risk of injury or damage from flooding events.
- Policy S-2.3** Identify and pursue funding opportunities to improve infrastructure located within the 500-year floodplain.
- Policy S-2.4** Restrict new development in high-flood risk areas, such as 100- and 500-year floodplains and floodways, unless addressed through adequate flood proofing and mitigation.
- Policy S-2.5** Design and maintain storm drainage infrastructure to accommodate, at minimum, 100-year flood events.
- Policy S-2.6** Coordinate dam failure evacuation plans with the San Bernardino County Flood Control District and San Bernardino County Office of Emergency Services.
- Policy S-2.7** Promote low impact development techniques and strategies as part of the development process, to reduce flooding throughout the city.
- Policy S-2.8** Increase the use of flood insurance for properties within the 100- and 500-year floodplains.
- Policy S-2.9** Periodically update the Floodplain Management Regulations adopted in the Colton Municipal Code.

### *City of Riverside General Plan*

#### *Safety Element*

In November 2007, the City of Riverside adopted its Safety Element of their 2025 General Plan as one of the state-required elements that must be included in the General Plan. Goals and policies relating to Hydrology and Water Quality from the Safety Element that are applicable to the proposed plan are stated below. Policies include subsections, which are not included in this section of the EIR, except where particularly relevant to the proposed plan.

#### **Objective PS-2** Reduce potential flood hazards within Riverside.

- Policy PS-2.1** Reduce flood risks for residents and businesses within urbanized areas, as feasible.
- Policy PS-2.2** Encourage flood control infrastructure that does not reduce the natural character or limit the use of the site.
- Policy PS-2.3** Minimize additional flood risk exposure in developing areas.
- Policy PS-2.4** Identify existing facilities located in the 1% annual chance of flood zone, particularly bridges and potential emergency access routes.

- Policy PS-2.5** Encourage flood control techniques along the Santa Ana River that are harmonious with potential recreational uses in the area.
- Policy PS-2.6** Create and maintain evacuation routes for areas that could be affected by flooding or dam failure, with special emphasis on critical and emergency facilities.
- Policy PS-2.7** Minimize flood risks to the City's agricultural greenbelt by working with the Riverside County Flood Control and Water Conservation District to identify and implement appropriate flood control measures where feasible.

#### ***County of Riverside General Plan***

##### **Safety Element**

In December 2016, the County of Riverside adopted its Safety Element as one of the state-required elements that must be included in the General Plan. The Safety Element was updated in August 2019 (County of Riverside 2019). Goals and policies relating to Hydrology and Water Quality from the Safety Element that are applicable to the proposed plan are stated below. Policies include subsections, which are not included in this section of the EIR, except where particularly relevant to the proposed plan.

#### **Objective PS-2** Reduce potential flood hazards within Riverside.

- Policy PS-2.1** Reduce flood risks for residents and businesses within urbanized areas, as feasible.
- Policy PS-2.2** Encourage flood control infrastructure that does not reduce the natural character or limit the use of the site.
- Policy PS-2.3** Minimize additional flood risk exposure in developing areas.
- Policy PS-2.4** Identify existing facilities located in the 1% annual chance of flood zone, particularly bridges and potential emergency access routes.
- Policy PS-2.5** Encourage flood control techniques along the Santa Ana River that are harmonious with potential recreational uses in the area.
- Policy PS-2.6** Create and maintain evacuation routes for areas that could be affected by flooding or dam failure, with special emphasis on critical and emergency facilities.
- Policy PS-2.7** Minimize flood risks to the City's agricultural greenbelt by working with the Riverside County Flood Control and Water Conservation District to identify and implement appropriate flood control measures where feasible.

### 3.9.3 Thresholds of Significance

The significance criteria used to evaluate the proposed plan's impacts to hydrology and water quality are based on Appendix G of the California Environmental Quality Act Guidelines. According to Appendix G, a significant impact related to hydrology and water quality would occur if the proposed plan would:

1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the proposed plan may impede sustainable groundwater management of the basin.
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
  - a. result in substantial erosion or siltation on or off site;
  - b. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
  - c. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
  - d. impede or redirect flood flows.
4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to proposed plan's inundation.
5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

### 3.9.4 Impacts Analysis

***Would the proposed plan violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?***

#### Construction

**Less-than-Significant Impact.** Implementation of the Northside Specific Plan would adhere to local, state, and federal regulations pertaining to water quality standards. This includes adherence to the Construction General Permit that requires future projects over an acre to prepare and implement a SWPPP for construction activities (**CM-HYD-1**). The SWPPP is required to identify BMPs that protect stormwater runoff and ensure avoidance of substantial degradation of water quality. All proposed project demolition and construction activities that would be allowed under the Northside Specific Plan, including installation and realignment of utilities, would be subject to existing regulatory requirements. The City of Colton, City of Riverside, and Riverside County would file a Notice of Intent with the RWQCB to comply with the requirements of the Construction General Permit. This process would include preparation of a SWPPP and incorporation of BMPs to control construction-related erosion and sedimentation in dry weather and stormwater runoff. Typical BMPs that could be incorporated into the SWPPP to protect water quality include the following:

- Diverting off-site runoff away from the construction site
- Vegetating landscaped/vegetated swale areas as soon as feasible following grading activities
- Placing perimeter straw wattles to prevent off-site transport of sediment

- Using drop inlet protection (filters and sand bags or straw wattles), with sandbag check dams within paved areas
- Regular watering of exposed soils to control dust during demolition and construction
- Implementing specifications for demolition/construction waste handling and disposal
- Using contained equipment wash-out and vehicle maintenance areas
- Maintaining erosion and sedimentation control measures throughout the construction period
- Stabilizing construction entrances to avoid trucks from imprinting soil and debris onto SPA and adjoining roadways
- Training, including for subcontractors, on general site housekeeping

Incorporation of required BMPs for materials and waste storage and handling, and equipment and vehicle maintenance and fueling would reduce potential discharge of polluted runoff from construction sites, consistent with the California Green Building Standards Code (CBSC 2019; **CM-GEO-1**). Compliance with existing regulations would prevent violation of water quality standards and minimize the potential for contributing sources of polluted runoff from future development allowed under the Northside Specific Plan. Therefore, impacts to water quality from demolition and construction activities associated with the proposed project would be less than significant.

#### Operations

**Less-than-Significant Impact.** Existing land uses within the SPA include undeveloped, mobile homes, industrial, office park, residential, golf courses, park, and commercial offices. Implementation of the Northside Specific Plan would result in development of the site with additional urban uses, including impermeable surfaces such as roads, parking lots, and buildings, as well as increase the SPA light industrial presence. As a result, the proposed plan would be a source of pollution from incidental spills of vehicle oils and other chemicals that can be conveyed by storm and landscape irrigation flows. The impermeable surfaces would prevent polluted surface waters from absorbing into the ground surface.

The City of Colton is a co-permittee under the NPDES Permit for the San Bernardino County Flood Control District (i.e., County of San Bernardino MS4 Permit). Similarly, the City of Riverside is a co-permittee under the NPDES Permit for the Riverside County Flood Control and Water District (i.e., City of Riverside MS4 Permit). In both cases, the NPDES permit sets limits on pollutants being discharged into waterways and requires all new development and significant redevelopment to incorporate LID features to the maximum extent practicable to reduce the discharge of pollutants into receiving waters (**CM-HYD-2a** and **CM-HYD-2b**). In both counties, priority projects, such as those that would be completed under the Northside Specific Plan, are required to develop and implement a WQMP to reduce pollutants, maintain and reduce downstream erosion, as well as maintain stream habitat from all new development. The WQMP's requirements are specified in the MS4 permits issued to cities and counties within the Santa Ana River watershed (City of Colton 2016; County of Riverside 2019, RCFCWCD 2012).

Implementation of BMPs included in the WQMP would address water quality concerns during project operations, such as inadvertent release of pollutants (e.g., hydraulic fluids and petroleum); improper management of hazardous materials; trash and debris; and improper management of portable restroom facilities (e.g., regular service). In accordance with the California Green Building Standards Code (CBSC 2016; **CM-GEO-1**), project source controls to improve water quality would be provided for outdoor material storage areas, outdoor trash storage/waste handling areas, outdoor loading/unloading dock areas, and building materials areas. Source controls would also include storm drain messages and signage and beneficial landscape irrigation practices.



Compliance with NPDES and MS4 Permits as well as successful implementation of a site-specific SWPPP LID features and a WQMP would ensure that degradation of water quality (surface and ground) would remain minimal and that the proposed plan would meet all waste discharge requirements. Thus, impacts would be less than significant.

***Would the proposed plan substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the proposed plan may impede sustainable groundwater management of the basin?***

#### **Groundwater Recharge**

**Less-than-Significant Impact.** The SPA, prior to construction, is largely undeveloped in the northern and middle portion of the site. Soils within the SPA are classified by the Natural Resources Conservation Service as Hydrologic Soil Group Type A and B, which are potentially conducive to high infiltration rates for groundwater recharge. The highly permeable soil, coupled with the proximity to the Santa Ana River, indicates that the SPA is a zone of recharge for the river and the underlying aquifers. Future construction of the proposed plan consists of the build-out of undeveloped land and redevelopment of current infrastructure. Build-out of undeveloped lands would involve converting a large portion of previously pervious soils into impermeable surfaces. As a result, groundwater recharge in this region could be reduced. However, future projects would be required to comply with the LID requirements of the County of San Bernardino MS4 Permit and City of Riverside MS4 Permit (**CM-HYD-2a** and **CM-HYD-2b**). These requirements ensure impacts to groundwater recharge would be less than significant.

#### **Groundwater Supplies**

**Less-than-Significant Impact.** As required by the California Urban Water Management Planning Act, the RPU has prepared the 2015 Urban Water Management Plan (UWMP) for its service area, including the Riverside portion of the SPA (RPU 2016). Similarly, the San Bernardino Valley Regional Water District, who is the wholesale water provider for the City of Colton, has prepared the 2015 UWMP for its service area (SBVMWD et al. 2016).

#### **Riverside Public Utilities**

The RPU Water Division provides water service for the portions of the SPA located within the City of Riverside. RPU's water supply consists primarily of groundwater from the Bunker Hill Basin and the Riverside North and South Subbasins. Approximately 60% of the water supply originates in the Bunker Hill Basin, which is adjudicated. RPU's water rights are based on the long-term safe yield from the Bunker Hill Basin, which includes wet, dry, and normal periods. RPU's wells are generally located in the section of the basin with the greatest thickness of water bearing layers. Thus, RPU's water supply from the Bunker Hill Basin is considered reliable during single- and multi-year dry periods (RPU 2016).

To increase water supply reliability, RPU intends to augment natural recharge in the Bunker Hill and Riverside Basins through conjunctive use projects. These projects capture excess surface water flows when available and place the water in storage in the groundwater basins, from which it can be withdrawn during dry periods. The quantity of surface water recharge from these projects is dependent on the hydrologic conditions in the Santa Ana River Watershed. However, in wet years, above average recharge will occur and, in dry years, below average recharge will occur. These projects each have inherent storage capacity, whether it is storage capacity behind Seven Oaks Dam or storage within a groundwater basin. Therefore, over a single- or multi-year dry period, the quantity of supply from these projects would only be slightly reduced, because in those dry years, supplemental water can be derived from storage (RPU 2016).

Secondary sources of water are generated from the Rialto-Colton Basin, recycled water from the Riverside Water Quality Control Plant, and from imported water from the WMWD. Recycled water from the Riverside Water Quality Control Plant is not considered subject to reduced availability during dry years. RPU is contracted to receive State Water Project water from Metropolitan Water District, through WMWD. The 2015 State Water Project Delivery Capability Report estimates that on average, State Water Contractors can expect about 60% of their annual maximum entitlement. RPU has implemented several measures to maximize the use of local water resources and eliminate reliance on imported water (RPU 2016).

RPU's 2010 UWMP included a Water Shortage Contingency Plan and three supporting appendices, including: 1) RPU Water Rule #9, Shortage of Water Supply and Interruption of Delivery, also known as the Water Shortage Ordinance; 2) RPU Water Rule #15, Water Waste; and 3) a draft Water Conservation Ordinance that expanded on the Water Shortage Ordinance and was adopted by RPU's Board after the preparation of the 2010 UWMP. The Water Conservation Ordinance amended the Riverside Municipal Code Title 14 and included a detailed description of unreasonable uses of water, RPU's Water Conservation Program, responses to water shortage emergencies, and enforcement and severability (RPU 2016).

An important management consideration that affects RPU's groundwater production in several basins is the Western-San Bernardino Judgment, which addresses groundwater management within the Rialto-Colton Basin, Riverside-Arlington basin, and the SBBA, which contains the Lytle Basin and the Bunker Hill Basin. The Western-San Bernardino Judgment set a 5-year base extraction period of 21,085 acre-feet for the Riverside North Basin and 29,663 acre-feet for the Riverside South Basin. This 5-year average base period pertains to Riverside County Entities. San Bernardino County Entities also have rights in the Riverside North Basin. The total 5-year average base period production for the Riverside North Basin is 33,729 acre-feet per year, of which 21,085 acre-feet per year is exportable into Riverside County. Should extractions exceed the base period extraction over a 5-year period, or by more than 20 percent in a single year, one of Riverside County's local water purveyors, WMWD, is responsible for replenishment in the following year equal to the excess extractions over a 20% peaking allowance. WMWD is also responsible for replenishing the Rialto-Colton and Riverside-Arlington basins if water levels are lower than certain specific water level elevations in specified wells. WMWD's replenishment obligation can be reduced through credits that are available from previous years due to importing water into the basin or production below the base period extraction (RPU 2016).

#### ***San Bernardino Valley Regional Water District***

As previously discussed, the San Bernardino Valley Regional Water District is the wholesale water provider for the City of Colton. Similar to the RPU, the 2016 UWMP for the district provides a comparison of the anticipated water supplies and demands through 2040. The participating agencies within the San Bernardino Valley Regional Water District meet most of their demands with local groundwater (about 77%) and surface water (14%). Imported water from the State Water Project is also an important element of the supply portfolio (7%). Recycled water comprises a relatively small part (2%) of existing supplies, but a number of programs are being planned that would increase the use of recycled water. The UWMP has identified adequate supplies to meet anticipated demands through 2040, during normal, single dry year, and multiple dry year scenarios (SBVMWD et al. 2016).

#### ***Other Groundwater Management Plans***

In addition to these UWMPs, specific ground water management plans have been completed for these service areas, including the Integrated Regional Water Management Plan for the Upper Santa Ana River Watershed (SBVWCD 2015), One Water One Watershed Integrated Regional Water Management Plan (SAWPA 2019), and the Arlington Basin Groundwater Management Plan (WMWD 2011).

### Conclusion

Based on projected RPU and San Bernardino Valley Regional Water District water supplies and demands within their respective service areas, water supplies would be adequate through the year 2040 to serve the existing and future population of the City of Riverside and City of Colton (RPU 2016, SBVMWD et al. 2016). These water purveyors are required to complete updated UWMPs every five years (e.g., 2020, 2025, 2030, etc.), which would provide updated water supply information for projects proposed under the Northside Specific Plan. In addition, with implementation of planned projects aimed at meeting future water demands, coupled with regional groundwater management plans and the regulatory bindings of the Western-San Bernardino Judgement, the proposed Northside Specific Plan would not substantially decrease groundwater supplies or impede sustainable groundwater management of the relevant groundwater basins, as described above. As result, impacts would be less than significant.

***Would the proposed plan substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:***

***a. result in substantial erosion or siltation on or off site;***

**Less-than-Significant Impact.** Implementation of the Northside Specific Plan, including grading and construction of individual projects within the SPA, would not substantially alter the existing drainage pattern of the site or area.

Based on existing FEMA maps and preliminary hydrologic modeling of the SPA, existing stormwater infrastructure is inadequate in conveying 100-year stormwater flows. Upgrades would be necessary to control stormwater runoff during high intensity storm events (see Threshold “b” below). These upgrades would not result in increased runoff velocities and associated erosive scour or siltation on site or off site. The Northside Specific Plan proposes to enhance Springbrook Wash by making it a natural amenity with a continuous (managed) water flow, new landscaping, and a network of trails. The enhanced creek as envisioned would provide more stormwater capacity than current conditions.

As discussed in Threshold “b” below, the most substantial change to existing drainages would be creation of the Highgrove Overflow Channel (per **MM-HYD-2** and **MM-HYD-3**), in order to address flooding impacts associated with overtopping of the existing Highgrove Channel. During larger storm events when the peak flow rate in Highgrove Channel exceeds approximately 1,000 cfs, stormwater would be conveyed through the Highgrove Overflow Channel (Figure 3.9-5). As the overflow channel approaches the AB Brown Sports Complex, the side slope of the channel on the sport field side would need to be flattened out to allow flows to spread out and provide the needed flow attenuation to meet or exceed the flow attenuation benefit currently modeled in the existing condition. This is imperative to preserving the same peak flow rate or less discharging into Springbrook Wash, to minimize the downstream flooding impacts in existing developed areas. Given the relatively flat topography, this channel alignment is not anticipated to result in either substantial erosion or siltation (Appendix F, Hydrology and Water Quality Letter Report). Therefore, alteration of on-site drainages would not result in substantial erosion or siltation and impacts would be less than significant.

- b. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;**

**Significant and Unavoidable.** Implementation of the Northside Specific Plan would result in development of the site with additional urban uses, including impermeable surfaces such as roads, parking lots, and buildings, as well as increase the SPA light industrial presence. Increased impermeable surfaces would result in increased stormwater runoff, which could exacerbate existing flooding conditions. As previously discussed, neither the Highgrove Channel nor Springbrook Wash can currently accommodate a 100-year flood event. Flood waters that exceed the Highgrove Channel would flow southward as unchanneled, wide spreading runoff. This runoff would likely have negative flooding impacts on the downstream reach of Springbrook Wash through the length of the SPA.

#### Highgrove Overflow Channel

Highgrove Channel conveys drainage from Grand Terrace to the east and discharges into the Santa Ana River to the west. Detailed hydraulic modeling of Highgrove Channel has not been prepared and approved by FEMA for the channel reach within the SPA; however, a detailed study has been prepared upstream of the SPA. FEMA has requested that a detailed hydraulic study be performed on the tributaries within the SPA, specifically Highgrove Channel, to verify the 100-year floodplain limits (Appendix F, Hydrology and Water Quality Letter Report).

As a result of the FEMA request, the Riverside County Flood Control and Water Conservation District is in the process of preparing detailed hydraulic modeling of Highgrove Channel, using the effective FEMA hydrology, which is the 100-year peak flow rate of 2,000 cfs. Preliminary findings indicate that the existing concrete channel does not have sufficient capacity to convey 2,000 cfs and that there exists a split flow condition at the transition from an earthen channel to concrete channel at Old Pellissier Road/Orange Street, where approximately 1,000 cfs overflows and is redirected in a southerly direction towards the Springbrook Wash during larger storm events (Figure 3.9-5, Hydrology Analysis Flood Map). The 100-year flood flow rate for this channel is approximately 2,000 cfs (Appendix F, Hydrology and Water Quality Letter Report).

Creation of additional impermeable surfaces in association with SPA development could exacerbate this existing flooding issue. Future development would be required to comply with the applicable MS4 permits and associated LID requirements to control runoff (**CM-HYD-2a** and **CM-HYD-2b**). In addition, future development would comply with mitigation measures requiring upgrades to the storm drain system within the SPA (**MM-HYD-4**) and completion of project-specific hydrology/drainage reports, requiring reduction of post-construction runoff to less than or equal to existing conditions (**MM-HYD-5**). Adherence to MS4 requirements, in combination with mitigation to reduce project-level drainage impacts, would reduce significant impacts related to flooding to a degree, but cannot guarantee that all combined project-level impacts would be below a level of significance. Thus, drainage impacts would be significant and unavoidable (**Impact HYD-1**).

#### Springbrook Wash

FEMA has mapped this drainage as an AE drainage system, which is designed to convey a 100-year peak flow rate of 1,000 cfs. However, the existing trapezoidal earthen channel between Orange Street and Main Street is only capable of conveying approximately 100 cfs, resulting in frequent channel overtopping, even during relatively small storm events, thereby flooding adjacent developments. Based on a preliminary hydraulic analysis by the Riverside County Flood Control and Water Conservation District, the confluence

100-year peak flow rate in Springbrook Wash, south of Garner Road, is approximately 1,500 cfs, which is roughly a 50% increase from FEMA's peak flow rate of 1,000 cfs. This substantially exceeds the capacity of the existing Springbrook Wash channel and creates two flow paths through the Old Golf Course, including one flowing along the western limit of the Old Golf Course and the second meandering through the middle of the Old Golf Course (Figure 3.9-5, Hydrology Analysis Flood Map). Many of these flooded areas are not currently mapped within the FEMA 100-year floodplain. Creation of additional impermeable surfaces in association with SPA development could exacerbate this existing flooding issue.

In addition, a preliminary hydraulic analysis by the Riverside County Flood Control and Water Conservation District does not extend downstream from the confluence with University Wash, thus, the floodplain mapping is not currently available (Figure 3.9-5, Hydrology Analysis Flood Map). It is anticipated that the remainder of Springbrook Wash leading up to Lake Evans may not have sufficient capacity for the anticipated 1,500 cfs flows and therefore will have similar flooding issues (Appendix F, Hydrology and Water Quality Letter Report). Therefore, creation of additional impermeable surfaces in association with SPA development could also exacerbate this existing flooding issue.

As stated above, development would be required to comply with the applicable MS4 permits and associated LID requirements to control runoff (**CM-HYD-2a** and **CM-HYD-2b**). In addition, future development would comply with **MM-HYD-4** and **MM-HYD-5**. Adherence to MS4 requirements, in combination with mitigation to reduce project-level drainage impacts, would reduce significant impacts related to flooding to a degree, but cannot guarantee that all combined project-level impacts would be below a level of significance. Thus, drainage impacts would be significant and unavoidable(**Impact HYD-2**).

#### **Other Specific Plan Area Drainages**

The northern approximate half of the SPA contains very limited storm drain systems. Stormwater runoff occurs primarily along streets and as overland sheet flow in undeveloped areas. Creation of additional impermeable surfaces in association with SPA development could exacerbate the existing potential for flooding in these areas. As stated above, development would be required to comply with the applicable MS4 permits and associated LID requirements to control runoff (**CM-HYD-2a** and **CM-HYD-2b**). In addition, future development would comply with **MM-HYD-4** and **MM-HYD-5**. Adherence to MS4 requirements, in combination with mitigation to reduce project-level drainage impacts, would reduce significant impacts related to flooding to a degree, but cannot guarantee that all combined project-level impacts would be below a level of significance. Thus, drainage impacts would be significant and unavoidable(**Impact HYD-3**).

- c. *create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or***

**Significant and Unavoidable..** As discussed for Threshold (b), Highgrove Channel and Springbrook Wash are subject to flooding and the northern half of the SPA is generally lacking local storm drain infrastructure. As is, runoff is primarily conveyed along streets until it reaches a defined drainage channel. In addition, much of the existing development predates the storm water quality treatment requirements currently in effect today for new development and redevelopment projects. Also, the SPA is lacking regional detention basins, which could potentially be used for stormwater quality treatment. While the project proposes to improve the Springbrook Arroyo through Subarea 8 that would reduce flooding issues, this improvement is not fully funded or guaranteed to be completed at this time, the completion of this improvement may not occur prior to additional development occurring and this improvement would not

resolve all flooding issues. Proposed Specific Plan related development and redevelopment could exacerbate current deficiencies in stormwater infrastructure by creation of additional impervious surfaces, resulting in contribution of runoff water that would exceed the capacity of existing or planned drainage systems, and provide additional sources of polluted runoff. Adherence to applicable MS4 permits and associated LID requirements to control runoff (**CM-HYD-2a** and **CM-HYD-2b**), as well as adherence to **MM-HYD-4** and **MM-HYD-5**, would reduce drainage impacts, but cannot guarantee that all future combined project-level impacts would be below a level of significance. Therefore, impacts are considered potentially significant and unavoidable (**Impact HYD-4**).

**d. Impede or redirect flood flows?**

**Significant and Unavoidable.** The Riverside County Flood Control and Water Conservation District is currently processing a Physical Map Revision through FEMA to update both the hydrologic and hydraulic analysis for the Santa Ana River to reflect changes related to the construction of the Seven Oaks Dam upstream. The SPA is protected by the Riverside 2 Levee System, located along the eastern bank of the Santa Ana River, which is currently a provisionally accredited levee pursuant to the current FEMA FIRM.

In addition, as previously discussed, neither the Highgrove Channel nor the Springbrook Wash can currently accommodate a 100-year flood event; therefore, portions of the SPA are located within a 100-year flood zone (Figure 3.9-4, FEMA Flood Map). Flood waters that exceed the channels would flow southward as unchannelized, wide spreading runoff. This runoff would likely have negative flooding impacts on the downstream reach of Springbrook Wash through the length of the SPA. Build-out of the undeveloped land and the increase in urbanization of previously developed land would potentially impede or redirect flood flows. Adherence to applicable MS4 permits and associated LID requirements to control runoff (**CM-HYD-2a** and **CM-HYD-2b**), as well as determining flood levels throughout the SPA (**MM-HYD-6**), would reduce flooding impacts, but cannot guarantee that all future project-level impacts or combined project-level impacts of the Northside Specific Plan would be below a level of significance. Impeding and/or redirecting flood flows could increase the potential for flooding downstream of proposed structures within the SPA. Therefore, impacts are considered significant and unavoidable (**Impact HYD-5**).

***In flood hazard, tsunami, or seiche zones, would the proposed plan risk release of pollutants due to proposed plan inundation?***

**Significant and Unavoidable.** The SPA is not located in proximity to the Pacific Ocean and therefore not subject to inundation by tsunami. Similarly, the SPA is not located in proximity to a standing body of water that might be susceptible to a seiche. However, portions of the SPA are located within a flood hazard zone, subject to possible dam inundation and creek bank overflow. The proposed Specific Plan would result in development and renovations adjacent to the 100-year flood hazard areas. Additionally, according to the City of Colton's Flood Zone Map, the proposed plan is susceptible to inundation if the Seven Oaks Dam were to fail. The actual area affected by any failure of Seven Oaks Dam would depend on the nature of the failure and the amount of water impounded by the dam at the time (City of Colton 2019). The proposed Specific Plan includes the build-out of industrial zones, which can use toxic chemicals and other materials that would be detrimental to the neighboring environment should flooding occur. Adherence to applicable MS4 permits and associated LID requirements to control runoff (**CM-HYD-2a** and **CM-HYD-2b**), as well as determining flood levels throughout the SPA (**MM-HYD-6**), would reduce flooding impacts, but cannot guarantee that all future project-level impacts or combined project-level impacts of the Northside Specific Plan would be below a level of significance. Therefore, impacts are considered significant and unavoidable (**Impact HYD-6**).

***Would the proposed plan conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?***

Less-than-Significant Impact. The proposed Specific Plan would be required to comply with the Santa Ana Watershed Protection Program, including the San Bernardino County MS4 Permit and Riverside MS4 Permit (CM-HYD-2a and CM-HYD-2b). In accordance with the City of Colton and City of Riverside requirements, projects proposed as part of the Northside Specific Plan would be required to implement a SWPPP during construction and a WQMP during operations to address water quality (CM-HYD-1). These projects would be required to adhere to local, state, and federal standards to ensure that projects completed as part of the Northside Specific Plan would not conflict with or obstruct implementation of the Santa Ana RWQCB Basin Plan.

With respect to groundwater management, UWMPs completed by the RPU and the San Bernardino Valley Regional Water District have identified adequate supplies to meet anticipated water demands through 2040, during normal, single dry year, and multiple dry year scenarios. The SPA is also governed in accordance with the Groundwater Management Plan for the Riverside Groundwater Basin. The Riverside Public Utilities has several planned projects to meet future water demand needs of the proposed Specific Plan. As such, the proposed Specific Plan would not conflict with or obstruct implementation of a sustainable groundwater management plan. Impacts are considered less than significant.

### 3.9.5 Mitigation Measures

The following mitigation measures shall be implemented to the extent feasible:

- MM-HYD-1 Highgrove Overflow Channel.** Prior to Development Plan Approval for future development within the Northside Specific Plan Subareas 2, 4, 7, and 16 within the Highgrove Channel 100-year Federal Emergency Management Agency (FEMA) flood plain overflow area, and consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report), the Highgrove Overflow Channel should be constructed to accommodate/contain overtopping of Highgrove Channel and associated flooding during high intensity rainfall events. The overflow channel should be designed to receive stormwater flows in Highgrove Channel in excess of approximately 1,000 cubic feet per second, and should be designed such that discharge into downstream Springbrook Wash is less than or equal to existing conditions, to prevent downstream flooding impacts in developed areas. Design of the Highgrove Overflow Channel should be completed in coordination with the Riverside County Flood Control and Water Conservation District and the (FEMA).
- MM-HYD-2a Springbrook Wash Enhancement.** Prior to Development Plan Approval for future development within within the Northside Specific Plan Subareas 5, 6, and 9 within the 100-year Federal Emergency Management Agency (FEMA) flood plain, Springbrook Wash should be realigned and/or enlarged in the vicinity of the western boundary of the Former Riverside Golf Course and associated open space, such that the drainage is further from planned Northside Specific Plan development consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report). Design of the Springbrook Wash improvements should be completed in coordination with the Riverside County Flood Control and Water Conservation District and FEMA prior to implementation of improvements to this area.

- MM-HYD-2b Springbrook Wash Enhancement.** Prior to Development Plan Approval for future development within the Northside Specific Plan Subarea 7, Springbrook Wash, upstream from the confluence with Highgrove Overflow Channel to Orange Street, should be widened in conjunction with the Northside Specific Plan development on adjacent properties in order to accommodate 100-year flow rates for this reach of 1,000 cfs flows, consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report). Design of the Springbrook Wash improvements should be completed in coordination with the Riverside County Flood Control and Water Conservation District and Federal Emergency Management Agency prior to implementation of improvements to this area.
- MM-HYD-2c University Wash Enhancement.** Prior to Development Plan Approval for Subarea 11 just east of Orange Street, a preliminary hydraulic analysis should be completed consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report) along Springbrook Wash downstream from the confluence with University Wash in order to determine the flooding potential along this stretch of the creek prior to implementation of improvements to this area. Design of the Springbrook Wash improvements should be completed in coordination with the Riverside County Flood Control and Water Conservation District and Federal Emergency Management Agency prior to implementation of improvements to this area.
- MM-HYD-3a Levee Accreditation.** Prior to a Development Plan Approval within the Northside Specific Plan, within the Riverside Levee 2 flood protection area, and in coordination with Federal Emergency Management Agency (FEMA) approval of Physical Map Revisions or Letter of Map Revision of the Specific Plan Area, Riverside Levee 2 should be accredited by FEMA and shown to effectively protect the Northside Specific Plan Area against 100-year flooding hazards related to the Santa Ana River.
- MM-HYD-3b FEMA Revisions.** A Federal Emergency Management Agency (FEMA) Physical Map Revision or a Letter of Map Revision of the Specific Plan Area should be completed, based on modeling by the Riverside County Flood Control and Water Conservation District, prior to Development Plan Approval of future projects located within the 100-year FEMA flood plain in the Northside Specific Plan Area. Hydrologic modelling in support of the revisions should include, but not be limited to, stormwater runoff within Highgrove Channel, the Highgrove Channel Overflow Channel, Springbrook Wash, and University Wash.
- MM-HYD-4 Storm Drain Enhancement.** Consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report), storm drains shall be installed in association with Northside Specific Plan development in areas currently lacking storm drains (see Figure 3.9-2, Drainage Conditions). Storm drain installation shall include, but not be limited to:
1. Extending a backbone storm drain north along Main Street from Springbrook Wash;
  2. Adding a storm drain system for the proposed light industrial and high-tech business park, within the City of Colton, to safely collect and convey runoff into Highgrove Channel;



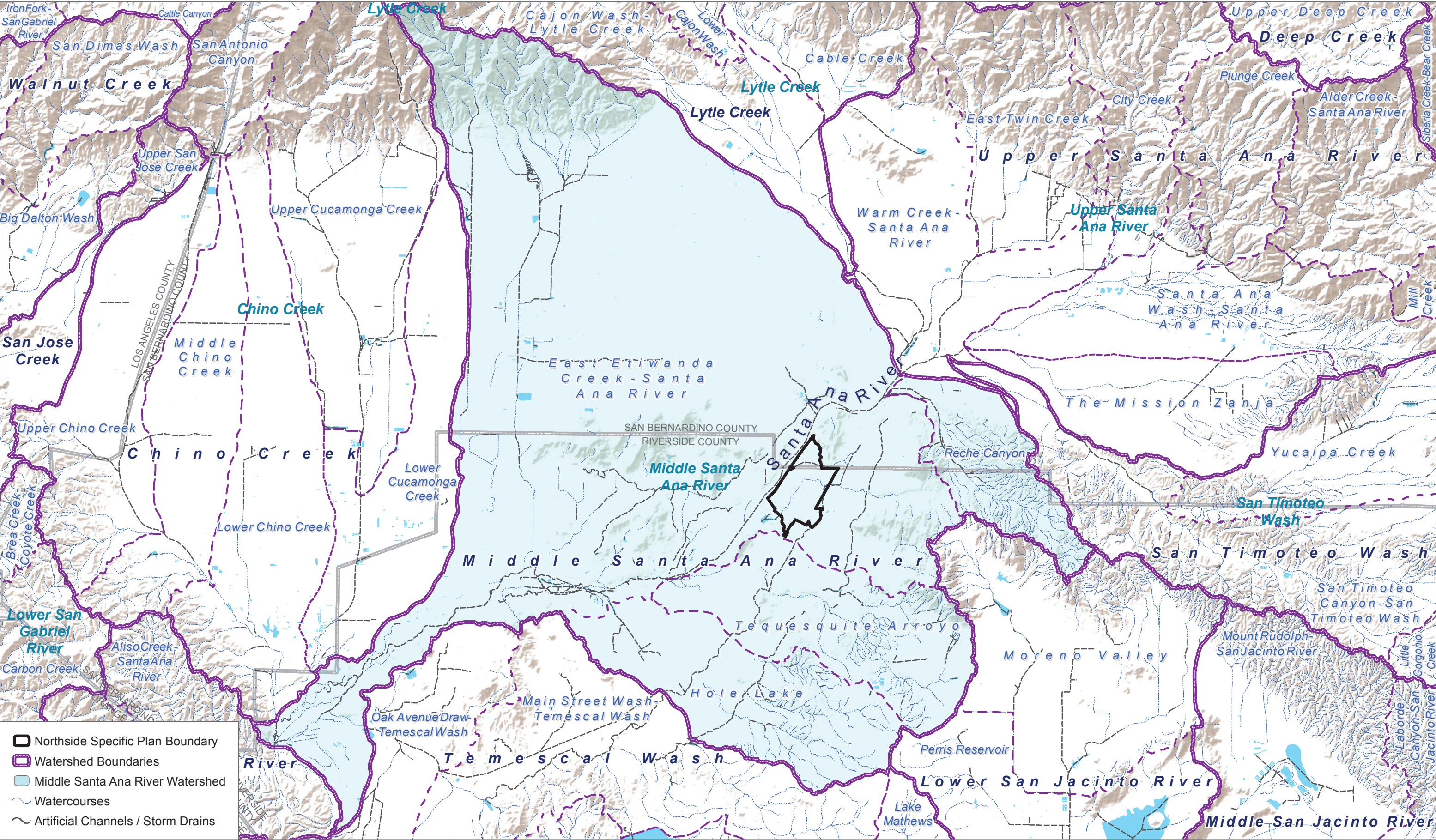
3. Adding a storm drain system in the proposed transitional business/multifamily residential and medium density residential along Center Street, to collect flows into the proposed Highgrove Overflow Channel (MM-HYD-1); and
4. Providing flood control detention to pre-project stormwater runoff conditions for all proposed new developments in the Specific Plan Area, for all design storms required by the Riverside County Flood Control and Water Conservation District.

Proposed drainage improvements shall be designed per the 1978 Riverside County Flood Control and Water Conservation District Hydrology Manual and in coordination with the Riverside County Flood Control and Water Conservation District.

**MM-HYD-5 Hydrology/Drainage Report.** Prior to the issuance of a building permit for future development within the Northside Specific Plan, a Hydrology/Drainage Report shall be prepared. The Hydrology/Drainage Report shall demonstrate that stormwater runoff flow volume or flow rate, associated with specific projects, would be less than or equal to existing conditions to prevent on- and off-site runoff and flooding. The Hydrology/Drainage Report shall comply with the County of Riverside Design Handbook for Low Impact Development Best Management Practices (County of Riverside 2011) for storm drain planning and design calculations.

FEMA. In the case of the Santa Ana River, the segment of the Santa Ana River located adjacent to the Northside Specific Plan is within the City of Jurupa Valley. In addition, some of the flood areas are located in the City of Colton. The City of Riverside cannot assure that those jurisdictions will permit the improvement to be made and cannot legally impose such mitigation. As such, flood plain **Impact HYD-5** are considered significant and unavoidable. Storm drain enhancements and completion of project-specific hydrology/drainage analyses within the Northside Specific Plan Area, as outlined by **MM-HYD-4** and **MM-HYD-5**, would prevent flooding associated with increased impervious surfaces and associated increased runoff, such that impacts would be less than significant after mitigation. In addition, determination of flood elevations, as outlined by **MM-HYD-6**, would ensure that new development would be constructed either (1) outside the 100-year FEMA flood plain or (2) a minimum of 2 feet above anticipated flood elevations, as determined by FEMA, such that impacts would be less than significant after mitigation.







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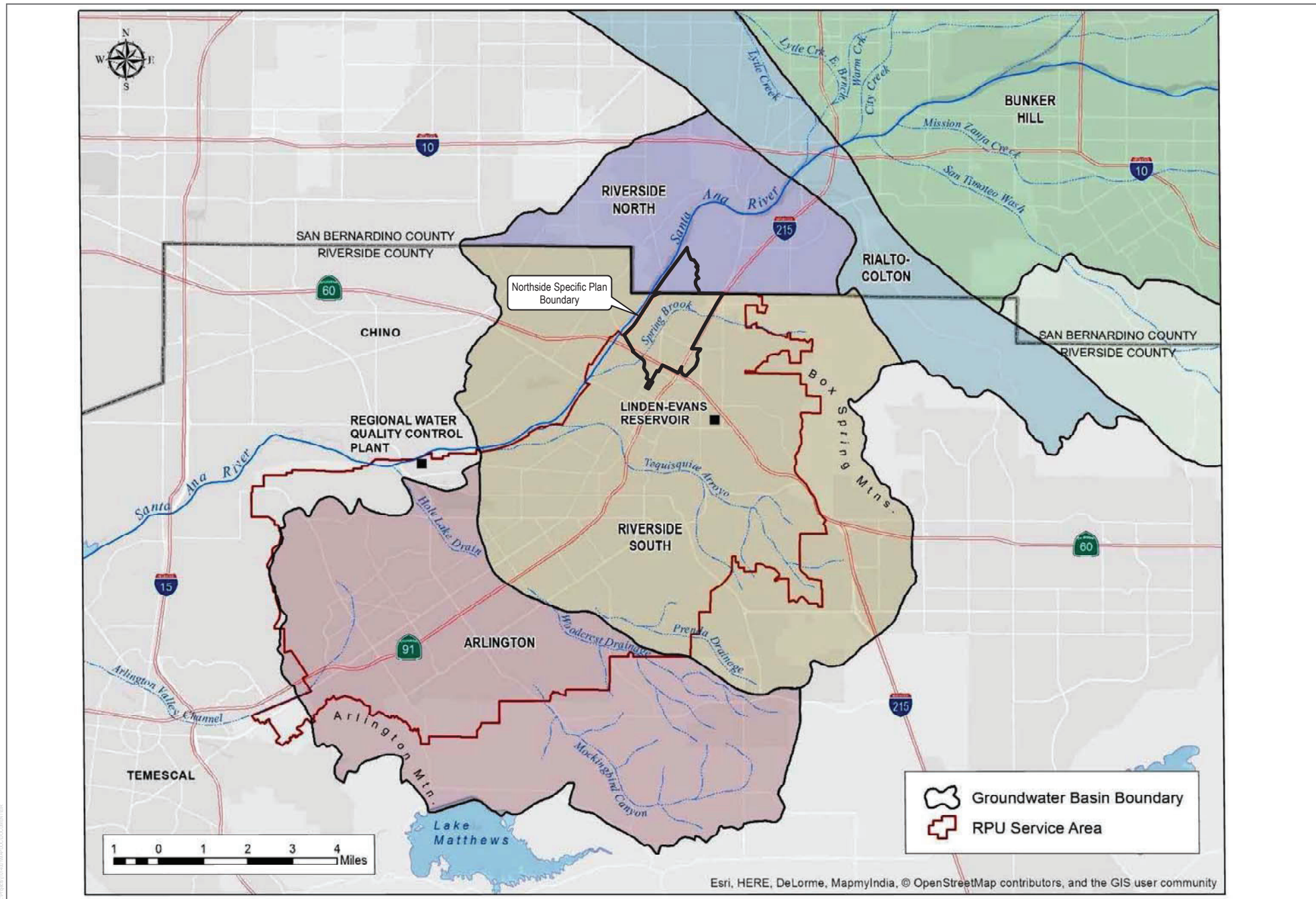


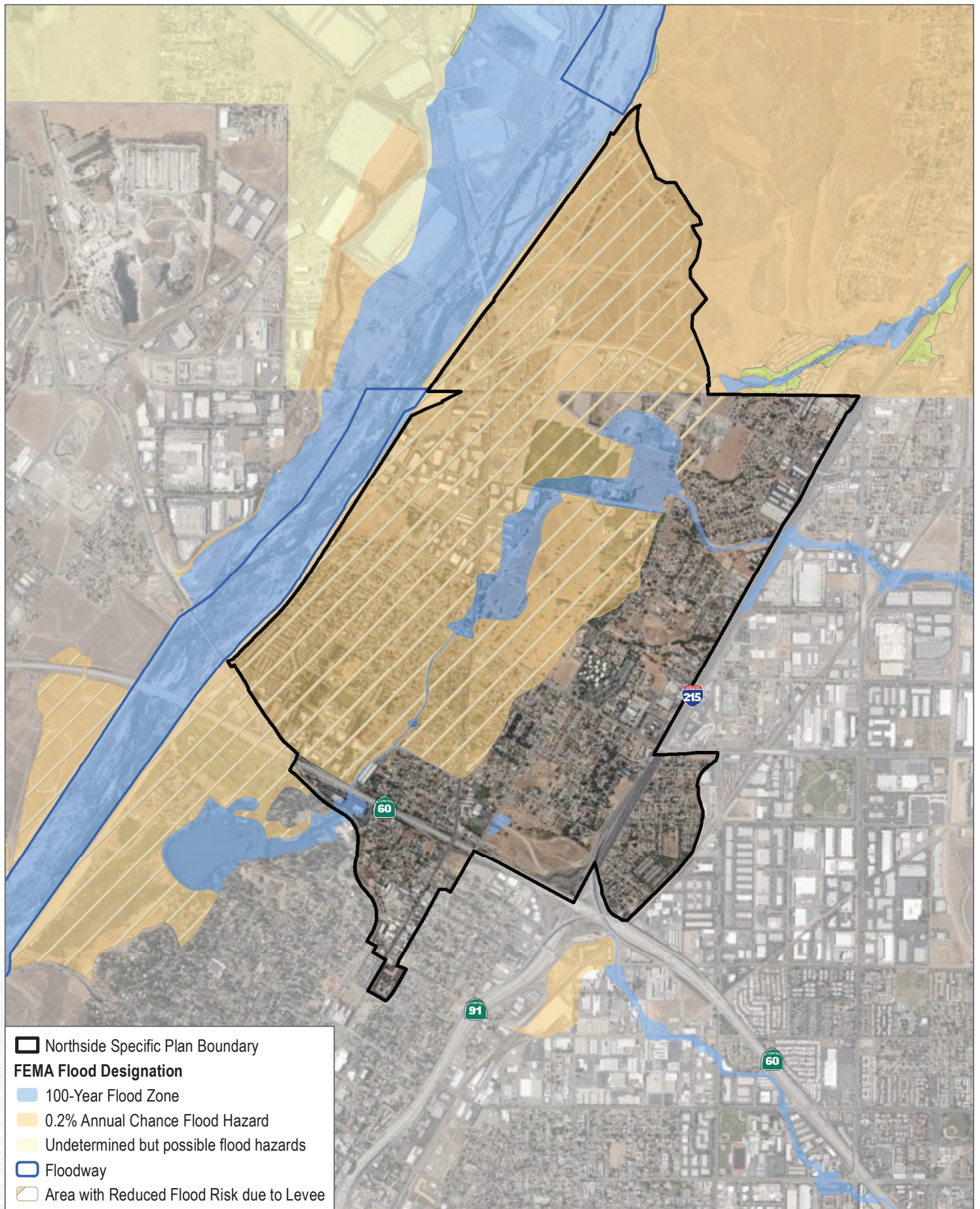
FIGURE 3.9-3

## Groundwater Basins

Northside Specific Plan Program EIR

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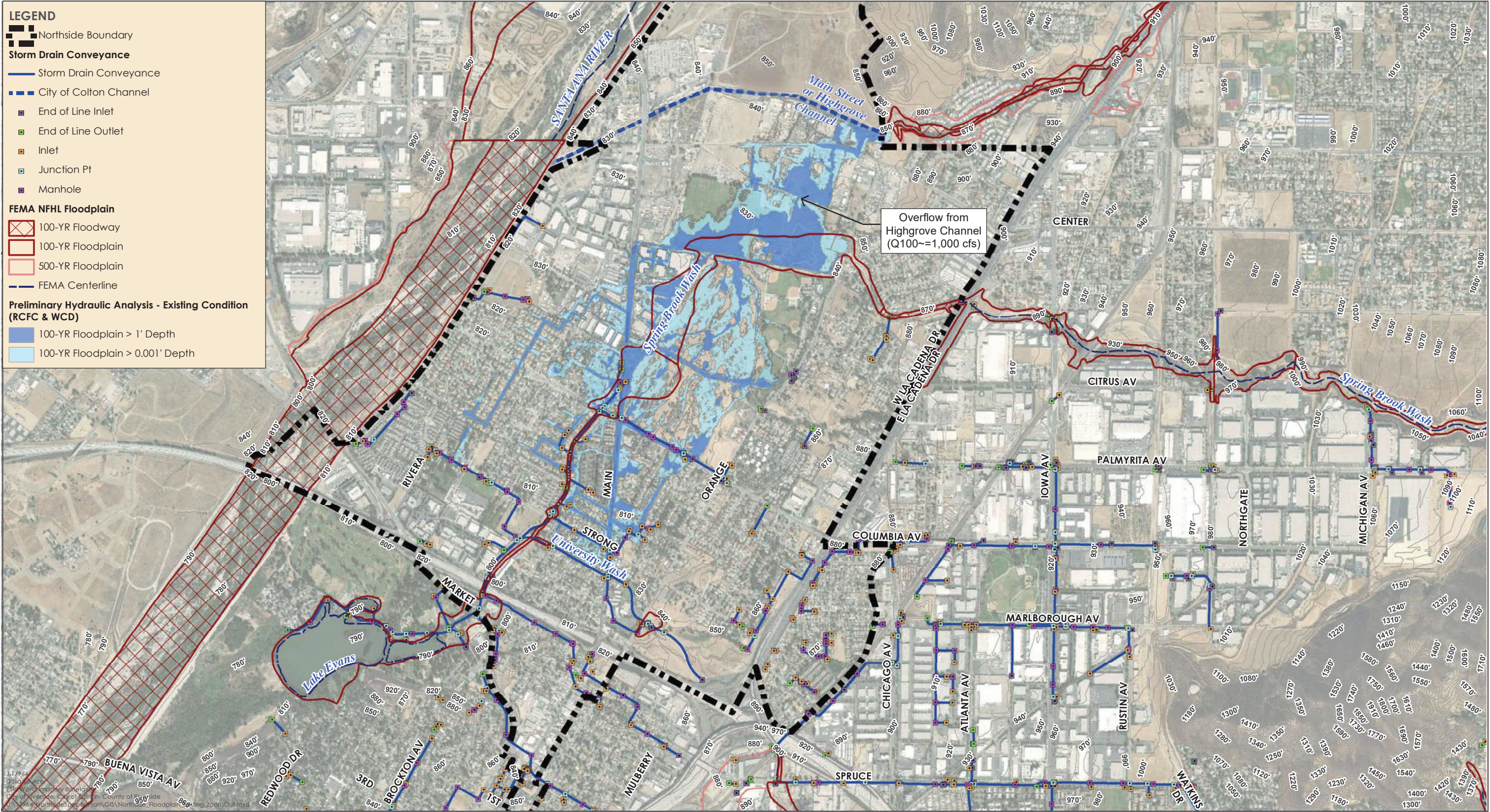


SOURCE: City of Riverside 2020; FEMA 2018



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SOURCE: Rick Engineering, 2019

FIGURE 3.9-5  
Hydrology Analysis Flood Map  
Northside Specific Plan Program EIR



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## 3.10 Land Use and Planning

This section describes the existing land use and planning conditions of the project site and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan. As discussed in Chapter 2, Project Description, the proposed project includes various land use changes within the Northside Specific Plan Area (SPA), as depicted on Figure 2-5, Existing General Plan Land Use Designations and Figure 2-6, Proposed Specific Plan Land Uses. The information and analysis provided in this section draws from the Northside Specific Plan Baseline Opportunities and Constraints Analysis, prepared by Rick Engineering – Community Planning and Sustainable Development (Appendix B).

### 3.10.1 Existing Conditions

The SPA is governed by three jurisdictions; the City of Riverside, City of Colton, and County of Riverside. Each of these jurisdictions has its own designated land uses and zoning regulations. Table 2-1, Existing General Plan Land Use Buildout within the SPA, shows a summary of each jurisdiction's existing land uses. Similarly, Table 3.10-1, Assumed Maximum Theoretical Yield for Existing Land Uses, shows a summary of each jurisdiction's zoning regulations and General Plan land use designations. Figure 2-5, Existing General Plan Land Uses, depicts the current land use designation within the SPA.

The SPA encompasses residential land use designations and a wide variety of existing nonresidential uses. These include, but are not limited to, transit and bus stations, schools, parks, public agency offices, recreation facilities, business and office parks, industrial enterprises, neighborhood-serving commercial establishments, and cultural landmarks. The existing land uses and their approximate acreage within the SPA are listed in Table 2-1, Existing General Plan Land Use Buildout within the SPA.

#### 3.10.1.1 Existing Land Uses

##### **City of Riverside**

##### ***Residential Neighborhoods***

The residential portions of the Northside Neighborhood consist of approximately 4,941 dwelling units (Chapter 2, Project Description). The existing multi-family units within the SPA are concentrated within two areas. These areas are depicted in Subarea 13 on Figure 2-4, Aerial Photograph, north of Columbia Avenue, between Orange Street and Clark Street; and west of Main Street, north of Finly Court and south of Carrotwood Street. These units include apartment complexes, condominiums, and townhomes.

The portion of the SPA south of State Route 60 (SR-60) (Subareas 12 and 13, as shown in Figure 2-4, Aerial Photograph) contains 21.3 acres of residential development, which is located between Market Street, Main Street, and SR-60, and contains approximately 117 single-family residential units. The portion of the SPA east of I-215 contains 42.7 acres of residential development, consisting of approximately 235 single-family dwelling units.

There are three residential land use designations within the City of Riverside that occur within the SPA. These include Medium Density Residential (MDR), Medium High Density Residential (MHDR), and Semi-Rural Residential (SRR).

Medium Density Residential (MDR) allows for the development of single-family homes, town houses and row houses (City of Riverside 2019). This designation has a maximum of 6.2 du/acre, or up to 8.0 du/acre when associated with a Planned Residential Development (PRD) permit (City of Riverside 2019). As seen in Table 2-1, Existing General Plan Land Use Buildout within the SPA, there are approximately 541.75 acres of Medium Density Residential land use designation within the City of Riverside, predominantly along the southern and eastern half of the SPA.

Medium-High Density Residential (MHDR) allows the development of small-lot single-family homes, multi-family units, town houses, row houses and permanent-style mobile home parks (City of Riverside 2019). The maximum density for Medium-High Density Residential is 14.5 du/acre. There is approximately 40 acres of existing Medium-High Density Residential land use designation within the SPA (Table 2-1, Existing General Plan Land Use Buildout within the SPA).

Semi-Rural Residential is intended for single family homes with emphasis on animal keeping. The maximum du/acre is 2.1 du/acre, and the typical du/acre for Semi-Rural Residential land use designations is 1.5. The maximum population density is 6.3 persons/acre (City of Riverside 2019). According to Table 2-1, Existing General Plan Land Use Buildout within the SPA, there is 1 acre of Semi-Rural Residential land use designation within the SPA.

#### ***Commercial and Industrial***

There are four commercial or industrial type land uses within the City of Riverside and within the SPA. These include Commercial (C), Office (O), Business/Office Park (B/OP), and Industrial (I).

The Commercial land use designation provides for retail, sales, service and office uses within the City of Riverside (City of Riverside 2019). According to the City of Riverside's General Plan 2025 – Land Use and Urban Design Element, the maximum development intensity is a FAR of 0.50. There is approximately 12.64 acres of Commercial land use designation within the SPA (Table 2-1, Existing General Plan Land Use Buildout within the SPA).

Commercial operations within the SPA are limited to one area, at the intersection of Main Street and Strong Street. Existing commercial operations at this location consist of local retail and convenience store options, as well as a gas station and a restaurant. The existing Downtown Specific Plan area (Subarea 11), located south of SR-60, contains a number of retail stores along Main Street. These stores include gas stations, convenience stores, restaurants, small-scale retail shops, and auto repair shops.

The Business/Office Park land use designation is for single or mixed light industrial uses that don't create nuisances, such as corporate and general business offices, supportive retail and commercial uses, research and development, light manufacturing, light industrial and small warehouse uses (City of Riverside 2019). The maximum intensity of development is a FAR of 1.5. There is approximately 340 acres of Business/Office Park land use designation within the SPA (Table 2-1, Existing General Plan Land Use Buildout within the SPA).

The Office land use designation allows space for various office uses, including general business and medical offices (City of Riverside 2019). The maximum development intensity is a FAR of 1.0 (City of Riverside 2019). There is approximately 35.8 acres of Office land use designation within the SPA (Table 2-1, Existing General Plan Land Use Buildout within the SPA).

There are a number of offices and business parks scattered throughout the SPA. The offices and business parks are found in the following areas:

- The southwest corner of the SPA (within Subarea 17) along Latham Street, between SR-60 and Patricia Beatty Elementary School
- The northwest portion of the SPA (within Subarea 15), bounded by Carter Avenue to the south, the Santa Ana River to the west, Pellissier Ranch to the north, and the Ab Brown Sports Complex to the east
- Areas along West La Cadena Drive near its intersection with Columbia Avenue and Center Street (within Subarea 10)

The Industrial land use designation allows for uses such as large-scale building materials sales, light manufacturing, distribution, warehousing and wholesaling (City of Riverside 2019). The maximum intensity for development is a FAR of 0.6 (City of Riverside 2019). There is approximately 2 acres of Industrial land use designation within the SPA.

The majority of the existing industrial operations are located within the northwest corner of the City of Riverside and within Pellissier Ranch, located in the City of Colton. These operations consist of business park uses, such as supply companies and fence works, auto-oriented shops, auto repair shops, towing services, and junkyards/scrapyards. These industrial operations are concentrated in the northern section of the existing Northside Neighborhood (Subareas 1 and 2), north of the Ab Brown Sports Complex.

#### ***Community Amenities and Support Designations***

The Public Parks (P) designation is assigned to City of Riverside, regional and state-owned park areas (City of Riverside 2019). These include large multipurpose fields for community events and informal recreation, areas for active sports play, tot lots, picnic areas, multipurpose sports fields and courts, public golf courses, concessions, community event spaces, and more (City of Riverside 2019). There is approximately 45 acres of Public Park within the SPA (Table 2-1, Existing General Plan Land Use Buildout within the SPA).

The Private Recreation (PR) designation includes private golf courses, equestrian centers and amusement parks that provide opportunities for outdoor recreation (City of Riverside 2019). There is approximately 171 acres of Private Recreation within the SPA (Table 2-1, Existing General Plan Land Use Buildout within the SPA).

There is one park within the SPA: Reid Park-Ruth H. Lewis Center located at 701 Orange Street. This park provides a community center and athletic fields. In addition, there is one existing recreational facility; the Ab Brown Sports Complex, located at 3700 Placentia Lane. The Ab Brown Sports Complex serves as a recreational facility for both the existing Northside Neighborhood and the region and provides numerous athletic playing fields. These facilities are located within Subarea 8 of the SPA.

The Public Facilities and Institutional Uses (PF) designation allows for the development of schools, hospitals, libraries, utilities, the municipal airport, institutional offices, and government institutions (City of Riverside 2019). The maximum intensity of development is a FAR of 1.0 (City of Riverside 2019). There is approximately 18.85 acres of Public Facilities and Institutional Uses within the SPA (Table 2-1, Existing General Plan Land Use Buildout within the SPA).

There are two schools within the SPA: Patricia Beatty Elementary School, located at 4261 Latham Street (within Subarea 15); and Fremont Elementary School, located at 1925 Orange Street (within Subarea 14). The Trujillo Adobe, located within Subarea 16, is a registered California Point of Historical Interest by the Office of Historic Preservation. The building is the last adobe structure of the Spanish-speaking village of La Placita de Los Trujillos, founded by Lorenzo Trujillo in the 1840s. The adobe housed several generations of the Trujillo family until 1957 and was officially listed by the Office of Historic Preservation on January 24, 1968. The remains of the home are now encased in a plywood structure, located at 3669 Center Street.

The Open Space/Natural Resources (OS) designation provides land for the preservation of natural resources, hillsides, and creeks, and also open space protection inclusive of floodways and stormwater retention areas (City of Riverside 2019). The SPA contains approximately 8.4 acres of open space/natural resources, which is confined to a channelized drainage ditch running north to south from the former Riverside Golf Course to SR-60. The City of Riverside, City of Colton, and County of Riverside General Plan Land Use Maps do not designate any additional open space land uses within the SPA.

### ***Mixed Use Designation***

The Downtown Specific Plan (DSP) land use designation is found in Subarea 11 and parts of Subarea 12, both located south of the SR-60 freeway (Figure 2-5, Existing General Plan Designations).

According to the City of Riverside General Plan – Land Use Element, the Downtown Specific Plan (DSP) land use designation is an overlay that allows for a wide range of uses and intensities. Residential, office, commercial, and public facilities uses are all allowable within the Downtown Specific Plan (DSP) land use area.

### **City of Colton**

#### ***Very Low Density Residential (VLDR)***

According to the City of Colton's General Plan – 2013 Land Use Element, Very Low Density Residential designation provides for detached, single-family residences within a density range of 2.1 to 8.0 dwelling units per acre. The typical population density is 7 to 26 persons per acre.

The Very Low Density Residential land use designation is found in a small section of Subarea 1 at the northernmost tip of the SPA. There is approximately 3 acres of designated Very Low Density Residential land use within the SPA (Table 2-1, Existing General Plan Land Use Buildout within the SPA).

#### ***Light Industrial (LI)***

The Light Industrial designation supports fabrication, manufacturing, assembly, distribution, warehouse uses, and supporting commercial and office uses (City of Colton 2013a). The maximum development intensity is a FAR of 0.5 (City of Colton 2013a).

Light Industrial land use dominates the majority of the Pellissier Ranch area (Subareas 1 and 2) (Figure 2-5, Existing General Plan Designations). There is approximately 333 acres of designated Light Industrial land use within the SPA (Table 2-1, Existing General Plan Land Use Buildout within the SPA).

### **County of Riverside**

The portion of County of Riverside within the SPA contains three land use designations: Medium Density Residential (MDR), Light Industrial (LI), and Commercial Retail (CR).

The Medium Density Residential land use provides for development of single-family detached houses and suburban subdivisions (County of Riverside 2019a). The density ranges from 2.0 to 5.0 du/acre (County of Riverside 2019a). There's approximately 60 acres of designated Medium Density Residential land use within the SPA (Table 2-1, Existing General Plan Land Use Buildout within the SPA). The northeast corner of the SPA is within unincorporated Riverside County (Figure 2-4, Aerial Photograph), and is comprised of 235 single-family/mobile home dwelling units.

The Light Industrial land use designation allows for industrial and related uses such as assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses (County of Riverside 2019a). The building development intensity ranges from 0.25 to 0.6 FAR (County of Riverside 2019a). There is approximately 20 acres of County-designated Light Industrial land use within the SPA (Table 2-1, Existing General Plan Land Use Buildout within the SPA).

The Commercial Retail designation allows for commercial retail uses at the neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses (County of Riverside 2019a). The FAR ranges from 0.2 to 0.35 (County of Riverside 2019a). According to Table 2-1, Existing General Plan Land Use Buildout within the SPA, there are approximately 5 acres of Commercial Retail land use designation within the SPA.

### **Underutilized and Vacant Parcels**

There are a number of vacant and/or underutilized parcels within the SPA. These parcels include the following:

- The former Riverside County Transportation Commission (RCTC) property, which has recently been entitled with the "Exchange Project."
- The former Riverside Golf Course, currently used for high school cross-country meets.
- Vacant and undeveloped parcels to the north/south of Center Street.
- Pellissier Ranch.
- Vacant parcels in the residential neighborhood east of Orange Street and west of La Cadena Drive.

#### **3.10.1.2 Physical Conditions**

Within the SPA, there are approximately 227 parcels that are greater than 1 acre. The overall range of parcel size varies widely, with the largest parcel approximately 84 acres and the smallest parcel approximately 4,000 square feet. Assessor's records indicate that a majority of the parcels are independently owned.

Based on the allowed density and intensity within the SPA (as allowed by the existing Land Use designations outlined in Table 2-1, Existing General Plan Land Use Buildout within the SPA), the maximum theoretical yield for the SPA is approximately 5,969 residential units (Table 3.10-1, Assumed Maximum Theoretical Yield for Existing Land Uses). The maximum allowable square footage of nonresidential building space (i.e., commercial, industrial, office space) is approximately 35,578,897 square feet (Table 3.10-1, Assumed Maximum Theoretical Yield for Existing Land Uses). A breakdown of the theoretical yields within each jurisdiction associated with the SPA is shown in Table 3.10-1, Assumed Maximum Theoretical Yield for Existing Land Uses.



Table 3.10-1. Assumed Maximum Theoretical Yield for Existing Land Uses

Land Use	Units	Baseline Buildout Scenario
B/OP	TSF	23,521.44
C	TSF	1,688.32
HDR	DU	469
I	TSF	78.40
LI	TSF	6,300.00
MDR	DU	4,921
MHDR	DU	566
O	TSF	1,543.56
OS	AC	214.10
PF/I	TSF	2,447.17
SRR	DU	7
VLDR	DU	6
Total Theoretical Dwelling Units		5,969
Total Theoretical Nonresidential Square Feet		35,578,897

Source: Appendix H

Notes: TSF = Thousand Square Feet; DU = Dwelling Unit; AC = Acres.

### 3.10.1.3 Surrounding Land Uses

Generally, the SPA is bounded by the Santa Ana River to the west, elevated topography to the north, I-215 to the east, and SR-60 to the south. The SPA does extend in parts past the I-215 to the east, and the SR-60 to the south. Table 2-2, Surrounding Land Uses, summarizes the surrounding land use patterns.

## 3.10.2 Relevant Plans, Policies, and Ordinances

### Federal

No federal regulations would be applicable to land use and planning with respect to the Northside Specific Plan.

### State

#### ***California Government Code Section 65450 et seq.***

Section 65450 et seq. of the California Government Code authorizes cities to prepare, adopt, and administer specific plans for portions of their jurisdictions, as a means of implementing a city's general plan. All specific plans must comply with Sections 65450–65457 of the Government Code. The Northside Specific Plan complies with all requirements mandated by state law.

#### ***California Constitution, Article XI, Section 7***

Article XI, Section 7, of the California State Constitution gives cities and counties the authority to regulate land use. California State Planning and Land Use Law (Government Code Section 65000 et seq.) sets forth minimum standards for the regulation of land use at the city and county level.

## Regional

### *Southern California Association of Governments*

SB 375 requires Metropolitan Planning Organizations (MPOs) to prepare a Sustainable Communities Strategy (SCS) in their Regional Transportation Plan (RTP). The Southern California Association of Governments (SCAG) Regional Council adopted the 2012 RTP/SCS in April 2012 (SCAG 2012), and the 2016–2040 RTP/SCS (2016 RTP/SCS) was adopted in April 2016 (SCAG 2016). Both the 2012 and 2016 RTP/SCSs establish a development pattern for the region that, when integrated with the transportation network and other policies and measures, would reduce GHG emissions from transportation (excluding goods movement). Specifically, the 2012 RTP/SCS links the goals of sustaining mobility with the goals of fostering economic development; enhancing the environment; reducing energy consumption; promoting transportation-friendly development patterns; and encouraging all residents affected by socioeconomic, geographic, and commercial limitations to be provided with fair access. The 2012 and 2016 RTP/SCSs do not require that local general plans, specific plans, or zoning be consistent with it but provide incentives for consistency for governments and developers.

### *Western Riverside Multiple Species Habitat Conservation Plan*

The biological goal of the MSHCP is to conserve covered plant, bird, mammal, and amphibian species and their habitats, as well as to maintain biological diversity while allowing for future economic growth within a rapidly urbanizing region. The MSHCP was adopted on September 23, 2003 (County of Riverside 2003), and the federal and state wildlife agencies originally approved permits to implement the MSHCP in June 2004. See Section 3.3, Biological Resources, of this EIR for additional information.

### *South Coast Air Quality Management Plan*

While CARB is responsible for the regulation of mobile emissions sources within the state, local air quality management districts and air pollution control districts are responsible for enforcing standards and regulating stationary sources. SCAQMD is the regional agency responsible for the regulation and enforcement of federal, state, and local air pollution control regulations in SCAB, where the SPA is located. The SCAQMD operates monitoring stations in the SCAB, develops rules and regulations for stationary sources and equipment, prepares emissions inventory and air quality management planning documents, and conducts source testing and inspections. The SCAQMD's Air Quality Management Plans (AQMPs) include control measures and strategies to be implemented to attain the CAAQS and NAAQS in the SCAB. The SCAQMD then implements these control measures as regulations to control or reduce criteria pollutant emissions from stationary sources or equipment.

### *Applicable Rules*

Emissions that would result from stationary and area sources during operation in the SPA may be subject to SCAQMD rules and regulations, which may include the following.

**Rule 2202 – On-Road Motor Vehicle Mitigation Options:** The purpose of this rule is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. This Rule applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average, except as provided in subdivision (l) of this Rule.

**Regulation IX - Standards of Performance for New Stationary Sources (NSPS):** This regulation requires all new, modified, or reconstructed sources of air pollution to comply with criteria air pollutant emission standards established for individual industrial or source categories.

**Regulation X - National Emission Standards for Hazardous Air Pollutants (NESHAPS):** This regulation requires all new, modified, or reconstructed sources of air pollution to comply with air toxics emission standards established for individual industrial or source categories. The Maximum Achievable Control Technology standards requires the maximum degree of emission reduction achievable for particular source categories.

Refer to Section 3.2, Air Quality, for additional details.

### **Local - City of Riverside**

#### ***City of Riverside General Plan 2025***

The City of Riverside General Plan 2025 was adopted in November 2007 and considers the continued growth of the City beyond the year 2025. Most of the objectives and policies relevant to the proposed project are contained within the General Plan 2025's Land Use and Urban Design Element (City of Riverside 2019), Circulation and Community Mobility Element (City of Riverside 2018a), Public Safety Element (City of Riverside 2018b), Noise Element (City of Riverside 2018c), Air Quality Element (City of Riverside 2007a), and Historic Preservation Element (City of Riverside 2012a), as described below.

#### **Land Use and Urban Design Element**

The City of Riverside's General Plan 2025 – Land Use and Urban Design Element was amended in August 2019 (City of Riverside 2019). The Land Use and Urban Design Element presents objectives and policies to preserve and enhance City-wide and neighborhood-specific character. This element of the General Plan 2025 describes present and planned land uses and their relationship to the City of Riverside's visionary goals.

- Objective LU-1:** Increase the prominence of the Santa Ana River by providing better connections and increased recreational opportunities.
- Objective LU-2:** Recognize and enhance the Santa Ana River's multiple functions: a place of natural habitat, a place for recreation and a conveyance for stormwater runoff.
- Objective LU-3:** Preserve prominent ridgelines and hillsides as important community visual, recreational and biological assets.
- Objective LU-4:** Minimize the extent of urban development in the hillsides, and mitigate any adverse impacts associated with urbanization to the extent feasible.
- Objective LU-7:** Preserve and protect significant areas of native wildlife and plant habitat, including endangered species.
- Objective LU-8:** Ensure smart growth principles through all steps of the land development process.
- Objective LU-9:** Provide for continuing growth within the General Plan Area, with land uses and intensities appropriately designated to meet the needs of anticipated growth and to achieve the community's objectives.

**Objective LU-11:** Create a network of parkways to establish stronger linkages between Riverside’s neighborhoods, major elements of its natural environment and neighborhood parks and schools.

**Objective LU-21:** Attractively develop the City’s major gateways to create a stronger sense of City identity.

**Objective LU-25:** Add to the City’s industrial land base where logically and physically possible to do so.

**Objective LU-26:** Ensure that a network of modern, effective and adequate community facilities are equitably distributed across the entire City.

**Objective LU-27:** Enhance, maintain and grow Riverside’s inventory of street trees.

**Objective LU-30:** Establish Riverside’s neighborhoods as the fundamental building blocks of the overall community, utilizing Neighborhood and Specific Plans to provide a more detailed design and policy direction for development projects located in particular neighborhoods.

**Objective LU-57:** Protect the existing, planned single family residential neighborhood within the Hunter Business Park.

**Objective LU-70:** Provide a balanced community with sufficient office, commercial and industrial uses while preserving the single-family residential preeminence of the community.

**Objective LU-71:** Establish the Northside Community as a balanced community in which it is pleasant to live, work and play.

**Objective LU-72:** Provide for steady change and improvement to an upgraded model community with a distinct identity.

**Objective LU-73:** Provide for comprehensive development and management of the Northside Community irrespective of political jurisdiction.

#### **Circulation and Community Mobility Element**

The Circulation and Community Mobility Element (City of Riverside 2018a) presents objectives and policies focused on serving the transportation needs of the community and encouraging the effective use of alternative modes of transportation. The major principles underlying this element of the General Plan 2025 are focusing future development near existing transportation corridors; ensuring land uses are supported by an efficient local roadway network; embracing innovative solutions to congestion on freeways and regional arterials; supporting alternative modes of transportation such as walking, biking, and transit; and ensuring that transportation options are maximized for all community members as necessary components of an effective and safe circulation system for the City of Riverside.

**Objective CCM-2:** Build and maintain a transportation system that combines a mix of transportation modes and transportation system management techniques, and that is designed to meet the needs of Riverside’s residents and businesses, while minimizing the transportation system’s impacts on air quality, the environment and adjacent development.

**Objective CCM-7:** Minimize or eliminate cut-through traffic within Riverside’s residential neighborhoods.

**Objective CCM-9:** Promote and support an efficient public multimodal transportation network that connects activity centers in Riverside to each other and to the region.

**Objective CCM-10:** Provide an extensive and regionally linked public bicycle, pedestrian and equestrian trails system.

**Objective CCM-12:** Facilitate goods movement as a means of economic expansion, while protecting residents and visitors from the negative effects typically associated with truck operations and rail service.

**Objective CCM-13:** Ensure that adequate on- and off-street parking is provided throughout Riverside.

#### **Housing Element**

The City of Riverside's General Plan 2025– Housing Element was amended on June 19, 2018 (City of Riverside 2018d). This element provides objectives, policies, and programs to facilitate the development, improvement, and preservation of housing in the City of Riverside as it continues to grow in population. The following policies and objectives are relevant to the Northside Specific Plan.)

**Objective H-1:** To provide livable neighborhoods evidenced by well-maintained housing, ample public services, and open space that provide a high-quality living environment and instill community pride.

#### **Arts and Culture Element**

The City of Riverside's General Plan 2025 – Arts and Culture Element was adopted November 2007 (City of Riverside 2007b). This element provides objectives and policies to create a more livable city, to stimulate the local economy, enhance the urban environment, celebrate the natural environment, engage with a wide spectrum of citizens and empower neighborhoods.

**Objective AC-2:** Celebrate the diversity of Riverside's neighborhoods and residents, using arts and cultural programs to build neighborhood identity and mutual acceptance.

**Objective AC-3:** Continue to explore the Cultural Village concept for one or more neighborhoods in Riverside.

#### **Public Safety Element**

The Public Safety Element (City of Riverside 2018b) identifies public safety issues and needs anticipated to be of ongoing concern to the City of Riverside during the planning period. This element describes the major hazards that might affect the City of Riverside, as well as the resources available to respond when an accident or emergency occurs. The element sets forth objectives and policies to address all foreseeable public safety concerns. The overall purpose of this element is to ensure that the City of Riverside takes all necessary proactive measures to reduce the risk of hazards and adequately, expediently, and efficiently respond to immediate safety threats.

**Objective PS-1:** Minimize the potential damage to existing and new structures and loss of life that may result from geologic and seismic hazards

**Objective PS-2:** Reduce potential flood hazards within Riverside.

**Objective PS-5:** Provide Safe pedestrian and bicyclist environmental Citywide.

**Objective PS-6:** Protect property in urbanized and nonurbanized areas from fire hazards.

### **Noise Element**

The Noise Element (City of Riverside 2018c) examines noise sources in the City of Riverside with a view toward identifying and appraising the potential for noise conflicts and problems, and identifies ways to reduce existing and potential noise impacts. In particular, the Noise Element contains policies and programs to achieve and maintain noise levels compatible with various types of land uses. The element programmatically addresses noise that affects the community at large, rather than noise associated with site-specific conditions.

**Objective N-1:** Minimize noise levels from point sources throughout the community and, wherever possible, mitigate the effects of noise to provide a safe and healthful environment.

**Objective N-4:** Minimize ground transportation-related noise impacts.

### **Open Space and Conservation Element**

The City of Riverside's General Plan 2025 – Open Space and Conservation Element was amended in November 2012 (City of Riverside 2012b). This element sets forth objectives and policies that work to preserve and protect existing resources, and to capture new resources as they become available. As new development occurs in the City of Riverside, these objectives and policies help with preserving and maintaining the city's open space areas.

**Objective OS-1:** Preserve and expand open space areas and linkages throughout the City and sphere of influence to protect the natural and visual character of the community and to provide for appropriate active and passive recreational uses.

**Objective OS-2:** Minimize the extent of urban development in the hillsides, and mitigate any significant adverse consequences associated with urbanization.

### **Air Quality Element**

The Air Quality Element is a planning tool the City of Riverside uses to protect the public's health and welfare (City of Riverside 2007a). While the State of California does not require General Plans to include Air Quality Elements, the City of Riverside recognizes the importance of air quality not only to public health and safety, but also to the City's economic well-being and its image in the region.

**Objective AQ-1:** Adopt land use policies that site polluting facilities away from sensitive receptors and vice versa; improve job-housing balance; reduce vehicle miles traveled and length of work trips; and improve the flow of traffic.

**Objective AQ-2:** Reduce air pollution by reducing emissions from mobile sources.

**Objective AQ-4:** Reduce particulate matter, as defined by the Environmental Protection Agency (EPA), as either airborne photochemical precipitates or windborne dust.

### **Public Facilities and Infrastructure Element**

The City of Riverside's General Plan 2025 – Public Facilities and Infrastructure Element was amended November 2012 (City of Riverside 2012c). The following City of Riverside's General Plan 2025 Public Facilities and Infrastructure Element contains objectives and policies that are applicable to project, as included below:

**Objective PF-3:** Maintain sufficient levels of wastewater service throughout the community.

**Objective PF-4:** Provide sufficient levels of storm drainage service to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic, or which would obstruct flows.

**Objective PF-10:** Meet the varied recreational and service needs of Riverside's diverse population.

### **Park and Recreation Element**

The City of Riverside's General Plan 2025 – Park and Recreation Element was amended November 2012 (City of Riverside 2012d). As the City of Riverside grows, parks and recreation programs will continue to play a role in the lives of the residents by providing open spaces for active recreational pursuits, passive enjoyment, enhanced quality of life, and enhanced community image.

**Objective PR-1:** Provide a diverse range of park and recreational facilities that are responsive to the needs of Riverside residents.

**Objective PR-2:** Increase access to existing and future parks and expand pedestrian linkages between park and recreational facilities throughout Riverside.

### **Historic Preservation Element**

The purpose of the Historic Preservation Element is to provide guidance in developing and implementing activities that ensure that identification, designation, and protection of cultural resources are part of the City of Riverside's community planning, development, and permitting processes (City of Riverside 2012e). This element also defines the City of Riverside's role in encouraging private-sector activities that support historic preservation goals.

**Objective HP-1:** To use historic preservation principles as an equal component in the planning and development process.

**Objective HP-5:** To ensure compatibility between new development and existing cultural resources.

### **City of Riverside Municipal Code**

#### **Title 19 – Zoning Code**

Title 19 of the City's Municipal Code outlines the Zoning Code for the City of Riverside and includes regulations for site planning and development.

The permitted uses and development standards for the SPA would be established by approval of the Specific Plan entitlement. The project is subject to Chapter 19.820 of the City's Municipal Code, which sets forth requirements for specific plans and specific plan amendments. As stated in Section 19.820.020 of the Municipal Code, specific

plan and specific plan amendment applications must be processed in accordance with the City's discretionary permit processing provisions. Section 19.820.040(A) describes the relationship between specific plans other adopted regulations. Upon approval, these specific plans are allowed to either supplement or supersede all land use regulations applicable to the subject property, including all previously adopted ordinances, standards, and guidelines. In the event of an inconsistency between a specific plan and the Zoning Code, the specific plan prevails. Section 19.820.040(B) sets forth the required contents of specific plans.

### **Title 7 – Noise Control**

Title 7 of the City of Riverside's Municipal Code contains the City's Noise Control Code. The project would be subject to the applicable provisions of this code during construction and operation. The Noise Control Code sets forth regulations that control and prohibit unnecessary, excessive, and/or annoying noise in the City of Riverside. Compliance with the Noise Control Code minimizes noise levels in the City of Riverside and reduces the effects of noise, thereby providing a safer and healthier living environment. Refer to Section 3.11, Noise, in this EIR for more details on the Noise Control Code and its applicability to the proposed SPA.

### **Title 16 – Building and Construction**

Title 16 of the City of Riverside's Municipal Code sets forth regulations for design, construction, quality of materials, use and occupancy, location and maintenance of buildings, equipment, structures, and grading for development within the City of Riverside. This title also covers requirements for electrical work, plumbing, heating, cooling, and other equipment specifically regulated in the City of Riverside. Title 16 provides minimum standards for the safety of buildings and building construction within the City of Riverside, in order to protect life and property. All development projects within the proposed SPA would be required to meet all applicable provisions of Title 16.

### **Title 17 – Grading Code**

Title 17 of the City of Riverside's Municipal Code sets forth regulations for grading projects. Compliance with these regulations helps minimize erosion, dust, water runoff, effects to natural landforms, and construction equipment emissions. All development projects proposed within the SPA would be required to meet the applicable provisions of Title 17.

### **Title 18 – Subdivision Code**

Title 18 sets forth regulations for the design of subdivisions. Provisions include lot size requirements, street capacity requirements, pedestrian and vehicular safety requirements, and site access requirements to ensure adequate access to each building site. Title 18 also contains provisions that help preserve the natural assets of the City of Riverside, with the purpose of preventing indiscriminate clearing of property and destruction of vegetation and other desirable landscape features.

### **Title 20 – Cultural Resources**

Title 20 of the City of Riverside's Municipal Code provides guidelines for preserving, protecting, restoring, and rehabilitating historical and cultural resources within the City in order to maintain and encourage appreciation of its history and culture, improve the quality of the City of Riverside's built environment, maintain the character and identity of its communities, and enhance the local economy through historic preservation.



### *Citywide Design and Sign Guidelines*

The Citywide Design and Sign Guidelines were set forth to reinforce the City of Riverside's aesthetics and to promote well-designed development projects that help enhance existing neighborhoods and that improve overall quality of life within the City of Riverside. The project will be reviewed by Design Review to ensure consistency with the City of Riverside's standards for the design of development projects.

### *The City of Riverside – Economic Prosperity Action Plan (EPAP) and Climate Action Plan (CAP)*

The City of Riverside CAP (City of Riverside 2016) was adopted in 2016, and is qualified to 2035, expands upon the efforts of the WRCOG Subregional CAP, employing local measures to help the City achieve its GHG reduction target for 2035. To further develop local GHG reduction measures for the Riverside Restorative Growthprint Climate Action Plan (RRG-CAP), the City conducted a more detailed assessment of local strategies and actions related to the measures in the Subregional CAP, expanding the discussion and analysis with respect to implementation (for post-2020 in particular), costs and funding, performance metrics, and local co-benefits. Local reduction measures in the RRG-CAP are organized into four major sectors:

- Energy – including electricity and natural gas consumption
- Transportation and Land Use
- Water
- Solid Waste

The following local measures are identified in the RRG-CAP to reduce GHG Emissions:

**Measure E-2, Shade Trees:** Strategically plant trees at new residential development to reduce the urban heat island effect

**Measure T-1, Bicycle Infrastructure Improvements:** Expand on-street and off-street bicycle infrastructure, including bicycle lanes and bicycle trails

**Measure T-2, Bicycle Parking:** Provide additional options for bicycle parking

**Measure T-3, End of Trip Facilities:** Encourage use of non-motorized transportation modes by providing appropriate facilities and amenities for commuters

**Measure T-4, Promotional Transportation Demand Management:** Encourage Transportation Demand Management strategies

**Measure T-6, Density:** Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities

**Measure T-7, Mixed-Use Development:** Provide for a variety of development types and uses

**Measure T-8, Pedestrian-Only Areas:** Encourage walking by providing pedestrian-only community areas

**Measure T-9, Limit Parking Requirements for New Development:** Reduce requirements for vehicle parking in new development projects

**Measure T-12, Accelerated Bike Plan Implementation:** Accelerate the implementation of all or specified components of a jurisdiction's adopted bike plan

**Measure T-16, Bike Share Program:** Create nodes offering bike sharing at key locations throughout the City.

**Measure T-18, SB-743-Alternative to LOS:** Use SB 743 to incentivize development in the downtown and other areas served by transit

**Measure T-20, Eco-Corridor / Green Enterprise Zone:** Create a geographically defined area(s) featuring best practices in sustainable urban design and green building focused on supporting both clean-tech and green businesses

**Measure A-2, Urban Forest:** Augment City's Urban and Community Forest Program to include an Urban Forest Management Plan

#### Local - City of Colton

##### *City of Colton General Plan*

##### Land Use Element

The City of Colton's General Plan – Land Use Element was adopted in August 2013 (City of Colton 2013a). The Land Use Element presents objectives and policies to respect their heritage and historic resources, to protect suburban development patterns and neighborhoods, and provide opportunities for businesses.

- Goal LU-1:** Achieve a balance of land use types that create diverse opportunities for housing, employment, commerce, recreation, and civic engagement.
- Goal LU-2:** Create great places in Colton through use of high-quality streetscapes and design requirements.
- Goal LU-3:** Ensure a strong and diversified economic base to provide for fiscal stability and sustainability.
- Goal LU-4:** Incorporate green building and other sustainable building practices into development projects.
- Goal LU-5:** Reduce use of energy resources citywide, with a key goal of reducing the City's carbon footprint.
- Goal LU-6:** Minimize or eliminate land use conflicts where residences are in close proximity to rail lines, freeways, and industrial businesses.
- Goal LU-7:** Provide opportunities for all neighborhoods in Colton to be in a healthy and attractive physical condition.
- Goal LU-9:** Maintain a diverse mix of commercial uses that benefit the community in terms of needed commercial services, tax revenue, and employment opportunities.
- Goal LU-11:** Achieve and maintain a strong and highly competitive Industrial base that provides attractive, high-quality developments and varied employment opportunities.
- Goal LU-12:** Provide for open space and recreation areas that meet the needs of Colton residents.

**Goal LU-13:** Protect open space lands necessary for flood control and habitat preservation purposes, and to provide buffers from identified earthquake faults and other public safety hazards.

**Goal LU-21:** Create a residential neighborhood in the Pellissier Ranch/La Loma Hills area that consists largely of low density or clustered residential development, with support neighborhood commercial uses, open space, and compatible uses that complement the natural landscape, the Santa Ana River, and the La Loma Hills.

#### **Mobility Element**

The City of Colton General Plan – Mobility Element was adopted on August 20, 2013 (City of Colton 2013b). The Mobility Element establishes long-term goals and policies designed to improve the local transportation system and create options for residents to move about the City of Colton. The Mobility Element balances the need for efficient traffic operations with the desire to maintain City of Colton as a safe and attractive community, one with walkable neighborhoods, successful business districts, and distinctive streets.

**Goal M-1:** Provide an integrated and balanced multi-modal transportation network of Complete Streets to meet the needs of all users and transportation modes.

**Goal M-3:** Develop a safe, efficient, and attractive street system that provides capacity to meet existing and future demand.

**Goal M-5:** Maintain an efficient network of goods and freight movement that supports the needs of Colton businesses while reducing truck and rail traffic impacts on residential neighborhoods.

**Goal M-6:** Ensure the provision of adequate, convenient, and safe parking for all land uses.

#### **Open Space and Conservation Element**

The City of Colton's General Plan – Open Space and Conservation Element was approved in 1987 (City of Colton 1987). This element assesses the existing open space and conservation factors for the City of Colton and establishes goals to preserve and enhance open space within the city.

**Principle 1.** Preserve and protect hillside and environmentally sensitive areas designated for growth through the use of strict hillside development standards. (Open Space and Conservation Element)

#### **Safety Element**

The City of Colton's General Plan – Safety Element was adopted December 18, 2018 (City of Colton 2018). The purpose of this element is to safeguard the residents of the City of Colton by adequately anticipating potential emergency situations caused by natural and man-made hazards, and planning response strategies in the event an emergency situation occurs. This element discusses seismic and geologic hazards, flood hazards, fire hazards in urban areas and State Responsibility Areas, and climate adaptation and resiliency strategies.

**GOAL S-1:** Improve the community's resilience to seismic and geologic hazards by ensuring the integrity of the built environment.

**Goal S-2:** Anticipate the risks and mitigate the effects that flood hazards pose to the community.

- GOAL S-3:** Safeguard the community from the threat of urban and wildfire hazards.
- GOAL S-5:** Promote the continued well-being of all Colton community members through comprehensive emergency management.
- GOAL S-6:** Minimize the community’s risk of exposure to hazardous materials and wastes.

### ***City of Colton Municipal Code***

#### **Title 18 – Zoning**

Title 18 of the City of Colton’s Municipal Code outlines the Zoning Code for the City of Colton and includes regulations for site planning and development. Title 18 is consistent and compatible with the City of Colton’s General Plans’ goals, policies, and objectives. Per Title 18, the City of Colton is divided into the 18 zones. As seen in Figure 2-5, Existing General Plan Land Uses, the SPA is located on M-1, Light Industrial, and VLDR, Very Low Density Residential, zones. The Northside Specific Plan would change the zoning to include VLDR, M-1, C-2 (General Commercial), and R-O (Colton Residential Overlay Zone) (Figure 2-6, Proposed Specific Plan Land Uses). All permitted uses for these zoning change are defined in Title 18.

### ***City of Colton Climate Action Plan***

The City of Colton CAP (City of Colton 2015), was adopted in 2015 presents local GHG inventories, identifies the effectiveness of California initiatives to reduce GHG emissions, and identifies local measures that were selected by the City to reduce GHG emissions under the City’s jurisdictional control to achieve the City’s identified GHG reduction target. In addition to referencing City of Colton General Plan policies that contribute to GHG reductions, the CAP contains reduction measures related to the following sectors:

- Building energy
- On-road transportation
- Off-road transportation
- Off-road equipment
- Agriculture,
- Land use and urban design
- Solid waste management
- Wastewater
- Water Conveyance

The following local measures are identified in the City of Colton CAP to reduce GHG Emissions related to the Land Use and Urban Design sector:

**Measure On-Road-1:** SB 375 Sustainable Communities Strategy (Regional)

**Measure On-Road-1.4:** Adopt Land Use Patterns to Favor Transit-Oriented Development (Local Regional)

**Measure On-Road-1.5:** Nonmotorized Zones (Local

**Measure On-Road-1.9:** Trip Reduction Ordinance (Local)

**Measure On-Road-1.11:** Pedestrian Bicycle Lanes (Local/Regional)

**Measure On-Road-1.12:** Pedestrian and Bicycle Network Improvements (Local/Regional)

**Measure Land Use-1:** Tree Planting Programs

**Measure Water-1:** Require Adoption of the Voluntary CALGreen Water Efficiency Measures for New Construction

**Measure Water-3:** Encourage Water-Efficient Landscaping Practices

**Measure Water-4:** Senate Bill X7-7 The Water Conservation Act of 2009

#### Local - County of Riverside

##### *County of Riverside General Plan*

##### Land Use Element

The County of Riverside's General Plan – Land Use Element was revised in April 2019 (County of Riverside 2019a). The Land Use Element presents policies to serve as a guide to planners and the public to the County of Riverside's long term development goals.

**LU 8.6:** Create Practical incentives for business development, and avoid disincentives.

**LU 8.10:** Locate job centers so they have convenient access to Riverside County's multi-modal transportation facilities.

**LU 29.6:** Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards.

**LU 32.10:** Require that mixed-use developments be designed to mitigate potential conflicts between uses, considering such issues as noise, lighting, security, trash, and truck, and automobile access.

##### Safety Element

The County of Riverside General Plan – Safety Element was revised August 6, 2019 (County of Riverside 2019b). This element develops a framework by which safety considerations are introduced into the land use planning process; facilitates the identification and mitigation of hazards for new development therefore strengthening existing codes, project review, and permitting processes; presents policies directed at identifying and reducing hazards in existing development; and strengthens earthquake, food, inundation, and wildland fire preparedness planning and post-disaster reconstruction policies.

**S 5.1** Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:

**S 5.6** Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.

### **Noise Element**

The County of Riverside General Plan – Noise Element was revised December 8, 2015 (County of Riverside 2015). The Noise Element of the General Plan is closely related to the Land Use Element because of the effects that noise has on sensitive land uses. Noise-producing land uses must be compatible with adjacent land uses in order for the Land Use Plan to be successful. Land uses that emit noise are measured in A-weighted decibels (dBA) or Community Noise Equivalent Level (CNEL). If existing land uses emit noise above a certain level, they are not compatible with one another, and therefore noise attenuation devices must be used to mitigate the noise to acceptable levels indoors and outdoors. In cases of new development, the placement of noise-sensitive land uses is integral to a successful community.

- N-1.5** Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County.
- N 1.6** Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses.
- N 1.7** Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem.

### **Housing Element**

The County of Riverside General Plan – Housing Element was adopted in October 3, 2017 (County of Riverside 2017). The Housing Element identifies and establishes goals and policies to meet the need of existing and future residents. The following policies are relevant to the Northside Specific Plan.

- Goal 1** To assist in the development of adequate housing to meet the County’s fair share of the region’s housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs.
- Goal 2** To conserve and improve the condition of the housing stock, particularly affordable housing
- Goal 5** Reduce per capita residential energy use.

### ***County of Riverside Climate Action Plan***

Riverside County’s Climate Action Plan (CAP) (County of Riverside 2019c) elaborates on the General Plan goals and policies and provides a specific implementation tool to guide future decisions of the County of Riverside. The CAP introduces ways to mitigate GHG emissions through using energy more efficiency utilizing renewable energy to power buildings, recycling waste, and enhancing access to sustainable transportation modes.

The following local measures are identified in the City of Colton CAP to reduce GHG Emissions related to land use:

- R2-T1:** Alternative Transportation Options
- R2-T2:** Adopted and Implement a Bicycle Master Plan to Expand Bike Routes around the County
- R2-EE5:** Exceed Energy Efficiency Standards in New Residential Units

**R2-L1:** Tree Planting for Shading and Energy Saving

**R2:L2:** Light Reflecting Surfaces for Energy Saving

### 3.10.3 Thresholds of Significance

The significance criteria used to evaluate the project's potential impacts to land use and planning are based on Appendix G of the California Environmental Quality Act Guidelines. According to Appendix G, a significant impact related to land use and planning would occur if the project would:

1. Physically divide an established community.
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

### 3.10.4 Impacts Analysis

#### ***Would the project physically divide an established community?***

**No Impact.** The SPA is composed of approximately 2,000 acres located generally northwest of the I-215 and SR-60 interchange. Figure 2-4, Aerial Photograph, shows an aerial image of the SPA. This figure shows that the majority of the SPA is urbanized. The Northside Specific Plan would allow additional infill or redevelopment within these developed areas that would result in the creation of a community comprised of older existing land uses and new land uses with a central "vision." The Northside Specific Plan does not propose any changes to the existing residential development within the SPA (Figure 2-6, Proposed Specific Plan Land Uses). In addition, the Northside Specific Plan would improve existing mobility infrastructure to support a variety of mobility choices, and support mixed-use development, where appropriate, to provide convenient access to good and services to the residents of the community.

Development of the northern undeveloped area (Pellissier Ranch) at the north end of the SPA would incorporate new employment and residential opportunities to the community by changing the existing land use designation to Light Industrial (LI), General Commercial (C-2), and High Density Residential (HDR). Pellissier Ranch would be accessible through the existing roadway network. Development of the Ab Brown Sports Complex and former Riverside Golf Course would not physically divide an established community, as the established communities nearby are not currently connected via the undeveloped or open area. Proposed development within these areas include a mixed-use neighborhood center for the community and parkland that would extend to the Springbrook Arroyo and Reid Park. The Northside Specific Plan is intended to provide a more cohesive community with adequate buffers and connections. Therefore, implementation of the Northside Specific Plan would not result in physically dividing an established community. There would be **no impact**.

#### ***Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?***

The Northside Specific Plan would provide a roadmap to guide future development of the Northside Community and overall SPA over a 20-year period through identification of the overall development standards of the community and individual land uses in a manner that is compatible with existing land uses and future needs. The Northside Specific Plan includes flexibility for future development in order to accommodate changes in markets over time,

and includes a Transition Zone Overlay as well as a Residential Overlay component that may be constructed in any order, dependent upon the market. These overlays target areas where the ultimate buildout transition to other uses may require additional time dependent on the market conditions. These different land use scenarios are captured in the near-term and build out (Year 2040) scenarios discussed in Section 2.4.1, Proposed Land Uses. Refer to Chapter 2, Project Description, for additional details about transportation, compliance measures and implementation as well. Each section below addresses consistency with applicable plans adopted to reduce environmental effects, including the General Plans, Western Riverside Multiple Species Habitat Conservation Plan, Municipal Zoning Code Consistency, Climate Action Plans, and South Coast Air Quality Management Plan.

### General Plans

**Less than Significant.** Under state law, specific plans provide detailed land use and infrastructure plans and policies for a certain geographic area and must be consistent with a community's General Plan. In order to be consistent with the City of Riverside's General Plan, the Northside Specific Plan includes a General Plan Amendment to designate the SPA as the Northside Specific Plan and replace the current land use designations (refer to Chapter 2, Project Description). The Northside Specific Plan also includes a change of zone to re-designate the SPA as the Northside Specific Plan and revise the current City of Riverside Zoning Map (refer to Chapter 2, Project Description). Adoption of the proposed general plan amendment and change of zone would allow implementation of the Northside Specific Plan and associated development standards.

In order to be consistent with the City of Colton General Plan, a general plan amendment, change of zone, and the Northside Specific Plan would be adopted as a part of this project. Compliance with general plan goals and policies would be required.

Table 3.10-2, Project Consistency with Applicable Plans, identifies the Northside Specific Plan's consistency with the applicable local and regional plans. To ensure consistency between the Northside Specific Plan and the agencies' general plan land use designations, the Northside Specific Plan would include approval of a General Plan Amendment from the City of Riverside and City of Colton concurrently with the adoption of the Specific Plan to incorporate and recognize that the proposed land uses replace the existing land uses within the SPA. The City of Riverside is not proposing a General Plan Amendment for the SPA within the County of Riverside, but rather revising the City's General Plan to update the land uses within the City's Sphere of Influence (SOI). The County's existing land use designations would continue to apply until which time the County chooses to voluntarily adopt the Specific Plan, or properties are annexed into the City. Furthermore, the revisions to the SOI are not significantly different from the existing land use designations for the County areas and, therefore, would not create significant inconsistency between the current County land use designations and proposed land uses, should County properties be annexed.



Table 3.10-2. Project Consistency with Applicable Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
<i>City of Riverside General Plan 2025</i>	
<b>Objective LU-1:</b> Increase the prominence of the Santa Ana River by providing better connections and increased recreational opportunities.	<b>Consistent.</b> The open space, parks and trails proposed within the SPA have been designed to provide connectivity between residential areas to parks, the Village Center, Trujillo Adobe Heritage Village, Downtown Riverside, and the Santa Ana River. Figure 2-11, Proposed Open Space and Trails Map, illustrates the proposed open space and trails within the SPA, including multiple potential connection points to the existing Santa Ana River Trail that runs along the western boundary of the SPA.
<b>Objective LU-2:</b> Recognize and enhance the Santa Ana River's multiple functions: a place of natural habitat, a place for recreation and a conveyance for stormwater runoff.	<b>Consistent.</b> In addition to increased multi-modal connectivity within the SPA, up to five potential connection points are proposed along the western boundary of the SPA, to connect to the existing Santa Ana River Trail. In addition, an area within Pellissier Ranch adjacent to the Santa Ana River, located in the northwest portion of the SPA, would be designated Outdoor Commercial Recreation, dedicated for private recreation where uses such as recreational vehicle park, camp ground, or other commercial activity oriented toward the Santa Ana River can be developed. Buildout of the proposed project would result in an increase in impermeable surfaces, which would result in additional stormwater runoff. Enhancements to existing on-site drainage features (see mitigation measures <b>MM HYD-1 through MM HYD-3</b> ) would ensure that stormwater flows are directed to the Santa Ana River, consistent with the existing hydrology.
<b>Objective LU-3:</b> Preserve prominent ridgelines and hillsides as important community visual, recreational and biological assets.	<b>Consistent.</b> The Northside Specific Plan does not propose any development on prominent hillside or ridgelines.
<b>Objective LU-4:</b> Minimize the extent of urban development in the hillsides, and mitigate any adverse impacts associated with urbanization to the extent feasible.	See response to <b>Objective LU-3</b> .
<b>Objective LU-7:</b> Preserve and protect significant areas of native wildlife and plant habitat, including endangered species.	<b>Consistent.</b> In Section 3.3, Biological Resources, two special-status plants have a low potential to occur within the SPA (Impact BIO-1a). Three special status wildlife species have a low potential to occur within the SPA (Impact BIO-4a, 5a), and coastal California gnatcatcher has a moderate potential to occur within the SPA (Impact BIO-6a). All of these impacts would be appropriately mitigated to a level less than significance, as detailed in Section 3.3, Biological Resources. The Northside Specific Plan also identifies the Springbrook Arroyo for future restoration consistent with this objective.
<b>Objective LU-8:</b> Ensure smart growth principles through all steps of the land development process.	<b>Consistent.</b> The Northside Specific Plan includes a variety of land uses to provide a range of employment opportunities and residential options within the community. The Northside Village Center, proposed near the center of the SPA, would serve as the hub for the community with a mix of commercial and residential land uses. In addition, the Northside Specific Plan proposes mixed-use development along the eastern project boundary, adjacent to I-215 and near the southern project boundary on either side of SR-60. The Northside Specific Plan would increase connectivity within the SPA through development of strategically placed

Table 3.10-2. Project Consistency with Applicable Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
	complete streets corridors (Figure 2-10, Complete Street Corridors) and a network of parks, trails, and open space areas (Figure 2-11, Proposed Open Space and Trails Map), so residents can easily access amenities and services throughout the community on foot, bike, bus, etc. The Specific Plan is intended to allow residents and workers to live, work and play in one location, rather than to go outside of the neighborhood for goods, services and recreation.
<b>Objective LU-9:</b> Provide for continuing growth within the General Plan Area, with land uses and intensities appropriately designated to meet the needs of anticipated growth and to achieve the community's objectives.	<b>Consistent.</b> The proposed project would allow for implementation of the Northside Specific Plan, which provides a roadmap to guide future development of the SPA based on community involvement and needs. The Northside Specific Plan includes Development Standards and Guidelines for construction of individual projects within the SPA in a manner that is compatible with the existing uses, anticipated future needs, and community vision. The project also includes Transition Zone Overlays to allow for redevelopment to occur consistent with the needs of the community.
<b>Objective LU-11:</b> Create a network of parkways to establish stronger linkages between Riverside's neighborhoods, major elements of its natural environment and neighborhood parks and schools.	<b>Consistent.</b> The Development Standards and Guidelines established for the Northside Specific Plan seek to allow for enhanced connections between different parts of the Northside community, for all modes of travel. The Northside Specific Plan would increase connectivity within the SPA through development of strategically placed complete streets corridors (see Figure 2-10, Complete Street Corridors) and a network of parks, trails, and open space areas (Figure 2-11, Proposed Open Space and Trails Map), so residents can easily access amenities and services throughout the community.
<b>Objective LU-21:</b> Attractively develop the City's major gateways to create a stronger sense of City identity.	<b>Consistent.</b> The Northside Specific Plan includes gateways to the Northside community along the major entrances, including access from SR-60 and I-215, crossing of the Santa Ana River and the Main Street corridor where it connects with the downtown area. The gateways must be developed in accordance with the Development Standards and Guidelines to provide enhanced landscape design and signage that is consistent through the SPA. In addition, key districts within the SPA will reinforce the overall landscape themes and signage that is complementary to the gateways.
<b>Objective LU-25:</b> Add to the City's industrial land base where logically and physically possible to do so.	<b>Consistent.</b> The Northside Specific Plan includes an area designated as Industrial Research Park within Pellissier Ranch, in the City of Colton (not within the City of Riverside). The area is currently zoned M-1; therefore, light industrial land uses would be consistent with approved land uses in the City of Colton General Plan. In addition, an open space agricultural buffer would be established along the base of the adjacent hillside and Santa Ana River to ensure separation between the urban and natural environments. No new industrial uses within the City of Riverside are proposed as a part of the Northside Specific Plan.
<b>Objective LU-26:</b> Ensure that a network of modern, effective and adequate community facilities are equitably distributed across the entire City.	<b>Consistent.</b> The Northside Specific Plan would designate approximately 20 acres of land as Public Facilities/Institutional (PF) for uses that enhance the quality of life in the Northside community. The Northside Specific Plan would include a potential police substation within the Northside Village Center. As discussed in Section 3.13, Public Services, existing schools serving the SPA are expected to exceed their design capacity at buildout of the proposed project. Future projects within the SPA would be subject to payment of a school development fee, to be determined by the affected school district, to accommodate growth and reduce

Table 3.10-2. Project Consistency with Applicable Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
	overcrowding (CRM-SRV-3. Impacts to other community facilities and services, such as fire and police, are anticipated to be less than significant with payment of applicable development impact fees ( <b>CM-SRV-1</b> and <b>CM-SRV-2</b> ).
<b>Objective LU-27:</b> Enhance, maintain and grow Riverside's inventory of street trees.	<b>Consistent.</b> The Design Standards and Guidelines established for the Northside Specific Plan require planting of street trees at the minimum spacing permitted by the City. Therefore, required street trees within the SPA would be consistent with the City's Municipal Code.
<b>Objective LU-30:</b> Establish Riverside's neighborhoods as the fundamental building blocks of the overall community, utilizing Neighborhood and Specific Plans to provide a more detailed design and policy direction for development projects located in particular neighborhoods.	<b>Consistent.</b> The proposed project will allow for implementation of the Northside Specific Plan, which includes design and policy direction for the community, such as Design Standards and Guidelines.
<b>Objective LU-57:</b> Protect the existing, planned single family residential neighborhood within the Hunter Business Park.	<b>Consistent.</b> The portion of Hunters Industrial Park within the SPA is primarily developed with residential land uses. The Northside Specific Plan includes a Change of Zone from Business/Office Park (B/OP) to Medium Density Residential (MDR) to provide compatibility between the existing residential land uses and proposed land use designations.
<b>Objective LU-70:</b> Provide a balanced community with sufficient office, commercial and industrial uses while preserving the single-family residential preeminence of the community.	<b>Consistent.</b> The Northside Specific Plan would establish numerous mixed-use development areas along the eastern SPA boundary, adjacent to I-215 and near the southern SPA boundary on either side of SR-60. The mixed-use land uses would allow development of retail, offices, and service-oriented businesses in close proximity to existing residential neighborhoods. Industrial and B/OP land uses would be limited primarily to the northwestern portion of the SPA and approximately 137 acres adjacent to SR-60 to minimize impacts to residents. Most notably, no existing residential land uses are proposed for redevelopment under the Northside Specific Plan.
<b>Objective LU-71:</b> Establish the Northside Community as a balanced community in which it is pleasant to live, work and play.	<b>Consistent.</b> The Northside Specific Plan is designed to promote proactive economic development, encourage sustainable development and open space preservation, increase mobility choices, preserve the historic character, and develop attractive residential neighborhoods with diverse housing options. The guiding principles for the Northside Specific Plan were established through an action-oriented planning endeavor that relied on support from the City and residents to identify a vision and goals for the Northside community. A main intent of the Specific Plan is also to provide housing in close proximity to employment opportunities, consistent with the balanced community objective.

Table 3.10-2. Project Consistency with Applicable Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
<b>Objective LU-72:</b> Provide for steady change and improvement to an upgraded model community with a distinct identity.	<b>Consistent.</b> The Northside Specific Plan provides a framework for how the community would be developed over time. The Design Standards and Guidelines established for the Northside Specific Plan are intended to make the Northside community more attractive, stronger economically, and improved from an environmental perspective. The Transition Zone Overlay is intended to allow change in targeted areas to occur over time. Over time, individual projects would be developed within the SPA, based on market conditions.
<b>Objective LU-73:</b> Provide for comprehensive development and management of the Northside Community irrespective of political jurisdiction.	<b>Consistent.</b> The Northside Specific Plan provides a framework for how the Northside community would be developed over time, and provides a comprehensive vision for areas within the jurisdiction of the cities of Riverside and Colton, and an adjacent area in the County of Riverside. The Design Standards and Guidelines prepared for the Northside Specific Plan would maintain the unique character of neighborhoods and subareas within the Northside community while incorporating principles and guidance for how architecture, landscape, and overall planning concepts should be applied to foster an improved sense of place and enhanced social interactions.
<b>Objective H-1:</b> To provide livable neighborhoods evidenced by well-maintained housing, ample public services, and open space that provide a high-quality living environment and instill community pride.	<b>Consistent.</b> The Northside Specific Plan is designed to promote proactive economic development, encourage sustainable development and open space preservation, increase mobility choices, preserve the historic character, and develop attractive residential neighborhoods with diverse housing options. The Design Standards and Guidelines established for the Northside Specific Plan are intended to make the Northside community more attractive, stronger economically, and more sustainable, and to foster an improved sense of place. The cohesive guidelines would encourage design that accomplishes the desired vision for Northside while preserving the unique character of the area.
<b>Objective AC-2:</b> Celebrate the diversity of Riverside's neighborhoods and residents, using arts and cultural programs to build neighborhood identity and mutual acceptance.	<b>Consistent.</b> The Northside Specific Plan identifies approximately 8 acres at the northern boundary of the City of Riverside as Trujillo Adobe Heritage Village (TAHV). The TAHV would honor the historic past of Riverside's first settlement, the Trujillo Adobe. In addition, the Development Standards and Guidelines established for the Northside Specific Plan set forth guidance for public art within the SPA and enhance the existing historic resources and influences in the Northside community.
<b>Objective AC-3:</b> Continue to explore the Cultural Village concept for one or more neighborhoods in Riverside.	<b>Consistent.</b> The Northside Specific Plan identifies approximately 8 acres at the northern boundary of the City of Riverside as Trujillo Adobe Heritage Village (TAHV). The TAHV would honor the historic past of Riverside's first settlement, the Trujillo Adobe.
<b>Objective CCM-2:</b> Build and maintain a transportation system that combines a mix of transportation modes and transportation system management techniques, and that is designed to meet the needs of Riverside's residents and businesses, while minimizing the transportation system's impacts on air quality, the environment and adjacent development.	<b>Consistent.</b> The mobility plan for the Northside Specific Plan aims to provide for high quality public environments (e.g., roadways, trails) that allow for enhanced connections between different parts of the Northside community, for all modes of travel. The guidelines promote the mobility of pedestrians first, the mobility of bicyclists second, the movement and connections of transit third, and the movement of private vehicles fourth. The Northside Specific Plan would increase connectivity within the SPA through development of strategically placed complete streets corridors (Figure 2-10, Complete Street Corridors) and a network of parks, trails, and open space areas (Figure 2-11, Proposed Open Space and Trails Map), so residents can easily access amenities and services throughout the community.

Table 3.10-2. Project Consistency with Applicable Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
<b>Objective CCM-7:</b> Minimize or eliminate cut-through traffic within Riverside's residential neighborhoods.	<b>Consistent.</b> As an established urban area, the Northside community is already developed with a system of arterial, collector, and local roadways to serve the community. The Northside Specific Plan would build on the existing transportation system to provide desired traffic patterns. Nine roadway segments within the SPA would be widened consistent with the applicable General Plan classifications (PDF-TR-1 through PDF-TR-9). Local streets would be developed in residential neighborhoods in an effort to minimize cut-through traffic. Lower capacity and speed limits discourage use as a cut-through. The Northside Specific Plan also includes measures to encourage large trucks to travel directly to the freeway versus through the City. It is also a main objective (Objective 5) of the Northside Specific Plan to reduce truck traffic through residential areas.
<b>Objective CCM-9:</b> Promote and support an efficient public multimodal transportation network that connects activity centers in Riverside to each other and to the region.	<b>Consistent.</b> The Northside Specific Plan is designed for residents and visitors to move about the community safely and efficiently via various modes of transportation. Bike lanes and sidewalks would be developed along community corridors (Figure 2-8, Bikeways) to provide easy access to nearby parks, amenities, and the trail system (Figure 2-11, Proposed Open Space and Trails Map). In addition, more Riverside Transportation Authority bus stops would be placed throughout the SPA to better connect the residential land uses to parks, schools, and employment areas.
<b>Objective CCM-10:</b> Provide an extensive and regionally linked public bicycle, pedestrian and equestrian trails system.	<b>Consistent.</b> The proposed multi-modal mobility system would strategically interconnect with the parks, trails, and open space system to provide a comprehensive mobility network for various modes of travel. The existing sidewalk network within the SPA provides access to most land uses with the exception of gaps near the industrial areas, and the SPA generally lacks an existing network of bicycle facilities. The Northside Specific Plan would extend the bicycle and trail facilities within the SPA to improve access to nearby land uses and neighborhoods and develop sidewalks to remove the gaps in the pedestrian circulation system.
<b>Objective CCM-12:</b> Facilitate goods movement as a means of economic expansion, while protecting residents and visitors from the negative effects typically associated with truck operations and rail service.	<b>Consistent.</b> During development of the Northside Specific Plan, existing truck routes along Main Street (between the northern City of Riverside boundary and SR-60) and Columbia Avenue (between Main Street and I-215) would be modified to avoid truck traffic within the proposed complete streets corridors. Signage would be installed within the SPA to divert truck traffic to Center Street between Main Street and I-215. In addition, signage would be installed on Center Street to prohibit large trucks from using Orange Street as a bypass route. The proposed modifications would direct truck traffic to collector and arterial roadways while avoiding residential neighborhoods and complete streets corridors.
<b>Objective CCM-13:</b> Ensure that adequate on- and off-street parking is provided throughout Riverside.	<b>Consistent.</b> All development projects within the SPA must demonstrate consistency with the Design Standards established for the Northside Specific Plan prior to project approval. The Design Standards include guidelines for on-street and off-street parking, including minimum parking spaces required for various land use activities. Compliance with all applicable parking design guidelines would ensure adequate parking within the SPA. Ultimately, parking is not considered an environmental impact.
<b>Objective OS-1:</b> Preserve and expand open space areas and linkages throughout the City and sphere of influence to protect the natural	<b>Consistent.</b> The Northside Specific Plan includes a series of parks, key open spaces, and trails to connect different areas of the Northside community. Springbrook Arroyo would be restored to a naturalized channel with adjacent multi-use trails, thereby preserving the existing water feature and improving the visual

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and visual character of the community and to provide for appropriate active and passive recreational uses.	character and connectivity within the Northside Community. In addition, open space and recreational areas would be developed adjacent to the Santa Ana River, and the Northside Specific Plan includes development of the Riverside Golf Course site and the Ab Brown Sports Complex, near the center of the SPA, as a community park and sports complex.
<b>Objective OS-2:</b> Minimize the extent of urban development in the hillsides, and mitigate any significant adverse consequences associated with urbanization.	<b>Consistent.</b> The Northside Specific Plan does not propose any development on hillsides.
<b>Objective PS-1:</b> Minimize the potential damage to existing and new structures and loss of life that may result from geologic and seismic hazards	<b>Consistent.</b> Future projects developed within the SPA would be required to comply with the seismic safety requirements of the California Building Code ( <b>CM-GEO-1</b> ) and the City of Riverside requirements ( <b>CM-GEO-1a</b> and <b>CM-GEO-2a</b> ). Although substantial damage to structures may be unavoidable during large earthquakes, the proposed structures would be designed to resist structural collapse and thereby provide reasonable protection from serious injury, catastrophic property damage, and loss of life.
<b>Objective PS-2:</b> Reduce potential flood hazards within Riverside.	<b>Consistent.</b> Implementation of the Specific Plan would result in increased impervious surfaces within the SPA, which could exacerbate existing flooding conditions. Flood control improvements of Highgrove Channel, Springbrook Wash, and University Wash, as outlined in <b>MM-HYD-1</b> , <b>MM-HYD-2a</b> , <b>MM-HYD-2b</b> , and <b>MM-HYD-2c</b> ; storm drain installation in the northern project area, as outlined in <b>MM-HYD-4</b> ; and completion of project-specific hydrology/drainage reports, as outlined in <b>MM-HYD-5</b> , would prevent continued flooding and prevent increased runoff associated with proposed development. Projects proposed within the Riverside Levee 2 flood protection area must confirm FEMA approval of the levee accreditation prior to development plan approval ( <b>MM-HYD-3a</b> ); and project sites within a 100-year Federal Emergency Management Agency (FEMA) floodplain would require approval of a FEMA Map Revision ( <b>MM-HYD 3b</b> ), and Furthermore, mandated new construction within a revised 100-year FEMA floodplain would be required to construct the development a minimum of 2 feet above the 100-year flood elevations ( <b>MM-HYD-6</b> ).
<b>Objective PS-5:</b> Provide Safe pedestrian and bicyclist environments Citywide.	<b>Consistent.</b> The Development Standards and Guidelines established for the Northside Specific Plan seek to allow for enhanced connections between different parts of the Northside community, for all modes of travel. The Northside Specific Plan would increase connectivity within the SPA through development of strategically placed complete streets corridors (see Figure 2-10, Complete Street Corridors) and a network of parks, trails and open space areas (Figure 2-11, Proposed Open Space and Trails Map), so residents can easily access amenities and services throughout the community.
<b>Objective PS-6:</b> Protect property in urbanized and nonurbanized areas from fire hazards.	<b>Consistent.</b> The Northside Specific Plan would incorporate fire safety features in compliance with 2019 California Fire Code Standards (such as incorporation of sprinklers, maintenance of all flammable vegetation or other combustible growth within 30 feet of buildings, and other building code requirements). To minimize impediments to emergency access, all on-site roadways would be designed in compliance with the City of Riverside Fire Code, City of Colton Fire Code, and County of Riverside Operational Area – Multi-Jurisdictional

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	Local Hazard Mitigation Plan. Refer to <b>CM-WDF-1a through CM-WDF-6</b> . Per Section 3.13, Public Services, of this EIR, no additional fire protection facilities are needed at this time to serve the SPA. The City of Colton and County of Riverside have impact fee programs to assist with ability to provide fire services ( <b>CM-SRV-1 and CM-SRV-2</b> )
<b>Objective N-1:</b> Minimize noise levels from point sources throughout the community and, wherever possible, mitigate the effects of noise to provide a safe and healthful environment.	<b>Consistent.</b> Future projects within the SPA would be required to comply with existing regulations for stationary noise sources ( <b>CM-NOI-1 and CM-NOI-4</b> ), which would result in future uses minimizing noise levels from point sources.
<b>Objective N-4:</b> Minimize ground transportation-related noise impacts.	<b>Consistent.</b> The Northside Specific Plan would implement <b>CM-NOI-1 and CM-NOI-4</b> to reduce ground transportation-related noise impacts to the extent feasible.
<b>Objective AQ-1:</b> Adopt land use policies that site polluting facilities away from sensitive receptors and vice versa; improve job-housing balance; reduce vehicle miles traveled and length of work trips; and improve the flow of traffic.	<b>Consistent.</b> The Northside Specific Plan would help the City of Riverside achieve this objective through implementation of smart growth principles through all steps of the land development process. See response to Objective LU-8 for a discussion of applicable smart growth principles. In addition, future development would be required to comply with South Coast Air Quality Management District permitting requirements ( <b>CM-AQ-4</b> ) that avoid pollution impacts to sensitive receptors.
<b>Objective AQ-2:</b> Reduce air pollution by reducing emissions from mobile sources.	<b>Consistent.</b> The Northside Specific Plan is designed for residents and visitors to move about the community safely and efficiently via various modes of transportation. Bike lanes and sidewalks would be developed along community corridors to provide easy access to nearby parks, amenities, and the trail system. In addition, more Riverside Transportation Authority bus stops would be placed throughout the SPA to better connect the residential land uses to parks, schools, and employment areas. Overall, the proposed improvements to the transportation network would reduce reliance on personal vehicles to access amenities within the SPA and strengthen the connection to the regional transit system, thus reducing mobile source emissions. The Northside Specific Plan also provides for a wider mix of uses, allowing residents to potentially live closer to employment as well as creating a more walkable community to local commercial uses. The Northside Specific Plan also includes <b>MM-AQ-4</b> to reduce vehicle miles travelled to reduce emissions. Other vehicular reduction measures include <b>MM-AQ-5</b> that encourages electric vehicles and <b>MM-AQ-6</b> that restricts truck idling. These measures are consistent with this objective.
<b>Objective AQ-4:</b> Reduce particulate matter, as defined by the Environmental Protection Agency (EPA), as either airborne photochemical precipitates or windborne dust.	<b>Consistent.</b> Beyond standard dust control measures required by regulations ( <b>CM-AQ-1</b> ), particulate matter generated through construction and operation of the Northside SPA would be reduced with <b>MM-AQ-1</b> , and <b>MM-AQ-2</b> . <b>MM-AQ-1</b> provides detailed mitigated for emission reductions in construction equipment and <b>MM-AQ-2</b> requires additional dust control measures during construction. Refer to Section 3.2, Air Quality, for additional details.

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<b>Objective PF-3:</b> Maintain sufficient levels of wastewater service throughout the community.	<b>Consistent:</b> According to the Northside Specific Plan, the Wastewater Collection & Treatment Facilities Integrated Master Plan determined that the majority of the trunk lines within the City of Riverside in the SPA, where the majority of the project development will take place, are functioning at a 75% capacity or lower. Additionally, only a small portion of existing lines would need improvements, therefore maintaining sufficient levels of wastewater services throughout the Northside SPA is feasible. Future development would be required to provide wastewater improvements or provide applicable DIFs ( <b>CM-US-2a</b> ). Refer to Section 3.17, Utilities and Services Systems, for additional details.
<b>Objective PF-4:</b> Provide sufficient levels of storm drainage service to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic, or which would obstruct flows.	<b>Consistent.</b> As discussed in Section 3.9, Hydrology and Water Quality, there are existing flood hazard issues within the SPA in the City of Riverside. Preliminary findings of the hydrology modeling indicate that existing regional drainage channels do not have sufficient capacity during larger storm events. Mitigation Measures <b>MM-HYD-1</b> , <b>MM-HYD-2</b> (a and b), and <b>MM-HYD-3</b> (a, b, and c) are required to improve existing regional drainage channels within the SPA. The City evaluated potential options to ensure these improvements could be implemented, such as creating a Community Facilities District for storm drain improvements.  Future developments would be required to install upgrades to the storm drain system in areas currently lacking storm drains ( <b>MM-HYD-4</b> ) and prepare project-specific hydrology/drainage reports ( <b>MM-HYD-5</b> ) to ensure that individual projects are designed in compliance with local requirements. In addition, future developments must comply with <b>MM-HYD-6</b> to ensure that no development is constructed within 2 feet of FEMA anticipated flood elevations. Furthermore, projects proposed as part of the Northside Specific Plan would be required to implement a SWPPP during construction and a WQMP during operations ( <b>CM-HYD-1</b> ) and comply with the applicable MS4 permit ( <b>CM-HYD-2a</b> and <b>CM-HYD-2b</b> ) to minimize discharge of polluted materials into the storm drain system.
<b>Objective PF-10:</b> Meet the varied recreational and service needs of Riverside's diverse population.	<b>Consistent.</b> The Specific Plan includes a system of trails and pathways that provide pedestrian/bicycle access to open space and park areas within the SPA and recreational opportunities for residents. Overall, the Northside community would include 233 acres of parkland. The Specific Plan also allows for the future development of a police station within the Northside Village Center. The proposed development within the SPA would result in an increased need for public services such as schools, police, and fire. Future projects within the SPA would be subject to payment of a school development fee, to be determined by the affected school district, to accommodate growth and reduce overcrowding. Impacts to other community facilities and services, such as fire and police, are anticipated to be less than significant. Refer to Sections 3.14, Recreation, and 3.13, Public Services, for additional details.
<b>Objective PR-1:</b> Provide a diverse range of park and recreational facilities that are responsive to the needs of Riverside residents.	<b>Consistent.</b> The Northside Specific Plan includes approximately 233 acres of parkland, including a community park, potential for redevelopment of the Ab Brown Sports Complex, a network of trails, and restoration of the Springbrook Arroyo. In addition, a green corridor is proposed adjacent to the Santa Ana River in Pellissier Ranch (in the City of Colton), which could include public and private recreational



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	development adjacent to the river trail, and an agriculture/open space corridor at the base of La Loma Hills to provide a buffer between urban and natural areas. Proposed recreational facilities would be accessible to all residents and provide pedestrian/bicycle connectivity to amenities throughout the SPA.
<b>Objective PR-2:</b> Increase access to existing and future parks and expand pedestrian linkages between park and recreational facilities throughout Riverside.	<b>Consistent.</b> The Specific Plan includes approximately 233 acres of parkland. See response to Objective PR-1 for a description of the proposed recreation and open space improvements.
<b>Objective HP-1:</b> To use historic preservation principles as an equal component in the planning and development process.	<b>Consistent.</b> Known historic resources present within Subareas 6, 13 to 15, and 17 would not result in not impacts associated with the proposed project because the majority of these subareas is urban in nature and/or the proposed land use is consistent with the permitted land use. Known historic resources are present within Subareas 1 through 5 and 7 through 12 that may be impacted by future development. To minimize impacts to the extent feasible, the City Historic Preservation Officer shall determine if a historic built environment resource over 45 years of age has potential to be affected by proposed development and implement preservation measures consistent with Secretary of the Interior's Standards for the Treatment of Historic Properties to the extent feasible ( <b>MM-CUL-1</b> ).  The proposed land use designation of Trujillo Adobe Heritage Village (TAHV) and the associated restoration of the Trujillo Adobe would preserve the historic adobe, but development within Subarea 16 has potential to impact other historic resources present on site. A qualified historic preservation specialist must be retained to assist with additional analysis, design review, and consultation in consideration of the Trujillo Adobe restoration ( <b>MM-CUL-2</b> ). Required mitigation would ensure historic preservation is an essential component of the planning and development process.
<b>Objective HP-5:</b> To ensure compatibility between new development and existing cultural resources.	<b>Consistent.</b> Known archaeological sites are present within the SPA that could be impacted by implementation of the Northside Specific Plan. A qualified archaeologist shall conduct identify and protect known resources ( <b>MM-CUL-4</b> ) to reduce impacts to known resources. It is possible that intact archaeological deposits are present at subsurface levels that could be impacted by future development within the SPA. Construction work within 100 feet of a find must immediately stopped until a qualified archaeologist can evaluate the significance of the find and evaluate potentially significant impacts to archaeological resources ( <b>MM-CUL-3</b> ).
<b>City of Colton General Plan</b>	
<b>Goal LU-1:</b> Achieve a balance of land use types that create diverse opportunities for housing, employment, commerce, recreation, and civic engagement.	<b>Consistent.</b> The proposed project includes general plan and zoning amendments within the Pellissier Ranch area, within the City of Colton to encourage development of a high-tech business park with riverfront housing opportunities and commercial development in close proximity to housing and jobs. Developers will pay a fair-share to expand existing infrastructure into the vacant portions of Pellissier Ranch (Policy LU-1.5). Green corridors would be developed adjacent to La Loma Hills and the Santa Ana River to provide a buffer between the urban and natural environments (Policy LU-1.8). A Transition Zone Overlay would apply to Subarea 1 to

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	allow for transition of existing Business/Office Park (B/OP) land uses to High Density Residential (HDR) land uses (Policy LU-1.9).
<b>Goal LU-2:</b> Create great places in Colton through use of high-quality streetscapes and design requirements.	<b>Consistent.</b> The Development Standards and Guidelines established for the Northside Specific Plan include guidelines for landscaping within developments, public rights-of-way, and open space/recreation areas to establish a cohesive vision and a stronger sense of community identity (Policy LU-2.2). Developers must demonstrate consistency with all applicable design standards for the SPA (Policy LU-2.3).
<b>Goal LU-3:</b> Ensure a strong and diversified economic base to provide for fiscal stability and sustainability.	<b>Consistent.</b> The Northside Specific Plan would allow more diversified land uses than the permitted designations (Policy LU-3.1); allow the majority of the area to be developed with employment-generating uses (Policy LU-3.2); pursue a variety of approaches to support public services, municipal programs and capital investments that support City businesses (Policy LU-3.4); and encourage development of clean-tech and green businesses (Policy LU-3.4).
<b>Goal LU-4:</b> Incorporate green building and other sustainable building practices into development projects.	<b>Consistent.</b> The Pellissier Ranch area would provide an opportunity to create an Industrial Research Park that would feature the best practices in sustainable urban design and green building. The Northside Specific Plan aims to capitalize on Sustainable Environmental Technologies, develop new buildings to Leadership in Energy and Environmental Design (LEED) standards (Policy LU-4.2) and comply with Title 24 of the California Administrative Code (Policy LU-4.3). In addition, open space corridors proposed along the boundary of Pellissier Ranch adjacent to the La Loma Hills and the Santa Ana River would provide a buffer between to urban and natural environment, ensuring the design would respect the natural site features (Policy LU-4.6).
<b>Goal LU-5:</b> Reduce use of energy resources citywide, with a key goal of reducing the City's carbon footprint.	<b>Consistent.</b> The proposed project would incorporate all required local and state regulations with respect to incorporation of energy conservation feature into the design of construction and site development (Policy LU-5.1). The mobility plan would increase opportunities for multi-modal transportation within the SPA and connectivity to adjacent neighborhoods, thus reducing dependence on private vehicles and reducing carbon emissions associated with mobile sources (Policy LU-5.4). The proposed project would not conflict with the Climate Action Plan (Policy LU-5.6). While the future development allowed under the Northside Specific Plan would potentially conflict with the South Coast Air Quality Management District Air Quality Management Plan, the Northside Specific Plan includes <b>MM-AQ-1 to MM-AQ-8</b> consistent with Policy LU-5.7.
<b>Goal LU-6:</b> Minimize or eliminate land use conflicts where residences are in close proximity to rail lines, freeways, and industrial businesses.	<b>Consistent.</b> Industrial land uses are limited to the northern portion of the SPA within the Pellissier Ranch area. The Development Standards and Guidelines established for the Northside Specific Plan include guidelines for development of business park land uses along the western edge of the Industrial Research Park designation adjacent to a proposed High Density Residential (HDR) land use area (Policy LU-6.1) and in the southern portion of the M-1 designation (Policy LU-6.3). In addition, residential developments would be allowed via the Residential Overlay in this area. Business park buildings would typically include smaller scale industrial warehouses and office parks that provide adequate buffering from adjacent industrial edges (Policy LU-6.4). As applicable, future industrial developments would be required to comply with regulations such as

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	air quality ( <b>CM-AQ-4</b> ), hazardous materials ( <b>CM-HAZ-1</b> ) and noise ( <b>CM-NOI-2</b> ) that limit land use conflicts. The SPA would not be located adjacent to freeways or rail lines in the City of Colton.
<b>Goal LU-7:</b> Provide opportunities for all neighborhoods in Colton to be in a healthy and attractive physical condition.	<b>Consistent.</b> The Northside Specific Plan sets forth a vision for the Northside Community and a roadmap for implementation of the Northside Specific Plan. The Development Standards and Guidelines of the plan help to create and preserve attractive streets and residential areas that appeal to long-time and new residents and visitors (Policy LU-7.1).
<b>Goal LU-9:</b> Maintain a diverse mix of commercial uses that benefit the community in terms of needed commercial services, tax revenue, and employment opportunities.	<b>Consistent.</b> Subarea 2 would allow development of light industrial land uses and an area of commercial land uses west of Main Street and north of Pellissier Road. Inclusion of a commercial zone within Pellissier Ranch would provide a flexible market for a variety of businesses to establish (Policy LU-9.1). Specific architectural themes would be utilized for development within the SPA to maintain a distinct sense of place for the community (Policy LU-9.3).
<b>Goal LU-11:</b> Achieve and maintain a strong and highly competitive Industrial base that provides attractive, high-quality developments and varied employment opportunities.	<b>Consistent.</b> Pellissier Ranch would accommodate an industrial base within the SPA. Light industrial land uses would be permitted within the M-1 zoning, consistent with the Development Standards (Policy LU-11.1). Less intensive uses would be planned near residential to provide an adequate buffer (Policy LU-11.5). Additionally, the Industrial Research Park designation within Pellissier Ranch is intended to create more employment per square foot than logistics, and to have higher paying jobs as it encourages research, office, and corporate campus settings with nearby housing and public amenities.
<b>Goal LU-12:</b> Provide for open space and recreation areas that meet the needs of Colton residents.	<b>Consistent.</b> A green corridor is proposed adjacent to the Santa Ana River in Pellissier Ranch, which could include public and private recreational development associated with the river and an agriculture/open space corridor at the base of La Loma Hills to provide a buffer between urban and natural areas and extension of the trail system to the Santa Ana River. Approximately 3 acres at the north end of the Pellissier Ranch area would be designated Outdoor Commercial Recreation to accommodate low density private recreation adjacent to the Santa Ana River, such as a recreational vehicle park or campground. .
<b>Goal LU-13:</b> Protect open space lands necessary for flood control and habitat preservation purposes, and to provide buffers from identified earthquake faults and other public safety hazards.	<b>Consistent.</b> Within the SPA, there are no areas currently designated for open space (Figure 2-5). Thus, the Northside Specific Plan would not be removing any existing open space lands. In addition, none of the areas within the SPA are designated for biological conservation (Figure 3.3-2 and 3.3-4). No known earthquake faults are within the SPA (Figure 3.6-1). None-the-less, it is noted it is a goal of the Northside Specific Plan to preserve the majority of AB Sports Complex and the former Riverside Golf Course as open space, parks, and trails (Figure 2-6), and realign the Springbrook Arroyo within the former Riverside Golf Course to improve flood control. The City of Riverside would also pursue additional flood improvements to the extent feasible, as identified in MM-HYD-1 to MM-HYD-6.
<b>Goal LU-21:</b> Create a residential neighborhood in the Pellissier Ranch/La Loma Hills area that consists largely of low density or clustered residential development, with support	<b>Consistent.</b> An area of high density residential and general commercial land uses is proposed adjacent to the Santa Ana River within the Pellissier Ranch area. In addition, Subarea 2 is subject to a Residential Overlay that would allow residential uses within the designated M-1 areas. Residents within Pellissier Ranch would have direct access to the Santa Ana River Trail and the open space corridors proposed along the northern

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neighborhood commercial uses, open space, and compatible uses that complement the natural landscape, the Santa Ana River, and the La Loma Hills.	and western boundaries of Pellissier Ranch. Consistent with existing zoning, the remainder of the Pellissier Ranch area would be designated for light industrial land uses, including high tech industrial and research uses within the Industrial Research Park designation.
<b>Goal M-1:</b> Provide an integrated and balanced multi-modal transportation network of Complete Streets to meet the needs of all users and transportation modes.	<b>Consistent.</b> Three new roadways are proposed within the Pellissier Ranch Area consistent with the City of Colton General Plan. In addition to the roadways, a trail system would be developed within or adjacent to the open space buffer area proposed along the base of La Loma Hills, providing pedestrian/bicycle access to the Santa Ana River Trail to the north, and a proposed community park to the south.
<b>Goal M-3:</b> Develop a safe, efficient, and attractive street system that provides capacity to meet existing and future demand.	<b>Consistent.</b> The majority of the project site within the City of Colton is undeveloped. All roadways necessary to support proposed development within Pellissier Ranch would be designed and constructed consistent with all applicable City of Colton standards.
<b>Goal M-5:</b> Maintain an efficient network of goods and freight movement that supports the needs of Colton businesses while reducing truck and rail traffic impacts on residential neighborhoods.	<b>Consistent.</b> During development of the Specific Plan, existing truck routes along Main Street (between the northern City boundary and SR-60) and Columbia Avenue (between Main Street and I-215) would be modified to avoid truck traffic within the proposed complete streets corridors. Signage would be installed within the SPA to divert truck traffic to Center Street between Main Street and I-215. In addition, signage would be installed on Center Street to prohibit large trucks from using Orange Street as a bypass route. The proposed modifications would direct truck traffic to collector and arterial roadways while avoiding residential neighborhoods and complete streets corridors.
<b>Goal M-6:</b> Ensure the provision of adequate, convenient, and safe parking for all land uses.	<b>Consistent.</b> The design of future development with Pellissier Ranch would comply with the requirements and standards pertaining to the provision and design of off-street parking facilities as stated in Chapter 18.36 of the City of Colton Municipal Code. The M-1 and C-2 would be required to provide and design loading areas in compliance with the loading requirements stated in Chapter 18.36 of the Colton Municipal Code. Prior to issuance of building permits, proposed development would be required to demonstrate compliance with the parking and loading requirements stated in Chapter 18.36 through the City's review of building plans.
<b>Principle 1.</b> Preserve and protect hillside and environmentally sensitive areas designated for growth through the use of strict hillside development standards. (Open Space and Conservation Element)	<b>Consistent.</b> Pellissier Ranch, located at the north end of the SPA, is proposed at the base of a hillside. The Northside Specific Plan does not include any development on the hillside, and greenery and trails along the north and east edges of this area would provide an additional buffer between developable areas and the adjacent hillside (see Figure 2-6 in Chapter 2).
<b>GOAL S-1</b> Improve the community's resilience to seismic and geologic hazards by ensuring the integrity of the built environment.	<b>Consistent.</b> The SPA is not located within an Alquist-Priolo Earthquake Fault Zone, but it is within a seismically active area. As with all development within the County of Riverside, City of Riverside, and City of Colton, development within the SPA would be required to comply with the seismic safety requirements of the City of Colton Building Codes ( <b>CM-GEO-2c</b> ).

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<b>Goal S-2:</b> Anticipate the risks and mitigate the effects that flood hazards pose to the community.	<p><b>Consistent.</b> The flood hazard risks have been addressed herein, in Section 3.9, Hydrology and Water Quality, as well as in the associated Appendix F, Hydrology and Water Quality Letter Report. Implementation of the Northside Specific Plan would result in increased impervious surfaces within the SPA, which could exacerbate existing flooding conditions. Flood control improvements would be required for Highgrove Channel, Springbrook Wash, and University Wash to provide adequate drainage capacity for existing and proposed conditions. The City evaluated potential options to ensure these improvements could be implemented, such as creating a Community Facilities District for storm drain improvements. At this time there is no mechanism to ensure these improvements identified in <b>MM-HYD-1 or MM-HYD-2c</b> would be completed. In addition, because the improvement would be located within the jurisdiction and control of the Riverside County Flood Control and Water Conservation District and FEMA, the City of Riverside cannot ensure that they will permit the improvement to be made. As such, these hydrology impacts are considered significant and unavoidable.</p> <p>In addition, FEMA flood map revisions and levee accreditation, as outlined in <b>MM-HYD-3a</b> and <b>MM-HYD-3b</b>, would be required to prevent development within a floodplain. Similar to as described above, measures are under the jurisdiction of FEMA. As such, these flood plain impacts are considered significant and unavoidable. The Northside Specific Plan would mitigate for impacts to the extent feasible consistent with this goal.</p>
<b>GOAL S-3:</b> Safeguard the community from the threat of urban and wildfire hazards.	<p><b>Consistent.</b> The City of Colton General Plan Safety Element identifies the project area within the City of Colton's jurisdiction as having a Moderate Wildfire Hazard Rating. The Northside Specific Plan would incorporate fire safety features in compliance with 2016 California Fire Code Standards (<b>CM-WDF-3</b>), and all on-site roadways would be designed in compliance with the City of Riverside Fire Code, City of Colton Fire Code, and County of Riverside Uniform Fire Code (<b>CM-WDF-2a</b> and <b>CM-WDF-2c</b>) to safeguard the community from threat of fire hazards. In addition, proposed development projects within Pellissier Ranch must comply with applicable Mitigation Actions included in Table 6-2 of the City of Colton Local Hazard Mitigation Plan (<b>CM-WDF-1b</b>).</p>
<b>GOAL S-5:</b> Promote the continued well-being of all Colton community members through comprehensive emergency management.	<p><b>Consistent.</b> Emergency vehicle access to the SPA would continue to be provided along I-215, South Riverside Avenue/Main Street, and Columbia Avenue with the implementation of the Northside Specific Plan in accordance with the City of Colton General Plan Safety Element and City of Riverside General Plan Public Safety Element.</p>
<b>GOAL S-6:</b> Minimize the community's risk of exposure to hazardous materials and wastes.	<p><b>Consistent.</b> In the Pellissier Ranch area of the SPA, guidance concerning the "development edges" are required in the Development Standards and Guidelines to buffer proposed industrial, residential, and recreational land uses. In addition, businesses that handle hazardous materials are required to prepare and comply with a Hazardous Materials Business Plan (<b>CM-HAZ-1</b>). Future land uses that transport hazardous materials would be required to comply with all safety measures set forth under Title 13 California Code of Regulations, Division 2, Chapter 6 of the California Highway Patrol (<b>CM-HAZ-2</b>). Future development within</p>

Table 3.10-2. Project Consistency with Applicable Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
	the Northside Specific Plan would also be required to comply with noise regulations health risk siting ( <b>MM-AQ-9</b> ), toxic air contaminant reduction ( <b>MM-AQ-10</b> ), health risk assessment requirements ( <b>MM-AQ-11</b> ) measures.
<b>Riverside County General Plan</b>	
<b>LU 8.6:</b> Create Practical incentives for business development, and avoid disincentives.	<b>Consistent.</b> The vision of the Northside Specific Plan would be applied to the portion of the SPA in unincorporated Riverside County, within the City’s Sphere of Influence (SOI). In the event the City annexes this portion of the SPA into the City, the proposed land uses would apply, and The Development Standards and Guidelines established for the Northside Specific Plan would also apply to this area, including development incentives within the SPA such as density bonuses, greater building heights, expedited review, tax abatements, and reduced parking requirements within mixed use designations. However, the City of Riverside is not proposing a Zone Change for the SPA within the County of Riverside, but rather revising the City’s General Plan to update the land uses within the City’s SOI. The County’s existing zoning would continue to apply until which time the County chooses to voluntarily adopt the Specific Plan, or properties are annexed into the City. Furthermore, the revisions to the SOI are not significantly different from the existing land use designations for the County areas and, therefore, would not create significant inconsistency between the current County zoning and future City Zoning, should County properties be annexed.
<b>LU 8.10:</b> Locate job centers so they have convenient access to Riverside County's multi-modal transportation facilities.	<b>Consistent.</b> Two transit stops are envisioned within the portion of the SPA in unincorporated Riverside County, within the City’s SOI. In addition, “complete streets” improvements are proposed along Center Street, which would feature two lanes in each direction, a buffered sidewalk, and a buffered multi-use trail. The multi-use trail would provide access to other subareas within the SPA via internal trails. However, The City of Riverside is not proposing a Zone Change for the SPA within the County of Riverside, but rather revising the City’s General Plan to update the land uses within the City’s SOI. The County’s existing zoning would continue to apply until which time the County chooses to voluntarily adopt the Specific Plan, or properties are annexed into the City. Furthermore, the revisions to the SOI are not significantly different from the existing land use designations for the County areas and, therefore, would not create significant inconsistency between the current County zoning and future City Zoning, should County properties be annexed.
<b>LU 29.6:</b> Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards.	<b>Consistent.</b> The Development Standards and Guidelines established for the Northside Specific Plan provide guidance concerning the “development edges” to buffer proposed industrial, residential, and recreational land uses. In addition, future development allowed by the Northside Specific Plan would be required to comply with noise regulations ( <b>CM-NOI-3</b> and <b>CM-NOI-6</b> ), odor measures ( <b>MM-AQ-12</b> and <b>MM-AQ-13</b> ), Transportation Demand Management (TDM) strategies ( <b>MM-AQ-4</b> ), air emission standards ( <b>CM-AQ-4</b> ), health risk siting ( <b>MM-AQ-9</b> ), toxic air contaminant reduction ( <b>MM-AQ-10</b> ), health risk assessment requirements ( <b>MM-AQ-11</b> ), and hazard measures ( <b>CM-HAZ-1</b> ) set forth in this EIR.

Table 3.10-2. Project Consistency with Applicable Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
<p><b>LU 32.10:</b> Require that mixed-use developments be designed to mitigate potential conflicts between uses, considering such issues as noise, lighting, security, trash, and truck, and automobile access.</p>	<p><b>Consistent.</b> The Northside Specific Plan would include a General Plan Amendment within the City's SOI, in Unincorporated Riverside County, from B/OP and C to Freeway Mixed-Use (FMU). FMU land uses adjacent to West La Cadena Drive would provide a buffer between existing residential development and I-215. However, The City of Riverside is not proposing a Zone Change for the SPA within the County of Riverside, but rather revising the City's General Plan to update the land uses within the City's SOI. The County's existing zoning would continue to apply until which time the County chooses to voluntarily adopt the Specific Plan, or properties are annexed into the City. Future development within the FMU designation would comply with all building codes and municipal codes that require appropriate design to lessen effects due to noise, lighting, security, trash, and truck and automobile access (<b>CM-GEO-1a</b>, <b>CM-GEO-1b</b>, and <b>CM-GEO-1c</b>). Refer to LU 29.6 above as well.</p>
<p><b>S 5.1</b> Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:</p>	<p><b>Consistent.</b> The project would incorporate fire safety features in compliance with 2019 California Fire Code Standards (such as incorporation of sprinklers, maintenance of all flammable vegetation or other combustible growth within 30 feet of buildings, and other building code requirements). To minimize impediments to emergency access, all on-site roadways would be designed in compliance with the City of Riverside Fire Code, City of Colton Fire Code, and County of Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan, as applicable</p>
<p><b>S 5.6</b> Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.</p>	<p><b>Consistent.</b> The project would incorporate all fire safety features in compliance with 2019 California Fire Code Standards, and any applicable regulations from the City of Riverside and the City of Colton. As discussed in Section 3.13, Public Services, of this EIR, the buildout of the Northside SPA is not anticipated to adversely impact fire protection and EMS services. Due to a mutual aid agreement, services provided by the RFD, CFD, and the RCFD would be able to adequately serve the Northside SPA within the minimum travel times identified in the Riverside County Fire Department Fire Protection and EMS Strategic Master Plan. All development within the SPA would comply with all applicable fire regulations and codes, and would pay required DIFs (<b>CM-SRV-1</b> and <b>CM-SRV-2</b>). Payment of these fees would go towards fire service departments to add funds that would assist in their ability to provide adequate services to the project buildout.</p>
<p><b>N-1.5</b> Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County.</p>	<p><b>Consistent.</b> The Northside Specific Plan would implement appropriate mitigation measures (<b>MM-NOI-1</b>) to reduce construction noise impacts. <b>MM-NOI-1</b> stipulates that all construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, air intakes, shrouds, etc. consistent with manufacturers' standards. Additionally, construction contractors shall locate equipment staging in areas that will create the greatest distance between on-site noise-producing equipment, vehicles, and processes and the nearest noise-sensitive receptors to the project site.</p> <p>The land uses located next to large roadways may be exposed to noise in excess of the compatibility standard unless proper design measures are included. A noise analysis would be conducted prior to the issuance of permits to show future project design demonstrates compliance with compatibility standards (<b>CM-</b></p>

Table 3.10-2. Project Consistency with Applicable Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
	<p><b>NOI-3).</b> EIR Section 3.11.6 identifies that in certain instances noise levels may not be mitigable when open passive parks are located adjacent to noisy roadways, or where historic structures are located next to busy roadways and the use is changed to a more noise-sensitive land use. The Northside Specific Plan does not designate any passive parks within the County of Riverside, however; it would change the current B/OP and Commercial use areas to Freeway Mixed-Use. As discussed in Section 2.4.1, the residential component of this mix use is intended to orient residential uses along the backside of La Cadena Drive, which would shield those residential uses from the traffic noise. Considering this, the allowance of continued commercial and the requirement <b>CM-NOI-3</b>, it is assumed that design measures could be implemented within the County of Riverside to achieve the compatibility standards.</p> <p>As detailed in Section 3.11, Noise, future projects in the County of Riverside would be subject to noise regulations for stationary sources. As future projects would comply with Ordinance 847 (<b>CM-NOI-6</b>), adverse noise impacts would be prevented.</p>
<p><b>N 1.6</b> Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses.</p>	<p>See response to <b>N-1.5</b>.</p>
<p><b>N 1.7</b> Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem.</p>	<p>See response to <b>N-1.5</b>.</p>
<p><b>Goal 1</b> To assist in the development of adequate housing to meet the County's fair share of the region's housing needs for all economic segments of the population, with an emphasis on lower-income households and households with special needs.</p>	<p><b>Consistent.</b> The Northside Specific Plan would potentially increase the number of dwelling units by 259 to 393 within the County of Riverside, therefore increasing the housing stock. There are approximately 300 existing dwelling units within the County of Riverside's portion of the SPA that would remain even with implementation of the Northside Specific Plan. Mixed use residential spaces and Medium Density Residential (MDR) are land uses proposed for the County of Riverside portion of the SPA. The mixed-use residential spaces would allow for higher density, which could accommodate lower-income households.</p>
<p><b>Goal 2</b> To conserve and improve the condition of the housing stock, particularly affordable housing.</p>	<p><b>Consistent:</b> The Northside Specific Plan would not remove any existing housing land use designations. The existing Medium Density Residential (MDR) use within the County of Riverside in the SPA would remain, and the housing in the County of Riverside portion of the SPA would increase by 393 dwelling units under maximum build out of the proposed project.</p>



Table 3.10-2. Project Consistency with Applicable Plans

General Plan Goal/Objective/Policy	Proposed Project Consistency
<b>Goal 5</b> Reduce per capita residential energy use.	<b>Consistent.</b> Projects within the Northside Specific Plan would be built in accordance with the current Title 24 standards at the time of construction ( <b>CM-AQ-3</b> ). As detailed in Section 3.5, Energy, the Northside Specific Plan would reduce energy usage consistent with this goal.

As identified in Table 3.10-2, implementation of the Northside Specific Plan has potential to be inconsistent with goals and/or policies in the City of Riverside, City of Colton, and County of Riverside General Plans. Potential inconsistencies with applicable goals/policies could result in significant environmental impacts associated with increased noise levels, flooding, and stormwater drainage. As such, the proposed project would result in a significant and unavoidable impact due to conflict with the City of Riverside, City of Colton, and County of Riverside General Plans.

### **Municipal Zoning Code**

**Less-Than-Significant Impact.** To ensure consistency between the Specific Plan and the agencies' municipal codes, the proposed project would include application for a Change of Zone with the City of Riverside and City of Colton to incorporate zoning designations that are consistent with the amended general plan land uses, where applicable. With adoption of the requested project approvals, including the Change of Zone, the project would be consistent with the City of Riverside and City of Colton. The City of Riverside is not proposing a Zone Change for the SPA within the County of Riverside, but rather revising the City's General Plan to update the land uses within the City's Sphere of Influence (SOI). The County's existing zoning would continue to apply until which time the County chooses to voluntarily adopt the Specific Plan, or properties are annexed into the City. Furthermore, the revisions to the SOI are not significantly different from the existing land use designations for the County areas and, therefore, would not create significant inconsistency between the current County zoning and future City Zoning, should County properties be annexed.

Where land use regulations and/or design standards of the cities of Riverside and Colton are inconsistent with the Specific Plan, the standards and regulations of the Northside Specific Plan would prevail. Any issue not specifically covered in the Northside Specific Plan would be subject to the applicable agency's Zoning Code. Therefore, impacts would be less than significant.

### **Western Riverside Multiple Species Habitat Conservation Plan**

**Less-Than-Significant Impact.** The Western Riverside Multiple Species Habitat Conservation Plan (Western Riverside County MSHCP) is a comprehensive, multi-jurisdictional plan that conserves endangered and threatened plant and animal species and associated habitats in western Riverside County. The MSHCP serves as a habitat conservation plan (HCP) pursuant to FESA Section 10(a)(1)(B), as well as a Natural Communities Conservation Plan under the Natural Communities Conservation Planning Act of 2001. The MSHCP allows the participating jurisdictions to authorize "take" of plant and wildlife species identified within the Plan Area. USFWS and CDFW have the authority to regulate the take of threatened, endangered, and rare species. Under the MSHCP, USFWS and CDFW will grant "take authorization" for otherwise lawful actions, such as public and private development that may incidentally take or harm individual species or their habitat outside of the MSHCP conservation area, in exchange for the assembly and management of a coordinated MSHCP conservation area. The City of Riverside and County of Riverside signed onto the MSHCP, but the City of Colton is not.

The MSHCP Plan Area encompasses approximately 1.26 million acres or about 2,000 square miles in western Riverside County. The MSHCP's goal is to form a 500,000 acre self-sustaining habitat reserve (MSHCP Reserve). The Western Riverside MSHCP overlaps the portion of the SPA within Riverside County and provides take of covered species pursuant to FESA Section (a)(1)(B) and the state Natural Communities Conservation Planning Act of 2001.

The SPA is located within the Highgrove and Cities of Riverside and Norco MSHCP Area Plans. The portions of the SPA in the MSHCP are not within Criteria Cells, meaning that none of the SPA is needed for conservation as part of assembling the Reserve.

All portions of the SPA within a special species survey area must perform a habitat assessment, focused surveys, and prepare the appropriate documents before future development can begin. Future development in the SPA in the City of Riverside and the County of Riverside must comply with all relevant measures of the MSHCP. The jurisdictions under the MSHCP within the Northside Specific Plan would be compliant with all relevant policies outlined in the MSHCP. The MSHCP measures that apply to the SPA are outlined below as presented in MSHCP Volume I, Section 6.0. Details of the MSHCP is available in Section 3.3, Biological Resources.

- Riparian/Riverine and Vernal Pools Guidelines (Section 6.1.2)
- Narrow Endemic Plant Species (Section 6.1.3)
- Additional Survey Needs and Procedures (Section 6.3.2)
- Urban/Wildlands Interface (Section 6.1.4)

The Northside Specific Plan would be consistent with all related policies underlined in the Western Riverside County MSHCP. Therefore, impacts would be less than significant.

### Climate Action Plans

**Less-Than-Significant Impact.** The City of Riverside, City of Colton, and County of Riverside all have Climate Action Plans (CAPs) that employs local measures to help the respective jurisdiction meet its GHG reduction targets for 2035. The CAP plans and applicable local measures are described in Section 3.10.3, Relevant Plans, Policies, and Ordinances, and in detail in Section 3.7, Greenhouse Gas Emissions.

Each CAP identified in this section includes tree planting program measures to reduce energy usage by creating cooler environments through environmental design and planning. The Northside Specific Plan would create more open space within the SPA, which would features water efficient landscaping and tree plantings. Alternative transportation methods were emphasized in each CAP. The Northside Specific Plan would expand bicycle and pedestrian corridors and would have 2.3 miles of Class I bike paths, 5.2 miles of Class II bike lanes, 2.5 miles of Class IV cycle tracks, and 9.5 miles of sidewalks (Section 2.4.2, Circulation, Mobility and Trails). The Northside Specific Plan would also design streets with a complete street concept, which would create bike lanes, plant buffers, angled parking, reduced widths for vehicular lanes, and turn lanes with medians (Section 2.4.2, Circulation, Mobility and Trails). Mixed use land uses would be increased with implementation of the Northside Specific Plan. These mixed use areas would assist in reducing VMTs within the SPA, therefore reducing GHG emissions.

The Northside Specific Plan would comply with all related CAP measures for each respective jurisdiction. Refer to Section 3.7, Greenhouse Gas emissions, for more details. Overall, Northside Specific Plan would be consistent with the applicable CAPs, and impacts would be less than significant.

### South Coast Air Quality Management Plan

**Less-Than-Significant Impact.** The standards related to land use and planning under the South Coast Air Quality Management Plan as described in Section 3.1.3, Relevant Plans, Policies, and Ordinances, discuss reducing source emissions through lowered VMTs, compliance with criteria air pollutant emission standards, and compliance with air toxics emission standards. All development within the Northside Specific Plan would comply with all air quality standards on a federal, state, and local level. As discussed earlier, the creation of bike lanes, sidewalks, and

complete streets and establishment of mixed use zones would encourage a decrease of VMTs. However, implementation of the Northside Specific Plan would create significant and unavoidable impacts due to the lack of project-specific information available at this time. As a result, the effectiveness in reducing construction and operational emissions cannot be accurately quantified and there would be a potential conflict with the South Coast Air Quality Management Plan. Therefore, the Northside Specific Plan would be inconsistent with the South Coast Air Quality Management Plan and would result in a significant impact (**Impact LU-1**).

### 3.10.5 Mitigation Measures

State CEQA Guidelines Section 15126.4 requires EIRs to describe feasible measures that can minimize significant adverse impacts. The following mitigation measures have been incorporated from other impact sections in this EIR to reduce potentially significant impacts related to land use during implementation of the Northside Specific Plan.

Mitigation measures **MM-AQ-1 through MM-AQ-8** shall be implemented to ensure consistency with the 2016 AQMP, reduce fugitive dust emissions, reduce mobile emissions, and reduce the use of energy resources consistent with applicable goals and policies. Mitigation measures **MM-AQ-9 through MM-AQ-13** shall be implemented to minimize exposure of sensitive receptors to hazardous air emissions and odors. See Section 3.2, Air Quality.

Mitigation measures **MM-HYD-1 through MM-HYD-6** shall be implemented to reduce flood hazards and provide sufficient storm drainage capacity to support implementation of the Northside Specific Plan. See Section 3.9, Hydrology and Water Quality.

Mitigation measure **MM-NOI-1** shall be implemented to reduce construction noise exposure to existing and proposed land uses within the SPA. See Section 3.11, Noise

### 3.10.6 Level of Significance After Mitigation

Consistency analysis included in Table 3.10-2 included implementation of all applicable mitigation measures and compliance measures. With incorporation of all applicable mitigation measures, the proposed project would conflict with the City of Riverside, City of Colton and County of Riverside General Plan goals and/or policies, resulting in potential significant and unavoidable environmental impacts associated with noise level increases, flooding, and storm water drainage.

Implementation of the Northside Specific Plan would be consistent with the SCAQMD Air Quality Management Plan, Western Riverside County MSHCP, applicable CAPs, City of Riverside zoning, and City of Colton zoning.

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## 3.11 Noise

This section describes the existing noise conditions of the project area and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed project. The information and analysis presented in this section is based on the Riverside-Colton Northside Specific Plan Baseline Opportunities and Constraints Analysis prepared by Rick Engineering (2017; referred to herein as the “baseline analysis”) and provided as Appendix B. In addition, noise calculations completed as a part of this analysis are included as Appendix G.

### 3.11.1 Existing Conditions

#### 3.11.1.1 Noise Characteristics

##### **Sound, Noise, and Acoustics**

Sound can be described as the mechanical energy of a vibrating object transmitted by pressure waves through a liquid or gaseous medium (e.g., air) to a hearing organ, such as a human ear. Noise is defined as loud, unexpected, or annoying sound.

In the science of acoustics, the fundamental model consists of a sound (or noise) source, a receptor, and the propagation path between the two. The loudness of the noise source and obstructions or atmospheric factors affecting the propagation path to the receptor determine the sound level and characteristics of the noise perceived by the receptor. The field of acoustics deals primarily with the propagation and control of sound.

##### ***Frequency***

Continuous sound can be described by frequency (pitch) and amplitude (loudness). A low-frequency sound is perceived as low in pitch. Frequency is expressed in terms of cycles per second, or Hertz (Hz) (e.g., a frequency of 250 cycles per second is referred to as 250 Hz). High frequencies are sometimes more conveniently expressed in kilohertz (kHz), or thousands of Hertz. The audible frequency range for humans is generally between 20 Hz and 20,000 Hz.

##### ***Sound Pressure Levels and Decibels***

The amplitude of pressure waves generated by a sound source determines the loudness of that source. Sound pressure amplitude is measured in micro-Pascals (mPa). One mPa is approximately one hundred billionth (0.0000000001) of normal atmospheric pressure. Sound pressure amplitudes for different kinds of noise environments can range from less than 100 to 100,000,000 mPa. Because of this huge range of values, sound is rarely expressed in terms of mPa. Instead, a logarithmic scale is used to describe sound pressure level (SPL) in terms of decibels (dB). The threshold of hearing for young people is about 0 dB, which corresponds to 20 mPa.

##### ***Addition of Decibels***

Because decibels are logarithmic units, SPL cannot be added or subtracted through ordinary arithmetic. Under the decibel scale, a doubling of sound energy corresponds to a 3-dB increase. In other words, when two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3

dB higher than one source under the same conditions. For example, if one automobile produces an SPL of 70 dB when it passes an observer, two cars passing simultaneously would not produce 140 dB—rather, they would combine to produce 73 dB. Under the decibel scale, three sources of equal loudness together produce a sound level 5 dB louder than one source.

### ***A-Weighted Decibels***

The decibel scale alone does not adequately characterize how humans perceive noise. The dominant frequencies of a sound have a substantial effect on the human response to that sound. Although the intensity (energy per unit area) of the sound is a purely physical quantity, the loudness or human response is determined by the characteristics of the human ear.

Human hearing is limited in the range of audible frequencies as well as in the way it perceives the SPL in that range. In general, people are most sensitive to the frequency range of 1,000–8,000 Hz, and perceive sounds within that range better than sounds of the same amplitude in higher or lower frequencies. To approximate the response of the human ear, sound levels of individual frequency bands are weighted, depending on the human sensitivity to those frequencies. Then, an “A-weighted” sound level (expressed in units of dBA) can be computed based on this information.

The A-weighting network approximates the frequency response of the average young ear when listening to most ordinary sounds. When people make judgments of the relative loudness or annoyance of a sound, their judgments correlate well with the A-scale sound levels of those sounds. Other weighting networks have been devised to address high noise levels or other special problems (e.g., B-, C-, and D-scales), but these scales are rarely used in conjunction with highway-traffic noise. Noise levels for traffic noise reports are typically reported in terms of A-weighted decibels or dBA. Table 3.11-1 describes typical A-weighted noise levels for various noise sources.

Table 3.11-1. Typical A-Weighted Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	– 110 –	Rock band
Jet fly-over at 1000 feet		
	– 100 –	
Gas lawn mower at 3 feet		
	– 90 –	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	– 80 –	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	– 70 –	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	– 60 –	
		Large business office
Quiet urban daytime	– 50 –	Dishwasher next room
Quiet urban nighttime	– 40 –	Theater, large conference room (background)
Quiet suburban nighttime		
	– 30 –	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	– 20 –	
		Broadcast/recording studio
	– 10 –	
Lowest threshold of human hearing	– 0 –	Lowest threshold of human hearing

Source: Caltrans 2013a.

### ***Human Response to Changes in Noise Levels***

As discussed above, doubling sound energy results in a 3-dB increase in sound. However, given a sound level change measured with precise instrumentation, the subjective human perception of a doubling of loudness will usually be different than what is measured.

Under controlled conditions in an acoustical laboratory, the trained, healthy human ear is able to discern 1-dB changes in sound levels, when exposed to steady, single-frequency (“pure-tone”) signals in the mid-frequency (1,000 Hz–8,000 Hz) range (Caltrans 2013a). In typical noisy environments, changes in noise of 1 to 2 dB are generally not perceptible. However, it is widely accepted that people are able to begin to detect sound level increases of 3 dB in typical noisy environments. Further, a 5-dB increase is generally perceived as a distinctly noticeable increase, and a 10-dB increase is generally perceived as a doubling of loudness. Therefore, a doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dB increase in sound, would generally be perceived as barely detectable.



### Noise Descriptors

Noise in our daily environment fluctuates over time at varying rates. Various noise descriptors have been developed to describe time-varying noise levels. The following are the noise descriptors utilized in this analysis.

- **Equivalent Sound Level ( $L_{eq}$ ):**  $L_{eq}$  represents an average of the sound energy occurring over a specified period. The 1-hour A-weighted equivalent sound level ( $L_{eq}[h]$ ) is the energy average of A-weighted sound levels occurring during a one-hour period, and is the basis for noise abatement criteria (NAC) used by Caltrans and the Federal Highway Administration (FHWA).
- **Percentile-Exceeded Sound Level ( $L_{xx}$ ):**  $L_{xx}$  represents the sound level exceeded for a given percentage of a specified period (e.g.,  $L_{10}$  is the sound level exceeded 10% of the time, and  $L_{90}$  is the sound level exceeded 90% of the time).
- **Maximum Sound Level ( $L_{max}$ ):**  $L_{max}$  is the highest instantaneous sound level measured during a specified period.
- **Day-Night Level ( $L_{dn}$ ):**  $L_{dn}$  is the energy average of A-weighted sound levels occurring over a 24-hour period, with a 10-dB penalty applied to A-weighted sound levels occurring during nighttime hours between 10 p.m. and 7 a.m.
- **Community Noise Equivalent Level (CNEL):** Similar to  $L_{dn}$ , CNEL is the energy average of the A-weighted sound levels occurring over a 24-hour period, with a 10-dB penalty applied to A-weighted sound levels occurring during the nighttime hours between 10 p.m. and 7 a.m., and a 5-dB penalty applied to the A-weighted sound levels occurring during evening hours between 7 p.m. and 10 p.m.

### Sound Propagation

When sound propagates over a distance, it changes in level and frequency content. The manner in which noise reduces with distance depends on the following factors:

- **Geometric Spreading** – Sound from a localized source (i.e., a point source) propagates uniformly outward in a spherical pattern. The sound level attenuates (or decreases) at a rate of 6 decibels for each doubling of distance from a point source. Roadways consist of several localized noise sources on a defined path, and hence can be treated as a line source, which approximates the effect of several point sources. Noise from a line source propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of 3 decibels for each doubling of distance from a line source.
- **Ground Absorption** – The propagation path of noise from a roadway to a receptor is usually very close to the ground. Noise attenuation from ground absorption and reflective-wave canceling adds to the attenuation associated with geometric spreading. Traditionally, the excess attenuation has also been expressed in terms of attenuation per doubling of distance. This approximation is usually sufficiently accurate for distances of less than 200 feet. For acoustically hard sites (i.e., sites with a reflective surface between the source and the receptor, such as a parking lot or body of water.), no excess ground attenuation is assumed. For acoustically absorptive or soft sites (i.e., those sites with an absorptive ground surface between the source and the receptor, such as soft dirt, grass, or scattered bushes and trees), an excess ground-attenuation value of 1.5 decibels per doubling of distance is normally assumed. When added to the cylindrical spreading, the excess ground attenuation results in an overall drop-off rate of 4.5 decibels per doubling of distance.
- **Atmospheric Effects** – Receptors located downwind from a source can be exposed to increased noise levels relative to calm conditions, whereas locations upwind can have lowered noise levels. Sound levels can be increased at large distances (e.g., more than 500 feet) from the roadway due to atmospheric temperature

inversion (i.e., increasing temperature with elevation). Other factors such as air temperature, humidity, and turbulence can also have significant effects.

- **Shielding by Natural or Human-Made Features** – A large object or barrier in the path between a noise source and a receptor can substantially attenuate noise levels at the receptor. The amount of attenuation provided by shielding depends on the size of the object and the frequency content of the noise source. Natural terrain features (e.g., hills and dense woods) and human-made features (e.g., buildings and walls) can substantially reduce noise levels. Walls are often constructed between a source and a receptor specifically to reduce noise. A barrier that breaks the line of sight between a source and a receptor will typically result in at least 5 dB of noise reduction. Taller barriers provide increased noise reduction. Vegetation between the highway and receptor is rarely effective in reducing noise because it does not create a solid barrier.

### ***Sensitive Receptors***

Noise- and vibration-sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Residences, schools, hospitals, guest lodging, libraries, and some passive recreation areas would be considered noise- and vibration-sensitive land uses (NSLU) and may warrant unique measures for protection from intruding noise and vibration.

#### 3.11.1.2 Vibration Characteristics

Vibration is oscillatory movement of mass (typically a solid) over time. It is described in terms of frequency and amplitude and, unlike sound, can be expressed as displacement, velocity, or acceleration. For environmental studies, vibration is often studied as a velocity that, akin to the discussion of sound pressure levels, can also be expressed in dB as a way to cast a large range of quantities into a more convenient scale. Vibration impacts to buildings are generally discussed in terms of inches per second (ips) peak particle velocity (PPV), which will be used herein to discuss vibration levels for ease of reading and comparison with relevant standards. Vibration can also be annoying and thereby impact occupants of structures, and vibration of sufficient amplitude can disrupt sensitive equipment and processes (Caltrans 2013b), such as those involving the use of electron microscopes and lithography equipment. Common sources of vibration within communities include construction activities and railroads. Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack hammering, and demolition-related activities where sudden releases of subterranean energy or powerful impacts of tools on hard materials occur. Depending on their distances to a sensitive receptor, operation of large bulldozers, graders, loaded dump trucks, or other heavy construction equipment and vehicles on a construction site also have the potential to cause high vibration amplitudes. The maximum vibration level standard used by the California Department of Transportation (Caltrans) for the prevention of structural damage to typical residential buildings is 0.3 ips PPV (Caltrans 2013b). For human annoyance, Caltrans guidance indicates that a more stringent threshold of 0.2 ips PPV due to continuous vibration (e.g., nearby roadway traffic) would be “annoying”. Vibration velocity limits for transient or single events tend to be less stringent than those for continuous or “steady-state” vibration sources. For historic structures, Caltrans guidance suggests that 0.12 ips PPV should be the limit for continuous/intermittent vibration sources; and, concurrent with FTA guidance, the same limit should be applied as a transient vibration event limit for extremely fragile ruins and buildings (Caltrans 2013b, FTA 2018).

### 3.11.3 Existing Noise Measurements

Existing noise conditions present on the project site and in the vicinity of noise sensitive land uses in the region of the project were inventoried by Dudek on March 30, 2017. Short-term (1 hour or less) attended sound level measurements were taken with a Rion NL-52 Sound Level Meter. This instrument is categorized as Type 1, Precision Grade. Short-term sound levels were measured at six existing noise-sensitive receptors within or adjacent to the Specific Plan Area (SPA) or within the Potential Areas, as shown in Figure 3.11-1, Noise Measurement Locations.

Consistent with sound level measurement protocol expressed in Section 7.20.010 from the City of Riverside Municipal Code (RMC), the sound measuring instrument used for the survey was set to the “slow” time response and the dBA scale for all noise measurements. To ensure accuracy, the laboratory calibration of the instrument was field checked before and after each measurement period using an acoustical calibrator. The accuracy of the acoustical calibrator is maintained through a program established through the manufacturer and traceable to the National Institute of Standards and Technology. The sound measurement instrument meets the requirements of American National Standards Institute Standard (ANSI) S 1.4-1983 and International Electrotechnical Commission (IEC) Publications 804 and 651. In all cases, the microphone height was 5 feet above the ground and the microphone was equipped with a windscreen.

During the field measurements, physical observations of the predominant noise sources were noted. The major noise source in the project area was vehicle traffic. Other sources of noise within the specific plan area are due to the normal activities associated with a given land use. For example, within residential areas noise sources include dogs, landscaping activities, and parties. Commercial uses include car washes, fast food restaurants, and auto repair facilities. Sources of noise in industrial and manufacturing areas may include heavy machinery and truck loading/unloading. Residential uses located adjacent to commercial and industrial uses would be exposed to noise associated with these land uses. Other secondary noise sounds included rustling leaves, birds, distant aircraft overflights, and other community noises. The results of the sound level measurements are summarized in Table 3.11-2. As shown in Table 3.11-2, measured noise levels varied from 59 dBA  $L_{eq}$  at ST1 to 67 dBA  $L_{eq}$  at ST4 when rounded to whole numbers, as is customary for community noise measurements. These baseline noise measurements are considered to represent the current noise conditions considering the minimal amount of changes that have occurred in the area since 2017 and lack of significant changes in traffic conditions (Appendix H) that generate the majority of noise in the area (Table 3.11-2).

**Table 3.11-2. Short-Term Sound Level Measurement Results**

Site ID	Measurement Location	Time Period (hh:mm)	Perceived Sound Sources	CNEL* (dBA)	$L_{eq}$ (dBA)	$L_{max}$ (dBA)	$L_{min}$ (dBA)
M1	3141 Main St Riverside, CA 92501	11:15- 11:30	Traffic, Birds, Distant Traffic	59	58.7	72.6	47.1
M2	1101-1199 Orange St, Riverside, CA 92501	12:00- 12:15	Traffic, Birds, Distant Conversations / Yelling	67	67.0	79.3	48.6
M3	1942 Marlborough Ave Riverside, CA 92507	13:10- 13:25	Traffic, Birds, Distant Aircraft, Distant Traffic, Rustling Leaves	59	59.0	75.1	50.6
M4	3298 Kluk Ln Riverside, CA 92501 (Potential Area D)	12:46- 13:01	Traffic, Distant conversations, Distant traffic, Landscaper	66	65.7	73.5	59.9

Table 3.11-2. Short-Term Sound Level Measurement Results

Site ID	Measurement Location	Time Period (hh:mm)	Perceived Sound Sources	CNEL* (dBA)	Leq (dBA)	L <sub>max</sub> (dBA)	L <sub>min</sub> (dBA)
M5	3759 Placentia Ln Riverside, CA 92501	12:28- 12:43	Traffic, Birds, Rustling Leaves, Distant Traffic, Loading Truck	60	60.2	73.9	45.5
M6	3401 Vista Ave Riverside, CA 92501	11:35- 11:50	Traffic, Birds, Distant Conversation, Distant Dog Barking, Distant Traffic, Rustling Leaves	64	64.3	74.5	61.5

**Notes:** Leq = equivalent continuous sound level (time-averaged sound level); L<sub>max</sub> = maximum sound level during the measurement interval; L<sub>min</sub> = minimum sound level during the measurement interval; CNEL\* = community noise equivalent level, calculated from measured daytime Leq and estimates of evening Leq and nighttime Leq.

The measured sample daytime Leq values appearing in Table 3.11-2 can be used to approximate CNEL values near surface transportation routes on the basis of evening Leq values typically being 5 dB less than those of daytime levels, and nighttime Leq values being 10 dB less than daytime levels (FTA 2018). These differences would offset the CNEL “penalties” during the evening and nighttime time periods, resulting in daytime Leq and CNEL having the same decibel quantities.

### 3.11.2 Relevant Plans, Policies, and Ordinances

The Northside Specific Plan project area is located within the cities of Riverside and Colton and County of Riverside, California, as shown in Figure 2-2. Riverside and Colton each have regulations and standards pertaining to noise. Additionally, the federal government and the State of California have regulations and standards pertaining to noise. These are each summarized below.

#### Federal

##### *Federal Transit Administration and Federal Railroad Administration Standards*

Although the Federal Transit Administration (FTA) standards are intended for federally funded mass-transit projects, the impact assessment procedures and criteria included in the FTA Transit Noise and Vibration Impact Assessment Manual (May 2006) are routinely used for projects proposed by local jurisdictions. The FTA measure of the threshold of architectural damage for conventional sensitive structures is 0.2 inches/second peak-particle velocity (PPV).

#### State

##### *California Noise Control Act of 1973*

Sections 46000 through 46080 of the California Health and Safety Code, known as the California Noise Control Act of 1973, declares that excessive noise is a serious hazard to the public health and welfare and that exposure to certain levels of noise can result in physiological, psychological, and economic damage. It also identifies a continuous and increasing bombardment of noise in the urban, suburban, and rural areas. The California Noise Control Act declares that the State of California has a responsibility to protect the health and welfare of its citizens by the control, prevention, and abatement of noise. It is the policy of the state to provide an environment for all Californians free from noise that jeopardizes their health or welfare.

### ***California Noise Insulation Standards***

In 1974, the California Commission on Housing and Community Development adopted noise insulation standards for hotels, motels, dormitories, and multifamily residential buildings (Title 24, Part 2, CCR). Title 24 establishes standards for interior room noise (attributable to outside noise sources). The regulations also specify that acoustical studies must be prepared whenever a multifamily residential building or structure is proposed to be located near an existing or adopted freeway route, expressway, parkway, major street, thoroughfare, rail line, rapid transit line, or industrial noise source, and where such noise source(s) create an exterior CNEL (or  $L_{dn}$ ) of 60 dBA or greater. Such acoustical analysis must demonstrate that the residence has been designed to limit intruding noise to an interior CNEL (or  $L_{dn}$ ) of at least 45 dBA (California's Title 24 Noise Standards, Chap. 2-35).

### ***California Green Building Standards***

The 2019 State of California's Green Building Standards Code (CBSC 2019) contains mandatory measures for non-residential building construction. Section 5.507 (Environmental Comfort), addresses mandatory noise standards. The standards are applied to new construction in California for the purpose of controlling interior noise levels resulting from exterior noise sources. Section 5.507.4.1 specifies that when non-residential structures are developed in areas where the exterior noise levels exceed 65 dBA CNEL, such as within a noise contour of an airport, freeway, railroad, their wall and roof-ceiling assemblies shall meet a composite sound transmission class (STC) of at least 50, with minimum STC 40 windows. For areas where noise contours are not readily available, buildings exposed to noise of 65 dB hourly  $L_{eq}$  need to have wall and roof-ceiling assemblies of at least STC 45, with minimum STC 40 windows. Alternately, per a "performance" based method, interior sound levels resulting from exterior noise exposure must not exceed 50 dBA hourly  $L_{eq}$ .

## **Local**

### ***Riverside County***

#### **General Plan Noise Element**

Riverside County has adopted a General Plan Noise Element, which was revised in 2015, to provide policies and guidance on noise control and appropriate settings for new development (County of Riverside 2015). Table 3.11-3 presents the County's land use compatibility guidelines that are comparable to those recommended by the State Planning Guidelines (OPR 2017).

**Table 3.11-3. Riverside County Land Use Compatibility for Community Noise Exposure**

Land Use Category	Community Noise Exposure Level (CNEL, dBA)						
	< 55	55-60	60-65	65-70	70-75	75-80	> 80
Residential (low density, single family, duplex ,mobile homes)	NA	NA, CA	CA	CA	NU	CU	CU
Residential (multi-family)	NA	NA	NA, CA	CA	NU	CU	CU
Transient lodging (motels, hotels)	NA	NA	NA, CA	CA	NU	NU	CU
Schools, libraries, hospitals, churches, nursing homes	NA	NA	NA, CA	NA, CA	NU	NU	CU
Auditoria, amphitheaters, concert halls	CA	CA	CA	CA, NU	NU	NU	NU
Sports arena, outdoor spectator sports	CA	CA	CA	CA	CA, NU	NU	NU

**Table 3.11-3. Riverside County Land Use Compatibility for Community Noise Exposure**

Land Use Category	Community Noise Exposure Level (CNEL, dBA)						
	< 55	55-60	60-65	65-70	70-75	75-80	> 80
Playgrounds, neighborhood parks	NA	NA	NA	NA, NU	NU, CU	CU	CU
Golf courses, water recreation, riding stables, cemeteries	NA	NA	NA	NA	NA, NU	NU	CU
Office buildings, business, commercial, professional	NA	NA	NA	NA, CA	CA	CA, CU	CU
Industrial, manufacturing, utilities, agriculture	NA	NA	NA	NA	NA, CA	CA, CU	CU

**Source:** Riverside County General Plan Noise Element, Table N-1 (County of Riverside 2015)

**Notes:** NA = normally acceptable, CA = conditionally acceptable; NU = normally unacceptable; CU = clearly unacceptable

Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.

Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. Outdoor areas must be shielded.

Clearly Unacceptable: New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

Policy N 2.3 in the Noise Element aims to “mitigate” exterior and interior noise levels with suggested 10-minute  $L_{eq}$  thresholds for stationary sources at residential land uses as follows: interior – 55 dBA (7 AM to 10 PM), 40 dBA (10 PM to 7 AM); and exterior – 65 dBA (7 AM to 10 PM), 45 dBA (10 PM to 7 AM).

Noise Element Policy N 14.9 creates an expectation of an exterior noise limit of 65 dBA CNEL for “600 square feet of exterior space” for new development on residential parcels that are larger than an acre.

Although the County noise ordinance (summarized in the following paragraphs) conditionally exempts construction noise from exterior noise standards, Policies N 13.1 through N 13.4 demonstrate that appropriate noise control of construction activity is expected.

### Noise Ordinance

Ordinance 847 regulates noise for Riverside County and includes in its Section 4 a set of maximum sound level ( $L_{max}$ ) standards summarized in Table 3.11-4 that vary with general plan land use designations.

**Table 3.11-4. County of Riverside Exterior Noise Standards**

General Plan Land Use Designations	Daytime (7 AM to 10 PM) Limit (dBA, $L_{max}$ )	Nighttime (10 PM to 7 AM) Limit (dBA, $L_{max}$ )
Residential (EDR, VLDR, LDR, MDR, MHDR, HDR, VHDR, H'TDR); Specific Plan – Residential	55	45
Commercial (CR, CO, CT, CC); Specific Plan – Commercial	65	55
Open Space (MR)	75	45
Light Industrial (LI); Specific Plan – LI	75	55

**Table 3.11-4. County of Riverside Exterior Noise Standards**

<b>General Plan Land Use Designations</b>	<b>Daytime (7 AM to 10 PM) Limit (dBA, L<sub>max</sub>)</b>	<b>Nighttime (10 PM to 7 AM) Limit (dBA, L<sub>max</sub>)</b>
Heavy Industrial (HI); Specific Plan - HI	75	75
Business Park (BP); Public Facility (PF)	65	45
Rural (RR, RM, RD); Agricultural (AG); Open Space (C, CH, REC, RUR, W)	45	45

**Source:** Riverside County Ordinance 847, Table 1, County of Riverside 007.

Pertinent to the Project, Section 2 of Ordinance 847 allows the following exemptions from its provisions (including the standards appearing in Table 3.11-4):

- Private construction projects located one-quarter (1/4) of a mile or more from an inhabited dwelling.
- Private construction projects located within one-quarter (1/4) of a mile from an inhabited dwelling, provided that:
  1. Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and
  2. Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.
- Heating and air conditioning equipment.

#### **City of Riverside**

##### ***City of Riverside General Plan 2025***

The City of Riverside has adopted a General Plan Noise Element to control and abate environmental noise, and to protect the citizens of the City from excessive exposure to noise. The Noise Element specifies the maximum allowable unmitigated exterior noise levels for new developments impacted by transportation noise sources such as arterial roads, freeways, airports, and railroads. In addition, the Noise Element identifies several policies to minimize the impacts of excessive noise levels throughout the community (City of Riverside 2018).

**Objective N-1** Minimize noise levels from point sources throughout the community and, whenever possible, mitigate the effects of noise to provide a safe and healthful environment

**Policy N-1.1** Continue to enforce noise abatement and control measures particularly within residential neighborhoods.

**Policy N-1.2** Require the inclusion of noise-reducing design features in development consistent with standards in Figure N-10 (Noise/Land Use Compatibility Criteria), Title 24 California Code of Regulations and Title 7 of the Municipal Code.

**Policy N-1.3** Enforce the City of Riverside Noise Control Code to ensure that stationary noise and noise emanating from construction activities, private developments/residences and special events are minimized.

- Policy N-1.4** Incorporate noise considerations into the site plan review process, particularly with regard to parking and loading areas, ingress/egress points and refuse collection areas.
- Policy N-1.5** Avoid locating noise-sensitive land uses in existing and anticipated noise-impacted areas.
- Policy N-1.8** Continue to consider noise concerns in evaluating all proposed development decisions and roadway projects.
- Policy N-4.1** Ensure that noise impacts generated by vehicular sources are minimized through the use of noise reduction features (e.g., earthen berms, landscaped walls, lowered streets, improved technology).

The Noise Element establishes compatibility standards for land uses in the City, as outlined in Figure 3.11-2, City of Riverside Noise/Land Use Compatibility Criteria. As shown in Table 3.11-5, under Policy N-1.2, the Noise Element sets normally acceptable, conditionally acceptable, and generally unacceptable ambient noise levels for proposed developments based on land use.

**Table 3.11-5. City of Riverside Land Use Compatibility for Community Noise Exposure**

Community Noise Equivalent Level (CNEL) or Day-Night Level (L <sub>dn</sub> ), dBA				
Land Use Category	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Conditionally Unacceptable
Single Family Residential	<60	60-65	65-70	>70
Infill Residential	<65	65-75	75-80	>80
Commercial (Motels, Hotels, Lodging)	<60	60-70	70-80	>80
Schools, Libraries, Churches, Hospitals, Nursing Homes	<60	60-70	70-80	>80
Amphitheaters, Concert Hall, Auditorium, Meeting Hall	N/A	<65	N/A	>65
Sports Arenas, Outdoor Spectator Sports	N/A	<70	N/A	>70
Playgrounds, Neighborhood Parks	<70	N/A	70-75	>75
Golf Courses, Riding Stables, Water Rec, Cemeteries	<70	N/A	70-80	>80
Office Buildings, Business, Commercial, Professional	<65	65-75	>75	N/A
Industrial, Manufacturing, Utilities, Agriculture	<70	70-80	>80	N/A
Freeway Adjacent Commercial, Office, and Industrial Uses	<65	65-80	>80	N/A

**Normally Acceptable:** Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

**Conditionally Acceptable:** New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

**Normally Unacceptable:** New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



**Conditionally Unacceptable:** New construction or development should generally not be undertaken, unless it can be demonstrated that noise reduction requirements can be employed to reduce noise impacts to an acceptable level. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

**Source:** City of Riverside 2018, Figure N-10.

It should be noted that the City's land use compatibility guidelines, including the four acceptability categories, presented in Table 3.11-5 are not identical to those of the County appearing in Table 3.11-3. For instance, while the City has a "conditionally unacceptable" category that allows development with sufficient noise insulation features in its design, the County's fourth category is "clearly unacceptable" and suggests that such noise insulation features would be cost-prohibitive for a development project to be designed and implemented in the noisiest of outdoor environments.

### ***Municipal Code***

The RMC sets forth the City's standards, guidelines, and procedures concerning the regulation of operational noise. Specifically, noise levels in the City are regulated by RMC Title 7, Noise Control. These regulations are intended to implement the goals, objectives, and policies of the General Plan, protect the public health, safety, and welfare of the City, and to control unnecessary, excessive, and/or annoying noise in the City.

### ***Interior Noise***

RMC Section 7.30.015 establishes interior sound level limits for various land use categories. Noise from interior operations at one land use cannot exceed the interior noise standards from the receiving land use, as measured at the property line. Table 3.11-6 provides interior noise standards for various land use categories. These standards apply to noise levels in structures in designated zones, with windows opened or closed as typical of the season.

**Table 3.11-6. City of Riverside Interior Noise Standards**

Land Use Category	Time	Acceptable Noise Level (dBA)
Residential	Day (7 AM to 10 PM)	45
	Night (10 PM to 7 AM)	35
School	7 AM to 10 PM (while school is in session)	45
Hospital	Anytime	45

**Source:** RMC Title 7

RMC Section 7.30.015(A) states no person shall operate or cause to be operated any source of sound indoors that causes the noise level when measured inside another dwelling unit, school or hospital, to exceed:

1. Interior noise standard up to five decibels for a cumulative period of more than five minutes in any hour
2. Interior noise standard plus five decibels for a cumulative period of more than one minute in any hour
3. Interior noise standard plus 10 decibels, or the maximum measured ambient noise level, for any period of time

If the measured ambient noise level exceeds that permissible within the first two noise limit categories, the allowable noise exposure standard shall be increased in 5-dB increments in each category, as appropriate, to reflect the interior ambient noise level. If the interior ambient noise level exceeds the third limit category, the maximum allowable interior noise level under that category shall be increased to reflect the maximum interior ambient noise level.

### **Exterior Noise**

RMC Section 7.25.010 establishes exterior noise standards for various land use categories, as shown below in Table 3.11-7. Noise from any land use cannot exceed the receiving land use exterior noise standards, as measured at the property line. The noise level limit between two different districts is the arithmetical mean of the two districts.

**Table 3.11-7. City of Riverside Exterior Noise Standards**

Land Use Category	Time	Acceptable Noise Level (dBA)
Residential	Day (7 AM to 10 PM)	55
	Night (10 PM to 7 AM)	45
Office/Commercial	Anytime	65
Industrial	Anytime	70
Community Support	Anytime	60
Public Recreation Facility	Anytime	65
Non-Urban	Anytime	70

**Source:** RMC Title 7

In addition, RMC Section 7.25.010(A) indicates that it is unlawful for any person to cause or allow the creation of any noise that exceeds the following levels.

1. Exterior noise standard, up to 5 decibels, for a cumulative period of more than 30 minutes in any hour
2. Exterior noise standard, plus 5 decibels for a cumulative period of more than 15 minutes in any hour
3. Exterior noise standard, plus 10 decibels for a cumulative period of more than 5 minutes in any hour
4. Exterior noise standard, plus 15 decibels for a cumulative period of more than 1 minute in any hour
5. Exterior noise standard, plus 20 decibels or the maximum measured ambient noise level, for any period

If the measured ambient noise level exceeds that permissible within any of the first four noise limits above (i.e., 1-4), the allowable noise exposure standard shall be increased in 5-dB increments in each cumulative time period category, as appropriate, to encompass the ambient noise level. By way of example, if the ambient measured level was 57 dBA for over a cumulative 30-minute period in a residential area during the day, the exterior daytime standard would become 60 dBA, and the limits for the five-listed partial-hour periods would increase by 5 dBA to become 60, 65, 70, 75, and 80 dBA respectively. In the event the ambient noise level exceeds the fifth noise limit category (#5, which allows the standard shown in Table 3.11-7 plus 20 dB), the maximum allowable noise level under that category shall be increased to reflect the maximum ambient noise level.

Pursuant to RMC Section 7.35.020(G), noise sources associated with permitted construction, repair, remodeling, or grading of any real property are exempt from the interior and exterior noise standards presented above. Construction activity cannot occur between 7:00 PM and 7:00 AM on weekdays, between 5:00 PM and 8:00 AM on Saturdays, or at any time on Sunday or a federal holiday.

## City of Colton

### *General Plan Noise Element*

The City of Colton's General Plan Noise Element (City of Colton 1987) specifies exterior and interior noise standards for various land uses from transportation noise sources. The Noise Element states that residential structures should be constructed so as to maintain interior noise levels of 45 dBA or less, and that residential growth in areas where noise exposure levels are 70 dBA or more should be discouraged, unless on-site noise levels can be reduced to 60 dBA or less through noise reduction measures.

The stated exterior noise standard for commercial land uses is 65 dBA during daytime hours or 55 dBA during nighttime hours. Areas of "public need, and where the preservation of serenity and quietness is essential if the area is to continue to serve its intended purpose" has a noise standard of 60 dBA.

The City's Land Use Compatibility Criteria table (Table 5-1 in the Noise Element), as shown in Figure 3.11-3, City of Colton Noise/Land Use Compatibility Criteria, is consistent with the State of California's suggested guidelines. Single-family residential land uses are considered normally acceptable with unmitigated exterior noise levels below 60 dBA CNEL and conditionally acceptable with noise levels below 70 dBA CNEL. Multi-family residential land uses are considered normally acceptable with unmitigated exterior noise levels below 65 dBA CNEL and conditionally acceptable with noise levels below 70 dBA CNEL. For conditionally acceptable land use, new construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.

### *Municipal Code*

Noise-generating sources in Colton are regulated by the City's Municipal Code Noise Ordinance, primarily through its zoning code, Chapter 18 (City of Colton 1992). Section 18.42.040, Noise, of Chapter 18.42, Performance Standards, states: "The maximum sound level radiated by any Use of Facility, when measured at the boundary line of the Property on which the sound is generated, shall not be obnoxious by reason of its intensity, pitch or dynamic characteristics as determined by the City, and Shall not exceed 65 dBA." Section 18.42.050, Vibration, states: "All activities shall be operated so as not to generate ground vibration by equipment other than motor vehicles, trains or by temporary construction or demolition, which is perceptible without instruments by the average person at or beyond any lot line of the lot containing the activities."

## 3.11.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts related to noise are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to noise would occur if the project would:

1. Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
2. Result in generation of excessive groundborne vibration or groundborne noise levels.
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels.

While the cities of Riverside and Colton, as well as Riverside County, provide direction on applicable quantified noise limits against which predicted project-attributed noise levels can be compared for potential noise impact assessment, they currently offer no guidance on what would be considered permissible decibel increases of the existing outdoor ambient sound environment. Thus, this analysis adopts guidance from the Federal Interagency Committee on Noise (FICON) to be applied at noise-sensitive receptors (e.g., residential land uses):

- If the without-project outdoor ambient noise level is less than 60 dBA CNEL, then a project-attributed increase of that outdoor ambient sound level by 5 dBA or more would be considered a significant impact;
- If the without-project outdoor ambient noise level is between 60 and 65 dBA CNEL, then a project-attributed increase of that outdoor ambient sound level by 3 dBA or more would be considered a significant impact; and,
- Where the without-project outdoor ambient noise level is greater than 65 dBA CNEL, then a project-attributed increase of that outdoor ambient sound level by 1.5 dBA or more would be considered a significant impact.

Although these FICON recommendations were originally developed for assessing annoyance related to aircraft noise, they are often used to assess environmental noise when the metrics (such as CNEL) are energy-averaged over an entire day-night cycle. For purposes of this analysis, the above three conditions will be applied to off-site roadway noise and stationary operation (e.g., HVAC) noise impact assessment.

In similar manner, Standard 3 from the City of Colton General Plan Noise Element sets 65 dBA and 55 dBA  $L_{eq}$  as exterior noise levels for commercial land uses during daytime hours and nighttime hours, respectively. Combined, these limits can be expressed as a 65 dBA CNEL metric over the course of a 24-hour period (i.e., because 10 dB are added to the 55 dBA  $L_{eq}$  nighttime levels). To determine if project-related traffic noise level increases are potentially significant at off-site commercial (or others not considered noise-sensitive, such as residences) land uses within the City of Colton, this assessment applies the following two increase-over-ambient thresholds:

- If without-Project exterior noise level is less than the 65 dBA CNEL standard at commercial land uses, a 5 dBA increase would be readily perceptible and considered significant; and,
- If without-Project exterior noise level is greater than 65 dBA CNEL, a 3 dBA increase would be considered significant.

For the City of Riverside, the exterior noise threshold is 65 dBA “anytime” for commercial land uses, which means the associated CNEL would approach 72 dBA (due to evening hour and nighttime hour  $L_{eq}$  adjustments). Thus, to determine if project-related traffic noise level increases are potentially significant at off-site commercial (or others not considered noise-sensitive, such as residences) land uses within the City of Riverside, this assessment applies the following two increase-over-ambient thresholds:

- If without-Project exterior noise level is less than the 72 dBA CNEL standard at commercial land uses, a 5 dBA increase would be readily perceptible and considered significant; and,
- If without-Project exterior noise level is greater than 72 dBA CNEL, a 3 dBA increase would be considered significant.

With respect to construction noise on land within Riverside County, Ordinance 847 exempts it from exterior noise thresholds (under specific conditions, such as distance to a sensitive receptor) while the Noise Element policies (N 13) expects it to be minimized—but without quantified thresholds. The cities of Colton and Riverside similarly lack an applicable quantified noise standard for construction noise.

For the Roquet Ranch Specific Plan, which easterly adjoins the Project area within the City of Colton, the noise assessment of its EIR adopted a construction noise level threshold of 85 dBA  $L_{eq}$  for an eight-hour per day, comparable to what the National Institute for Occupational Safety and Health (NIOSH, a division of the U.S. Department of Health and Human Services) recommends as an occupational noise exposure level. This 85 dBA limit for construction noise is also comparable to Federal Transit Administration (FTA) guidance for daytime construction noise exposure: 80 dBA 8-hour  $L_{eq}$  and 85 dBA 8-hour  $L_{eq}$  for residential and commercial receptors, respectively. Thus, for the City of Colton, these two quantities are adopted herein for assessing construction noise impact significance.

Based on these above conditions per current CEQA guidelines, Table 3.11-8 presents the list of applicable significance criteria for evaluating construction noise, construction vibration, and operation noise significant impacts attributed to implementation of the Northside Specific Plan.

**Table 3.11-8. Summarized Noise Impact Significance Criteria**

Analysis Category	Land Use	Jurisdiction or Condition(s)	Significance Criteria	
			Daytime	Nighttime
Off-site Traffic Noise	Noise-sensitive (Residential)	ambient < 60 dBA CNEL	> 5 dBA CNEL increase	
		ambient = 60-65 dBA CNEL	> 3 dBA CNEL increase	
		ambient > 65 dBA CNEL	> 1.5 dBA CNEL increase	
	Commercial (and other non-noise-sensitive)	City of Colton, ambient < 65 dBA CNEL	> 5 dBA CNEL increase	
		City of Colton, ambient > 65 dBA CNEL	> 3 dBA CNEL increase	
		City of Riverside, ambient < 72 dBA CNEL	> 5 dBA CNEL increase	
		City of Riverside, ambient > 72 dBA CNEL	> 3 dBA CNEL increase	
	Stationary Operations Noise	Noise-sensitive (Residential)	City of Colton	65 dBA Leq
City of Riverside			55 dBA Leq	45 dBA Leq
Riverside County			65 dBA Leq	45 dBA Leq
Construction Noise	Noise-sensitive (Residential)	FTA guidance*	80 dBA 8-hour Leq	n/a ***
	Commercial	FTA guidance*	85 dBA 8-hour Leq	n/a ***

Table 3.11-8. Summarized Noise Impact Significance Criteria

Analysis Category	Land Use	Jurisdiction or Condition(s)	Significance Criteria	
			Daytime	Nighttime
Construction Vibration	Residential	FTA guidance**	0.2 ips PPV	n/a ***
		City of Colton	“perceptible” (65 VdB)	n/a ***
	Historic Structures	Caltrans and FTA guidance	0.12 ips PPV	n/a ***

**Notes:** \*For purposes of this Project noise assessment, adopted to assess construction noise impact for receiving land uses only within the City of Colton. \*\*For purposes of this Project noise assessment, applies only to City of Riverside and County of Riverside. \*\*\*Nighttime construction prohibited, see jurisdiction for definition of prohibited time period.

With respect to roadway traffic noise exposures within the SPA and as a result of future development within the Northside Specific Plan, the land use compatibility guidelines as shown in Table 3.11-3 for Riverside County, Table 3.11-5 for the City of Riverside, and Figure 3 for the City of Colton provide the thresholds of “acceptability” and under what conditions project-specific analysis and/or noise mitigation measures would be required.

Although the nearest airport to the SPA is Flabob Airport, approximately 10,000 feet to the southwest, Figure N-8 from the City of Riverside General Plan suggests that the noise exposure from its aviation operations would be much less than 55 dBA CNEL at the closest opportunity of exposure. Riverside Municipal Airport is an additional 2 miles distant to the southwest of the nearest Specific Plan boundary. Hence, residents and workers within the SPA would not be exposed to a significantly impactful noise level, and no further analysis with respect to CEQA guideline “c” is necessary herein for airport-associated noise impacts.

### 3.11.4 Impacts Analysis

***Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

#### Construction Noise Impacts

**Less-than-Significant Impact with Mitigation Incorporated.** Temporary or periodic noise increases could result from conduct of construction projects within the SPA. Noise associated with the demolition, site preparation, and building construction for projects approved under the Northside Specific Plan would result in potential short-term noise impacts to noise-sensitive receptors that include the following: 1) existing off-site residential communities, schools, and hospitals that adjoin the Specific Plan boundary; 2) pre-existing residences, schools, and hospitals within SPA; and, 3) newly-created residences, schools, and hospitals associated with development projects implemented under the Northside Specific Plan. A variety of noise-generating equipment would be used during the construction phase, such as excavators, scrapers, dump trucks, backhoes, front-end loaders, jackhammers, and concrete mixers, along with others.

Table 3.11-9 presents a variety of heavy equipment typically involved in construction projects. These examples of common construction equipment can individually generate noise levels that range between 70 and 95 dB(A)  $L_{max}$  at 50 feet from the source.

**Table 3.11-9. Measured Noise Levels of Common Construction Equipment**

Equipment Type	L <sub>max</sub> at 50 feet (dBA)	Acoustical Usage Factor (%)
All other equipment (> 5HP)	85	20
Backhoe	78	40
Compressor (air)	80	40
Concrete pump truck	81	20
Concrete Saw	90	20
Crane (mobile or stationary)	81	16
Dozer	82	40
Dump Truck	84	40
Excavator	81	40
Front End Loader	79	40
Generator (25 KVA or less)	70	50
Grader	85	40
Impact Pile Driver (diesel or drop)	95	20
Mounted Impact Hammer (hoe ram)	90	20
Paver	85	50
Roller	80	20
Welder / Torch	73	40
Scraper	84	40

Source: FHWA 2006.

Although precise locations of projects and activities involving construction approved under the Northside Specific Plan are not known at this time, Table 3.11-10 presents a typical six-phase roster of construction equipment, based on CalEEMod default parameters, that this analysis assumes represents an anticipated average construction project. For Project land uses within the City of Colton, the right-most column in Table 3.11-10 indicates the activity-to-source distance within which aggregate construction phase noise emission would exceed the FTA-based 80 dBA and 85 dBA 8-hour L<sub>eq</sub> thresholds for residential and commercial receptors, respectively.

**Table 3.11-10. Screening Distances (per Typical Construction Phase) to Avoid Significant Construction Noise Impact**

Typical Construction Phase and Equipment Roster	Minimum Source-to-Receptor* Distance (feet) to Yield 80 dBA 8-hour L <sub>eq</sub>	Minimum Source-to-Receptor** Distance (feet) to Yield 85 dBA 8-hour L <sub>eq</sub>
Demolition (concrete saw, excavator [x3], dozer [x2])	110	65
Site Preparation (dozer [x3], backhoe [x2], front-end loader [x2])	90	50
Grading (excavator [x2], grader, dozer, front-end loader, scraper [x2])	120	70
Building Construction (crane, man lift [x3], generator, backhoe, front-end loader [x2], welder/torch)	60	35
Architectural Coating (air compressor)	25	15
Paving (paver [x2], roller [x2], all other equipment > 5 horsepower [x2])	105	60

Notes: \*residential; \*\*commercial.

Using a technique comparable to the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM), the distance values appearing in Table 3.11-10 are based on iteratively predicting construction noise emission from the aggregate of listed phase equipment, with equipment sharing a common source location (i.e., geographic center of a construction site) and featuring reference sound levels and duty cycles as appearing in Table 3.11-9. Therefore, noise from construction activities comparable to those featured in Table 3.11-10 and related to implementation of the Northside Specific Plan would potentially be significant when they are sufficiently proximate to City of Colton on-site and off-site receptors (**Impact NOI-1**).

### ***Roadway Traffic Noise***

#### **Estimation Methodology**

Potential noise effects from vehicular traffic were assessed using the FHWA Traffic Noise Model (TNM) version 2.5 (FHWA 2004) as well as FHWA Traffic Noise Model algorithms to calculate distances to noise contours for each of twenty-four (24) roadway segments within the SPA. The FHWA model takes into account traffic mix, speed, and volume; roadway gradient; relative distances between sources, barriers, and sensitive receptors; and shielding provided by intervening terrain or structures for the following eight cases:

- I. Existing (year 2019);
- II. Existing plus project (Scenario 1);
- III. Existing plus project (Scenario 2);
- IV. Horizon (year 2040) without project;
- V. Horizon (year 2040) (Scenario 1 without Orange Street extension);
- VI. Horizon (year 2040) (Scenario 1 with Orange Street extension);
- VII. Horizon (year 2040) (Scenario 2 without Orange Street extension); and,
- VIII. Horizon (year 2040) (Scenario 2 with Orange Street extension).

The analysis of the traffic noise environment conservatively assumed that the topography was flat with no intervening terrain between sensitive land uses and roadways. Because there are no obstructions, predicted noise levels are likely higher than would actually occur. In actuality, the presence of buildings and other obstructions, including natural terrain features, along the roadways would shield distant receivers from some portion of the traffic noise exposure. A large portion of the project area is undeveloped with soft ground conditions, and accounting for such on-site conditions applies a noise reduction factor in the TNM-based calculations.

Average daily traffic (ADT) volumes for the studied roadways are from Appendix H.

Table 3.11-11 provides a guide for finding the nearest studied roadway segment with respect to a potential new development to be located within one of the Northside Specific Plan land use subareas appearing on Figure 2-6.

Tables 3.11-12 through 3.11-19 present the estimated distances to the 55, 60, 65, 70, and 75 dBA CNEL noise contours for studied major roadways in each of the eight previously listed scenarios. Distances to the noise contours assume a soft, flat site with no intervening barriers or obstructions.



### On-site Traffic Noise Impacts

**Potentially Significant Impact.** When new development within the Northside Specific Plan is proposed for a particular site, Tables 3.11-12 through 3.11-19 provide distances at which the proximate roadway segment is expected to exhibit the indicated traffic-attributed CNEL value. These distances vary with the studied eight cases and reflect the different anticipated average daily traffic (ADT) volumes on the roadways.

Because the updated CEQA guidelines do not require an assessment of environmental noise onto a project, the predicted values presented in Tables 3.11-12 through 3.11-19 are disclosed for informational purposes. For example, if a developer wanted to propose an infill residential project near Main Street along the segment between Poplar Street and Spruce Street, and Table 3.11-16 represented the current status of the Northside Specific Plan, the minimum distance between the proposed infill residential project and the roadway would need to be 54 feet in order to be considered “normally acceptable” per the City of Riverside land use compatibility guidelines summarized in Table 3.11-5. If it were located within this distance, and thus potential expose the new receptors to exterior noise levels in excess of 65 dBA CNEL, then a site-specific acoustical analysis would need to be prepared for the project.

While specific information on future development sites and their locations within the Northside Specific Plan are unknown at this time, existing requirements within each jurisdiction require site-specific noise analysis to be completed prior to issuance of permits (**CM-NOI-1**, **CM-NOI-2**, and **CM-NOI-3**). The on-site traffic noise information (as presented in Tables 3.11-12 through 3.11-19 herein) identifies expected outdoor noise exposure levels, which can be utilized for future site planning within the SPA. The future projects are expected to comply with the corresponding land use compatibility requirements. As needed, future projects would be required to demonstrate compatibility with respect to the appropriate jurisdictional guidance and policies, which may include project-specific acoustical analyses that evaluate the effects of adequate building sound insulation and other noise-reducing measures. In some cases, such predictive analyses of proposed development may conclude that noise and vibration impacts may be significant, infeasible and/or unreasonable to mitigate, and therefore unavoidable. An example might be a mixed-use development that, if built, would potentially expose new residential outdoor living areas to such elevated exterior noise levels that typical means of feasible noise reduction (e.g., noise walls) would either not be sufficiently effective or not economically viable for the proposed project to implement. For this reason, on-site traffic noise impacts for the Northside Specific Plan are anticipated to be potentially significant and unavoidable (**Impact NOI-2**), even though the majority of site-specific projects would likely demonstrate application of appropriate project-specific design features.

**Table 3.11-11. Nearest Studied Roadway Segments by Northside Specific Plan Subarea**

Northside Specific Plan Subarea (from Figure 2-6)	Northside Specific Plan Land Use/ Subarea Name	Proximity of Northside Specific Plan Subarea to Adjoining Studied Roadway Segment
1*	Light Industrial (M-1)	North of Pellisier Road, S. Riverside Avenue to Roquet Ranch
		West of Orange Street, Pellisier Road to Center Street
2**	General Commercial (C-2)	East of S. Riverside Avenue, Pellisier Road to Center Street
		West S. Riverside Avenue, Pellisier Road to Center Street
		Northern section of Main Street, Center Street to Garner Road
		Center Street, Main Street to Orange Street

Table 3.11-11. Nearest Studied Roadway Segments by Northside Specific Plan Subarea

Northside Specific Plan Subarea (from Figure 2-6)	Northside Specific Plan Land Use/ Subarea Name	Proximity of Northside Specific Plan Subarea to Adjoining Studied Roadway Segment
3*	HDR-High Density Residential	East of Main Street, Center Street to Garner Road
4*	MHDR-Medium High Density Residential	South of Center Street, Main Street to Orange Street Orange Street, Center Street to Garner Road
5*	HDR-High Density Residential	East of Main Street, Garner Road to Columbia Avenue
6*	HDR-High Density Residential	East of Main Street, Garner Road to Columbia Avenue South of Garner Road, Main Street to Orange Street
7	MDR-Medium Density Residential	North of Garner Road, Main Street to Orange Street Orange Street, Center Street to Garner Road
8	Open Space, Parks, & Trails	Garner Road, Main Street to Orange Street West of Orange Street, Garner Road to Columbia Avenue
9	Northside Village Center	North of Columbia Avenue (Main Street to Orange Street) Southwestern segment of Orange Street, Garner Road to Columbia Avenue Southeastern segment of Main Street, Garner Road to Columbia Avenue
10	Freeway Mixed-Use	West of West La Cadena Drive, Chase Road to I-215 SB Ramps
11	Mixed-Use Neighborhoods	East of Orange Street, Strong Street to Oakley Avenue South of Strong Street, Orange Street to W La Cadena Drive Main Street, SR-60 EB to Spruce Street
12	MDR- Medium Density Residential	West of Main Street, Garner Road to Columbia Avenue Main Street, Columbia Avenue to Strong Street West of Main Street, Strong Street to Oakley Avenue West of Main Street, SR-60 EB to Spruce Street Strong Street, Main Street to Orange Street Strong Street, Orange Street to W La Cadena Drive Columbia Avenue, Main Street to Orange Street South of Columbia Avenue, Orange Street to Primer Street South of Columbia Street, Primer Street to E La Cadena Drive Center Street, Orange Street to Stephens Avenue North of Center Street, Stephens Avenue to Highgrove Place East of Orange Street, Center Street to Garner Road East of Orange Street, Garner Road to Columbia Avenue
13	MHDR-Medium High Density Residential	East of Orange Street, Garner Road to Columbia Avenue North of Columbia Avenue, Orange Street to Primer Street West of Main Street, Columbia Avenue to Strong Street
14	Public Facilities	East of Main Street, Strong Street to Oakley Avenue
15	Business Office Park	West of Main Street, Center Street to Garner Road West of Main Street, Garner Road to Columbia Avenue North of Market Street, Rivera Street to SR-60 WB Ramps
16	Spanish Town Heritage Village	Western segment of Center Street, Orange Street to Stephens Avenue
17	Commercial	Northern Segment of Main Street, Strong Street to Oakley Avenue

Notes: \*Transition Zone Overlay; \*\*Colton Residential Overlay (R-O) zone.

Table 3.11-12. Predicted Traffic Noise Contour Distances – Case I: Existing

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CNEL	75 dBA CNEL
<b>Case I: Existing</b>					
S. Riverside Avenue, Pellisier Road to Center Street	1,858	587	186	59	19
Main Street, Center Street to Garner Road	1,256	397	126	40	13
Main Street, Garner Road to Columbia Avenue	1,991	629	199	63	20
Main Street, Columbia Avenue to Strong Street	1,377	435	138	44	14
Main Street, Strong Street to Oakley Avenue	1,858	587	186	59	19
Main Street, SR-60 EB to Spruce Street	706	223	71	22	7
Main Street, Spruce Street to Poplar Street	397	126	40	13	4
Orange Street, Pellisier Road to Center Street	N/A	N/A	N/A	N/A	N/A
Orange Street, Center Street to Garner Road	129	41	13	4	1
Orange Street, Garner Road to Columbia Avenue	0	0	0	0	0
Orange Street, Columbia Avenue to Strong Street	315	100	32	10	3
Orange Street, Strong Street to Oakley Avenue	173	55	17	5	2
West La Cadena Drive, Chase Road to I-215 SB Ramps	489	155	49	15	5
Pellisier Road, S. Riverside Avenue to Roquet Ranch	N/A	N/A	N/A	N/A	N/A
Center Street, Main Street to Orange Street	138	44	14	4	1
Center Street, Orange Street to Stephens Avenue	456	144	46	14	5
Center Street, Stephens Avenue to Highgrove Place	659	208	66	21	7
Garner Road, Main Street to Orange Street	13	4	1	0	0
Columbia Avenue, Main Street to Orange Street	1,069	338	107	34	11
Columbia Avenue, Orange Street to Primer Street	11	4	1	0	0
Columbia Street, Primer Street to E La Cadena Drive	1,069	338	107	34	11
Strong Street, Main Street to Orange Street	239	76	24	8	2
Strong Street, Orange Street to W La Cadena Drive	43	13	4	1	0
Market Street, Rivera Street to SR-60 WB Ramps	1,377	435	138	44	14

Note: N/A = not applicable.

Table 3.11-13. Predicted Traffic Noise Contour Distances – Case II: Existing + Project (Scenario 1)

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CNEL	75 dBA CNEL
<b>Case II: Existing + Project (Scenario 1)</b>					
S. Riverside Avenue, Pellisier Road to Center Street	2,094	662	209	66	21
Main Street, Center Street to Garner Road	928	294	93	29	9
Main Street, Garner Road to Columbia Avenue	1,546	489	155	49	15
Main Street, Columbia Avenue to Strong Street	1,219	385	122	39	12
Main Street, Strong Street to Oakley Avenue	1,628	515	163	51	16
Main Street, SR-60 EB to Spruce Street	705	223	71	22	7
Main Street, Spruce Street to Poplar Street	448	142	45	14	4
Orange Street, Pellisier Road to Center Street	N/A	N/A	N/A	N/A	N/A

Table 3.11-13. Predicted Traffic Noise Contour Distances – Case II: Existing + Project (Scenario 1)

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CENL	75 dBA CNEL
<b>Case II: Existing + Project (Scenario 1)</b>					
Orange Street, Center Street to Garner Road	184	58	18	6	2
Orange Street, Garner Road to Columbia Avenue	185	59	19	6	2
Orange Street, Columbia Avenue to Strong Street	343	109	34	11	3
Orange Street, Strong Street to Oakley Avenue	185	58	18	6	2
West La Cadena Drive, Chase Road to I-215 SB Ramps	563	178	56	18	6
Pellisier Road, S. Riverside Avenue to Roquet Ranch	587	186	59	19	6
Center Street, Main Street to Orange Street	416	132	42	13	4
Center Street, Orange Street to Stephens Avenue	909	287	91	29	9
Center Street, Stephens Avenue to Highgrove Place	1,121	354	112	35	11
Garner Road, Main Street to Orange Street	13	4	1	0	0
Columbia Avenue, Main Street to Orange Street	885	280	89	28	9
Columbia Avenue, Orange Street to Primer Street	11	4	1	0	0
Columbia Street, Primer Street to E La Cadena Drive	1,246	394	125	39	12
Strong Street, Main Street to Orange Street	322	102	32	10	3
Strong Street, Orange Street to W La Cadena Drive	51	16	5	2	1
Market Street, Rivera Street to SR-60 WB Ramps	1,740	550	174	55	17

Note: N/A = not applicable

Table 3.11-14. Predicted Traffic Noise Contour Distances – Case III: Existing + Project (Scenario 2)

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CENL	75 dBA CNEL
<b>Case III: Existing + Project (Scenario 2)</b>					
S. Riverside Avenue, Pellisier Road to Center Street	2,108	666	211	67	21
Main Street, Center Street to Garner Road	890	281	89	28	9
Main Street, Garner Road to Columbia Avenue	1,468	464	147	46	15
Main Street, Columbia Avenue to Strong Street	1,227	388	123	39	12
Main Street, Strong Street to Oakley Avenue	1,640	519	164	52	16
Main Street, SR-60 EB to Spruce Street	690	218	69	22	7
Main Street, Spruce Street to Poplar Street	441	140	44	14	4
Orange Street, Pellisier Road to Center Street	N/A	N/A	N/A	N/A	N/A
Orange Street, Center Street to Garner Road	148	47	15	5	1
Orange Street, Garner Road to Columbia Avenue	143	45	14	5	1
Orange Street, Columbia Avenue to Strong Street	339	107	34	11	3
Orange Street, Strong Street to Oakley Avenue	184	58	18	6	2
West La Cadena Drive, Chase Road to I-215 SB Ramps	526	166	53	17	5
Pellisier Road, S. Riverside Avenue to Roquet Ranch	1,346	426	135	43	13
Center Street, Main Street to Orange Street	444	140	44	14	4
Center Street, Orange Street to Stephens Avenue	948	300	95	30	9

Table 3.11-14. Predicted Traffic Noise Contour Distances – Case III: Existing + Project (Scenario 2)

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
<i>Case III: Existing + Project (Scenario 2)</i>	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CENL	75 dBA CNEL
Center Street, Stephens Avenue to Highgrove Place	1,175	372	117	37	12
Garner Road, Main Street to Orange Street	13	4	1	0	0
Columbia Avenue, Main Street to Orange Street	866	274	87	27	9
Columbia Avenue, Orange Street to Primer Street	10	3	1	0	0
Columbia Street, Primer Street to E La Cadena Drive	1,145	362	114	36	11
Strong Street, Main Street to Orange Street	308	97	31	10	3
Strong Street, Orange Street to W La Cadena Drive	47	15	5	1	0
Market Street, Rivera Street to SR-60 WB Ramps	1,720	544	172	54	17

Note: N/A = not applicable

Table 3.11-15. Predicted Traffic Noise Contour Distances – Case IV: Horizon without Project

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
<i>Case IV: Horizon without Project</i>	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CENL	75 dBA CNEL
S. Riverside Avenue, Pellisier Road to Center Street	2,324	735	232	73	23
Main Street, Center Street to Garner Road	1,582	500	158	50	16
Main Street, Garner Road to Columbia Avenue	2,468	780	247	78	25
Main Street, Columbia Avenue to Strong Street	1,700	537	170	54	17
Main Street, Strong Street to Oakley Avenue	2,265	716	227	72	23
Main Street, SR-60 EB to Spruce Street	890	282	89	28	9
Main Street, Spruce Street to Poplar Street	477	151	48	15	5
Orange Street, Pellisier Road to Center Street	N/A	N/A	N/A	N/A	N/A
Orange Street, Center Street to Garner Road	191	60	19	6	2
Orange Street, Garner Road to Columbia Avenue	189	60	19	6	2
Orange Street, Columbia Avenue to Strong Street	409	129	41	13	4
Orange Street, Strong Street to Oakley Avenue	223	70	22	7	2
West La Cadena Drive, Chase Road to I-215 SB Ramps	606	192	61	19	6
Pellisier Road, S. Riverside Avenue to Roquet Ranch	79	25	8	3	1
Center Street, Main Street to Orange Street	179	57	18	6	2
Center Street, Orange Street to Stephens Avenue	599	190	60	19	6
Center Street, Stephens Avenue to Highgrove Place	825	261	82	26	8
Garner Road, Main Street to Orange Street	N/A	N/A	N/A	N/A	N/A
Columbia Avenue, Main Street to Orange Street	2,020	639	202	64	20
Columbia Avenue, Orange Street to Primer Street	21	7	2	1	0
Columbia Street, Primer Street to E La Cadena Drive	1,749	553	175	55	17
Strong Street, Main Street to Orange Street	353	112	35	11	4
Strong Street, Orange Street to W La Cadena Drive	56	18	6	2	1
Market Street, Rivera Street to SR-60 WB Ramps	1,991	630	199	63	20

Note: N/A = not applicable

**Table 3.11-16. Predicted Traffic Noise Contour Distances – Case V: Horizon Project Scenario 1 without Orange Street Extension**

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CENL	75 dBA CNEL
<i>Case V: Horizon Project Scenario 1 without Orange Street Extension</i>					
S. Riverside Avenue, Pellisier Road to Center Street	2,495	789	249	79	25
Main Street, Center Street to Garner Road	1,170	370	117	37	12
Main Street, Garner Road to Columbia Avenue	1,929	610	193	61	19
Main Street, Columbia Avenue to Strong Street	1,460	462	146	46	15
Main Street, Strong Street to Oakley Avenue	1,961	620	196	62	20
Main Street, SR-60 EB to Spruce Street	822	260	82	26	8
Main Street, Spruce Street to Poplar Street	541	171	54	17	5
Orange Street, Pellisier Road to Center Street	N/A	N/A	N/A	N/A	N/A
Orange Street, Center Street to Garner Road	253	80	25	8	3
Orange Street, Garner Road to Columbia Avenue	265	84	26	8	3
Orange Street, Columbia Avenue to Strong Street	426	135	43	13	4
Orange Street, Strong Street to Oakley Avenue	223	70	22	7	2
West La Cadena Drive, Chase Road to I-215 SB Ramps	666	211	67	21	7
Pellisier Road, S. Riverside Avenue to Roquet Ranch	687	217	69	22	7
Center Street, Main Street to Orange Street	495	156	49	16	5
Center Street, Orange Street to Stephens Avenue	1,262	399	126	40	13
Center Street, Stephens Avenue to Highgrove Place	1,577	499	158	50	16
Garner Road, Main Street to Orange Street	N/A	N/A	N/A	N/A	N/A
Columbia Avenue, Main Street to Orange Street	1,563	494	156	49	16
Columbia Avenue, Orange Street to Primer Street	19	6	2	1	0
Columbia Street, Primer Street to E La Cadena Drive	1,790	566	179	57	18
Strong Street, Main Street to Orange Street	361	114	36	11	4
Strong Street, Orange Street to W La Cadena Drive	59	19	6	2	1
Market Street, Rivera Street to SR-60 WB Ramps	1,964	621	196	62	20

**Note:** N/A = not applicable

**Table 3.11-17. Predicted Traffic Noise Contour Distances – Case VI: Horizon Project Scenario 1 with Orange Street Extension**

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CENL	75 dBA CNEL
<i>Case VI: Horizon Project Scenario 1 with Orange Street Extension</i>					
S. Riverside Avenue, Pellisier Road to Center Street	2,465	779	246	78	25
Main Street, Center Street to Garner Road	1,219	386	122	39	12
Main Street, Garner Road to Columbia Avenue	1,992	630	199	63	20
Main Street, Columbia Avenue to Strong Street	1,496	473	150	47	15
Main Street, Strong Street to Oakley Avenue	2,016	638	202	64	20
Main Street, SR-60 EB to Spruce Street	769	243	77	24	8

**Table 3.11-17. Predicted Traffic Noise Contour Distances – Case VI: Horizon Project Scenario 1 with Orange Street Extension**

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CENL	75 dBA CNEL
<i>Case VI: Horizon Project Scenario 1 with Orange Street Extension</i>					
Main Street, Spruce Street to Poplar Street	519	164	52	16	5
Orange Street, Pellisier Road to Center Street	489	155	49	15	5
Orange Street, Center Street to Garner Road	293	93	29	9	3
Orange Street, Garner Road to Columbia Avenue	267	85	27	8	3
Orange Street, Columbia Avenue to Strong Street	454	144	45	14	5
Orange Street, Strong Street to Oakley Avenue	161	51	16	5	2
West La Cadena Drive, Chase Road to I-215 SB Ramps	4,465	1,412	447	141	45
Pellisier Road, S. Riverside Avenue to Roquet Ranch	49	16	5	2	0
Center Street, Main Street to Orange Street	338	107	34	11	3
Center Street, Orange Street to Stephens Avenue	1,083	342	108	34	11
Center Street, Stephens Avenue to Highgrove Place	1,640	519	164	52	16
Garner Road, Main Street to Orange Street	N/A	N/A	N/A	N/A	N/A
Columbia Avenue, Main Street to Orange Street	1,582	500	158	50	16
Columbia Avenue, Orange Street to Primer Street	16	5	2	1	0
Columbia Street, Primer Street to E La Cadena Drive	15,037	4,755	1,504	475	150
Strong Street, Main Street to Orange Street	781	247	78	25	8
Strong Street, Orange Street to W La Cadena Drive	5	2	1	0	0
Market Street, Rivera Street to SR-60 WB Ramps	2,026	641	203	64	20

Note: N/A = not applicable

**Table 3.11-18. Predicted Traffic Noise Contour Distances – Case VII: Horizon Project Scenario 2 without Orange Street Extension**

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CENL	75 dBA CNEL
<i>Case VII: Horizon Project Scenario 2 without Orange Street Extension</i>					
S. Riverside Avenue, Pellisier Road to Center Street	2,489	787	249	79	25
Main Street, Center Street to Garner Road	1,151	364	115	36	12
Main Street, Garner Road to Columbia Avenue	1,859	588	186	59	19
Main Street, Columbia Avenue to Strong Street	1,499	474	150	47	15
Main Street, Strong Street to Oakley Avenue	2,024	640	202	64	20
Main Street, SR-60 EB to Spruce Street	805	255	81	25	8
Main Street, Spruce Street to Poplar Street	543	172	54	17	5
Orange Street, Pellisier Road to Center Street	N/A	N/A	N/A	N/A	N/A
Orange Street, Center Street to Garner Road	200	63	20	6	2
Orange Street, Garner Road to Columbia Avenue	206	65	21	7	2
Orange Street, Columbia Avenue to Strong Street	422	134	42	13	4
Orange Street, Strong Street to Oakley Avenue	223	70	22	7	2

**Table 3.11-18. Predicted Traffic Noise Contour Distances – Case VII: Horizon Project Scenario 2 without Orange Street Extension**

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CENL	75 dBA CNEL
<i>Case VII: Horizon Project Scenario 2 without Orange Street Extension</i>					
West La Cadena Drive, Chase Road to I-215 SB Ramps	615	195	62	19	6
Pellisier Road, S. Riverside Avenue to Roquet Ranch	1,538	486	154	49	15
Center Street, Main Street to Orange Street	500	158	50	16	5
Center Street, Orange Street to Stephens Avenue	1,239	392	124	39	12
Center Street, Stephens Avenue to Highgrove Place	1,560	493	156	49	16
Garner Road, Main Street to Orange Street	N/A	N/A	N/A	N/A	N/A
Columbia Avenue, Main Street to Orange Street	1,593	504	159	50	16
Columbia Avenue, Orange Street to Primer Street	18	6	2	1	0
Columbia Street, Primer Street to E La Cadena Drive	1,667	527	167	53	17
Strong Street, Main Street to Orange Street	356	113	36	11	4
Strong Street, Orange Street to W La Cadena Drive	55	17	6	2	1
Market Street, Rivera Street to SR-60 WB Ramps	1,981	627	198	63	20

Note: N/A = not applicable

**Table 3.11-19. Predicted Traffic Noise Contour Distances – Case VIII: Horizon Project Scenario 2 with Orange Street Extension**

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CENL	75 dBA CNEL
<i>Case VIII: Horizon Project Scenario 2 with Orange Street Extension</i>					
S. Riverside Avenue, Pellisier Road to Center Street	2,467	780	247	78	25
Main Street, Center Street to Garner Road	1,172	371	117	37	12
Main Street, Garner Road to Columbia Avenue	1,891	598	189	60	19
Main Street, Columbia Avenue to Strong Street	1,437	454	144	45	14
Main Street, Strong Street to Oakley Avenue	1,942	614	194	61	19
Main Street, SR-60 EB to Spruce Street	807	255	81	26	8
Main Street, Spruce Street to Poplar Street	543	172	54	17	5
Orange Street, Pellisier Road to Center Street	1,125	356	113	36	11
Orange Street, Center Street to Garner Road	319	101	32	10	3
Orange Street, Garner Road to Columbia Avenue	287	91	29	9	3
Orange Street, Columbia Avenue to Strong Street	462	146	46	15	5
Orange Street, Strong Street to Oakley Avenue	222	70	22	7	2
West La Cadena Drive, Chase Road to I-215 SB Ramps	669	211	67	21	7
Pellisier Road, S. Riverside Avenue to Roquet Ranch	778	246	78	25	8
Center Street, Main Street to Orange Street	508	161	51	16	5
Center Street, Orange Street to Stephens Avenue	1,264	400	126	40	13
Center Street, Stephens Avenue to Highgrove Place	1,622	513	162	51	16



**Table 3.11-19. Predicted Traffic Noise Contour Distances – Case VIII: Horizon Project Scenario 2 with Orange Street Extension**

Studied Roadway Segment	Estimated Traffic Noise Contour Distance with Respect to Roadway Centerline (feet)				
	55 dBA CNEL	60 dBA CNEL	65 dBA CNEL	70 dBA CNEL	75 dBA CNEL
<i>Case VIII: Horizon Project Scenario 2 with Orange Street Extension</i>					
Garner Road, Main Street to Orange Street	N/A	N/A	N/A	N/A	N/A
Columbia Avenue, Main Street to Orange Street	1,584	501	158	50	16
Columbia Avenue, Orange Street to Primer Street	18	6	2	1	0
Columbia Street, Primer Street to E La Cadena Drive	1,802	570	180	57	18
Strong Street, Main Street to Orange Street	361	114	36	11	4
Strong Street, Orange Street to W La Cadena Drive	58	18	6	2	1
Market Street, Rivera Street to SR-60 WB Ramps	1,978	625	198	63	20

**Note:** N/A = not applicable

#### **Off-site Traffic Noise Impacts**

Table 3.11-20 shows the nearest existing noise-sensitive receivers external to the SPA, where the significance of off-site roadway traffic noise impacts can be assessed with respect to predicted noise exposure from the indicated studied roadway segment.

Increases in roadway traffic noise attributed to the Northside Specific Plan are displayed in Tables 3.11-21 through 3.11-26 and are meant to show comparisons of the following predictive analysis cases:

- Case I (Existing without Project) versus Case II (Existing + Project [Scenario 1]);
- Case I (Existing without Project) versus Case III (Existing + Project [Scenario 2]);
- Case IV (Horizon Year [2040] without Project) versus Case V (Horizon Year [2040] plus Scenario 1 without Orange Street extension);
- Case IV (Horizon Year [2040] without Project) versus Case VI (Horizon Year [2040] plus Scenario 1 with Orange Street extension);
- Case IV (Horizon Year [2040] without Project) versus Case VII (Horizon Year [2040] plus Scenario 2 without Orange Street extension); and,
- Case IV (Horizon Year [2040] without Project) versus Case VIII (Horizon Year [2040] plus Scenario 2 with Orange Street extension).

Table 3.11-20 shows the nearest existing noise-sensitive receivers external to the SPA, where the significance of off-site roadway traffic noise impacts can be assessed with respect to predicted noise exposure from the indicated studied roadway segment.

Table 3.11-20. Nearest Existing Off-site Noise-Sensitive Receptors

Off-site Residential Community (and Jurisdiction)	Proximity of Community to Adjoining Studied Roadway Segment
Electric Avenue and Devener Street (Riverside County)	400 feet south of Center Street, Stephens Avenue to Highgrove Place; but near I-215
Highgrove Trailer Court (Riverside County)	125 feet north of Center Street, Stephens Avenue to Highgrove Place; but near I-215
Cadena Creek - 2851 S. La Cadena Drive (City of Colton)	600–1,200 feet north of Center Street, Orange Street to Stephens Avenue
Lake Evans – Fairmount Park (City of Riverside)	1,800 feet southwest of Market Street, Rivera Street to SR-60 WB Ramps
Community Road east of Orange Avenue (City of Riverside)	425 feet east of Main Street, SR-60 EB to Spruce Street
Community east of Orange Avenue (City of Riverside)	425 feet east of Main Street, Spruce Street to Poplar Street
Community along Ridge Road (City of Riverside)	600–1,000 feet west of Main Street, Spruce Street to Poplar Street

Off-site traffic noise impacts would be considered significant when the predicted with-project noise exposure levels cause an increase over the Case I (Existing without project) or Case IV (Horizon Year [2040] without project) predicted levels by a dB quantity that exceeds the aforementioned criteria per FICON and what this analysis has adopted for the cities of Colton and Riverside. The five studied roadway segments of interest appearing in Table 3.11-20 are highlighted (in light gray) in Tables 3.11-21 through Table 3.11-26 and show the predicted CNEL values at a distance of 50 feet and the corresponding dB difference for the studied contrast of cases.

The Case I (Existing without Project) predicted CNEL values for studied roadways nearest to four of the baseline sound level survey positions M2, M4, M5, and M6 appearing in Table 3.11-2 are within +/- 2.2 dB of the measurement-based CNEL estimates (i.e., using the measured daytime sample  $L_{eq}$  values to represent CNEL). This barely perceptible difference (less than 3 dB) suggests good agreement between the measured existing outdoor sound environment and the FHWA TNM-based predictions for Case I; hence, the prediction model can be used with confidence to estimate traffic noise CNEL proximate to studied roadway segments within the SPA for the variety of future scenarios studied herein.

Note that because the predicted CNEL values in Tables 3.11-21 through 3.11-26 are presented at a distance of 50 feet, decibel adjustments to these values need to reflect the actual distances of the receptors to the studied roadways as shown in Table 3.11-20. The dB adjustment, conservatively ignoring potential sound path occlusion from terrain or existing rows of buildings, is based on the following expression for line-source sound propagation:  $-10 \cdot \log(D/50)$ , where D is the perpendicular horizontal distance between the receptor and the roadway segment. This adjustment will not change the dB differences presented in the right-most columns of Tables 3.11-21 to 3.11-26, because it is applied to both predicted CNEL values in the contrast. Table 3.11-27 presents the adjusted CNEL values for each of the eight cases at each studied residential receptor community.

Using the distance-adjusted CNEL values from Table 3.11-27 and applying the FICON-based significant impact criteria appearing in Table 3.11-8, Table 3.11-28 presents a summary of predicted impact determinations. No significant impacts are expected for the nearest existing off-site residential communities.

**Table 3.11-21. Case I (Existing without Project) vs. Case II (Existing + Project [Scenario 1])**

Studied Roadway Segment	Case I: Existing without Project CNEL (dBA) @ 50 feet	Case II: Existing Plus Project (Scenario 1) CNEL (dBA) @ 50 feet	dB Difference
S. Riverside Avenue, Pellisier Road to Center Street	70.7	71.2	0.5
Main Street, Center Street to Garner Road	69	67.7	-1.3
Main Street, Garner Road to Columbia Avenue	71	69.9	-1.1
Main Street, Columbia Avenue to Strong Street	69.4	68.9	-0.5
Main Street, Strong Street to Oakley Avenue	70.7	70.1	-0.6
Main Street, SR-60 EB to Spruce Street	66.5	66.5	0.0
Main Street, Spruce Street to Poplar Street	64	64.5	0.5
Orange Street, Pellisier Road to Center Street	n/a	n/a	n/a
Orange Street, Center Street to Garner Road	59.1	60.7	1.6
Orange Street, Garner Road to Columbia Avenue	58.3	60.7	2.4
Orange Street, Columbia Avenue to Strong Street	63	63.4	0.4
Orange Street, Strong Street to Oakley Avenue	60.4	60.7	0.3
West La Cadena Drive, Chase Road to I-215 SB Ramps	64.9	65.5	0.6
Pellisier Road, S. Riverside Avenue to Roquet Ranch	n/a	65.7	0.0
Center Street, Main Street to Orange Street	59.4	64.2	4.8
Center Street, Orange Street to Stephens Avenue	64.6	67.6	3.0
Center Street, Stephens Avenue to Highgrove Place	66.2	68.5	2.3
Garner Road, Main Street to Orange Street	49	49.0	0.0
Columbia Avenue, Main Street to Orange Street	68.3	67.5	-0.8
Columbia Avenue, Orange Street to Primer Street	48.5	48.6	0.1
Columbia Street, Primer Street to E La Cadena Drive	68.3	69.0	0.7
Strong Street, Main Street to Orange Street	61.8	63.1	1.3
Strong Street, Orange Street to W La Cadena Drive	54.3	55.1	0.8
Market Street, Rivera Street to SR-60 WB Ramps	69.4	70.4	1.0

**Note:** n/a = not applicable

Table 3.11-22. Case I (Existing without Project) versus Case III (Existing + Project [Scenario 2])

Studied Roadway Segment	Case I: Existing without Project CNEL (dBA) @ 50 feet	Case III: Existing Plus Project (Scenario 2) CNEL (dBA) @ 50 feet	dB Difference
S. Riverside Avenue, Pellisier Road to Center Street	70.7	71.2	0.5
Main Street, Center Street to Garner Road	69	67.5	-1.5
Main Street, Garner Road to Columbia Avenue	71	69.7	-1.3
Main Street, Columbia Avenue to Strong Street	69.4	68.9	-0.5
Main Street, Strong Street to Oakley Avenue	70.7	70.2	-0.5
Main Street, SR-60 EB to Spruce Street	66.5	66.4	-0.1
Main Street, Spruce Street to Poplar Street	64	64.5	0.5
Orange Street, Pellisier Road to Center Street	n/a	n/a	n/a
Orange Street, Center Street to Garner Road	59.1	59.7	0.6
Orange Street, Garner Road to Columbia Avenue	58.3	59.6	1.3
Orange Street, Columbia Avenue to Strong Street	63	63.3	0.3
Orange Street, Strong Street to Oakley Avenue	60.4	60.7	0.3
West La Cadena Drive, Chase Road to I-215 SB Ramps	64.9	65.2	0.3
Pellisier Road, S. Riverside Avenue to Roquet Ranch	n/a	69.3	3.6
Center Street, Main Street to Orange Street	59.4	64.5	5.1
Center Street, Orange Street to Stephens Avenue	64.6	67.8	3.2
Center Street, Stephens Avenue to Highgrove Place	66.2	68.7	2.5
Garner Road, Main Street to Orange Street	49	49.0	0.0
Columbia Avenue, Main Street to Orange Street	68.3	67.4	-0.9
Columbia Avenue, Orange Street to Primer Street	48.5	48.2	-0.3
Columbia Street, Primer Street to E La Cadena Drive	68.3	68.6	0.3
Strong Street, Main Street to Orange Street	61.8	62.9	1.1
Strong Street, Orange Street to W La Cadena Drive	54.3	54.7	0.4
Market Street, Rivera Street to SR-60 WB Ramps	69.4	70.4	1.0

Note: n/a = not applicable

**Table 3.11-23. Case IV (Horizon Year [2040] without Project) versus Case V (Horizon Year [2040] plus Scenario 1 without Orange Street extension)**

Studied Roadway Segment	Case IV: Horizon Year (2040) without Project CNEL (dBA) @ 50 feet	Case V: Horizon Year (2040) plus Scenario 1 without Orange St. Ext. CNEL (dBA) @ 50 feet	dB Difference
S. Riverside Avenue, Pellisier Road to Center Street	71.7	72.0	0.3
Main Street, Center Street to Garner Road	70.0	68.7	-1.3
Main Street, Garner Road to Columbia Avenue	71.9	70.9	-1.1
Main Street, Columbia Avenue to Strong Street	70.3	69.7	-0.7
Main Street, Strong Street to Oakley Avenue	71.6	70.9	-0.6
Main Street, SR-60 EB to Spruce Street	67.5	67.2	-0.3
Main Street, Spruce Street to Poplar Street	64.8	65.3	0.5
Orange Street, Pellisier Road to Center Street	n/a	n/a	n/a
Orange Street, Center Street to Garner Road	60.8	62.0	1.2
Orange Street, Garner Road to Columbia Avenue	60.8	62.2	1.5
Orange Street, Columbia Avenue to Strong Street	64.1	64.3	0.2
Orange Street, Strong Street to Oakley Avenue	61.5	61.5	0.0
West La Cadena Drive, Chase Road to I-215 SB Ramps	65.8	66.2	0.4
Pellisier Road, S. Riverside Avenue to Roquet Ranch	57.0	66.4	9.4
Center Street, Main Street to Orange Street	60.5	65.0	4.4
Center Street, Orange Street to Stephens Avenue	65.8	69.0	3.2
Center Street, Stephens Avenue to Highgrove Place	67.2	70.0	2.8
Garner Road, Main Street to Orange Street	n/a	n/a	n/a
Columbia Avenue, Main Street to Orange Street	71.1	69.9	-1.1
Columbia Avenue, Orange Street to Primer Street	51.2	50.7	-0.5
Columbia Street, Primer Street to E La Cadena Drive	70.4	70.5	0.1
Strong Street, Main Street to Orange Street	63.5	63.6	0.1
Strong Street, Orange Street to W La Cadena Drive	55.5	55.7	0.2
Market Street, Rivera Street to SR-60 WB Ramps	71.0	70.9	-0.1

**Note:** n/a = not applicable

**Table 3.11-24. Case IV (Horizon Year [2040] without Project) versus Case VI (Horizon Year [2040] plus Scenario 1 with Orange Street extension)**

Studied Roadway Segment	Case IV: Horizon Year (2040) without Project CNEL (dBA) @ 50 feet	Case VI: Horizon Year (2040) plus Scenario 1 with Orange St. Ext. CNEL (dBA) @ 50 feet	dB Difference
S. Riverside Avenue, Pellisier Road to Center Street	71.7	71.9	0.3
Main Street, Center Street to Garner Road	70.0	68.9	-1.1
Main Street, Garner Road to Columbia Avenue	71.9	71.0	-0.9
Main Street, Columbia Avenue to Strong Street	70.3	69.8	-0.6
Main Street, Strong Street to Oakley Avenue	71.6	71.1	-0.5
Main Street, SR-60 EB to Spruce Street	67.5	66.9	-0.6
Main Street, Spruce Street to Poplar Street	64.8	65.2	0.4
Orange Street, Pellisier Road to Center Street	n/a	64.9	n/a
Orange Street, Center Street to Garner Road	60.8	62.7	1.9
Orange Street, Garner Road to Columbia Avenue	60.8	62.3	1.5
Orange Street, Columbia Avenue to Strong Street	64.1	64.6	0.5
Orange Street, Strong Street to Oakley Avenue	61.5	60.1	-1.4
West La Cadena Drive, Chase Road to I-215 SB Ramps	65.8	74.5	8.7
Pellisier Road, S. Riverside Avenue to Roquet Ranch	57.0	54.9	-2.1
Center Street, Main Street to Orange Street	60.5	63.3	2.7
Center Street, Orange Street to Stephens Avenue	65.8	68.4	2.6
Center Street, Stephens Avenue to Highgrove Place	67.2	70.2	3.0
Garner Road, Main Street to Orange Street	n/a	n/a	n/a
Columbia Avenue, Main Street to Orange Street	71.1	70.0	-1.1
Columbia Avenue, Orange Street to Primer Street	51.2	50.0	-1.2
Columbia Street, Primer Street to E La Cadena Drive	70.4	79.8	9.3
Strong Street, Main Street to Orange Street	63.5	66.9	3.4
Strong Street, Orange Street to W La Cadena Drive	55.5	45.2	-10.3
Market Street, Rivera Street to SR-60 WB Ramps	71.0	71.1	0.1

**Note:** n/a = not applicable

**Table 3.11-25. Case IV (Horizon Year [2040] without Project) versus Case VII (Horizon Year [2040] plus Scenario 2 without Orange Street extension)**

Studied Roadway Segment	Case IV: Horizon Year (2040) without Project CNEL (dBA) @ 50 feet	Case VII: Horizon Year (2040) plus Scenario 1 without Orange St. Ext. CNEL (dBA) @ 50 feet	dB Difference
S. Riverside Avenue, Pellisier Road to Center Street	71.7	72.0	0.3
Main Street, Center Street to Garner Road	70.0	68.6	-1.4
Main Street, Garner Road to Columbia Avenue	71.9	70.7	-1.2
Main Street, Columbia Avenue to Strong Street	70.3	69.8	-0.5
Main Street, Strong Street to Oakley Avenue	71.6	71.1	-0.5
Main Street, SR-60 EB to Spruce Street	67.5	67.1	-0.4
Main Street, Spruce Street to Poplar Street	64.8	65.4	0.6
Orange Street, Pellisier Road to Center Street	n/a	n/a	n/a
Orange Street, Center Street to Garner Road	60.8	61.0	0.2
Orange Street, Garner Road to Columbia Avenue	60.8	61.1	0.4
Orange Street, Columbia Avenue to Strong Street	64.1	64.3	0.1
Orange Street, Strong Street to Oakley Avenue	61.5	61.5	0.0
West La Cadena Drive, Chase Road to I-215 SB Ramps	65.8	65.9	0.1
Pellisier Road, S. Riverside Avenue to Roquet Ranch	57.0	69.9	12.9
Center Street, Main Street to Orange Street	60.5	65.0	4.5
Center Street, Orange Street to Stephens Avenue	65.8	68.9	3.2
Center Street, Stephens Avenue to Highgrove Place	67.2	69.9	2.8
Garner Road, Main Street to Orange Street	n/a	n/a	n/a
Columbia Avenue, Main Street to Orange Street	71.1	70.0	-1.0
Columbia Avenue, Orange Street to Primer Street	51.2	50.5	-0.7
Columbia Street, Primer Street to E La Cadena Drive	70.4	70.2	-0.2
Strong Street, Main Street to Orange Street	63.5	63.5	0.0
Strong Street, Orange Street to W La Cadena Drive	55.5	55.4	0.0
Market Street, Rivera Street to SR-60 WB Ramps	71.0	71.0	0.0

**Note:** n/a = not applicable

**Table 3.11-26. Case IV (Horizon Year [2040] without Project) versus Case VIII (Horizon Year [2040] plus Scenario 2 with Orange Street extension)**

Studied Roadway Segment	Case IV: Horizon Year (2040) without Project CNEL (dBA) @ 50 feet	Case VIII: Horizon Year (2040) plus Scenario 1 with Orange St. Ext. CNEL (dBA) @ 50 feet	dB Difference
S. Riverside Avenue, Pellisier Road to Center Street	71.7	71.9	0.3
Main Street, Center Street to Garner Road	70.0	68.7	-1.3
Main Street, Garner Road to Columbia Avenue	71.9	70.8	-1.2
Main Street, Columbia Avenue to Strong Street	70.3	69.6	-0.7
Main Street, Strong Street to Oakley Avenue	71.6	70.9	-0.7
Main Street, SR-60 EB to Spruce Street	67.5	67.1	-0.4
Main Street, Spruce Street to Poplar Street	64.8	65.4	0.6
Orange Street, Pellisier Road to Center Street	n/a	68.5	n/a
Orange Street, Center Street to Garner Road	60.8	63.0	2.2
Orange Street, Garner Road to Columbia Avenue	60.8	62.6	1.8
Orange Street, Columbia Avenue to Strong Street	64.1	64.7	0.5
Orange Street, Strong Street to Oakley Avenue	61.5	61.5	0.0
West La Cadena Drive, Chase Road to I-215 SB Ramps	65.8	66.3	0.4
Pellisier Road, S. Riverside Avenue to Roquet Ranch	57.0	66.9	9.9
Center Street, Main Street to Orange Street	60.5	65.1	4.5
Center Street, Orange Street to Stephens Avenue	65.8	69.0	3.2
Center Street, Stephens Avenue to Highgrove Place	67.2	70.1	2.9
Garner Road, Main Street to Orange Street	n/a	n/a	n/a
Columbia Avenue, Main Street to Orange Street	71.1	70.0	-1.1
Columbia Avenue, Orange Street to Primer Street	51.2	50.6	-0.6
Columbia Street, Primer Street to E La Cadena Drive	70.4	70.6	0.1
Strong Street, Main Street to Orange Street	63.5	63.6	0.1
Strong Street, Orange Street to W La Cadena Drive	55.5	55.6	0.2
Market Street, Rivera Street to SR-60 WB Ramps	71.0	71.0	0.0

**Note:** n/a = not applicable



Table 3.11-27. Predicted Off-site Traffic Noise CNEL Adjusted for Distance

Off-site Residential Community (and Jurisdiction)	Predicted CNEL (dBA) Adjusted for Distance between Roadway Segment and Nearest Off-site Residential Community Receptor							
	Case I	Case II	Case III	Case IV	Case V	Case VI	Case VII	Case VIII
Electric Avenue and Devener Street (Riverside County)	57	59	60	58	61	61	61	61
Highgrove Trailer Court (Riverside County)	62	65	65	63	66	66	66	66
Cadena Creek - 2851 S. La Cadena Drive (City of Colton)	54	57	57	55	58	58	58	58
Lake Evans – Fairmount Park (City of Riverside)	54	55	55	55	55	56	55	55
Community east of Orange Avenue - SR-60 EB to Spruce Street (City of Riverside)	57	57	57	58	58	58	58	58
Community east of Orange Avenue - Spruce Street to Poplar Street (City of Riverside)	55	55	55	56	56	56	56	56
Community along Ridge Road (City of Riverside)	53	54	54	54	55	54	55	55

Table 3.11-28. Predicted Off-site Traffic Noise Impacts at Existing Residential Communities

Off-site Residential Community (and Jurisdiction)	Significant Impact for Case Contrast?					
	Case I vs. Case II	Case I vs. Case III	Case IV vs. Case V	Case IV vs. Case VI	Case IV vs. Case VII	Case IV vs. Case VIII
Electric Avenue and Devener Street (Riverside County)	no	no	no	no	no	no
Highgrove Trailer Court (Riverside County)	no	no	no	no	no	no
Cadena Creek - 2851 S. La Cadena Drive (City of Colton)	no	no	no	no	no	no
Lake Evans – Fairmount Park (City of Riverside)	no	no	no	no	no	no
Community east of Orange Avenue - SR-60 EB to Spruce Street (City of Riverside)	no	no	no	no	no	no

Table 3.11-28. Predicted Off-site Traffic Noise Impacts at Existing Residential Communities

Off-site Residential Community (and Jurisdiction)	Significant Impact for Case Contrast?					
	Case I vs. Case II	Case I vs. Case III	Case IV vs. Case V	Case IV vs. Case VI	Case IV vs. Case VII	Case IV vs. Case VIII
Community east of Orange Avenue - Spruce Street to Poplar Street (City of Riverside)	no	no	no	no	no	no
Community along Ridge Road (City of Riverside)	no	no	no	no	no	no

### Stationary Noise Impacts

**Less-than-Significant Impact.** The Northside Specific Plan proposes to integrate land uses in within the cities of Riverside and Colton, as well as a residential community within Riverside County (west of the I-215 interchange with Center Street) which is in the City of Riverside’s Sphere of Influence (SOI). As such, existing and future noise-sensitive land uses, such as residential, could be located in sufficient proximity to non-transportation (“stationary”) noise generators that may generate significant noise impacts.

In addition to common building HVAC system components exposed to the outdoors, such as air-cooled condensers, ventilation fan intakes, and exhaust discharge stacks, stationary sources of noise include activities associated with a given land use. For example, noise sources in commercial uses would include car washes, auto repair facilities, fast food restaurants, parking lots, and a variety of other uses; sources of noise in industrial and manufacturing areas would include operation of heavy machinery (e.g., metal stamping, rock crushing), truck loading/unloading, and other industrial activities. Commercial and industrial uses in the SPA could include manufacturing and warehousing, repair facilities, manufacturing facilities, machine shops, recycling facilities, and auto repair. Noise from these existing and future land uses would, in addition to noise from nearby and distant roadway traffic, acoustically contribute to the outdoor sound environment of the SPA.

As summarized in Section 3.11.2.3, policies from the noise elements of the Riverside County, City of Riverside, and City of Colton general plans require noise studies for proposed land use developments that may be potentially incompatible with the proximate existing outdoor sound environments (**CM-NOI-1**, **CM-NOI-2**, and **CM-NOI-3**). Further, noise ordinances for these same jurisdictions either limit hours of operation for various noise-generating activities, exterior and interior noise thresholds that must not be exceeded, or both (**CM-NOI-4**, **CM-NOI-5**, and **CM-NOI-6**). These criteria, which appear in Table 3.11-8 for non-transportation stationary noise sources, would be applied as future development is proposed within the SPA, and potential impacts from site-specific stationary sources of noise emission (e.g., building HVAC) would be determined. Since such project-specific details are unknown, impacts and mitigation needs of multiple future development projects implemented under the Northside Specific Plan cannot be quantified at this time.

However, what is known are the performance standards as follows: 65 dBA hourly  $L_{eq}$  anytime during the day or night for the City of Colton; 55 dBA hourly  $L_{eq}$  during the day and 45 dBA hourly  $L_{eq}$  at night for the City of Riverside; and, 65 dBA hourly  $L_{eq}$  during the day and 45 dBA hourly  $L_{eq}$  at night for the County of Riverside. Future projects proposed and implemented within the SPA must therefore design, select, and install stationary noise-producing equipment

(e.g., rooftop air-cooled condensers) that meet these quantified limits either due to inherent noise control features or via the application of on-site sound abatement (e.g., rooftop parapet or equipment screen) between the noise-producing sources and the impact assessment locations. Acoustical analyses prepared and submitted by the project applicants to the relevant jurisdiction shall quantifiably demonstrate that expected application of these feasible and reasonable noise control and sound abatement means on stationary noise-producing electro-mechanical and fluid-handling systems would result in compliance with these Riverside County, City of Riverside, City of Colton standards. For this reason, stationary source operation noise impacts for the Northside Specific Plan are anticipated to be **less than significant**.

***Would the project result in generation of excessive groundborne vibration or groundborne noise levels?***

**Less-Than-Significant Impact with Mitigation Incorporated.** Groundborne vibration attenuates rapidly, even over short distances. The attenuation of groundborne vibration as it propagates from source to receptor through intervening soils and rock strata can be estimated with expressions found in FTA and Caltrans guidance. By way of example, for a bulldozer operating on site and as close as the western project boundary (i.e., 15 feet from the nearest receiving sensitive land use) the estimated vibration velocity level would be 0.19 ips PPV per the equation as follows (FTA 2018):

$$PPV_{rcvr} = PPV_{ref} * (25/D)^{1.5} = 0.19 = 0.089 * (25/15)^{1.5}$$

In the above equation,  $PPV_{rcvr}$  is the predicted vibration velocity at the receiver position,  $PPV_{ref}$  is the reference value at 25 feet from the vibration source (the bulldozer), and D is the actual horizontal distance to the receiver.

Although precise locations of projects and activities involving construction approved under the Northside Specific Plan are not known at this time, Table 3.11-29 presents a variety of typical construction activities and notes the anticipated most vibratory piece of equipment for each. The predicted values in feet indicate source-to-receptor distances within which building damage risk (to an average residential structure or an historic building) and occupant annoyance impact, respectively, could reasonably expected.

**Table 3.11-29. Screening Distances (per Typical Construction Activity) to Avoid Significant Construction Vibration Impact**

Typical Construction Phase (and Reference PPV at 25 feet* for Sample Vibration-Producing Equipment)	Minimum Source-to-Receptor** Distance (feet) to Comply with 0.3 ips PPV Building Damage Risk	Minimum Source-to-Receptor** Distance (feet) to Comply with 0.2 ips PPV Human Annoyance	Minimum Source-to-Receptor*** Distance (feet) to Comply with 0.12 ips PPV Building Damage Risk
Demolition (hoe ram = 0.089 ips)	12	15	21
Site Preparation (dozer = 0.089 ips)	12	15	21
Material hauling (loaded truck = 0.076 ips)	10	14	19
Foundation (impact pile-driving = 0.644 ips)	42	55	77
Paving (roller = 0.21 ips)	20	26	37

**Notes:** ips = inches per second, PPV = peak particle velocity

\* Per Transit Noise and Vibration Impact Assessment Manual (FTA 2018).

\*\* A typical residential structure, such as a single-family home.

\*\*\* An historic building or extremely fragile structure (FTA 2018, Caltrans 2013b).

So long as the screening distances in Table 3.11-29 are heeded, construction vibration impacts would be considered less than significant. But if the proximity to sensitive receptors of a specific project developed as a result of Specific Plan required construction equipment comparable to those listed in Table 3.11-29 to be operated within the indicated distances, then construction-related vibration impacts would be significant (**Impact NOI-3**).

Another potential trigger for significant construction vibration impacts would be the proximity of recognized historic structures, for which Caltrans suggests more stringent thresholds:

Once operational, the new development implemented within the Northside Specific Plan would not be expected to feature major producers of enduring groundborne vibration. Anticipated mechanical systems like heating, ventilation, and air-conditioning units are designed and manufactured to feature rotating (fans, motors) and reciprocating (compressors) components that are well-balanced with isolated vibration within or external to the equipment casings. In addition, the allowed uses are not anticipated to include heavy industrial or manufacturing facilities that involve high-energy material-to-material impacts (and would thus resemble pile-drivers). On this basis, potential vibration impacts due to proposed project operation would be **less than significant**.

*For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

**Less-than-Significant Impact.** The nearest airport is Flabob Airport, a small privately owned facility located approximately 2 miles southwest of Potential Area A. The nearest major airport is San Bernardino International Airport (SBIAA, formerly Norton Air Force Base), located approximately 7.2 miles northeast of Potential Area D. Additionally, March Air Reserve Base is located approximately 8.1 miles southeast of Potential Area B. The SPA and Potential Areas are located outside of the Airport Influence Area boundaries of Flabob and SBIAA. Potential Area B is located within the Airport Influence Area boundary (Zone E, the outermost boundary area, noise impact classified as low) of March Air Reserve Base (Riverside County Airport Land Use Commission 2014). The SPA is not within any noise contours from surrounding airports, and noise impacts from airports would be less than significant.

### 3.11.5 Mitigation Measures

To reduce potential construction-related noise impacts (**Impact NOI-1**), the following mitigation is proposed:

- MM-NOI-1 Construction Noise Abatement Measures.** The following practices would reduce any construction equipment noise level increases to the outdoor ambient sound environment at nearby noise-sensitive residential land uses.
- Prior to approval of grading plans and/or issuance of building permits, plans shall include remarks that indicate adherence to County or municipal standards with respect to allowable hours of construction activity. The responsible project supervisor shall ensure compliance with these standards on site, and the County or municipal entity having jurisdiction shall conduct site inspections to check for compliance at its discretion.
  - Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, air intakes, shrouds, etc. consistent with manufacturers' standards.

- Construction contractors shall orient and locate all stationary construction equipment (generators, compressors, pumps, etc.) in a manner that maximizes the distance to a nearest noise-sensitive receptor, and/or directs the loudest side of noise emission away from said receptor.
- As needed, such as when source-to-receptor distances have been maximized to the extent practical, on-site contractors shall install or field-erect temporary noise barriers to occlude direct paths of sound (and thus attenuate noise level) between noisy equipment and the nearest noise-sensitive receptors. Locating material or debris containers, tanks, trailers, or other solid path-occluding obstructions may also exhibit comparable noise reducing effects.
- Construction contractors shall locate equipment staging in areas that will create the greatest distance between on-site noise-producing equipment, vehicles, and processes and the nearest noise-sensitive receptors to the project site.
- Construction contractors shall establish a communication channel (telephone and/or email) so that members of the public may report noise concerns. The contractors shall designate a representative (or team) to respond to such inquiries and investigate them in a timely manner. If complaints are determined to be valid and attributed to project construction activity, the representative shall inform the applicable jurisdiction and the construction contractor shall implement reasonable and feasible measures to address the complaint.

No mitigation is feasible to reduce noise compatibility impacts (**Impact NOI-2**) beyond those measures already required (**CM-NOI-1**, **CM-NOI-2**, and **CM-NOI-3**).

To reduce potential construction-related vibration impacts (**Impact NOI-3**), the following mitigation is proposed:

**MM-NOI-2 Construction Vibration Abatement Measures.** If heavy construction equipment akin to those listed in Table 3.11-29 are expected to be in usage on-site and within the indicated screening distances to avoid significant impact, the following shall be implemented:

- A pre-construction condition survey shall be prepared by a qualified independent structural engineer, documenting information that includes existing conditions of the construction site in the vicinity of the off-site vibration-sensitive receptor (e.g., residence or historic structure), and observable conditions of the receiving structure (e.g., façades).
- During construction, the contractor(s) shall install and maintain at least one continuously operational automated vibration monitor at the receptor(s) of concern. The monitor(s) must be capable of being programmed with at least one pre-determined vibratory velocity level, such as a peak vector sum or single-axis alert equivalent to the following:
  - For residential structures, 0.27 inches per second (in/sec) peak particle velocity (PPV) to warn of continuous vibration approaching the 0.3 ips PPV standard.
  - For historic structures, 0.08 inches per second (in/sec) peak particle velocity (PPV) to warn of continuous vibration approaching the 0.12 ips PPV standard.

The monitoring system must produce real-time specific alerts (e.g., via text message and/or email to on-site personnel) when vibration velocities exceed the predetermined levels. In the event of an alert, feasible steps to reduce vibratory levels shall be undertaken, including but not limited to halting/staggering concurrent activities and using lower-vibratory techniques. In the event of an exceedance alert, work in the vicinity shall be suspended and the

concerned building or structure visually inspected for potential damage. Results of the inspection must be logged. Work shall be resumed and re-monitored briefly after implementation of vibration-reducing means or methods. If said methods exhibit vibration velocity levels that are compliant with the standard and remain in usage or in place for the duration of the need construction activity, work may resume until its determined completion on-site. If initial vibration monitoring after installation of these methods demonstrates that threshold approach alerts continue to occur and suggest risk of exceeding the applicable standard, additional and/or better-performing measures shall be applied and then re-assessed with subsequent vibration monitoring that confirms compliance with the standard while such measures are in place and until the vibration-producing has ceased or is completed. A post-construction condition survey shall be prepared by a qualified independent structural engineer, documenting information that includes observable post-construction conditions of the concerned receiving structure(s).

### 3.11.6 Level of Significance After Mitigation

The future construction allowed under the Northside Specific Plan would potential result in significant construction-related noise (**Impact NOI-1**) and vibration (**Impact NOI-3**) impacts. The construction noise abatement measures outlined in **MM-NOI-1** would reduce construction noise impacts to below a level of significance. By way of example, proper implementation of a temporary sound barrier (e.g., installed sound blanket or other field-erected barrier that linearly occludes the direct sound path between a noise-producing construction activity or process) would be expected to yield at least 5-6 dB of noise reduction, which would thus reduce the magnitude of construction-attributed noise exposure at a residential or commercial receptor to a level less than the FTA-based 80 dBA 8-hour  $L_{eq}$  or 85 dBA 8-hour  $L_{eq}$  guidance threshold, respectively. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures. For this reason, these noise impacts are considered significant and unavoidable.

Similarly, the construction vibration abatement measures outlined in **MM-NOI-2** would, when implemented properly, would reduce potential construction vibration velocities (**Impact NOI-3**) at sensitive receptors to levels that do not exceed the aforementioned guidance thresholds for building damage risk and building occupant annoyance and would thus result in less than significant impact. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County or Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure. For this reason, these noise impacts are considered significant and unavoidable.

While each jurisdiction requires site-specific noise analysis to be completed prior to issuance of permits (**CM-NOI-1**, **CM-NOI-2**, and **CM-NOI-3**), there would potentially be situations where it may not be feasible for future projects to comply with land use compatibility requirements. For example, the location of a passive park next to a roadway that generates noise in excess of the compatibility standard. Due to the need to retain pedestrian connectivity and aesthetics, the use of a noise wall would be potentially infeasible. The SPA also contains potential historic structures that may be allowed to be converted to other uses by the Northside Specific Plan, and restrictions on building modifications may be required in compliance with historic regulations (see Section 3.4, Cultural Resources). As these structures may be adjacent to roadways that generate noise in excess of land use compatibility requirements, there is also potential for noise compatibility impacts to be unmitigable. For these reasons and, on-site traffic noise impacts for the Northside Specific Plan are anticipated to be potentially significant and unavoidable (**Impact NOI-2**).

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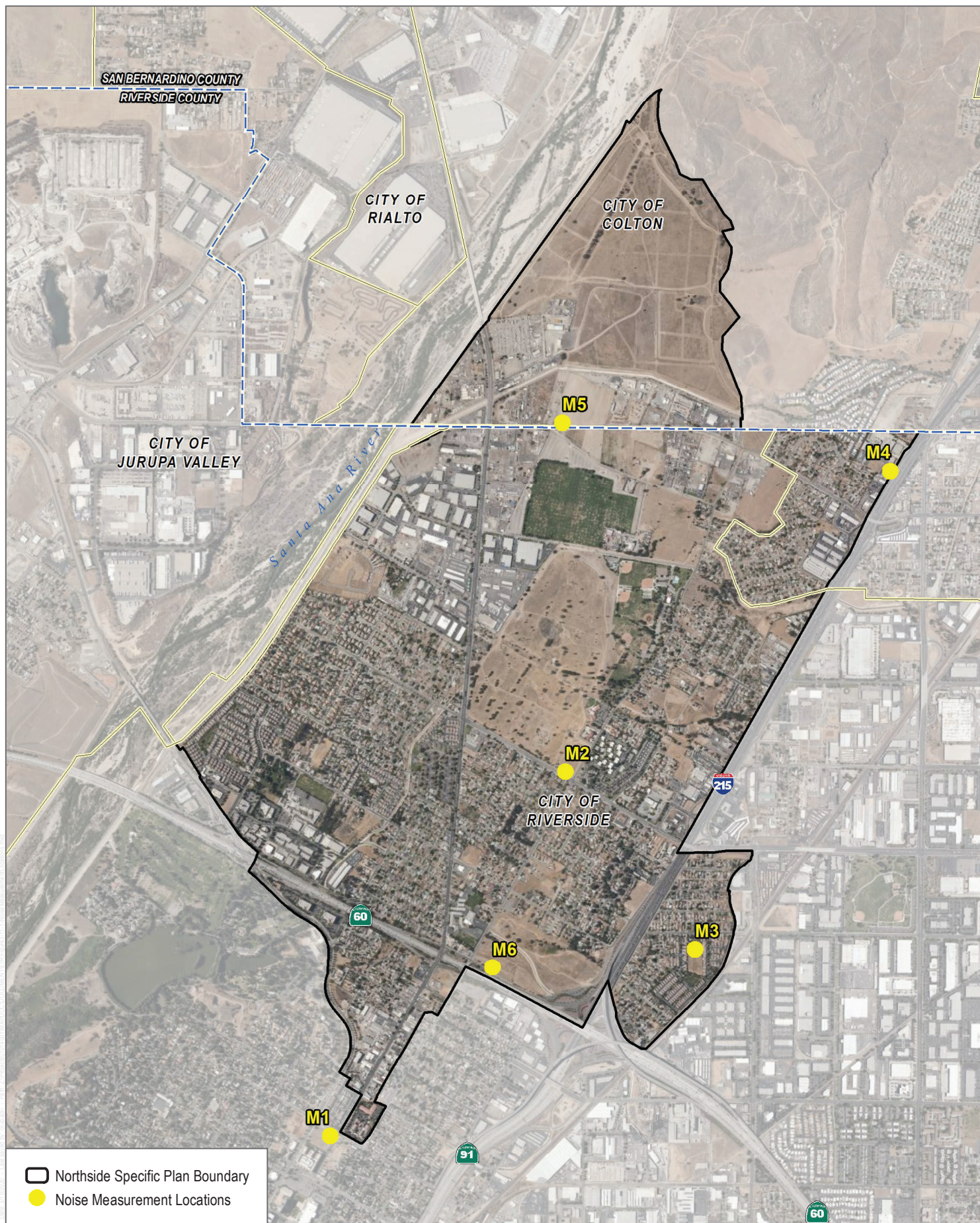


FIGURE 3.11-1

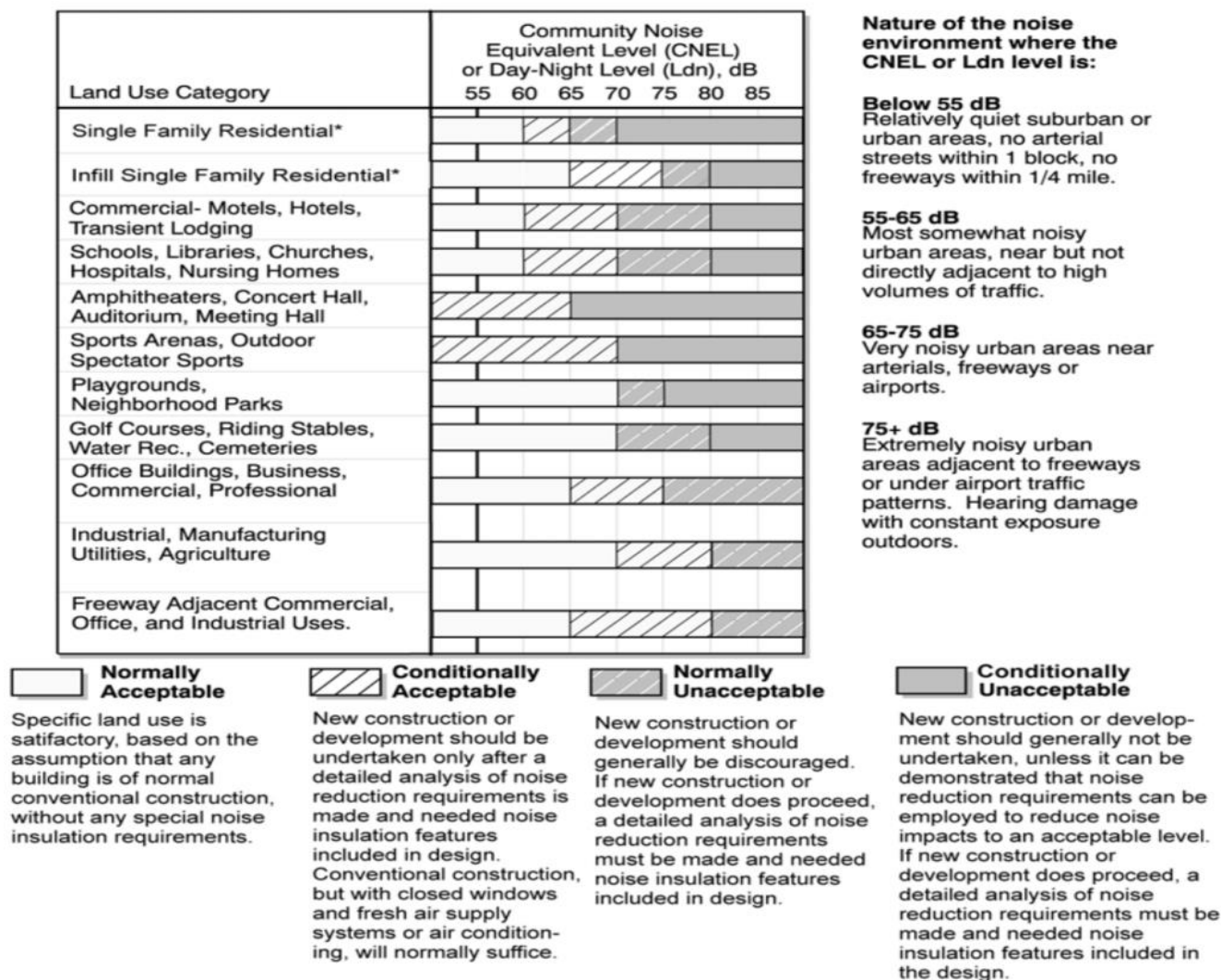
## Noise Measurement Locations

Northside Specific Plan Program EIR



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Figure 3.11-2 City of Riverside Noise/Land Use Compatibility Criteria



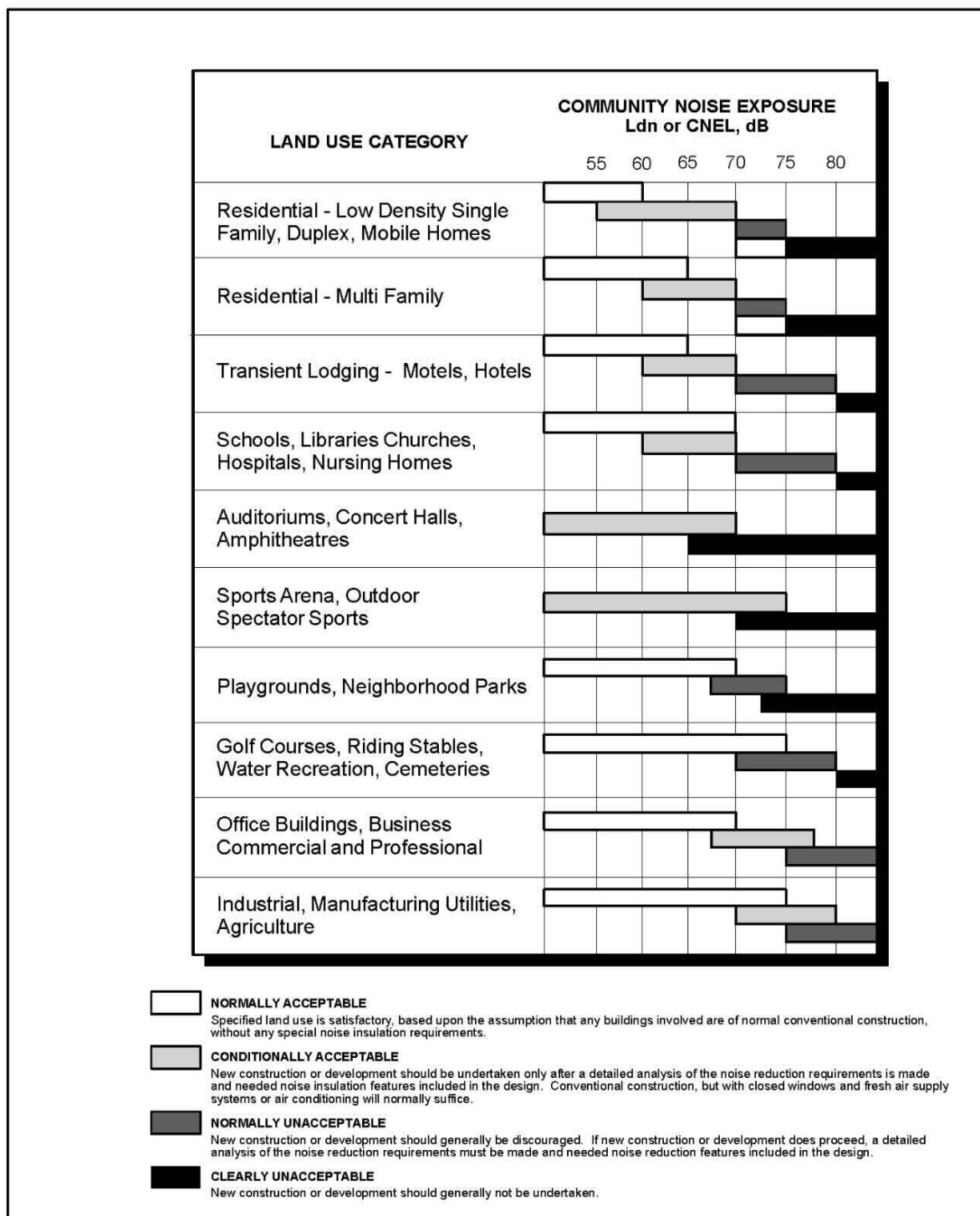
The Community Noise Equivalent Level (CNEL) and Day-Night Noise Level (Ldn) are measures of the 24-hour noise environment. They represent the constant A-weighted noise level that would be measured if all the sound energy received over the day were averaged. In order to account for the greater sensitivity of people to noise at night, the CNEL weighting includes a 5-decibel penalty on noise between 7:00 p.m. and 10:00 p.m. and a 10-decibel penalty on noise between 10:00 p.m. and 7:00 a.m. of the next day. The Ldn includes only the 10-decibel weighting for late-night noise events. For practical purposes, the two measures are equivalent for typical urban noise environments.

\* For properties located within airport influence areas, acceptable noise limits for single family residential uses are established by the Riverside County Airport Land Use Compatibility Plan.

SOURCE: STATE DEPARTMENT OF HEALTH,  
AS MODIFIED BY THE CITY OF RIVERSIDE

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Figure 3.11-3 City of Colton Noise/Land Use Compatibility Criteria



SOURCE: California Governor's Office of Planning and Research, State of California General Plan Guidelines, Appendix C: Guidelines for the Preparation and Content of Noise Elements of the General Plan, February 1976

### State Land Use Compatibility Guidelines for Noise

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## 3.12 Population and Housing

This section describes the existing population, housing conditions of the Northside Specific Plan Area (SPA), and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan. Based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines, this section evaluates the Northside Specific Plan's potential to cause unplanned population growth or impact existing housing in a manner that requires replacement housing elsewhere.

### 3.12.1 Existing Conditions

#### 3.12.1.1 Population

The Southern California Association of Governments (SCAG) is the metropolitan planning organization for a six-county region spanning approximately 38,000 square miles (SCAG 2018). Counties under the jurisdiction of SCAG include Ventura, Los Angeles, Orange, San Bernardino, Riverside, and Imperial (SCAG 2018). SCAG is responsible for developing demographic projections, including population, household, and employment projection for its region.

##### **City of Riverside**

As of 2018, the City of Riverside had an estimated population of 330,063, making it the twelfth most populous city in California (SCAG 2019a). According to SCAG's 2019 Local Profile, from 2000 to 2018 the City of Riverside had a growth rate of 27.7%, beginning with 255,166 residents in 2000 (SCAG 2019a). According to SCAG's 2016 to 2040 Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS) population forecasts, the City of Riverside is estimated to reach a population of 386,600 by 2040 (SCAG 2016). Table 3.12-1, Current and Forecasted Populations, provides population statistics for the City of Riverside.

##### **City of Colton**

As of 2018, the City of Colton had an estimated population of 54,828 (SCAG 2019b). Between 2000 and 2018, the City of Colton had a growth rate of 15%, beginning with 47,662 residents in 2000 (SCAG 2019b). According to SCAG's 2016 to 2040 RTP/SCS population forecasts, the City of Colton is estimated to reach a population of 69,100 by 2040 (SCAG 2016). Table 3.12-1, Current and Forecasted Populations, provides population statistics for the City of Colton.

##### **County of Riverside**

As of 2018, County of Riverside had a population of 2,415,954 (SCAG 2019c). From 2000 to 2018, the County of Riverside's population growth rate was 56.3%, beginning with 1,545,387 residents in 2000 (SCAG 2019c). By 2040, the County of Riverside is projected to reach a population of 3,183,700 (SCAG 2016). Table 3.12-1, Current and Forecasted Populations, provides population statistics for the County of Riverside. The SPA encompasses a portion of unincorporated Riverside County that is developed and built out.

Table 3.12-1. Current and Forecasted Populations

Name	2018 Estimated Population	2040 Forecasted Population
<b>City</b>		
Riverside	330,063	386,600
Colton	54,828	69,100
<b>County</b>		
Riverside	2,415,954	3,183,700

Sources: SCAG 2019b, 2019c, 2019d, 2019e; SCAG 2016.

### 3.12.1.2 Housing

The Regional Housing Needs Assessment (RHNA) is a tool for communities to use in land use planning, prioritizing local resource allocation, and deciding how to address identified existing and future housing needs resulting from population, employment, and household growth (SCAG 2020a). The RHNA is mandated by California state housing law as part of the periodic process of updating local housing elements of respective general plans (SCAG 2020a).

#### City of Riverside

As of 2018, there were 91,932 households in the City of Riverside (City of Riverside 2018). According to the U.S. Census Bureau, the City of Riverside's persons-per-household ratio was 3.40 (U.S. Census Bureau 2017a). Approximately 64.4% of all City of Riverside households had three people or fewer; approximately 20% of households were single-person households; and approximately 21% of all households had five people or more (City of Riverside 2018). The median household income was \$62,460 (SCAG 2019a). The City of Riverside is projected to reach 118,600 households by 2040 (SCAG 2016). A summary of housing estimates and forecasts for the City of Riverside is provided in Table 3.12-2, Summary of Housing Estimates and Forecasts.

According to the 5<sup>th</sup> Cycle 2014 – 2021 RHNA Final Allocation Plan, the City of Riverside needs a total housing production of 8,283 housing units to accommodate the city's population. The 8,283 housing units include 2,002 very low-income households, 1,336 low income households, 1,503 moderate income households, and 3,442 above moderate income households, and shown in Table 3.12-3, 5th Cycle Regional Housing Needs Assessment Final Allocation (SCAG 2012).

#### City of Colton

As of 2018, there are 16,393 households in the City of Colton (SCAG 2019b). From 2000 to 2018, the number of households in the City of Colton increased 1,873 units, or 12.9% (SCAG 2019b). According to the U.S. Census Bureau, City of Colton's persons per household ratio was 3.29 (U.S. Census Bureau 2017a). In 2018, 65.1% of all city households had three people or fewer, approximately 20% of households were single-person households, and approximately 22% of all households in the city had five people or more (SCAG 2019b). The median household income is \$47,256 (SCAG 2019b). The City of Colton is forecasted to reach 20,800 households by 2040 (SCAG 2016). A summary of housing estimates and forecasts for the City of Colton is provided in Table 3.12-2, Summary of Housing Estimates and Forecasts.

City of Colton's RHNA for the 2013–2021 planning period determined that a total housing production need of 1,923 housing units are needed to accommodate the city's population, including 443 very low-income households, 302 low-income households, 347 moderate-income households, and 831 above moderate-income households (Table 3.12-3, 5th Cycle Regional Housing Needs Assessment Final Allocation).

Additionally, the City of Colton's General Plan – Land Use Element (2013) planned for increased intensities to meet their 5<sup>th</sup> Cycle RHNA housing needs. In total, 21,204 dwelling units is projected to occur within the City of Colton with implementation of the land use policies established by the Land Use Element. Most of the new development is intended to occur within the Pellissier Ranch area and the West Valley Specific Plan area (City of Colton 2013).

### County of Riverside

As of 2018, there were 729,920 households in Riverside County (SCAG 2019c). Between 2000 and 2018, the number of households increased by 223,702, or 44.2%. According to the U.S. Census Bureau, the County of Riverside's persons per household ratio was 3.26 (U.S. Census Bureau 2017b). Approximately 65.8% of all Riverside County households had three people or fewer; 21% were single person households; and 20% had five people or more (SCAG 2019c). The median household income for Riverside County is \$60,607 (SCAG 2019c). Riverside County is forecasted to reach 1,019,300 households by 2040 (SCAG 2016).

According to the 5<sup>th</sup> Cycle 2014 – 2021, unincorporated County of Riverside needs a total housing production need of 30,303 housing units to meet their 5<sup>th</sup> Cycle RHNA housing needs. The 30,303 housing units include 7,173 very low-income households, 4,871 low income households, 5,534 moderate income households, and 12,725 above moderate income households (Table 3.12-3, 5th Cycle Regional Housing Needs Assessment Final Allocation).

A summary of housing estimates and forecasts for the County of Riverside is provided in Table 3.12-2, Summary of Housing Estimates and Forecasts.

**Table 3.12-2. Summary of Housing Estimates and Forecasts**

Name	2018 Housing Estimate	2040 Housing Forecast
<b>City</b>		
Riverside	91,932	118,600
Colton	16,393	20,800
<b>County</b>		
Riverside	729,920	1,019,300

**Sources:** City of Riverside 2018; SCAG 2019b, 2019c, 2019d; SCAG 2016.

### 3.12.1.3 Employment

Employment is projected to increase in the City of Riverside, the City of Colton, the County of Riverside, and the County of San Bernardino, as discussed below. The total job count includes wage and salary jobs, business owners, and self-employed persons. The total job count does not include unpaid volunteers or family workers, and private household workers.



### City of Riverside

In 2017, the City of Riverside had 148,353 jobs (SCAG 2019a). The education sector accounted for the majority of jobs, making up 27.9% of total jobs in the City of Riverside (SCAG 2019a). The City of Riverside is projected to reach 200,500 jobs by 2040 (SCAG 2016). The average salary per job is \$50,506, which is higher than the County of Riverside's average salary of \$45,085 (SCAG 2019a).

### City of Colton

In 2017, the City of Colton had 19,124 jobs (SCAG 2019b). Similar to the City of Riverside, the education sector accounted for the most jobs at 36.9% of total jobs in the City of Colton (SCAG 2019b). The City of Colton is projected to reach 29,200 jobs by 2040 (SCAG 2016). In 2017, the average salary per job was \$47,595, which is higher than the County of San Bernardino's average salary of \$46,339 (SCAG 2019b).

### County of Riverside

In 2017, the County of Riverside had 762,114 jobs (SCAG 2019c). The education sector accounted for the majority of jobs in the County, which is approximately 19% of all jobs (SCAG 2019c). The County of Riverside is projected to reach 1,156,300 jobs by 2040 (SCAG 2016). In 2017, the average salary per job was \$45,085 (SCAG 2019c).

## 3.12.2 Relevant Plans, Policies, and Ordinances

### Federal

There are no applicable federal policies or regulations related to housing and population.

### State

#### ***Government Code Section 65580 et seq.***

Government Code Article 10.6. Housing Elements, Section 65580, declares that the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order. Governments and private sectors should work cooperatively to expand housing opportunities and accommodate housing needs in California. Furthermore, designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the state's housing goals and the purposes of this article.

#### ***Regional Housing Needs Assessment***

The Regional Housing Needs Assessment (RHNA) quantifies the need for housing within each jurisdiction. The purpose of the RHNA within the SCAG region is to:

1. Increase the housing supply and mix of housing types, tenure, and affordability in an equitable manner;
2. Promote infill development and socioeconomic equity and encouragement of efficient development patterns;
3. Promote an improve intraregional relationship between jobs and housing; and
4. Allocate a low proportion of housing need to an income category when a jurisdiction already has a disproportionately high share compared to the countywide distribution (SCAG 2012a).

This RHNA cycle covers the housing needs from October 2013 to October 2021. SCAG updates the RHNA every eight years, and the 6th Cycle RHNA allocation plan will cover from October 2021 through October 2029 (SCAG 2020b). The 6th Cycle RHNA allocation plan will be adopted October 2020 (SCAG 2020b). The 6th Cycle RHNA allocation plans for a total housing production need of 18,000 for the City of Riverside. Table 3.12-3, 5th Cycle Regional Housing Needs Assessment Final Allocation, details the allocated housing needs assessment for the City of Riverside, the City of Colton, and the County of Riverside.

**Table 3.12-3. 5th Cycle Regional Housing Needs Assessment Final Allocation**

Area	Number of Very Low Income Household	Number of Low Income Households	Number of Moderate Income Households	Number Above Moderate Income Households	Total
City of Riverside	2,002	1,336	1,503	3,442	8,283
City of Colton	443	302	347	831	1,923
County of Riverside	7,173	4,871	5,534	12,725	30,303

Source: SCAG 2012a.

### ***Regional Transportation Plan and Sustainable Communities Strategy (2012–2035)***

The RTP/SCS was adopted April 2012. The RTP/SCS for the SCAG region envisions a commitment to reducing emissions from transportation sources, improving public health, and increasing mobility for the region's residents and visitors (SCAG 2012b). The RTP/SCS report expects growth in the mainly suburban inland counties of Riverside and San Bernardino, which, if left unchecked, would lead to an imbalance of jobs and housing. The potential for job and house imbalances could lead to increase of travel, which would contribute to transportation and air quality issues.

### **Local**

#### ***City of Riverside***

#### **City of Riverside Municipal Code, Article VIII, Chapter 19.545 – Density Bonus**

According to the City of Riverside Municipal Code, Article VIII, Chapter 19.545, housing developers can enter a density bonus agreement, which would allow developers to build more units than zoned for on the condition that some units would be designated as affordable units. Regulations for new residential construction state that a minimum of 10% of total units would be restricted and affordable to low-income households; a minimum of 5% of total units would be restricted and affordable to very low-income households; and a minimum of 10% of total dwelling units be reserved for persons and families of moderate income.

#### **City of Riverside General Plan 2025 – Land Use and Urban Design Element**

The City of Riverside's General Plan 2025 – Land Use and Urban Design Element was amended in August 2019 (City of Riverside 2019). This element describes present and planned land uses and their relationship to the City of Riverside's goals. As described earlier, the City of Riverside is projected to increase in population, homes, and employment. These objectives and policies would allow for manageable smart growth within the City of Riverside and are applicable to the Northside Specific Plan.

**Objective LU-8** Emphasize smart growth principles through all steps of the land development process.

**Policy LU-8.3** Allow for mixed-use development at varying intensities at selected areas as a means of revitalizing underutilized urban parcels.

**Objective LU-30** Establish Riverside’s neighborhoods as the fundamental building blocks of the overall community, utilizing Neighborhood and Specific Plans to provide a more detailed design and policy direction for development projects located in particular neighborhoods.

**Objective LU-55** Make Hunter Industrial Park into a major employment center by creating a high quality business park environment that will attract private sector investment and encourage partnerships with regional educational institutions.

**Policy LU-55.1** Recognize different development standards for technology park development, emphasizing high-tech infrastructure and the potential for flexible re-use of buildings.

#### **City of Riverside General Plan 2025 – Housing Element**

The City of Riverside’s General Plan 2025 – Housing Element was amended on June 19, 2018 (City of Riverside 2018). This element provides objectives, policies, and programs to facilitate the development, improvement, and preservation of housing in the City of Riverside as it continues to grow in population. The following policies and objectives are relevant to the Northside Specific Plan.

**Objective H-1** To provide livable neighborhoods evidenced by well-maintained housing, ample public services, and open space that provide a high quality living environment and instill community pride.

**Policy H-1.1** Housing Conditions. Promote the repair, improvement, and rehabilitation of housing to enhance quality of life, strengthen neighborhood identity, and instill community pride.

**Policy H-1.2** Code Enforcement. Maintain and improve the quality of rental and ownership housing through adoption and enforcement of housing and property maintenance standards and involvement.

**Policy H-1.3** Historic Preservation. Facilitate and encourage the preservation and restoration of residential structures possessing historical or architectural merit and preserve and protect the historic districts and neighborhood conservation areas.

**Policy H-1.4** Parks and Recreation. Enhance neighborhood livability and sustainability by providing parks and open spaces, planting trees, greening parkways, and maintain a continuous pattern of paths that encourage an active, healthy lifestyle.

**Policy H-1.5** Public Facilities and Infrastructure. Provide quality community facilities, physical infrastructure, traffic management, public safety, and other public services to promote and improve the livability, safety, and vitality of residential neighborhoods.

- Policy H-1.6** Neighborhood Identity: Maintain and strengthen programs that ensure each neighborhood has a unique community image that is incorporated and reflected in its housing, public facilities, streetscapes, signage, and entryways.
- Policy H-1.7** Neighborhood Involvement. Encourage active and informed participation in neighborhood organizations to help identify local needs and implement programs aimed at the beautification, improvement, and preservation of neighborhoods.
- Policy H-1.8** Neighborhood Livability. Enhance and preserve the character and neighborhood livability of existing single-family neighborhoods in proximity to major college campuses while working with college campuses to identify affordable housing options for students on and off campus.
- Objective H-2** To provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability, and promote an inclusive community.
- Policy H-2.2** Smart Growth. Encourage the production and concentration of quality mixed-use and high density housing along major corridors and infill sites throughout the City in accordance with smart growth principles articulated in the General Plan.
- Policy H-2.3** Housing Design. Require excellence in the design of housing through the use of materials and colors, building treatments, landscaping, open space, parking, sustainable concepts, and environmentally sensitive building and design practices.
- Policy H-2.4** Housing Diversity. Provide development standards and incentives to facilitate live-work housing, mixed-use projects, accessory dwellings, student housing, and other housing types.
- Policy H-2.5** Entitlement Process: Provide flexible entitlement processes that facilitate innovative and imaginative housing solutions, yet balance the need for developer certainty in the approval process, governmental regulation, and oversight.
- Policy H-2.6** Collaborative Partnerships. Seek, support, and strengthen collaborative partnerships of nonprofit organizations, the development community, and local government to aid in the production of affordable and market rate of housing.
- Policy H-2.7** Housing Incentives. Facilitate the development of market rate and affordable housing through the provision of regulatory concessions and financial incentives, where feasible and appropriate.

**Objective H-3** To increase and improve opportunities for low and moderate income residents to rent or purchase homes.

**Policy H-3.1** Homeownership Assistance. Support and provide, where feasible, homeownership assistance for lower and moderate income households through the provision of financial assistance, education, and collaborative partnerships.

**Policy H-3.2** Homeownership Preservation. Aggressively work with governmental entities, nonprofits, and other stakeholders to educate residents and provide assistance, where feasible, to reduce the number of foreclosures in the community.

**Policy H-3.3** Rental Assistance. Support the provision of rental assistance to extremely low, low, and very low income households, including emergency rental assistance for those in greatest need.

**Policy H-3.4** Preservation of Affordable Housing. Assist in the preservation of affordable rental housing at risk of conservation by working with interested parties, offering financial incentives, and providing technical assistance, as feasible and appropriate.

**Policy H-3.5** Collaborative Partnerships. Collaborate and/or facilitate collaborative with nonprofit organizations, developers, the business community, special interest groups, and state and federal agencies to provide housing assistance.

**Policy H-3.6** Community Services. Support the provision of employment training, childcare services, rental assistance, youth services, and other community services for each neighborhood that enable households to attain the greatest level of self-sufficiency and independence.

**Policy H-3.7** Fair Housing. Prohibit discrimination and enforce fair housing law in all aspects of the building, financing, sale, rental, or occupancy of housing based on protected status in accordance with state or federal fair housing law.

**Objective H-4** To provide adequate housing and supportive services for Riverside residents with special needs that allow for them to live fuller lives.

**Policy H-4.1** Senior Housing. Support the development of accessible and affordable senior rental and ownership housing that is readily accessible to support services; and provide assistance for seniors to maintain and improve their homes.

**Policy H-4.2** Family Housing. Facilitate and encourage the development of larger rental and ownership units appropriate for families with children, including the provision of supportive services such as child care.

- Policy H-4.3** Educational Housing. Work in cooperation with educational institutions to encourage the provisions of housing accommodations for students, faculty, and employees that reflect their housing needs.
- Policy H-4.4** Housing for Homeless People. Support adequate opportunities for emergency, transitional, and permanent supportive housing through the implementation of land use and zoning practices and, where feasible, financial assistance.
- Policy H-4.5** Housing for People with Disabilities. Increase the supply of permanent, affordable, and accessible housing suited to the needs of persons with disabilities; provide assistance to persons with disabilities to maintain and improve their homes.
- Policy H-4.6** Supportive Services. Continue to fund the provision of supportive services for persons with special needs to further the greatest level of independence and equal housing opportunities.

### ***City of Colton***

#### **City of Colton Municipal Code, Title 18, Chapter 18.48.170 – Density Bonus**

The density bonus code for the City of Colton provides incentives for the production of housing for very low-income, lower-income, moderate income, special needs, and senior households. The state density bonus law shall apply to residential components of a mixed use project. Eligibility of a project to enter a density bonus agreement and other details are found in Title 18, Chapter 18.48.170 of the City of Colton's Municipal Code.

#### **City of Colton General Plan – Land Use Element (2013)**

The City of Colton's General Plan – Land Use Element discusses objectives and policies that would guide the City of Colton's development that would respect the city's heritage, protect existing neighborhoods, provide opportunities for diverse businesses, and promote high quality design. The following goals and policies are relevant to the Northside Specific Plan.

The City of Colton's General Plan – Land Use Element identifies the Pellissier Ranch/La Loma Hills area as a "Planning Focus Area", and states that it "envision[s] [Pellissier Ranch] as a riverfront community consisting of low density and medium-density housing, schools and parks, trails, community facilities, and a commercial area serving the neighborhood. As mentioned earlier, the City of Colton's General Plan – Land Use Element (2013) planned for increased intensities to meet their 5<sup>th</sup> Cycle RHNA housing needs. In total, 21,204 dwelling units is projected to occur within the City of Colton with implementation of the land use policies established by the Land Use Element. Most of the new development is intended to occur within the Pellissier Ranch area and the West Valley Specific Plan area (City of Colton 2013).

- Goal LU-1** Achieve a balance of land use types that create diverse opportunities for housing, employment, commerce, recreation, and civic engagement.

- Policy LU-1.1** Ensure that all new development conforms to all applicable provisions of the General Plan and Zoning Code.

- Policy LU-1.5** Encourage the assemblage of small lots to create more cohesive development sites.
- Policy LU-1.6** Ensure that new development projects are compatible with permitted, well-maintained uses and buildings in the surrounding neighborhood or district.
- Policy LU-1.7** Require that new development assume the full fair-share cost of public maintained uses and buildings in the surrounding neighborhood or district.
- Policy LU-1.10** Require that Crime Prevention through Environmental Design (CPTED) approaches be used in the design and development of all new projects and substantial remodeling projects.
- Goal LU-2** Create great places in Colton through use of high-quality streetscapes and design requirements.
- Policy LU-2.3** Apply rigorous and transparent design review practices to all development applications.
- Goal LU-3** Ensure a strong and diversified economic base to provide for fiscal stability and sustainability.
- Policy LU-3.1** Provide for land uses for land uses that allow a variety of retail, service, manufacturing, institutional, office, and recreational businesses to locate in Colton.
- Policy LU-3.2** Retain industrial land for businesses that provide jobs for manufacturing and processing of goods, and that create local revenue sources.
- Goal LU-4** Incorporate green building and other sustainable building practices into development projects.
- Policy LU-4.1** Require that new development projects reflect the principles of Traditional Neighborhood Development: walkable street patterns, pedestrian amenities, access to transit, and a mix of complementary uses, comfortable and accessible open spaces, a range of housing types and densities, and quality design.
- Policy LU-4.2** Facilitate the use of green building standards and Leadership in Energy and Environmental Design (LEED) or similar programs in both private and public projects.
- Policy LU-4.3** Promote sustainable building practices that go beyond the requirements of Title 24 of the California Administrative Code, and encourage energy-efficient design elements.

- Policy LU-4.4** Support sustainable building practices that integrate building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction, and operation of the built environment.
- Policy LU-4.5** Promote adaptive reuse of existing buildings as an alternative to new construction.
- Policy LU-4.6** Require that land divisions and development projects incorporate designs and practices that respect natural site features and provide for groundwater recharge.
- Goal LU-5** Reduce use of energy resources citywide, with a key goal of reducing the City's carbon footprint.
- Policy LU-5.1** Require the incorporation of energy conservation features into the design of all new construction and site development, as required by State law and local regulations.
- Policy LU-5.6** Require detailed air quality and climate change analyses for all applications that have the potential to adversely affect air quality, and incorporate the analyses into applicable CEQA documents. Projects with the potential to generate significant levels of air pollutions and greenhouse gases, such as manufacturing facilities and site development operations, shall be required to incorporate mitigation into their design and operations, and to utilize the most advanced technological methods feasible.
- Goal LU-6** Minimize or eliminate land use conflicts where residences are in close proximity to rail lines, freeways, and industrial businesses.
- Policy LU-6.4** Promote the use of buildings, setbacks, walls, landscaping, and other design features to buffer and reduce conflicts between adjacent properties.
- Goal LU-7** Provide opportunities for all neighborhoods in Colton to be in a healthy and attractive physical condition.
- Goal LU-8** Create new attractive residential neighborhoods throughout Colton that provide a range of quality housing.
- Policy LU-8.1** Consider the maximum densities set forth for each of the residential land use designations as maximums that can only be achieved by those developments that exhibit the highest design quality and provide definable community benefit.



- Policy LU-8.2** Require that all the architectural design and scale of new residential developments respect and enhance the character of established neighborhoods.
- Policy LU-8.3** Encourage the provision of a range of housing types and sizes to accommodate the varied needs of all socioeconomic segments of the community.
- Policy LU-8.5** Avoid residential development in environmentally sensitive or hazardous areas unless mitigating measures are adequately implemented.
- Policy LU-8.6** Require that multi-family residential development and major subdivisions include amenities such as common open space or community facilities.
- Policy LU-8.7** Establish a density bonus program to incentivize well-designed, affordable housing developments with appropriate amenities in multiple-family zones areas.
- Goal LU-9** Maintain a diverse mix of commercial uses that benefit the community in terms of needed commercial services, tax revenue, and employment opportunities.
- Policy LU-9.3** Encourage a unified architectural character in commercial areas, and vigorously enforce commercial land use standards, including but not limited to landscaping, signage, and property maintenance to enhance the visual appearance of the City's commercial areas.
- Policy LU-9.8** Diversify the types of commercial uses available in Colton to ensure the city's fiscal well-being. Create a balanced mix of restaurants and retail stores that offer a varied selection of dining and shopping opportunities.
- Goal LU-10** Create new mixed-use, walkable districts that are great places to live and exciting destinations.
- Policy LU-10.4** Establish land use patterns and provide pedestrian amenities within the mixed-use districts that minimize the need for vehicle travel among the uses within a district.
- Goal LU-11** Achieve and maintain a strong and highly competitive industrial base that provides attractive, high-quality developments and varied employment opportunities.
- Policy LU-11.3** Increase and diversify local employment opportunities, and retain and accommodate industrial development that is compatible with City objectives for safety, environmental and visual quality, and employment and revenue generation.

**Goal LU-21** Create a residential neighborhood in the Pellissier Ranch/La Loma Hills area that consists largely of low-density or clustered residential development, with support neighborhood commercial uses, open space, and compatible uses that complement the natural landscape, the Santa Ana River, and the La Loma Hills.

**Policy LU-21.1** Allow for a diverse housing mix that is compatible to the hillsides area.

**Policy LU-21.2** Allow residential density transfer to limit residential development on hillsides and transfer residential units to flatter land areas.

**Policy LU-21.3** Provide adequate public, community, and educational facilities to meet residential needs.

**Policy LU-21.6** Base allowable densities and intensities on infrastructure capacity, landform, and other physical constraints.

**Policy LU-21.11** Allow for continued operation of industrial businesses along Center Street and the County line, and require that the new development projects provide enhanced design detail and infrastructure improvements consistent with the Circulation Element and the Capital Improvement Program.

#### **City of Colton General Plan – Housing Element (2013-2021)**

The City of Colton’s General Plan – Housing Element provides policies and objectives that would improve the city’s overall housing conditions, improve the existing affordable housing stock, identify sites to be developed, and address and potentially remove constraints to maintenance, improvement, and development of quality housing (City of Colton 2014). The following goals and policies are relevant to the Northside Specific Plan.

Program 11 of the City of Colton’s General Plan – Housing Element, states that the City of Colton would continue to implement the Zoning Code and development standards to encourage higher-density development where supported by land use policies and to allow flexibility within City of Colton standards and regulations to encourage a variety of housing types. Program 13 of the City of Colton’s General Plan – Housing Element states that the City of Colton would actively seek partnerships and/or developers that would lead to the development of housing for extremely-low-income and special needs households.

In Appendix D of the City of Colton’s General Plan – Housing Element, approximately 12.9 acres of Pellissier Ranch and the La Loma Hills Area was identified as a vacant site with potential for affordable housing development. With its land use designations, the site could yield 257 units at the assume density of 20 units/acre.

**Goal H-1** Provide opportunities for the development of quality housing for households at and above the median income – housing that does not currently exist in the City in sufficient quantities.

**Policy H-1.1** Through appropriate zoning and development standards, facilitate moderate- and above-moderate-income housing in the Hub City Centre Specific Plan Area.

- Policy H-1.2** Require high-quality construction and amenities through the establishment and enforcement of modern development standards and comprehensive residential design guidelines.
- Goal H-2** Enhance the existing viable housing stock as a source of low- and moderate-income housing for Colton residents and as an integral part of the community character.
- Policy H-2.1** Enforce adopted code requirements that set forth acceptable health and safety standards for the occupancy of existing housing.
- Policy H-2.2** Utilize Code Compliance and the City's Building Official to bring substandard units into compliance with City codes and to improve overall housing conditions in Colton.
- Policy H-2.3** Continue to facilitate access to rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of existing housing with substandard conditions.
- Policy H-2.4** Facilitate the removal of existing housing, including illegal, non-conforming, and blighted properties, that poses serious health and safety hazards to residents and adjacent structures.
- Policy H-2.5** Assist the preservation of all units at risk of converting from affordable housing to market rate.
- Goal H-3** Create opportunities for the development of new housing that responds to all economic segments of the community.
- Policy H-3.1** Allow for densities up to 30 units per acre as set forth in the Residential Overlay designation and Mixed-Use: Downtown area.
- Policy H-3.2** Use density bonuses and other incentives to facilitate the development of new higher-density housing that is affordable to lower-income households.
- Policy H-3.3** Form collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income household.
- Policy H-3.4** Address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

**Goal H-4** Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.

**Policy H-4.1** Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.

**Policy H-4.2** Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood, commercial areas, and transportation routes.

**Policy H-4.3** Encourage compatible residential development in areas where land use policies support higher densities.

**Policy H-4.4** Allow flexibility in the City’s standards and regulations to encourage a variety of housing types.

**Goal H-7** Promote and encourage sustainable development and green building practices for all new residential development and for the retrofitting of existing housing.

**Policy H-7.2** Encourage water- and energy-efficient appliances and features for new residential development encourage water- and energy-efficient retrofitting improvements for existing residential homes.

**Policy H-7.4** Provide initiatives to increase the use of solar energy and utilize passive solar design to increase energy conservation.

### ***County of Riverside***

#### **County of Riverside General Plan – Land Use Element**

As discussed earlier, the County of Riverside is projected to increase in population, housing, and employment (SCAG 2016). The County of Riverside General Plan – Land Use Element serves as a guide to planners, the general public, and decision makers as to the future pattern of development in the County of Riverside. A small portion of unincorporated County of Riverside falls within the Northside Specific Plan’s SPA. The following policies are relevant to the Northside Specific Plan.

**Policy LU 1.2** Encourage existing non-conforming uses to transition into conformance with the new land use designation and/or policy.

**Policy LU 1.3** The County will notify city planning departments about new proposed discretionary projects that are located adjacent to cities or within their sphere of influence, with sufficient advance notice to allow for City-County coordination and city comments at public hearings. The County is willing to consider entering into intergovernmental agreements with cities and other governmental entities to address matters of mutual concern relating to land use, infrastructure, the environment, and other subjects

related to development activity in both the county and the cities or other governmental entities.

- Policy LU 5.1** Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers, transportation systems, and fire/police/medical services.
- Policy LU 5.4:** Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of public facilities. This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large-scale general plan maps.
- Policy LU 7.1** Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.
- Policy LU 7.3** Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process.
- Policy LU 7.4** Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic.
- Policy LU 8.5** Stimulate cooperative arrangements with adjacent cities, counties, regions, and states where programs and projects of mutual benefit can be undertaken.
- Policy LU 11.1** Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting.
- Policy LU 28.1** Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.
- Policy LU 28.2** Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.
- Policy LU 28.4** Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.
- Policy LU 28.10** Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

### **County of Riverside General Plan – Housing Element**

The County of Riverside's General Plan – Housing Element identifies and establishes goals and policies to meet the need of existing and future residents (County of Riverside 2017). The following policies are relevant to the Northside Specific Plan.

- |                   |  |
|-------------------|--|
| <b>Policy 1.1</b> | Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate income households or special needs housing.                             |
| <b>Policy 1.7</b> | Encourage innovative housing, site plan design, and construction techniques to promote new affordable housing by the private sector.   |
| <b>Policy 2.2</b> | Enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County's capital improvement program and requiring residents and landlords to maintain their properties in good condition. |

### 3.12.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to population and housing are based on CEQA Guidelines Appendix G. According to Appendix G, a significant impact related to population and housing would occur if the project would:

1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

### 3.12.4 Impacts Analysis

***Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

**Less-than-Significant Impact.** The Northside Specific Plan would allow for a substantial amount of growth in both the near-term and buildout (Year 2040) conditions. However, such growth would be consistent with the planned growth for the region. As discussed further below, population growth impacts would be less than significant.

#### **Near-Term**

The Regional Housing Needs Assessment (RHNA) 5<sup>th</sup> Cycle allocated a housing production need number to the City of Riverside, the City of Colton, and the County of Riverside to meet their housing needs in the midst of California's housing crisis. As indicated in Table 3.12-3, 5<sup>th</sup> Cycle Regional Housing Needs Assessment Final Allocation (SCAG 2016), the City of Riverside needs a total housing production need of 8,283 housing units, the City of Colton needs a total of 1,923 housing units, and the unincorporated regions of County of Riverside needs a total of 30,303 housing units over the next 7 years.

As shown in Table 2-4, Near-term Land Use Scenarios, in Chapter 2, the near-term buildout of Scenario 1 would generate 5,383 residential units and 5.2 million square feet of employment uses. Scenario 2 would generate 4,078 residential uses and 10.4 million square feet of employment uses. In addition, the Northside Specific Plan also includes a Transition Zone Overlay that allows for the continuation of the existing base zone until the market allows for redevelopment to occur in accordance with the Northside Specific Plan land use designation (see Table 2-3). Overall, these near-term buildout conditions would allow for the flexibility for development to occur in coordination with the market and population changes. As such, the Northside Specific Plan is intended to be growth-accommodating, and would ultimately be consistent with the current cycle of the RHNA. Near-term changes in population would be consistent with the RHNA and associated planned growth, and impacts would be less than significant.

While the RHNA 6th Cycle (October 2021 through October 2029) is currently underway, it is noted that the current proposed methodology as of February 14, 2020 identifies a need for 18,419 units in the City of Riverside, 2,918 units in the City of Colton, and 40,765 units for the unincorporated County of Riverside (SCAG 2020b). As such, the housing needs within the region are expected to continue to increase. Thus, the near-term development allowed under the Northside Specific Plan would assist jurisdictions in increasing housing pursuant to the anticipated future RHNA goals as well.

### Build-out (Year 2040)

The Northside Specific Plan would directly result in a substantial amount of growth in the SPA over the long-term. Under the buildout (Year 2040) conditions, the Northside Specific Plan would allow the buildout of 11,260 to 13,112 dwelling units. Considering the existing dwelling units (approximately 5,247 existing dwelling units), the Northside Specific Plan would allow for an additional 6,013 to 7,865 dwelling units. This includes an additional 4,854 to 6,072 dwelling units in the City of Riverside, an additional 900 to 1,400 dwelling units in the City of Colton, and an additional 259 to 393 dwelling units in unincorporated County of Riverside. These numbers are reflected in Table 3.12-4, Estimated Population Increase with Northside SPA Buildout.

**Table 3.12-4. Estimated Population Increase with Northside SPA Buildout Year 2040**

Jurisdiction	Persons per DU ratio	Existing Dwelling Units	Proposed Dwelling Units (Minimum)	Proposed Dwelling Units (Maximum)	Difference (New Development) (Minimum)	Difference (New Development) (Maximum)	Estimated Population Increase (Minimum)	Estimated Population Increase (Maximum)
City of Riverside	3.40	4,941	9,795	11,013	4,854	6,072	16,504	20,645
City of Colton	3.29	6	906	1,406	900	1,400	2,961	4,606
County of Riverside	3.26	300	559	693	259	393	845	1,282
<b>Total</b>		<b>5,247</b>	<b>11,260</b>	<b>13,112</b>	<b>6,013</b>	<b>7,865</b>	<b>20,310</b>	<b>26,533</b>

Source: U.S. Census Bureau 2017a, 2017b.

As discussed in Section 3.12.1.2, Housing, the City of Riverside has a ratio of 3.40 persons per dwelling unit, the City of Colton has a ratio of 3.29 persons per dwelling unit, and the County of Riverside has a ratio of 3.26 persons per dwelling unit (U.S. Census Bureau 2017a, b). Based on these ratios, implementation of the Northside Specific Plan would have the potential to increase the population in the City of Riverside portion of the SPA by an estimated 16,504 to 20,645 people. The population in the City of Colton's portion of the SPA is projected to

increase by an estimated 2,961 to 4,606 people. The population in the County of Riverside portion of the SPA is projected to increase by an estimated 845 to 1,282 people. The total number of dwelling units within the SPA would increase by 6,013 to 7,865 dwelling units. The total estimated population increase within the SPA would be 20,310 to 26,533 persons (Table 3.12-4).

The Northside Specific Plan also includes a Residential Overlay (R-O) zone over Subarea 2 that would allow for additional residential development if the future growth warrants it. As indicated in Table 2-3, this R-O would allow for an additional 2,430 residential units within the City of Colton. This additional 2,430 potential units would allow a potential increase of 7,995 people.

In addition to direct increases in residential uses, the Northside Specific Plan would also provide employment-generating uses that could indirectly generate population. As discussed in Table 2-3, Specific Plan Allowed Land Use, implementation of the Northside Specific Plan would establish approximately 16.6 million square feet of land use designations appropriate for employment hubs (Commercial, Industrial, Public Facilities, Trujillo Adobe Heritage Village, and Business/Office Park). These employment-generating land use designations are intended to support the proposed residential uses. As such, these uses are not expected to result in an indirect increase of population within the SPA. Thus, the analysis below focuses on the Northside Specific Plan's direct generation of housing.

The Northside Specific Plan estimated increased in population at full build out is within what is forecasted in SCAG's 2016 Regional Transportation Plan (RTP) for the City of Riverside, City of Colton, and the County of Riverside. As shown in Table 3.12-1, Current and Forecasted Populations, the City of Riverside has a population of 330,063 people. The City of Riverside is forecasted to have a population of 386,600 by 2040 (SCAG 2016). This represents a forecasted growth of 53,537 people within the City of Riverside. At build out year 2040, the Northside Specific Plan is projected to increase the population within the City of Riverside by 20,645 people (Table 3.12-4, Estimated Population Increase with Northside SPA Buildout), which would be aligned with SCAG's growth forecasts for this jurisdiction. Thus, the proposed growth allowed by the Northside Specific Plan would not constitute unplanned growth within the City of Riverside, and impacts would be less than significant.

The County of Riverside has a population of 2,415,954, as of 2018 (Table 3.12-1, Current and Forecasted Populations). The County of Riverside is forecasted to have a population of 3,183,700 by 2040 (SCAG 2016). This represents a forecasted growth of 767,746 people within the County of Riverside. At full build-out, the Northside Specific Plan is anticipated to increase the population in unincorporated regions of the County of Riverside by 1,282 people and increase the population of the City of Riverside by 20,645 people (Table 3.12-4, Estimated Population Increase within Northside SPA Buildout). The projected population increase from the Northside Specific Plan would be aligned with SCAG's growth forecasts for this jurisdiction and would not induce substantial unplanned population growth to the region. Thus, the proposed growth allowed by the Northside Specific Plan would not constitute unplanned growth within the County of Riverside, and impacts would be less than significant.

The City of Colton has a population of 54,828, as of 2018 (Table 3.12-1, Current and Forecasted Populations). The City of Colton is forecasted to have a population of 69,100 by 2040 (SCAG 2016). This represents a forecasted growth of 14,272 people within the City of Colton. At full build-out, the Northside Specific Plan is projected to increase the population in the City of Colton by 4,606 people (Table 3.12-4, Estimated Population Increase within Northside SPA Buildout). With the R-O, the total potential population increase would be 12,601 people. The projected population increase from the Northside Specific Plan would be aligned with SCAG's growth forecasts for this jurisdiction and would not induce substantial unplanned population growth to the City of Colton.



Thus, the proposed growth allowed by the Northside Specific Plan would not constitute unplanned growth within the City of Colton, and impacts would be less than significant.

Additionally, the City of Colton General Plan specifically identified the northern SPA area (Subarea 1 and 2) for future development and growth. The City of Colton's General Plan – Land Use Element has a horizon year of 2030 and was adopted in 2013 (City of Colton 2013). The City of Colton's General Plan – Land Use Element projected an increase of 21,204 dwelling units with implementation of the Land Use Elements' policies. Using the 3.29 persons per dwelling unit ratio, this would result in the increase of approximately 70,000 people. It was also stated that the majority of the new development is intended to occur within the Pellissier Ranch area and the West Valley Specific Plan area (City of Colton 2013). The City of Colton's Land Use Element identifies Pellissier Ranch and La Loma Hills area as the "largest remaining developable area in Colton" (City of Colton 2013). The City of Colton also "envision[s] this area as a riverfront community consisting of low-density and medium-density housing, schools and parks, trails, community facilities, and a commercial area serving the neighborhood" (City of Colton 2013). The Northside Specific Plan would designate Pellissier Ranch with high density residential, commercial, industrial, and recreational land uses, similar to what is envisioned.

The City of Colton's housing programs from their General Plan's Housing Element indicates that they would continue to implement zoning codes and development standards to encourage higher-density development where supported by land use policies (Program 11), and that the City of Colton would actively seek partnerships and/or developers for housing development (Program 13) (City of Colton 2014). Appendix D of the aforementioned Housing Element identified an approximately 13 acre vacant site on Pellissier Ranch and La Loma Hills as a potential site for affordable housing development of approximately 257 units, assuming a density of 20 units/acre.

Overall, the Northside Specific Plan would be aligned with the dwelling units and increased population as projected in each jurisdiction. Therefore, the project would not induce unplanned substantial population growth to the area and impacts would be less than significant.

***Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

**Less-than-Significant Impact.** According to Figure 2-5, Existing General Land Uses, and Figure 2-6, Proposed Specific Plan Land Uses, the Northside Specific Plan would retain all the Medium Density Residential (MDR) areas and other residential areas within the SPA boundary, and would convert nonresidential land uses (i.e., Business/Office Parks, Light Industrial) to residential land uses. The Northside Specific Plan would not displace a substantial number of existing people or housing, and would instead increase housing as discussed above. Therefore, the Northside Specific Plan would have a less-than-significant impact.

### 3.12.5 Mitigation Measures

No mitigation measures required.

### 3.12.6 Level of Significance After Mitigation

All potential threshold impacts are less than significant. Therefore, no mitigation is required.

## 3.13 Public Services

Based on Appendix G of the State of California Environmental Quality Act (CEQA), this section describes the existing public services conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan. Public services include fire protection, police protection, schools, and libraries. Park and recreational services are addressed in Section 3.14, Recreation.

The information and analysis presented in this section are based on the findings in the Public Services Baseline Report for the City of Riverside's Northside Specific Plan prepared by Dudek and Rick Engineering Company (Appendix B). In addition, information requests were distributed to public service providers and responses are included as Appendix J.

### 3.13.1 Existing Conditions

#### 3.13.1.1 Fire and Emergency Medical Services

##### **City of Riverside Fire Department**

The City of Riverside Fire Department (RFD) is an all-hazard emergency service agency that responds to over 39,000 emergency calls annually and provides fire protection, emergency medical services (EMS), fire safety inspections, community education, and emergency preparedness planning and training for the people of Riverside (City of Riverside 2017; City of Riverside n.d.a.). The RFD provides services to approximately 330,000 people in a primary response area of over 81 square miles (Appendix J; City of Riverside 2017, n.d.a.). As of August 2019, 3,051 incidents were called into the RFD (City of Riverside RFD 2019). Incidents called into the RFD in August 2019 include 2,175 medical aids, 590 calls regarding someone who is homeless, 485 good intent calls, 77 false alarms, 44 rubbish fires, 19 vegetation fires, 9 structure fires, 9 vehicle fires, and 4 mutual aid calls (City of Riverside RFD 2019). As of December 2019, RFD employs 220 sworn uniform personnel and 22 non-sworn personnel (Munoz pers. comm. 2019).

RFD operates 14 fire stations throughout the City of Riverside (City). Fire station locations in proximity to the SPA, and station equipment are outlined in detail in Table 3.13-1, RFD – Fire Stations. Station 1, 2, 3, 4, 6, and 14 are within 10 minutes driving distance of the SPA. As of August 2019, the busiest station in the City of Riverside was Station 1 with 463 calls for service, followed by Station 2 with 361 calls, Station 5 with 357 calls, Station 4 with 317 calls, and Station 3 with 310 calls (City of Riverside RFD 2019). RFD's busiest apparatuses of August 2019 were Engine 4 with 317 usages, Engine 12 with 280, Engine 1 with 280, Squad 5 with 271, and Engine 8 with 271 (City of Riverside RFD 2019).

Stations 6 and Station 1 would serve the SPA (Munoz pers. comm. 2019). Station 6 is located within the SPA on 1077 Orange Street. Station 6 is a single engine company station staffed by Engine 6 and cross-staffed with Cal-OES Engine 836. Station 6 is staffed by four personnel including one captain, one engineer, one firefighter, and one firefighter/paramedic. This station serves the neighborhood of Northside, and portions of Hunter Industrial Park. Station 1 is a multi-company fire station that staffs Engine 1, Truck 1, Squad 1, and Battalion 1. It is located on 3401 University Avenue and is staffed by 10 personnel, including one battalion chief, two captains, two engineers, three fighter/paramedics, and two firefighters. Station 1 serves the Downtown neighborhood and portions of Northside, Wood Streets, Grand, Victoria, Eastside, and Hunter Industrial Park. Additionally, Station 1 facilitates the Small Tools and Equipment program, the EMS Supplies program, the Safety Gear program, the Foam program, and the Labeling program (City of Riverside n.d.a.).

Table 3.13-1. City of Riverside Fire Department – Fire Stations

Station	Address	Distance from SPA	Personnel	Neighborhoods served	Station Equipment
*Station 1 – Downtown and Fire Administration	3401 University Avenue	1.2 miles south	One battalion chief, two captains, two engineers, three fighter/paramedics, and two firefighters.	Downtown, portions of Northside, portions of Wood Streets, portions of Grand, portions of Victoria, portions of eastside, portions of Hunter Industrial Park	Engine 1, Truck 1, Squad 1, Battalion 1, Brush 1, ATV 1, Utility 1
Station 2 – Arlington	9449 Andrew Street	7.2 miles southwest	One battalion chief, two captains, two engineers, three firefighter/paramedics and two firefighters.	Arlington, Arlington South, portions of Arlanza, portions of La Sierra, portions of Arlington Heights, portions of Presidential Park, portions of Ramona.	Engine 2, Truck 2, Squad 2, Battalion 2, Haz Mat 2, Support 2, Utility 2
Station 3 – Magnolia Center (Midtown)	6395 Riverside Avenue	3.5 miles south	Two captains, two engineers, two firefighter/paramedics and one firefighter.	Magnolia Center, portions of Victoria, Wood Streets, portions of Grand, portions of Casa Blanca, portions of Ramona, portions of Hawarden Hills.	Engine 3, Truck 3, Rescue 3, Water Rescue 3, Utility 3, ATV 3, HART 3
Station 4 – University	3510 Cranford Avenue	1.4 miles southeast	One captain, one engineer, one firefighter, and one firefighter/paramedic.	Eastside, portions of Victoria, University, Hunter Industrial	Engine 4, Water Tender 4
Station 5 – Airport	5883 Arlington Avenue	5.4 miles southwest	One captain, one engineer, one firefighter, and two firefighter/paramedics.	Airport, portions of Ramona, portions of Grand, portions of Magnolia Center.	Engine 5, Squad 5, Engine 835, Squad 835, Breathing Support 5, Water Tender 5
*Station 6 – Northside	1077 Orange Street	Within SPA	One captain, one engineer, one firefighter, and one firefighter/paramedic.	Northside, portions of Hunter Industrial Park	Engine 6, Engine 836
Station 7 – Arlanza	10191 Cypress Avenue	5.7 miles northwest	One captain, one engineer, one firefighter, and one firefighter/paramedic.	Arlanza, portions of La Sierra Acres, portions of La Sierra Hills	Engine 7, Utility 7, Brush 7
Station 8 – La Sierra	11076 Hole Avenue	8.7 miles southwest	One captain, one firefighter, and one firefighter/paramedic.	La Sierra, portions of La Sierra Hills, portions of La Sierra Acres, portions of Arlanza.	Engine 8, Utility 8, Engine 369

Table 3.13-1. City of Riverside Fire Department – Fire Stations

Station	Address	Distance from SPA	Personnel	Neighborhoods served	Station Equipment
Station 9 – Mission Grove	6674 Alessandro Boulevard	4.6 miles south	One captain, one engineer, one firefighter, and one firefighter/paramedic.	Canyon Crest, portions of Mission Grove, portions of Sycamore Canyon, portions of Hawarden Hills, portions of Victoria, portions of Alessandro Heights.	Engine 9, Engine 839
Station 10 – Arlington Heights	2590 Jefferson Street	5.8 miles south	One captain, one engineer, one firefighter, one firefighter/paramedic.	Casa Blanca, portions of Presidential Park, portions of Arlington Heights, portions of Hawarden Hills, portions of Alessandro Heights	Engine 10
Station 11 – Orange Crest	19595 Orange Terrace Parkway	7.3 miles south	One captain, one engineer, one firefighter, one firefighter/paramedic.	Orangetrest, portions of Alessandro Heights, portions of Mission Grove, portions of Meridian JPA	Engine 11, Engine 353, Battalion 831
Station 12 – La Sierra South	10692 Indiana Avenue	8.9 miles southwest	One captain, one engineer, one firefighter, one firefighter/paramedic.	La Sierra South, portions of La Sierra, portions of Arlington South, portions of Arlington Heights	Engine 12, Brush 842, Decon 12
Station 13 – Sycamore Canyon	6490 Sycamore Canyon Boulevard	5.6 miles southeast	One captain, one engineer, one firefighter, one firefighter/paramedic.	Portions of Canyon Crest, portions of Sycamore Canyon, Sycamore Canyon Business Park and Canyon Springs, portions of Meridian JPA	Truck 13, Patrol 13, Engine 843, Utility 13
Station 14 – Canyon Crest	725 Central Avenue	3.4 miles southeast	One captain, one engineer, one firefighter, and one firefighter/paramedic.	Canyon Crest, portions of Sycamore Canyon Park, portions of University.	Engine 14, Engine 8635, Quad 14A, Quad 14B, Utility 14

**Sources:** Appendix J; City of Riverside n.d.b.

**Note:** \*Station(s) that would serve the SPA.

The City of Riverside’s current response time goal is seven minutes and 45 seconds at the 90<sup>th</sup> percentile timeframe (Munoz pers. comm. 2019). According to the City of Riverside’s Municipal Code, Chapter 16.52, provides the City with the ability to collect development fees for the construction and purchase of land for fire stations as well as the acquisition of equipment and furnishings to equip fire stations. However, to date, the City of Riverside has not adopted a resolution establishing those development fees so no fees are currently being collected.

### **Colton Fire Department**

The City of Colton’s Fire Department (CFD) provides fire suppression and EMS to approximately 55,000 residents Colton over a 16 square mile service area (City of Colton n.d.a.; Perez, pers. comm. 2019). The CFD has an automatic aid agreement with members of the Confire Joint Powers Authority (JPA). Participants of the Confire JPA include the County of San Bernardino and the cities of Rialto, Loma Linda, Redlands and Colton (Appendix J). Additionally, the CFD is signed onto the California Master Mutual Aid Agreement, which states that fire departments shall assist all participating agencies in need of help, without charge, during major emergencies (City of Colton n.d.a.).

As of December 2019, the CFD’s full-time staff levels include one Fire Chief, one Fire Marshal, three Battalion Chiefs, 12 Captains, 12 Engineers, and 12 Firefighter Paramedics (Perez, pers. comm. 2019). American Medical Response (AMR) provides ambulance services to the City of Colton. As of 2018, the CFD responded to over 7,200 calls. Approximately 70% of calls to the CFD required EMS response (City of Colton n.d.a.).

The CFD operates four fire stations. Fire Station 211 is located on 303 East E Street and serves the areas near downtown City of Colton. This station is the administrative headquarters and has the Fire Chief, one Battalion Chief, all administrative support staff, three suppression crew members, one captain, one engineer, and one firefighter paramedic. Fire Station 212 is located at 1511 North Rancho Avenue in the northwest portion of the City of Colton. One captain, one engineer, and one firefighter paramedic staff this station. Fire Station 213 is located at 1100 South La Cadena Drive in the southwest portion of the City of Colton. One captain, one engineer, and one firefighter paramedic staff this station. This station serves the La Loma Hills area and therefore would serve the SPA. Fire Station 214 is located at 1151 South Meadow Lane in the southeast portion of City of Colton. One captain, one engineer, and one firefighter paramedic staffs Fire Station 214 (City of Colton n.d.a.). Additionally, a 0.8 acre fire station site is proposed in the La Loma Hills region of the City of Colton as part of the approved Roquet Ranch Specific Plan (adopted by the City of Colton (Ordinance No. 07-047-18), on June 5, 2018). Existing fire station locations, their proximity to the SPA, and equipment used at each station are outlined in Table 3.13-2, City of Colton Fire Department – Fire Stations.

For emergency services, AMR has an established agreement to respond to 90% of calls within nine minutes. As of December 2019, CFD’s current 90th percentile average response times for calls for service for the City of Colton is seven minutes and 38 seconds. The primary station that would serve the SPA is Station 213. Station 213’s current 90th percentile average response times for calls for service is eight minutes and 26 seconds (Perez, pers. comm. 2019). Funding for CFD facilities comes from various sources, including City of Colton required development impact fees (DIF), property taxes, grants, cost recovery/fines, and service fees. Future development within the City of Colton is subject to development fees that would go towards supporting adequate CFD performance (City of Colton 2013b).

Table 3.13-2 City of Colton Fire Department – Fire Stations

Station	Address	Distance from SPA	Personnel	Station Equipment
Station 211 – (Administrative Headquarters)	303 East E Street	3.4 miles northeast	One Fire Chief, one Battalion Chief, all administrative support staff, three suppression crew members, one captain, one engineer, and one firefighter paramedic.	The facility is equipped with a ladder truck and one engine, and staffed by a Fire Chief, administrative and suppression personnel, a battalion chief, captain, engineer, and firefighter/paramedic
Station 212	1511 North Rancho Avenue	3.7 miles north	One captain, one engineer, and one firefighter paramedic.	The facility is equipped with one fire engine, and staffed by a captain, engineer, and firefighter/paramedic, and is the Arson Investigation Unit headquarters
*Station 213	1100 South La Cadena Drive	2.0 miles north	One captain, one engineer, and one firefighter paramedic.	The facility is equipped with one fire engine, and staffed by a captain, engineer, and firefighter/paramedic and is the Heavy Rescue Unit headquarters
Station 214	1151 South Meadow Lane	3.2 miles northeast	One captain, one engineer, and one firefighter paramedic.	The facility is equipped with two fire engines, and staged by a captain, engineer, and firefighter/paramedic.

**Sources:** Appendix J; City of Colton n.d.a.

**Note:** \*Station(s) that would serve the SPA.

### **Riverside County Fire Department**

In addition to the 14 fire stations provided by RFD, the Riverside County Fire Department (RCFD) provides additional services to unincorporated territory within the City of Riverside's sphere of influence (SOI). The RFD has an automatic aid agreement with the RCFD. There are no RCFD stations within the Northside Specific Plan. RCFD services are provided through the City of Moreno Valley, approximately 10 miles southeast of the SPA. The City of Moreno Valley contracts RCFD for its fire protection services.

According to the RCFD Strategic Plan, approved November 2009, approximately 175 people are employed with the RCFD. The RCFD serves approximately 1.3 million residents in an area of 7,004 square miles. The RCFD serves unincorporated areas of the County of Riverside, is contracted by 18 cities and operates 93 fire stations (RCFD 2009). The majority of these stations would not serve the SPA due to its distance. The closest RCFD stations to the SPA are in the community of Highgrove (RCFD Station 19) and Rubidoux (RCFD Station 38), which are located within five miles of the SPA.

RCFD capital projects are partially funded by DIFs (RCFD 2009). According to the 2019 County of Riverside Fee Schedule, all per acre fees are based on the gross acreage of the project site. Multiple fees would go towards the RCFD, which would fund the RCFD's ability to continue providing adequate service to its service areas (County of Riverside 2019a).

#### **3.13.1.2 Police**

### **City of Riverside Police Department**

The City of Riverside's Riverside Police Department (RPD) provides police protection services to approximately 330,000 people across an estimated 81 square miles (Munoz pers. comm. 2019). The RPD divides the City into 133 reporting districts, grouped into four neighborhood-policing centers (NPCs) (City of Riverside n.d.c.). The four NPCs are the North, East, Central, and West NPC. The SPA is located in the North NPC, which is approximately 14 square miles and is comprised of 36 reporting districts (City of Riverside n.d.c.)

RPD headquarters is located on 4102 Orange Street and is the closest station to the SPA. The headquarters location houses the Office of the Chief of Police, the Administrative division, a Records branch, the Communications bureau, and the emergency operations center (EOC). The Magnolia Neighborhood Policing Center is the base of operations for the Central and West Neighborhood Policing Centers (NPC) Field Operations, Central and Special Investigations, Traffic Division, Special Operations, Community Policing, Training, and the Records bureau. The North and East NPC Field Operations are based at the Lincoln Station on 8181 Lincoln Avenue. Additional police facilities are located throughout the City of Riverside.

RPD police officers strive to respond within 7 minutes to Priority 1 calls (life threatening). Officers will strive to respond to less-urgent Priority 2 calls within 12 minutes (non-life threatening).

### **Colton Police Department**

The City of Colton's Police Department (CPD) provides police protection to approximately 52,000 people within the Colton City limits and its Sphere of Influence (SOI), which covers approximately 18 square miles. CPD headquarters are located at the City Hall Campus on 650 North La Cadena Drive in the City of Colton, between East D Street and East E Street. There are two divisions in the CPD, the Administration division and the Operations

division. The Administration division provides services related to code compliance, animal services, professional standards, information technology support, and property and evidence (City of Colton n.d.b.). The Operations division manages the citizen volunteer program, maintains the honor guard team, and provides detective, K-9, and traffic services (City of Colton n.d.b.). As of December 2019, CPD is staffed with approximately 52 sworn officers and has 22 marked patrol vehicles.

The CPD does not have an established performance criterion for response times. The average CPD response time to an emergency call is between three to seven minutes (Heusterberg, pers. comm. 2019). Ideally, response times would be one to two minutes for an officer patrolling the project area (Appendix J).

Funding for the CPD comes from various sources, including City requires DIFs, property taxes, grants, cost recovery/fines, and service fees.

### **Riverside County Sheriff's Department**

The Riverside County Sheriff's Department (RCSD) staffs over 3,600 employees, is contracted as police service for 17 cities, services unincorporated Riverside County areas, and operates ten sheriff stations). These stations include Colorado River, Thermal, Palm Desert, Hemet, Cabazon, Southwest, Perris, Elsinore, Moreno Valley, and Jurupa Valley sheriff station areas (Riverside County Sheriff's Department n.d.a.).

The RCSD's Jurupa Valley station would serve the unincorporated Riverside County portion of the SPA. According to the RCSD's website, the RCSD Jurupa Valley station is commanded by a Captain and has a patrol and investigative function. The Jurupa Valley station provides police services for the cities Narco, Eastvale, and Jurupa Valley, and services for the unincorporated areas of Coronita, El Cerrito, Highgrove, Home Gardens, and Lake Hills (Riverside County Sheriff's Department n.d.b.).

### **3.13.1.3 Schools**

The City of Riverside is served by two public school districts; the Riverside Unified School District (RUSD) and the Alvard Unified School District (AUSD) (Appendix J). The City of Colton is served by two public school districts: Rialto Unified School District (RiUSD) and Colton Joint Unified School District (CJUSD) (Appendix J).

### **Riverside Unified School District**

According to RUSD's 2019-2020 Local Control Accountability Plan (LCAP), RUSD serves 43,900 students in an area covering 92 square miles. This area includes most of the City of Riverside, and unincorporated areas of Highgrove and Woodcrest. Out of those 43,900 students, approximately 42,000 are preschool through twelfth grade students and 1,900 are adults in the Riverside Adult School. RUSD employs approximately 4,500 employees. RUSD operates 47 school campuses, including 29 elementary schools, seven middle schools, five comprehensive high schools, three alternative schools, a STEM specialty school, a preschool, and an adult education campus.

The SPA falls within the boundaries of the following RUSD campuses: Patricia Beatty Elementary School, Fremont Elementary School, Central Middle School, University Heights Middle School, Polytechnic High School, and John W. North High School (Appendix J; RUSD 2018a). Additional information regarding these schools can be found in Table 3.13-3, Riverside Unified School district (RUSD) School Statistics. During the 2017-2018 school year, Patricia Beatty Elementary School had 654 students enrolled, Fremont Elementary School had 544 students



enrolled, Central Middle School had 617 students enrolled, University Heights Middle School had 799 students enrolled, Polytechnic High School had 2,607 students enrolled, and John W. North High School had 2,294 students enrolled (RUSD 2018b).

**Table 3.13-3. Riverside Unified School District (RUSD) School Statistics**

Name	Address	2017-2018 Total Enrollment
Patricia Beatty Elementary School	4261 Latham Street	654
Fremont Elementary School	1925 N Orange Street	544
Central Middle School	4795 Magnolia Avenue	617
University Heights Middle School	1155 Massachusetts Avenue	799
Polytechnic High School	5450 Victoria Avenue	2,607
John W. North High School	1550 Third Street	2,294

**Source:** RUSD 2018b.

According to the City of Riverside Municipal Code, Chapter 16.56, the Northside Specific Plan would be subject to a school development fee. The purpose of the school development fee is to accommodate growth and reduce overcrowding, and all future residential development has the potential to have significant environmental effects on school services. The school development fee is determined by the school district being potentially impacted (RUSD 2019). RUSD would impose developer fees on new development in portions of the SPA that falls within RUSD boundaries in order to provide school services to new students.

#### **Colton Joint Unified School District**

CJUSD serves a broad geographic area that includes the Cities of Colton, Bloomington, and Grand Terrace, as well as portions of the Cities of Fontana, Rialto, Loma Linda, and San Bernardino (CJUSD 2018a). CJUSD serves approximately 22,500 students across 27 school campuses (CJUSD 2018a). Schools within CJUSD include 18 elementary schools, four middle schools, five high schools, and one preschool. CJUSD elementary schools include Abraham Lincoln, Alice Birney, Cooley Ranch, Crestmore, Grand Terrace, Jurupa Vista, Mary B. Lewis, Michael D'Arcy, Paul J. Rogers, Reche Canyon, Ruth Grimes, Smith Tech Academy, Sycamore Hills, Terrace View, Ulysses S. Grant, Walter Zimmerman, William McKinley, and Woodrow Wilson Elementary (CJUSD n.d.a.). CJUSD middle schools include Colton, Joe Baca, Ruth O. Harris, and Terrace Hills Middle School (CJUSD n.d.a.). CJUSD high schools include Bloomington, Colton, Grand Terrace, Slover Mountain, and Washington High School (CJUSD n.d.a.). CJUSD's adult education school is Adult Education campus. CJUSD's preschool is San Salvador Preschool.

The SPA falls within the service boundaries of Crestmore Elementary School, Joe Baca Middle School, Slover Mountain High School, and Bloomington High School. Statistics on these schools are located on Table 3.13-4, Colton Joint Unified School District (CJUSD) School Statistics. Additionally, a 10.3 acre school site would be built in the La Loma Hills region of the City of Colton as part of the approved Roquet Ranch Specific Plan (adopted by the City of Colton (Ordinance No. 07-047-18), on June 5, 2018). During the 2017-2018 school year, Crestmore Elementary School enrolled 797 students, Joe Baca Middle School enrolled 867 students, Bloomington High School enrolled 2,322 students, and Slover Mountain High School enrolled 218 students.

**Table 3.13-4 Colton Joint Unified School District (CJUSD) School Statistics**

Name	Location	2017–2018 Total Enrollment
Crestmore Elementary School	18870 Jurupa Avenue, Bloomington, CA 92316	797
Joe Baca Middle School	1640 South Lilac Avenue, Bloomington, CA 92316	867
Slover Mountain High School	18829 Orange Street, Bloomington, CA 92316	218
Bloomington High School	10750 Laurel Avenue, Bloomington, CA 92316	2,322

Source: CJUSD 2019.

According to the City of Colton Municipal Code, Chapter 16.92, new developments that could potential lead to overcrowding in schools is subject to DIFs to help mitigate these potential impacts. The specific amount of fees is determined by the school district being impacted (CJUSD 2018b). Additionally, Chapter 16.95 of the City of Colton's Municipal Code establishes a school facilities fee for residential development projects throughout the City of Colton to help pay for school facilities and services.

### 3.13.1.4 Libraries

#### City of Riverside Public Libraries

The City of Riverside's Public Library (RPL) system has a collection of approximately 425,000 books and other library materials, and an annual circulation of 1.23 million items (City of Riverside n.d.d.). RPL operates eight libraries: the Main Library on 3581 Mission Inn Avenue, the Arlanza Library on 8267 Philbin Avenue, the Arlington Neighborhood Library on 9556 Magnolia Avenue, the SSgt. Salvador J. Lara Casa Blanca Library on 2985 Madison Street, La Sierra Neighborhood Library on 4600 La Sierra Avenue, Orange Terrace Neighborhood Library on 20010-B Orange Terrace Parkway, and SPC. Jesus S. Duran Eastside Library on 4033-C Chicago Avenue (City of Riverside 2007, n.d.d.). There are existing plans to move the Main Library from 3581 Mission Inn Avenue to 3911 University Avenue by 2020 (City of Riverside 2018a).

As of November 2019, there are 66 people employed by the RPL (Christmas, pers. comm. 2019). This includes seven full-time Library Administrative staff, 10 part-time staff, and 49 full-time staff (librarians, associates, techs and assistants (Christmas, pers. comm. 2019). The City of Riverside's General Plan 2025 does not define the service requirements for the RPL (City of Riverside 2007).

#### City of Colton Public Libraries

Colton Public Library's (CPL) three facilities provide library services to the City of Colton. These libraries include the Main Public Library on 656 North 9th Street, the Luque Branch Library on 294 East "O" Street, and the Carnegie Building – Advance to Literacy Center on 380 North La Cadena Drive (City of Colton n.d.c.). These facilities serve approximately 60,000 borrowers annually and house over 67,000 items in circulation (City of Colton n.d.c.). The City of Colton's General Plan does not define the service requirements for CPL. The funding for library services and facilities comes from various sources, including DIFs, property taxes, grants, cost recovery/fines, and donations.

## 3.13.2 Relevant Plans, Policies, and Ordinances

### Federal

#### ***National Fire Protection Association***

The National Fire Protection Association recommends that fire departments respond to fire calls within six minutes of receiving the request for assistance 90% of the time. These time recommendations are based on the demands created by a structural fire. It is crucial to attempt to arrive and intervene at a fire scene prior to the fire spreading beyond the room of origin. Total structural destruction typically starts within eight to ten minutes after ignition. Response time is general defined as one minute to receive and dispatch the call, one minute to prepare to respond to the fire station or field and four minutes (or less) travel time.

### State

#### ***California Government Code 66000***

According to California Government Code 66000, a qualified agency, such as a local school district, may impose fees on developers to compensate for the impact that the project will have on existing facilities or services. The State of California legislature passed SB 50 in 1998 that inserted new language into the Government Code (Sections 65995.5-65995.7), which authorized school districts to impose fees on developers of new residential construction in excess of mitigation fees authorized by Government Code 66000. School districts must meet a list of specific criteria, including the completion and annual update of School Facility Needs Analysis, in order to be legally able to impose the additional fees.

#### ***Leroy F. Green School Facilities Act***

California Government Code Section 65995 (The Leroy F. Green School Facilities Act of 1998) set base limits and additional provisions for school districts to levy DIFs and to help fund expanded facilities to house new pupils that may be generation by the development project. Sections 65996(a) and (b) state that such fees collected by school districts provide full and complete school facilities mitigation under CEQA. These fees may be adjusted by the District over time as conditions change.

#### ***The Quimby Act (Government Code Section 66477)***

The Quimby Act, enacted in 1975, creates a framework that allows cities and counties to provide parks for growing communities. The Quimby Act authorizes jurisdictions to adopt ordinances that require parkland dedication or payment of in-lieu fees as a condition of approval of residential subdivisions. The Quimby Act also specifies acceptable uses and expenditures of such funds, such as allowing developers to set aside land, donate conservation easements, or pay direct fees for park improvements.

#### ***2019 California Fire Code***

The California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard life and property against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety and assistance to firefighters and emergency responders during emergency operations. The provisions of the Fire

Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout the State of California. The Fire Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire service features such as fire apparatus access roads, means of egress fire safety during construction and demolition, and wildland-urban interface areas.

## **Local**

### ***City of Riverside***

#### **Chapter 16.32.020 of the City of Riverside Municipal Code – Uniform Fire Code**

The Northside Specific Plan would be required to comply with provisions of Chapter 16.32.020 of the City of Riverside's Municipal Code, the adopted Uniform Fire Code. The 2018 International Fire Code as amended by the California State Fire Marshal, also known as the 2019 California Fire Code, prescribes regulations consistent with nationally recognized good practice for safeguarding, to a reasonable degree, of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices and from conditions hazardous to life or property in the use or occupancy of buildings or premises.

#### **Chapter 16.56.010 of the City of Riverside's Municipal Code – School Development Fee**

The Northside Specific Plan would be required to comply with provisions of Chapter 16.56 of the City of Riverside's Municipal Code. Future residential development has the potential to have a significant environmental effect on school services. For the purpose of mitigating the impact of residential development on a school district's ability to provide the normal functioning of educational programs, a school development fee may be required pursuant to the provisions of Chapter 16.56.

#### **Measure C and Measure I**

In 2002, the City of Riverside placed a \$19 annual parcel tax (i.e., Measure C) on the ballot to secure a dedicated funding source for local libraries. The measure passed but had a 10-year term that expires in June 2012. In 2011, Measure I was placed on the ballot to extend the \$19 annual parcel tax for another 10 years. The measure also passed. Therefore, the library parcel tax will continue to be collected and used for library services in the City of Riverside through June 2022. In the past, the Riverside Public Library used Measure C and I funds (along with general funds) to serve City residents through extended hours of operation, books, electronic resources, homework and reading programs, new programming and acquisitions of new computers.

#### **City of Riverside General Plan 2025 – Public Safety Element (2018)**

The City of Riverside General Plan 2025 Public Safety Element was adopted in 2007 and amended in 2018 (City of Riverside 2018b). The following are the relevant objectives and policies included in the Public Safety Element:

**Objective PS-6** Protect property in urbanized and nonurbanized areas from fire hazards.

**Policy PS-6.1** Ensure that sufficient fire stations, personnel and equipment are provided to meet the needs of the community as it grows in size and population.

**Policy PS-6.2** Endeavor to meet/maintain a response time of five minutes for Riverside's urbanized areas.

- Policy PS-6.3** Integrate fire safety considerations in the planning process.
- Policy PS-6.7** Continue to involve the City Fire Department in the development review process.
- Policy PS-6.10** Identify noncontiguous streets and other barriers to rapid response and pursue measures to eliminate the barriers.
- Objective PS-7** Provide high-quality police services to all residents and businesses in Riverside.
- Policy PS-7.1** Deploy human and financial resources to ensure adequate and equitable distribution of police services.
- Policy PS-7.2** Support the transition of the Riverside Police Department from a centralized agency to one built around precincts as a means of providing more rapid, equitable and proactive community policing services.
- Policy PS-7.4** Coordinate with the Riverside County Sheriff in its efforts to provide law enforcement services within Sphere of Influence areas.
- Policy PS-7.5** Endeavor to provide minimum response times of seven minutes on a Priority 1 calls and twelve minutes on all Priority 2 calls.
- Policy PS-7.6** Empower police, public safety personnel and residents to develop innovative methods to reduce or prevent crime.
- Policy PS-7.7** Continue to implement and annually update the Police Department's Strategic Plan by utilizing strategic planning and informed decision-making.
- Objective PS-8** Improve community safety and reduce opportunities for criminal activity through appropriate physical design.
- Policy PS-8.1** Maximize natural surveillance in all new development through physical design features that promote visibility.
- Policy PS-8.2** Promote land use and design policies and regulations which encourage a mixture of compatible land uses to promote and increase the safety of public use areas and pedestrian travel.
- Policy PS-8.3** Involve the Police Department in the development review process of public areas relative to building and site plan vulnerabilities to criminal activities.
- Policy PS-8.4** Coordinate efforts between the Police Department and Planning Division to develop guidelines for implementation of CPTED-related issues.
- Objective PS-9** Minimize the effects from natural and urban disasters by providing adequate levels of emergency response services to all residents in Riverside.

**Objective PS-10** Improve the community’s ability to respond effectively to emergencies.

- Policy PS-10.1** Ensure that Police and Fire service facilities are strategically located to meet the needs of all areas of the City.
- Policy PS-10.2** Consider means to develop joint police and general community facilities within the City.
- Policy PS-10.3** Ensure that public safety infrastructure and staff resources keep pace with new development planned or proposed in Riverside and the Sphere of Influence.
- Policy PS-10.6** Improve communications between public safety agencies and other City departments, particularly with regard to new development or annexation areas.
- Policy PS-10.7** Encourage the development of financial programs to improve emergency response services.
- Policy PS-10.8:** Investigate and pursue additional funding mechanisms available to fund City services for hazard response and recovery.
- Policy PS-10.9** Maintain a safe and secure, technologically advanced Emergency Operations Center allowing for room to expand as the City grows.

**City of Riverside General Plan 2025 – Education Element**

The City of Riverside Education Element was adopted in 2007 (City of Riverside 2007). The following are the relevant public services objectives and policies included in the Education Element:

**Objective ED-1** Accommodate the growth of all educational facilities.

- Policy ED-1.1** Provide an adequate level of infrastructure and services to accommodate campus growth at all educational levels.
- Policy ED-1.2** Work with the school districts to locate school sites where infrastructure already exists to minimize costs to the various districts in new school construction.
- Policy ED-1.3** Include school district staff in the review of annexation proposals to guide campus site selection and desirable design elements.
- Policy ED-1.4** Streamline the permitting process for educational facilities as practicable.
- Policy ED-1.5** Support the creation of professional schools at UCR which could include future schools of law and medicine.
- Policy ED-1.7** Develop and support programs that promote housing for educators.

**Policy ED-1.8** Support establishment of arts based education facilities.

**Objective ED-2** Capitalize upon the opportunities offered by the educational community.

**Policy ED-2.1** Collaborate on strong joint-use arrangements, using as a key resource the Major's Joint Use Committee to create partnerships with the City, Riverside Unified School District and Alvord Unified School District and to develop methods to remove barriers to joint use, especially in new neighborhoods.

**Policy ED-2.2** Cooperate with Riverside Unified School District and Alvord Unified School District in efforts to plan magnet school programs in conjunction with other initiatives, such as the creation of an arts school with an art museum.

**Policy ED-2.4** Mobilize municipal resources to promote education, cultural and employment opportunities.

**Policy ED-2.6** Provide partnerships and collaborations between the school districts and public and private agencies that foster vocational education opportunities and career counseling programs that improve the basic work skills of students.

**Objective ED-3** Plan proactively for all education needs.

**Objective ED-5** Ensure that the library system remains a premier information and independent learning resource for the Riverside residents and a complement to formal education.

**Policy ED-5.1** Provide ample and convenient library facilities.

**Policy ED-5.2** Outreach to the community to assess, select, organize and maintain collections of materials and information sources of value desired by the community.

**Policy ED-5.3** Partner with the school districts, universities, colleges and community and child care centers to operate joint-use learning and information resource centers.

**Policy ED-5.4** Encourage joint exhibits and functions between the Central Branch of the Riverside Public Library, Riverside Municipal Museum and the Museum of the Mission Inn Foundation.

### **City of Riverside General Plan 2025 - Housing Element (2018)**

The City of Riverside Housing Element was amended in 2018 based on the 5<sup>th</sup> cycle Regional Housing Needs Assessment (City of Riverside 2018c). The following are the objectives and policies included in the Housing Element that are relevant to Public Services:

**Objective H-1** To provide livable neighborhoods evidenced by well-maintained housing, ample public services, and open space that provide a high quality living environment and instill community pride.

**Policy H-1.5** Public Facilities and Infrastructure. Provide quality community facilities, physical infrastructure, traffic management, public safety, and other public services to promote and improve the livability, safety, and vitality or residential neighborhoods.

### **Riverside Unified School District**

#### **Riverside Unified School District Developer Fees**

Property owners and developers pay developer fees to school districts to mitigate the impact created by new development within a school district's boundaries on the school district's facilities (RUSD 2019). The Level I RUSD Developer Fees was approved in June 5, 2018, and expired in two years. The Level II Fees were approved in May 7, 2019, and expires in one year. Level I and Level II fees are primarily applied to industrial and commercial buildings, and additions above 500 square feet. Level II fees are for all new residential developments. The RUSD are not authorized to collect Level III fees.

### **City of Colton**

#### **City of Colton's Municipal Code Chapter 12.32, Developer Impact Fees**

The City of Colton collects DIFs for proposed projects to offset incremental increases in service demand on civic center, fire, library, park police, and transportation facilities. The City of Colton has adopted a local ordinance implementing the provisions of the Quimby Act. The ordinance requires dedication of land, payment of fees in-lieu of parkland dedication, or a combination thereof at a rate of three acres of parkland per 1,000 residents for proposed residential subdivisions. The City also collects parkland fees as part of its Development Impact Fee program to fund the acquisition and/or improvement of parkland. These parkland impact fees are applicable to both residential and non-residential land uses.

### **City of Colton Capital Improvement Plan**

The City's Public Works Department maintains a five-year Capital Improvement Plan, or CIP, that identifies public works projects planned and funded on a rolling five-year basis, the most recent of which is a draft for the years 2014-2015. The CIP includes anything from resurfacing of streets to major projects like remodeling public facilities and buildings, retrofitting/replacing bridges to meet seismic and safety standards, bike paths and trails, traffic signals, road widening and realignment.



**City of Colton General Plan – Safety Element (2018)**

The City of Colton General Plan Safety Element was adopted in 2018 (City of Colton 2018). This element is focused on safety risks, with some policies overlapping with public services considering their related implementation through police and fire services. These policies relevant to public services are as follows:

- Policy S-3.6** Integrate key metrics and recommendations from the Colton and Loma Linda Fire Departments Strategic Plan to ensure adequate service is provided to residents and businesses.
- Policy S-3.7** Locate new critical facilities outside of wildfire hazard severity zones, unless no alternative location is available or feasible.
- Policy S-3.8** Require all new development and major redevelopment/reconstruction within the WUI (high and very high wildfire hazard severity zones) to prepare a Fire Protection Plan.
- Policy S-3.9** Consider the relationship between existing and future development on the current and future demands for Fire and Emergency Services facilities and personnel.

**City of Colton General Plan Land Use Element (2013)**

The City of Colton General Plan Land Use Element was adopted in 2013, and identifies land use goals and policies (City of Colton 2013b). Considering the additional development of land uses generate a need for public services, this element includes several goals and policies related to public services. These goals and policies relevant to public services are:

- Goal-LU-3** Ensure a strong and diversified economic base to provide for fiscal stability and sustainability.
- Policy LU-3.4** Pursue a variety of funding approaches, including grants, impact fees, assessments, and transportation funds, to support public services, municipal programs, and capital investments that support City businesses.
- Goal LU-14** Ensure adequate land area is available to support desired levels of City-provided public facility services.
- Policy LU-14.1** Review City public facilities physical plants and sites on a regular basis to determine whether adjustments are needed consistent with the Land Use Plan adopted City policies and ordinances.
- Goal LU-21** Create a residential neighborhood in the Pellissier Ranch/La Loma Hills area that consists largely of low-density or clustered residential development, with support neighborhood commercial uses, open space, and compatible uses that complement the natural landscape, the Santa Ana River, and the La Loma Hills.

**Policy LU-21.3** Provide adequate public, community, and educational facilities to meet residential needs.

**Policy LU-21.9** Require that new development assumes the full fair-share cost of public improvements which are necessitated by that development.

**Colton Joint Unified School District**

**CJUSD Developer Fees**

Property owners and developers pay developer fees to school districts to mitigate the impact created by new development within a school district's boundaries on the school district's facilities. Fees are adjusted by the CJUSD and are dependent on the type of construction and how large the construction would be (CJUSD 2018b). Level I fees would collect fees for new residential construction, residential addition construction, and commercial, industrial, and senior housing construction (CJUSD 2018b).

**County of Riverside**

**County of Riverside Municipal Code, Title 4 – Revenue and Finance, Chapter 4.60 – Development Impact Fee, Section 4.60.070 – Development Impact Fee**

The County of Riverside adopted this code to assist in providing revenue to acquire or construct the facilities needed to serve a new development. DIFs shall be paid for each residential unit, development project, or a portion thereof to be constructed. There are 7 categories of fees: single family residential, multi-family residential, commercial, office, industrial, surface mining, and wineries. The amount of DIFs will vary depending on the location of the property.

**Riverside County Fire Department Strategic Plan (2009 – 2029)**

The Riverside County Fire Department's Strategic Plan (RCFD 2009) was adopted in November 2009. The RCFD Strategic Plan details the RCFD's goals and priorities to guide the RCFD up until 2029. The department's six goals are:

- Goal 1:** The RCFD seeks fiscal sustainability to ensure uninterrupted services.
- Goal 2:** The RCFD seeks to have well-trained and certified individuals to enable the department to carry out its mission and all responsibilities.
- Goal 3:** The RCFD seeks efficient and effective performance in its operations, measures its performance, and continuously improves its work methods.
- Goal 4:** The RCFD is committed to maintaining a strong relationship with its cooperative partners and providing cost effective services while maintaining the highest level of customer service.
- Goal 5:** The RCFD seeks to ensure that effective and efficient support services are in place to support the mission of the department.
- Goal 6:** The RCFD seeks to have well maintained facilities, equipment, technology and apparatus that enable personnel to perform their jobs safely and efficiently.

**County of Riverside Development Impact Fee (Study Update) Draft Final Report (2013)**

The County of Riverside's Development Impact Fee (Study Update) Draft Final Report was adopted in December 2013 and updates the County of Riverside's existing DIF programs and fees. This report states that fees calculated are intended to cover the cost of new facilities needed to accommodate projected new development in the unincorporated areas of the County of Riverside. These DIFs apply to criminal justice public facilities, library construction, fire protection, traffic improvement facilities, traffic signals, regional parks, regional trails, flood control, library books, and regional multi-service centers. What the fees would fund are described below:

- Criminal Justice Facility fees are related to demands that residents and businesses place on Countywide provided services, including jails, Sheriff administration of jail facilities, juvenile hall and other countywide facilities including public safety radio towers.
- The Library Construction fee is meant to generate revenue to fund the construction of new libraries needed to serve the development.
- The Library Books/Media fee would generate revenue to fund the library books and other materials (volumes) needed to serve new unincorporated area development in the County of Riverside.
- The Fire Protection Facilities fee would fund fire protection facilities needed to serve new development in the RCFD service area.
- The Traffic Improvement Facilities fee would fund improvements to the local transportation system needed to serve new development.
- The Traffic Signals fee would generate revenue to fund additional County traffic signals and related facilities needed to serve new development.
- The Regional Parks fee would generate revenue to fund the share of planned improvements to the regional county parks that would serve new development in unincorporated areas.
- The Regional Trails fee would generate revenue to fund the share of planned improvements to these region-serving trails attributed to new development in unincorporated areas. This fee provides a revenue source to help fund facilities that would benefit development in unincorporated areas.
- The Flood Control fee would generate revenue to fund flood control facilities in the Upper San Jacinto Valley and Mead Valley/Good Hope Area Plans. This fee would enable the County of Riverside to construct flood control facilities needed to serve new development.
- The Regional Multi-Service Centers fee would generate revenue to fund the regional multi-service center facilities needed to serve new development. These regional multi-service centers provide a variety of services including family care centers, health care clinics, mental health services and public social services.

**County of Riverside General Plan – Land Use Element (2019)**

The County of Riverside General Plan Land Use Element was adopted in 2019 (County of Riverside 2019b). This land use element includes the following policies related to the provision of public services:

- LU 5.1**            Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, education and day care centers transportation systems, and fire/police/medical services.

- LU 5.2** Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service.
- LU 5.4** Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of public facilities. This policy will ensure that the public facilities designation governs over that otherwise may be inferred by the large-scale general plan maps.
- LU 10.1** Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.

**County of Riverside General Plan – Safety Element (2019)**

The County of Riverside General Plan Safety Element was adopted in 2019 (County of Riverside 2019c). This Safety Element includes the following policies related to the provision of public services:

- S-5.6** Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.
- S-5.9** Reduce fire threat and strengthen fire-fighting capability so that the County could successfully respond to multiple fires.
- S-5.12** Conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sector.
- S-5.14** Periodically review inter-jurisdictional fire response agreements, and improve firefighting resources as recommended in the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan to keep pace with development, including construction of additional high-rises, mid-rise business parks, increasing numbers of facilities housing immobile populations, and the risk posed by multiple ignitions, to ensure that
- Fire reporting and response times do not exceed the goals listed in the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan identified for each of the development densities described.
  - Fire flow requirements (water for fire protection) are consistent with Riverside County Ordinance 787.
  - The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development desired.

- S-5.18** Ensure that the Fire Department has appropriate municipal staffing and fire protection planning staff that meet the needs of development pressure and adequately respond to long range fire safety planning

### 3.13.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to public services are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to public services would occur if the project would:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
  - a. Fire protection
  - b. Police protection
  - c. Schools
  - d. Parks
  - e. Other public facilities

### 3.13.4 Impacts Analysis

*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

#### Fire protection?

**Less-than-Significant Impact.** Implementation of the Northside Specific Plan would result in an increased building density, as specified in Chapter 2, Project Description. Due to the increase in buildings and population in the SPA, demand for fire services from the RFD and the CFD would increase compared to existing conditions.

As discussed in Section 3.13.1.1, Fire and Emergency Medical Services, the RFD and the CFD have 18 stations combined, with 14 stations operated by the RFD and four stations operated by the CFD (see Table 3.13-5, Riverside and Colton Fire Department Response Times). Both fire departments are entered in a mutual aid agreement, therefore responses to emergencies would be provided by the closest resources, regardless of jurisdiction. The closest station to the SPA is RFD's Fire Station 6 on 1077 Orange Street located within the SPA. The nearest emergency medical facility is Riverside Community Health on 4445 Magnolia Avenue, approximately two miles southwest of the SPA.

The RFD's and CFD's response time goals and actual response times are listed in Table 3.13-5, Riverside and Colton Fire Department Response Times. Correspondence with Lisa Munoz, RFD's Deputy Fire Marshal, in December 2019 indicated that there is no average response time for on-site response to calls for service. CFD's average response time is seven minutes and 38 seconds, which is beyond the performance standard defined by the CFD.

Table 3.13-5 Riverside and Colton Fire Department Response Times

Fire Department Name	Number of Stations	Response Time Goal	Average Response Time
Riverside Fire Department (RFD)	14	7 minutes and 45 seconds*	—
Colton Fire Department (CFD)	4	6 minutes and 30 seconds*	7 minutes and 38 seconds

Sources: Perez, pers. comm. 2019; Munoz, pers. comm. 2019.

Note: \*90% of the time.

According to December 2019 correspondence with Henry Perez, CFD's Battalion Chief, discussion of possible relocations and station improvements has been ongoing within the CFD to continue to provide adequate service. The Northside SPA's buildout would potentially increase demand on the CFD, however the CFD's ability to meet its service goals is an existing condition not caused by the implementation of the Northside SPA. The RFD's ability to meet its service goals is not anticipated to be adversely impacted with the implementation of the Northside SPA (Munoz, pers. comm. 2019). As stated previously, the RFD and CFD are entered in a mutual aid agreement that stipulates that the closest station would respond to emergencies regardless of jurisdiction. RFD's Fire Station 6 is within the SPA, and there are two more RFD stations, Stations 3 and 4, within a five-mile radius of the SPA. Additionally, RCFD operated stations in the community of Highgrove (RCFD Station 19) and Rubidoux (RCFD Station 38) are located within five miles of the SPA. Although CFD's Fire Station 213, the Northside SPA's primary response station in the City of Colton, have stated potential difficulties providing adequate service to the Northside SPA, the services provided by the RFD and RCFD stations would be able to adequately provide services to the project area.

Each jurisdiction within the SPA has policies related to providing adequate fire services to the area. With the implementation of the Northside Specific Plan, each jurisdiction would plan for fire services assuming the buildout of the proposed Northside Specific Plan uses in accordance with their policies.

The City of Riverside policies include Policy PS-6.1 to provide adequate fire service as the city grows. The City of Riverside Policies and Municipal Codes also require all future development to be completed in accordance with fire safety regulations, as detailed in EIR Section 3.18, Wildfire, and iterated in **CM-WDF-1a**, **CM-WDF-2a**, **CM-WDF-3a**, and **CM-WDF-4**. Compliance with these measures assist with reducing fire risks and associated fire service needs. To provide for future fire facilities as needed, the City of Riverside has adopted Municipal Code Chapter 16.52, Development Fees for Fire Stations. The City of Riverside, however, does not currently assess development impact fees for fire protection services, but this municipal code allows the City of Riverside Council to establish a fire station development fee by resolution. As indicated above, no additional fire facility is assessed to be needed at this time in the City of Riverside to serve the project.

The City of Colton includes General Plan Land Use Element Policy LU-14.1 that requires updates to facility planning based on needs consistent with the Land Use Plan adopted and requires that future development provides for their fair-share of costs for public improvements that are necessitated by that development. As such, in accordance with City of Colton's Municipal Code Section 12.32, any future development within the City of Colton would be required to pay applicable DIFS towards future fire station service needs (**CM-SRV-1**). The City of Colton Policies and Municipal Codes also require all future development to be completed in accordance with fire safety regulations, as detailed in EIR Section 3.18, Wildfire, and iterated in **CM-WDF-1b**, **CM-WDF-2b**, **CM-WDF-3b**, and **CM-WDF-4**. Compliance with these measures assist with reducing fire risks and associated fire service needs. As indicated above, the City of Colton is not currently meeting its fire service goals and has indicated they have an existing need for additional fire services. The CFD has stated they are considering relocating Station 213 closer to

the SPA to service additional development within the SPA (Appendix J), but it is currently speculative to assess associated physical environmental impacts of the facility relocation and the need is independent of the Northside Specific Plan. While the Northside Specific Plan buildout would allow for future development within the City of Colton that would further increase demand for fire services, the City of Colton would require future development contribute their fair-share towards fire services via their DIF fee program and would utilize those funds in accordance with the City of Colton General Plan policies to implement fire service improvements. As discussed above, fire service to the City of Colton area within the Northside Specific Plan is currently expected be serviced via the RFD and CFD mutual aid agreement that stipulates that the closest station would respond to emergencies regardless of jurisdiction. The RFD has indicated that they could provide fire service to the SPA adequately.

Similar to the cities, the County of Riverside General Plan Safety Element Policies S-5.12, S-5.14 and S-5.18 indicates that the County of Riverside is to evaluate fire facilities and services periodically to keep pace with development and expected future development. The Riverside County Fire Department's Strategic Plan (RCFD 2009) also guides the development of fire station facilities. Any future development within the County of Riverside would be required to pay applicable DIFS towards those identified future fire station service needs (**CM-SRV-1**). In addition, future development within the County of Riverside would also be required to comply with fire safety regulations, as detailed in EIR Section 3.18, Wildfire, and iterated in **CM-WDF-1c**, **CM-WDF-2c**, **CM-WDF-3c**, and **CM-WDF-4**. The nearest RCFD stations are located approximately 5 miles away. While those stations would respond to calls for service from the SPA potentially, it is expected that other closer stations would provide the primary response to the SPA via the mutual aid agreements. The RFD has indicated that they could provide fire service to the SPA adequately.

Overall, all development within the SPA would comply with all applicable fire regulations and codes (**CM-WDF-1a** to **CM-WDF-4**) and would pay all required fire facility DIFs (see Section 3.13.2; **CM-SRV-1** and **CM-SRV-2**). Payment of these fees would go towards fire service departments to add funds that would assist in their ability to provide adequate services to the project buildout. Implementation of the Northside Specific Plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection. The services provided by the RFD and the RCFD would be able to adequately serve the Northside SPA. As such, the Northside Specific Plan would have a **less than significant** impact related to fire service.

It is noted that there are no high fire severity zones within the SPA. However, there is a Very High Fire Severity Zone (VHFSZ) bordering immediately north of Subarea 2. This is further discussed in Section 3.18, Wildfire. Refer to Section 3.18 for additional information regarding wildfire and associated emergency response plans.

#### Police protection?

**Less-than-Significant Impact.** As discussed above, the Northside Specific Plan would increase residential, commercial, and industrial building density (see also Section 3.12, Population and Housing). An increase in population and people within the SPA would coincide with the increased number of dwelling units and employment-generating uses. The Northside Specific Plan would increase demand for police protection services from the RPD, CPD, and RCSD with the introduction of increased population and people within the SPA. The Northside SPA proposes on the east side of the Northside Village Center (Chapter 2, Project Description) for the potential construction of a new police facility, which would alleviate increased demand for police services in the SPA. As it is a part of the Northside Specific Plan, the environmental impacts of this police facility is already addressed in this Program EIR as a potential site for a new Police Department Headquarters.

While there are no DIFs that would fund the RPD services, the Northside Specific Plan would comply with the City of Riverside's General Plan 2025 – Public Safety Element Objective PS-7, which states that the project should provide “police services to all residents and businesses in Riverside”, and Policy PS-7.1, which states that the City of Riverside should “deploy human and financial resources to ensure adequate and equitable distribution of police services.” The proposed police facility within the Northside Village Center would be aligned with these policies because it would help to provide police services to the SPA. Further, if the Northside Specific Plan is adopted, then the City of Riverside annual police service planning would consider the expected changes in City buildout with the Northside Specific Plan implementation and changes needed to meet response time goals in accordance with the City of Riverside General Plan 2025 - Public Safety Element Policy PS-7.5 and PS-7.7. The City of Riverside General Plan 2025 - Public Safety Element Policy PS-7.4 also indicates the City of Riverside would coordinate with the County of Riverside to provide police service within the Sphere of Influence areas that are within the SPA.

The CPD has indicated their current police station is inadequate to service the City of Colton, however, no new or expanded facilities are currently proposed (Appendix J). As indicated above, the Northside Specific Plan allows for additional buildout of residential uses, in addition to the currently allowed Light Industrial uses within the City of Colton, which may increase the demand for police service. The City of Colton includes one main police station and does not include neighborhood substations. Due to the nature of police services in the City of Colton, many of the services provided consist of mobile services provided via police staff within patrol vehicles. As such, the additional need for police services generated by the Northside Specific Plan is anticipated to result in a need for additional personnel, vehicles and equipment (Appendix J). The Northside Specific Plan would not result in the direct need for a new or expanded police station in the City of Colton and, as discussed above, the Northside Specific Plan includes a new police station within the southern portion of the SPA. The additional City of Colton police resources required to serve the SPA would be provided via DIF fees to be collected from future SPA development within the City of Colton (**CM-SRV-1**). Payment of such fees would be consistent with the City of Colton General Plan Land Use Policies (LU-3.4, Goal LU-14, Policy LU-14.1, Goal LU-21.3 and Policy LU-21.9) that require public facilities be provided to service development and that development is to provide fair-share contributions towards those public facilities.

The Northside Specific Plan would allow for additional intensification of land uses within the County of Riverside area along La Cadena Drive and would accordingly increase demand for sheriff services. Expected increases in services may result in the need for additional mobile patrol units within the SPA, but no additional sheriff stations or expanded police stations within the County of Riverside are expected to be warranted as a result of the Northside Specific Plan buildout. As with the City of Colton, the County of Riverside requires payment of DIFs towards sheriff services (**CM-SRV-2**) to offset the additional demand generated by future development. Payment of such fees would be consistent with the County of Riverside General Plan Land Use Element Policies (LU-5.1, LU-5.2, and LU-10.1) that require public facilities be provided to service new and future development, and that development is to provide fair-share contributions towards those public facilities.

In conclusion, the increase in population would cause an increased demand on police services on the RPD, CPD, and RCSD. However, the Northside Specific Plan would not cause the RPD, CPD, or RCSD to create new, relocated, or expanded stations beyond those addressed herein that would adversely impact the environment. Although demand on services would increase, the payment of applicable City of Colton and County of Riverside DIFs (**CM-SRV-1** and **CM-SRV-2**) in addition to the proposed police station to be built in the Northside Village Center would allow the police departments to sufficiently serve the SPA. Therefore, impacts to police service would be **less than significant**.



## Schools?

**Less-than-Significant Impact.** The Northside Specific Plan would increase the number of dwelling units and population in the SPA, therefore generating a sizeable number of students (see Section 3.12, Population and Housing). Residents of the Northside Specific Plan site within the City of Riverside jurisdiction would send students to RUSD’s Patricia Beatty Elementary School, Fremont Elementary School, Central Middle School, University Heights Middle School, Polytechnic High School, and John W. North High School. Residents in the SPA within the City of Colton would send students to CJUSD’s Crestmore Elementary School, Joe Baca Middle School, Slover Mountain High School, and Bloomington High School. Due to the increase in population resulting from Northside Specific Plan, RUSD and CJUSD cannot ensure that all students would be accommodated within the existing schools. The additional population generated by the Northside Specific Plan could potentially overcrowd schools and result in the need for additional schools. As detailed in Section 3.13.2, schools are funded through the payment of DIFs pursuant to SB 50/Government Code Section 65995 (**CM-SRV-3**). These fees are required to be paid by future development prior to issuance of building permits. According to SB 50, payment of DIFs constitutes adequate “mitigation”<sup>1</sup> related to impacts to school facilities.

As of October 2019, RUSD collects Level I fees for residential additions and commercial/industrial construction based on the square footage of new developments. Similarly, RUSD collects Level II fees for new residential construction based on the square footage of new developments (RUSD 2019). The CJUSD collects Level I fees for new residential construction, residential addition construction, and commercial/industrial/senior housing based on the square footage of new developments (CJUSD 2018b). Fees paid by the developer would be used to offset the impact of the number of new students generated by the development of the Northside Specific Plan.

In recognition of the impact on school facilities created by new development, the school district and the development have the option of entering into various alternative mitigation agreements to ensure the timely construction of school facilities to house students from new residential development. The primary financing mechanism authorized in these mitigation agreements is the formation of a community facilities district, pursuant to the Mello-Roos Community District Act of 1982.

In lieu of an alternative mitigation agreement, the future development would be required to pay state-mandated school facilities fees to RUSD and CJUSD (Level I and/or Level II) to contribute to a fair-share amount to help maintain adequate school facilities and levels of service. Regulatory compliance ensures that there would be sufficient facilities to serve the Northside Specific Plan’s additional students. Ultimately, the provision of schools is the responsibility of the school district. SB 50 provides that the statutory fees found in the Government and Education Codes are the exclusive means of considering and mitigating for school impacts. Imposition of the statutory fees constitutes full and complete mitigation (Government Code Section 65995[b]).

The future development would either pay the state-mandated school fees or enter into a School Mitigation Agreement(s) to ensure that schools are built as population increases during the phased development. Development of a new school would be undertaken by the school district and an environmental document would be prepared at such time. Pursuant to Education Code Section 17620(a)(1), the governing board can authorize the levy of a fee, charge, dedication, or other requirements against any construction within District boundaries, and with the District’s collection of Statutory and Alternative fees developers could fully mitigation their impact. Therefore, impacts related to school facilities would be less than significant.

<sup>1</sup> It is noted that the term “mitigation” in this sentence is in reference to language within SB 50 and is not in reference to CEQA mitigation.

### Parks?

**Less than Significant Impact.** Impacts associated with parks and open space are discussed in Section 3.14, Recreation. As discussed in that section, the future development allowed by the Northside Specific Plan would result in the demand for additional parks. Accordingly, the jurisdictions require each future development to address potential park, open space and recreation needs. Dedication of parkland or payment of in-lieu fees is regulated pursuant to Chapters 16.44, 16.60, and 16.76 in the City of Riverside’s Municipal Code, Chapter 16.58 of the City of Colton’s Municipal Code, and the County of Riverside Municipal Code Section 4.60.070 (**CM-REC-1a**, **CM-REC-1b**, **CM-REC-2**, and **CM-REC-3**). As discussed in Section 3.14, impacts to parks would be less than significant. Refer to Section 3.14 for additional details.

### Other public facilities?

**Less-than-Significant Impact.** Implementation of the Northside Specific Plan would result in an increased dwelling units and an increased population within the SPA (see Section 3.12, Population and Housing). As a result, the SPA’s demand for library services in the City of Riverside, the City of Colton, and County of Riverside would become greater, as compared to existing conditions. The City of Colton and the County of Riverside would be subject to required DIFs in order to support the expansion of library services with the Northside Specific Plan (**CM-SRV-1** and **CM-SRV-2**).

While there are no DIFs that would fund the RPL system, the project would comply with the City of Riverside’s General Plan 2025 – Education Element Objective ED-5, which states that the project should help to ensure that the library system remains a premier information and independent learning resource for the Riverside residents and a complement to formal education, and Policy ED-5.1, which states that the City should help to provide ample and convenient library facilities. The City of Riverside is currently planning an additional library (SPC Jesus S. Duran Eastside Library) at 4060 University Ave at Bobby Bonds Park to serve the anticipated future needs of the City consistent with these policies. However, the Northside Specific Plan is not anticipated to affect the City of Riverside’s ability to provide adequate libraries and would not result in the need for a new or expanded library (Appendix J).

As no new or expanded public library facilities would be required and the appropriate policies would be followed and DIFs would be paid, public library facility impacts would be **less than significant**.

## 3.13.5 Mitigation Measures

As previously stated, all potential impacts to public services as a result of the Northside Specific Plan would be less than significant, and no mitigation would be required.

## 3.13.6 Level of Significance After Mitigation

Impacts associated with the construction of new or expansion of existing public facilities would be **less than significant**.

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## 3.14 Recreation

This section describes the existing recreation conditions of the Northside Specific Plan and Specific Plan Area (SPA), identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan.

### 3.14.1 Existing Conditions

#### 3.14.1.1 City of Riverside

The City of Riverside (City) has 68 parks and additional open space areas totaling approximately 2,940.61 acres of city-owned parkland (City of Riverside 2020). The acreage for each park type is shown in detail in Table 3.14-1, Acreage for Existing Parks and Recreation Facilities in the City of Riverside, and locations of parks that would serve the SPA are shown on Figure 3.14-1, Existing Recreational Facilities. According to the City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan, adopted in February 4, 2020, the City of Riverside plans to create seven new park sites in underserved areas of the City of Riverside and to revitalize existing parks. The underserved areas identified in the Comprehensive Park, Recreation, and Community Services Master Plan are not located within the SPA's boundaries (City of Riverside 2020).

**Table 3.14-1. Acreage for Existing Parks and Recreation Facilities in the City of Riverside**

Park Category	City of Riverside Acreage	City of Riverside Park Acreage within Project Boundaries
<b>Developed Parks</b>		
Pocket Parks	3.5	—
Neighborhood Parks	225.57	—
Community Parks	370.18	42.3
Regional Parks	279.45	—
Joint-Use Facilities	—	—
Special Use Facilities	97.54	56.0
<b>Natural Parks</b>		
Regional Reserve	1,615.33	—
<b>Miscellaneous Facilities</b>		
Undeveloped city-owned property	349.05	—
<b>Total City-Owned Acres</b>	<b>2,940.61</b>	<b>98.3</b>
<b>Total City-Owned Acres excluding Undeveloped City-Owned Property</b>	<b>2,595.07</b>	<b>98.3</b>

Source: City of Riverside 2020.

The City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan defines parks as "intended as public green space where city dwellers can escape from the rush of urban life." The City of Riverside categorizes its parks into three categories: Developed Parks, Natural Parks, and Miscellaneous Facilities (City of Riverside 2020). Each category is further broken down into sub-categories. These are described below.

## **Developed Parks**

### ***Pocket Parks***

A pocket park is generally very small in size and serves only the immediate neighborhood. Pocket parks are frequently created on a single, vacant building lot or on small, irregular pieces of land and are generally less than 0.5 acre in size. These areas provide a landscaped respite from neighborhoods and often offer places to sit. The parks may contain limited assets such as a bench, a picnic table, and or a drinking fountain. The SPA would not be served by any pocket parks.

### ***Neighborhood Park***

A neighborhood park typically serves the surrounding neighborhoods within 0.5-mile radius (10- to 15-minute walk) without significant architectural barriers for multiple uses. Park development may include play areas, small fields, benches, picnic tables, and improved paths, but generally do not include restrooms. Hunter Hobby Park is located approximately 0.5 mile southeast of the SPA boundary, across the Interstate (I-) 215 freeway.

### ***Community Park***

Community parks meet the recreational needs of several neighborhoods and may also preserve unique landscapes and open spaces. These parks serve multiple uses, provide recreational facilities, and accommodate group activities not provided in neighborhood parks. Community park sites should be accessible by arterial and/or collector streets. Geographic range of users is up to 3 miles or city-wide if the park contains a recreation complex. Reid Park is located within the SPA, and contains multiple recreation facilities, including an indoor recreation center, baseball fields, basketball courts, a swimming pool and picnic areas. Reid Park accommodates numerous traditional sports leagues and youth programs, as well as regionally unique ones, such the Riverside Rugby Club, a SCRFU Division 3 organization. Ryan Bonaminio Park is located approximately 2.5 miles southwest of the SPA. Bobby Bonds Park is located approximately 2 miles southeast of the SPA, across State Route (SR-) 91.

### ***Regional Parks***

Regional parks are defined as at least 30 acres in size, including both land and water area. The area must have established regional recreational facilities or the potential to provide the opportunities for regional facilities such as swimming, fishing, camping, and boating. The area must lend itself to development for a variety of uses that meet recreational needs and it must be able to withstand intensive public use. Regional parks may also contain outstanding natural features including significant flora and fauna. Fairmount Regional Park is the only regional park in the City of Riverside. Fairmount Regional Park is less than 1 mile west of the SPA, and as a result would serve the residents of the Northside Specific Plan.

### ***Joint-Use Facilities***

Joint-use facilities are often school district sites that supplement community parks during non-school hours, serving a broader recreational needs. These parks contain various assets, often for active recreation, and are programmed accordingly. Restroom facilities and parking are generally provided for users. Geographic range of users is citywide. The three Joint Use Facilities are the Aquatics Complex at Riverside Community College (RCC), Ramona High School Stadium, and Riverside Sports complex at University of California – Riverside (UCR). RCC is located approximately 3 miles southwest of the SPA, across SR-60. The Riverside Sports Complex at UCR is located approximately 3.5 miles southeast of the SPA, across I-215. The Ramona High School Stadium is located approximately 8 miles southwest of the SPA, across SR-60.

***Special Use Facility***

This category refers to stand-alone parks that are designed to serve one particular use such as a sports complex, senior center, golf course, or community garden. These recreation facilities may also serve as a neighborhood or community park for parkland needs and secondary uses, such as picnicking, walking paths and open space, but the primary use is prioritized with regard to design, maintenance, and funding decisions. Ab Brown Sports Complex is the only special use facility located in the SPA.

While not included in the City of Riverside Comprehensive Park, Recreation, & Community Services Master Plan (City of Riverside 2020), the City of Riverside also has two public golf facilities: Fairmount Golf Course and Riverside Golf Course. The Fairmount Golf course less than 1 mile west of the southernmost SPA boundary and would serve the residents of the Northside Specific Plan. Riverside Golf Course is located within the SPA. However, the Riverside Golf Course closed in 2009, and is no longer operating as a golf facility. The former Riverside Golf Course is bounded by Columbia Avenue to the south, Main Street to the west, Garner Road to the north, and North Orange Street to the east. The lot encompasses 125 acres and is currently zoned as Private Recreation. The facility has been used in recent years as a cross-country course for high school tournaments and practice. See Figure 2-5, Existing General Plan Land Uses.

**Natural Parks*****Regional Reserve***

Regional reserves are established for the protection and stewardship of wildlife, habitat, and other natural systems support functions. Some natural areas may be accessible for low-impact use. Minimal infrastructure may include access, trails, and signage, where it will not adversely affect habitat or natural systems functions. Larger natural areas may be accessible for low-impact use; have small sections developed as staging areas; and include parking, restrooms, picnic tables, and other support facilities. Optional assets may include benches, play areas, viewpoints, public gathering spaces, and flat grassy areas for informal activity. The six regional reserves include the Box Spring Mountain Open Space, Challen Park, Mountain Rubidoux Park, Pachappa Hill Open Space, Quail Run Open Space, and Sycamore Canyon Wilderness Park. All of these regional reserves are assumed to serve the SPA, although none of the reserves are located in the SPA.

**Miscellaneous Facilities*****Private Use Parks***

Private use parks are developed parkland that is available for use within the local community such as homeowners association's facilities including trails, neighborhood, and/or community facilities.

***Undeveloped City-Owned property***

Undeveloped City of Riverside-owned property is land owned by the City of Riverside, or leased for a short-term use, and may be currently unavailable for public use. This land may be proposed as a future park site, but should not be included in any calculations of acres per thousand until developed as parkland.

### Trails

While not included in the City of Riverside Comprehensive Park, Recreation, & Community Services Master Plan (City of Riverside 2020), the City of Riverside has a trail system utilized for recreational purposes. There are approximately 24 miles of trails within the City of Riverside (City of Riverside 2020). The Santa Ana River Trail is a multi-use trail complex that is located adjacent to the SPA and runs alongside to the Santa Ana River, crossing the County of Riverside and the County of San Bernardino (City of Riverside 2020).

### City of Riverside Parks Summary

Fifteen park sites would serve the SPA. This was determined based on their service radius as defined by the City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan (City of Riverside 2020). Table 3.14-2, City of Riverside Parks Serving the Northside SPA, provides a summary of parks that would serve the Northside SPA.

**Table 3.14-2. City of Riverside Park Facilities Serving the Northside SPA**

Park Sites	Location	Amenities	Total Acres
<b>Neighborhood Park</b>			
Hunter Hobby Park	1404 Iowa Avenue	One lit baseball field (youth), two full basketball courts	32.35
<b>Community Parks</b>			
Bobby Bonds Park	2060 University Avenue	One-half baseball field (youth), one full basketball court, one childcare center with playground, one community center, one-half lit football field (adult)	13.67
Reid Park	701 North Orange Street	One lit baseball field (adult), two and a half lit baseball field (youth), two half basketball courts, two full basketball courts, one community center with playground, one concessions building	42.28
Ryan Bonaminio Park	5000 Tequesquite Avenue	One lit baseball field (adult), one-half lit baseball field (youth), two full basketball courts, one community garden, one group fitness station	43.65
<b>Regional Park</b>			
Fairmount Regional Park	2601 Fairmount Boulevard	One amphitheater	279.45
<b>Joint Use</b>			
Aquatics Complex at RCC	4800 Magnolia Avenue	—	—
Ramona High School Stadium	3885 Jefferson Street	—	—
Riverside Sports Complex at University of California – Riverside	1000 Blaine Street	—	—
<b>Special Use</b>			
Ab Brown Sports Complex	3700 Placentia Lane	—	55.97

**Table 3.14-2. City of Riverside Park Facilities Serving the Northside SPA**

Park Sites	Location	Amenities	Total Acres
<b>Regional Reserve</b>			
Box Springs Mountain Open Space	Pidgeon Pass Road (off Highway 60)	—	50.07
Challen Park*	4602 Challen Avenue	—	33.03
Mount Rubidoux Park *	Mt. Rubidoux Drive at 9th Street	—	169.30
Pachappa Hill Open Space	—	—	0.39
Quail Run Open Space	5020 Quail Run Road	—	27.09
Sycamore Canyon Wilderness Park	400 Central Avenue	—	1,335.45
<b>Total</b>			<b>2,082.7</b>

**Source:** City of Riverside 2020.

**Note:** \*Not owned by the City of Riverside.

Two recreational facilities, Ab Sports Complex and Reid Park, are located within the SPA. Ab Sports Complex is a special use facility, which are sites generally dedicated to a specialized use or a group of related uses that serve the entire City of Riverside (City of Riverside 2012a). Reid Park is a community park, which are parks intended to meet the recreational and open space needs of the larger community, as well as those of the adjacent neighborhoods (City of Riverside 2012a).

### Community Centers

In the City of Riverside, there are 13 community centers (which includes three senior centers) and 8 swimming pools accessible to the public (City of Riverside 2020). These community centers include the Arlanza Community Center at Bryant Park, Cesar Chavez Community Center, Joyce Jackson Community Center at Nicolas Park, La Sierra Community Center, Orange Terrace Community Center, Renck Community Center at Hunt Park, Ruth H. Lewis Community Center at Reid Park, Stratton Community Center at Bordwell Park, Lincoln Community Center and Park, and Ysmael Villegas Community Center (City of Riverside 2020). The City's three senior centers are the Dales Senior Center, La Sierra Senior Center, and the Janet Goeske Senior Center.

Four community centers, one senior center, and one service center are within a 10-minute driving distance from the SPA. The four community centers that would serve the SPA include Lincoln Community Center and Park, Ruth Lewis Center, Stratton Center, and Ysmael Villegas Center. The senior center that would serve the SPA is the Dales Senior Center. The service center that would serve the SPA is the Cesar Chaves Center (City of Riverside 2012b). The location and size of these centers are detailed in Table 3.14-3, City of Riverside Community Centers.

**Table 3.14-3. City of Riverside Community Centers Serving the Northside SPA**

Name	Location	Approximate Distance from SPA	Size (square feet)
<b>Community Center</b>			
Ruth Lewis Center	701 N Orange Street	Within SPA	8,280
Lincoln Community Center*	4261 Park Avenue	3 miles (south of the SPA)	1,600



**Table 3.14-3. City of Riverside Community Centers Serving the Northside SPA**

Name	Location	Approximate Distance from SPA	Size (square feet)
Stratton Center*	2008 Martin Luther King Boulevard	3 miles (south of the SPA)	12,617
Ysmael Villegas Center	7260 Marguerita Avenue	6.5 miles (south of the SPA)	21,690
<b>Senior Center</b>			
Dales Senior Center	3936 Chestnut Street	1 mile (south of SPA)	10,720
<b>Service Center</b>			
Cesar Chaves Community Center*	2060 University Avenue	2 miles (south of SPA)	37,604

**Source:** City of Riverside 2012b.

**Note:** \* Located across the SR-60 and SR-91 highways.

### 3.14.1.2 City of Colton

#### Parks

The City of Colton has 12 parks that encompass approximately 54 acres of parkland (City of Colton n.d.a.). These parks include George E. Brown Jr. Park, Elizabeth Davis Park, McKinley School Park, Fleming Park, Max J. Lofy Park, Cesar E. Chavez Park, Rich Dauer Park, Cooley Ranch Park, Prado Park, Veterans Park, and “N” Street Mini Parks (East and West) (City of Colton n.d.a.). The parks’ locations, amenities, and total acreages are provided in Table 3.14-4, City of Colton Park and Recreation Facilities. The parks and facility locations relative to the SPA are depicted on Figure 3.13-1, Existing Recreational Facilities.

The closest park to the SPA is Veterans Park, located 2.5 miles northeast (City of Colton n.d.b.). Veterans Park is approximately 13.7 acres in size and hosts multiple sports fields and courts. The park has baseball fields, softball fields, basketball courts, handball courts, and horseshoe courts. Play equipment, a playground area, and a splash pad area is maintained at Veterans Park, as well. Picnic tables and BBQ sites are present throughout the park. The Luque Community Center and the Luque Library are located at Veterans Park. A discussion of the Luque Community Center is provided below, and a discussion of the Luque Library is provided in Section 3.13, Public Services.

**Table 3.14-4. City of Colton Park and Recreational Facilities**

Park Sites	Location	Amenities	Total Acres
Cesar E. Chavez Park	600 Colton Avenue	Skate park, three community centers (the Gonzales Center, Hutton Center, Thompson Teen Center), playground area, large shelter with BBQ and multiple picnic tables throughout the park, restrooms, softball field, enclosed soccer area, water fountains, swimming pool (open May through September)	10.93
Cooley Ranch Park	2020 Duron Street	Basketball courts, shade covers, picnic tables, BBQ, water fountains	1.93
Elizabeth Davis Park	1055 West Laurel Drive	Basketball courts, tennis courts, playground area, two large shelters with BBQ, multiple picnic tables throughout the park, restrooms, softball field, water fountains	6.34

**Table 3.14-4. City of Colton Park and Recreational Facilities**

Park Sites	Location	Amenities	Total Acres
Fleming Park	525 North La Cadena Drive	Band shell, stage, multiple picnic tables throughout park, restrooms, water fountains	1.66
George Brown Park	1950 San Bernardino Avenue	Soccer field, picnic tables, BBQ, water fountains	10.46
Max J. Lofy Park	351 East E Street	Baseball fields, lights, picnic tables, water fountains	0.69
N Street Mini Park (East and West)	Between 5th and 7th Streets	Benches, sheltered sitting area	0.75
Prado Park	3000 East Prado Lane	Play equipment, picnic, BBQ, playground area, shelter, water fountains	1.0
Rich Dauer Park	955 Torrey Pines Drive	Playground area, shelter area, picnic tables, BBQ, restrooms, water fountains	2.26
Veterans Park	290 East O Street	Baseball fields, softball fields, basketball courts, handball courts, play equipment, picnic tables, BBQ, Luque Community Center, Luque Library, splash pad, restrooms, water fountains	13.7
McKinley Playground	600 West Johnston Street	Baseball field, basketball courts, play equipment, picnic tables, playground area, water fountains	4.13
<b>Total Acreage</b>			<b>53.83</b>

**Source:** City of Colton n.d.b.

There are no City of Colton owned golf courses within the SPA. There is one golf course within the City of Colton, which is the Colton Golf Course. The Colton Golf Course has been in operation for approximately 50 years and is located approximately 4.5 miles north of the SPA, across the Santa Ana River and the I-10 freeway.

### Community Centers

The City of Colton operates four community centers: Gonzales Center on 670 Colton Avenue, Hutton Center on 660 Colton Avenue, Luque Center on 292 East “O” Street, and Thompson Teen Center on 651 North Mount Vernon Avenue (City of Colton n.d.c.). More details on City of Colton community centers are provided in Table 3.14-5, City of Colton Community Centers. The Northside Specific Plan’s development in the City of Colton would be on Pellissier Ranch, which is largely undeveloped and does not have any community or recreational facilities within a 10-minute or less drive.

**Table 3.14-5. City of Colton Community Centers**

Name	Location	Approximate Distance from SPA	Amenities
Gonzalez Center	670 Colton Avenue	5.5 miles (northeast of SPA)	Basketball gymnasium, racquetball court, dance room, meeting rooms (4), pool, special events, classes
Hutton Center	660 Colton Avenue	5.5 miles (northeast of SPA)	Adult and senior programming, special events
Luque Center	292 East O Street	5 miles (north of SPA)	Neighbor Helping Neighbor program, youth programs,
Thompson Teen Center	651 North Mount Vernon Avenue	7 miles (northeast of SPA)	Gaming systems, TVs, crafts, computer lab, weekly sports, board games

**Source:** City of Colton n.d.c.

## Trails

Approximately 6 miles of the 110-mile Santa Ana River Trail runs through the City of Colton. The trail runs from the County of Riverside boundary on the west and the City of San Bernardino on the east (City of Colton n.d.d.). The Santa Ana River Trail within the City of Colton is complete paved and provides a Class 1 bike trail. The trail can be accessed from the corner of La Cadena Drive and Tropica Rancho Road. The trail access point is approximately 2 miles north of the SPA.

### 3.14.1.3 County of Riverside

Parks in the County of Riverside are governed by the Riverside County Regional Park and Open-Space District (Park District) (County of Riverside 2018). The purpose of the Park District is to acquire, protect, develop, manage, and interpret spaces of scenic, recreational, and historic importance (County of Riverside 2018). According to the County of Riverside's Comprehensive Park, Resources, and Recreation Service Plan, the Park District owns or manages approximately 40,100 acres of regionally focused park and open space lands. In addition, the Park District manages another approximately 27,000 acres in partnership with the Riverside Conservation Authority for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As of 2013, there are 51 parks or facilities under the Parks District (County of Riverside 2013).

The County of Riverside distinguishes each park or facility as Campground, Waterpark, Regional Sports Park, Cultural/Historical, Open Space, "Other" Park, or Regional Trails. These categories and the respective parks or spaces that would serve the SPA are described below.

#### Campground

Campgrounds are sites that offer camping facilities and many recreational needs. This could include day uses, concession stands, fishing, boating, hiking, interpretative or educational areas, picnicking, horseback riding, and more. The Park District owns and operates 11 campgrounds that total 3,467 acres. There are seven campgrounds within a 60-mile radius, or a 1-hour drive time, from the Northside SPA (County of Riverside 2013). These include Bogart Park, Hurkey Creek Park, Idyllwild Park, Lake Skinner Recreational Area, Lawler Lodge and Alpine Cabins, McCall Memorial Equestrian Park, and Rancho Jurupa Park.

Rancho Jurupa Park is a 350-acre campground located at 4800 Crestmore Road, Riverside. Rancho Jurupa Park is located approximately 5 miles southwest of the Northside SPA, across the Santa Ana River. Facilities at this park include tent camping, RV camping, dumping stations, equestrian trails, hiking trails, biking trails, fishing lakes, mini golf, restrooms, showers, and more (County of Riverside 2013). There are 141 campsites at this park. According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, landscaping improvements at Cottonwood Campground and an Americans with Disabilities Act Accessibility Survey is recommended (County of Riverside 2013).

Bogart Park is a 317-acre campground located at 9600 Cherry Avenue, Cherry Valley. Bogart Park is located approximately 25 miles east of the Northside SPA. Facilities include tent camping, group camping, RV camping, hiking trails, mountain bike trails, equestrian staging/trails, picnic areas, fishing, restrooms, and more (County of Riverside 2013). There are 26 campsites at Bogart Park and approximately half are undeveloped primitive sites.

Hurkey Creek Park is a 59-acre campground located at 56375 Highway 74, Mountain Center. Hurkey Creek Park is located approximately 56 miles southeast of the Northside SPA. Facilities at this park include tent camping, RV camping, group camping, hiking trails, mountain biking trails, equestrian trails (no staging or camping), restrooms, showers, and more (County of Riverside 2013). There are 130 campsites at Hurkey Creek Park.

Idyllwild Park is a 202-acre campground located at 54000 Riverside County Playground Road, Idyllwild. Idyllwild Park is located approximately 55 miles southeast of the Northside SPA. Facilities at this park include tent camping, RV camping, hiking trails, nature trails, restrooms, showers, and more. There are 96 campsites at Idyllwild Park.

Lake Skinner Recreation Area is a 1,526-acre campground located at 37701 Warren Road, Winchester. Lake Skinner Recreation Area is located approximately 45 miles south of the Northside SPA. Facilities at this park include tent camping, RV camping, ground camping, dumping stations, gas/fuel, store, boating, hiking trails, biking trails, fishing, environmental education programs, restrooms, showers, and more (County of Riverside 2013). There are 184 campsites with full hook up for RVs (i.e., hookups to sewer connections) and 59 campsites with partial hook up.

Lawler Lodge and Alpine Cabins is an 80-acre campground located at 19751 Highway 243, Idyllwild. Lawler Lodge and Alpine Cabins are located approximately 50 miles southeast of the Northside SPA. Facilities at this park include the cabins, hiking trails, restrooms, showers, and a small pasture/field (County of Riverside 2013). According to the County of Riverside's Comprehensive Parks, Resources and Recreation Service Plan, the original cabin complex and the Alpine camp buildings are in need of renovations and cosmetic updates (County of Riverside 2013).

McCall Memorial Equestrian Park is an 88-acre campground located at 28500 McCall Park Road, Mountain Center. McCall Memorial Equestrian Park is approximately 50 miles southeast of the Northside SPA. Facilities at this park include camping (non-equestrian), corrals, equestrian trails, mountain biking trails, hiking trails, restrooms, showers, and more (County of Riverside 2013). There are 68 campsites at this park. According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, there are existing water quality issues (County of Riverside 2013).

### **Waterparks**

Waterparks are designed for water play. Typical facilities include water slides, pools, splash pads, spray grounds, lazy rivers, or other bathing, swimming, or bare-footed environments. There are two waterparks operated by the Park District that total 19 acres. Only one Park District waterpark is located within a 10-mile radius, or a 10-minute drive, from the Northside SPA (County of Riverside 2013).

The Cove Waterpark – Jurupa Aquatic Center is a 7.3-acre waterpark at 4310 Camino Real, Riverside. The waterpark is located approximately 5.5 miles west of the Northside SPA. Facilities include water slides, a splash playground, a continuous river, picnic/shade areas, full service concessions, a recreational lap pool, restrooms, lockers, and more (County of Riverside 2013). According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, parking is insufficient, and off-site parking is required during heavy use periods (County of Riverside 2013).

### **Regional Sports Parks**

Regional Sports Parks are characterized as park area devoted to specialized recreational activities, such as those that require a large amount of space for field sports. A Park District Regional Sport Park includes six or more lighted sports fields and may include additional softball/baseball fields, basketball courts, volleyball courts, restrooms, concession stand, drinking fountains, ample parking, and ADA accessibility. The Rancho Jurupa Regional Sports Park is the only Regional Sports Park operated by the Park District and is 37 acres (County of Riverside 2013). This park would serve the Northside SPA.

Rancho Jurupa Regional Sports Park is located at 5249 Crestmore Road, Jurupa Valley. The park is located approximately 4 miles west of the Northside SPA. Facilities include four lighted and marked synthetic turf fields, two lighted natural turf fields, nine youth natural turf fields, a playground, picnic areas, drinking fountains, a walking path, restrooms, and more (County of Riverside 2013). According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, the site current uses a temporary well system and a permanent well system is recommended.

### **Cultural/Historical**

A park or facility under the Cultural/Historical Park District category is a property of which the primary focus is to preserve a resource of cultural or historical value. The Park District owns and manages eight cultural or historical sites which total 442 acres. A majority of the sites are closed to the public. One Cultural/Historical site, the Trujillo Adobe, is owned by the County of Riverside and is located within the Northside SPA. The Trujillo Adobe structure is located within the City of Riverside, and the Adobe's property extends north into the City of Colton (San Bernardino County). The property is recently been referred to as the Trujillo Adobe Heritage Village; a 1-acre site located at 3671 West Center Street, Riverside. The site is designated as a Riverside County Point of Historical Interest (No. RIV-009), a County Landmark, and a City of Riverside Landmark (No. 130). A discussion of the history of Trujillo Adobe Heritage Village is presented in Section 3.4, Cultural Resources, of this EIR. This site is a historical structure and is not currently open to the public.

### **Open Space**

The open space category is defined as undeveloped or lightly developed lands that are set aside for the protection of natural resources. The Park District owns and manages over 20 sites that total approximately 34,000 acres (County of Riverside 2013). Four of these sites are located in or adjacent to the City of Riverside. These include Box Springs Mountain Park, Hidden Valley Wildlife Area, Santa Ana Wetlands Mitigation Bank, and Santa Ana River Regional Park and Louis Rubidoux Nature Center.

Box Springs Mountain Park is a 2,329-acre open space site located at the mountain immediately east of the City of Riverside and northwest of the City of Moreno Valley. Box Springs Mountain Park is located approximately 14 miles east of the Northside SPA. Facilities include multi-use trails, restrooms, shade pavilions, trail staging area, and a day use area (County of Riverside 2013).

Hidden Valley Wildlife Area is a 1,565-acre open space site located at 11401 Arlington Avenue, Riverside. Hidden Valley Wildlife Area is located approximately 15 miles southwest of the Northside SPA. Facilities include equestrian trails, trail staging areas, residences, the Santa Ana River Trail, natural resources operations, wildlife/bird ponds, and a nature center (County of Riverside 2013).

Santa Ana River Wetlands Mitigation Bank is a 303-acre open space site located between Van Buren Boulevard on the West and Martha McLean Anza Narrows Park on the east in the City of Riverside. This site contains native vegetation restoration plots of various sizes (County of Riverside 2013).

Santa Ana River Regional Park and Louis Rubidoux Nature Center is a 692-acre open space site located at 5370 Riverview Drive, Jurupa Valley. This site is located approximately 6 miles southwest from the Northside SPA, across the Santa Ana River. Facilities include a nature center, biking trails, hiking trails, equestrian trails, restrooms, environmental education, and picnic areas (County of Riverside 2013). According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, the Louis Robidoux Nature Center needs to be rehabilitated.

### **“Other” Park**

“Other” park classification applies to Park District lands that have unique uses, but do not apply under any of the other aforementioned categories. The six sites under this classification total 230 acres (County of Riverside 2013). Two of these sites are located within 5 miles of the Northside SPA. This includes the Crestmore Manor and the Jurupa Valley Boxing Club.

Crestmore Manor is a 16-acre site that has a 10,830-square-foot, colonial-style mansion that can accommodate up to 400 guests (County of Riverside 2013). Crestmore Manor is located within Rancho Jurupa Park at 4600 Crestmore Road, Jurupa Valley, which is approximately 5 miles southwest of the SPA. The site is used for special events. According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, the audio visual system is in need of updating and the flooring needs to be replaced (County of Riverside 2013).

Jurupa Valley Boxing Club is located at 5626 Mission Boulevard, Jurupa Valley, and is approximately 4 miles west of the SPA. The Jurupa Valley Boxing Club is located in Rubidoux and offers training programs for boxers. Boxing equipment is available at the building (County of Riverside 2013).

### **Regional Trails**

There are 150 miles of developed trails in the County of Riverside's General Plan and approximately 2,400 miles of planned or proposed trails (County of Riverside 2013). The Santa Ana River Trail is planned to have 32.5 miles going through the County of Riverside. As of 2013, 16 miles of the trail have been provided and 16.5 miles are planned. Upon completion, the Santa Ana River Trail would be a dual track consisting of a Class I Bike Lane and a Multipurpose Soft Surface Trail.

### **County of Riverside Parks and Facilities Summary**

Seventeen County of Riverside-owned park sites and facilities would serve the SPA. This was determined based on their service radius as defined by the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan (County of Riverside 2013). The County of Riverside parks that would serve the SPA are detailed in Table 3.14-6, County of Riverside Park and Recreational Facilities Serving the SPA.

Table 3.14-6. County of Riverside Park and Recreational Facilities Serving the SPA

Park Sites	Location	Amenities	Total Acres
<b>Campgrounds</b>			
Rancho Jurupa Park	4800 Crestmore Road, Riverside, CA 92506	141 campsites, tent camping, RV camping, cabins, handicap sites, dumping station, laundry, special events, equestrian trails, hiking trails, bike trails, store, restrooms, showers, day use area, playgrounds (2), fishing lakes (2), splash pad, picnic areas, disc golf, mini golf	350
Bogart Park	9600 Cherry Avenue, Cherry Valley, CA 92223	26 campsites, tent camping, group camping, RV camping, handicap site, BBQs, special events, hiking trails, mountain biking trails, equestrian staging/trails, restrooms, playground, fishing, equestrian camping/water trough, picnic areas, open pasture/field turf	317
Hurkey Creek Park	56375 Highway 74, Mountain Center, CA 92561	130 campsites, tent camping, RV camping, group camping, amphitheater, special events, hiking trails, mountain biking trails, equestrian trails, restrooms, showers, playground, picnic areas, open pasture/playfield field	59
Idyllwild Park	54000 Riverside County Playground Road, Idyllwild, CA 92549	96 campsites, tent camping, RV camping, handicap site, special events, hiking trails, BBQ and fire ring, nature trails, restrooms, showers, picnic areas, nature center	202
Lake Skinner Recreation Area	37701 Warren Road, Winchester, CA 92526	184 full hook-up campsites, 59 partial hook up campsites, tent camping, RC camping, group camping, handicap site, dumping station, gas/fuel station, amphitheater, special events, boating, boat launches, biking trails, hiking trails, equestrian trails, restrooms, showers, playground, fishing with cleaning stations, splash pads, environmental education programs, open pasture/field, picnic day-use area, laundry	1,526
Lawler Lodge and Alpine Cabins	19751 Highway 243, Idyllwild, CA 92549	Lawler Lodge, Lawler Overflow Lodge, Lawler Scout House, Alpine cabins (6), Alpine Community Building with commercial kitchen, hiking trails, restrooms (Lawler in Lodge/Alpine Separate Structure), showers (Lawler in Lodge/Alpine Separate Structure), Alpine Small Pasture/field	80
McCall Memorial Equestrian Park	28500 McCall Park Road, Mountain Center, CA 92561	Camping (non-equestrian, 12, water only), tent/self-contained RV and Corral Camping Sites (22), corrals (34 shared water source), BBQs, special events, equestrian trails, mountain biking trails, hiking trails, restrooms (April through November), showers (April through November), picnic areas.	88
<b>Waterpark</b>			
The Cove Waterpark – Jurupa Aquatic Center	4310 Camino Real, Riverside, CA 92509	Water slides (3), splash playground, continuous river, covered picnic areas/shade shelters, full service concession, restrooms, lockers, flowrider/wave runner, recreation lap pool (25 yards by 35 meters), multi-purpose room/special events.	7.3

Table 3.14-6. County of Riverside Park and Recreational Facilities Serving the SPA

Park Sites	Location	Amenities	Total Acres
<b>Regional Sports Park</b>			
Rancho Jurupa Regional Sports Park	5249 Crestmore Road, Jurupa Valley, CA 92509	Lighted and marked synthetic turf fields (70 by 100 yards) (4), lighted natural turf fields (50 by 100 yards) (2), youth natural turf fields (9), concession facilities, playground, picnic shelters, drinking fountains, restrooms, RV parking stalls (5), general parking stalls (400+), walking path	37
<b>Cultural/Historical</b>			
Trujillo Adobe	3671 W Center Street, Riverside, CA	Historic structure (not open to the public)	1
<b>Open Space</b>			
Box Springs Mountain Park	The mountain immediately east of the City of Riverside and northwest of the City of Moreno Valley	Multi-use trails, restrooms, shade pavilions, trail staging area, day-use area	2,329
Hidden Valley Wildlife Area	11401 Arlington Avenue, Riverside CA 92505	Equestrian trails (Santa Ana River Trail), trail staging area, residence, Santa Ana River Trail, natural resources operations, wildlife/bird ponds, nature center	1,565
Santa Ana River Wetlands Mitigation Bank	Santa Ana River in the City of Riverside. Located between the Van Buren Boulevard on the west and Martha McLean Anza Narrows Park on the east.	Native vegetation restoration plots of various sizes.	303
Santa Ana River Regional Park and Louis Robidoux Nature Center	5370 Riverview Boulevard, Jurupa Valley, CA 92509	Nature center, biking trails, hiking trails, equestrian trails, restrooms, environmental education, picnic areas	692
<b>“Other” Park</b>			
Crestmore Manor	4600 Crestmore Road, Jurupa Valley, CA 92509	Special events	16
Jurupa Valley Boxing Club	5626 Mission Boulevard, Jurupa Valley, CA 92509	Boxing recreation	—
<b>Regional Trails</b>			
Santa Ana River Trail	—	Hiking trail, biking trail	32.5*
<b>Total Acreage Serving the SPA</b>			<b>7,604.8</b>

Source: County of Riverside 2013.



### 3.14.1.4 Other Recreational Facilities

In addition to the County of Riverside, City of Riverside, and City of Colton, other nearby recreational facilities within 3 miles include two parks in the City of Grand Terrace: Veterans Freedom Park and Gwen Karger Park.

Veterans Freedom Park is located approximately 2.5 miles east of the Northside SPA on 21950 Pico Street, Grand Terrace. The park's amenities include two basketball courts, one shelter with six tables and two BBQs, a tot lot area, two baseball fields with Little League fencing, and 24-hour recorded video surveillance (City of Grand Terrace n.d.a).

Gwen Karger Park is located approximately 3 miles northeast of the Northside SPA on 12299 Mt. Vernon Avenue, Grand Terrace. This park contains several park benches, trees, two rose gardens, murals, and sculptures (City of Grand Terrace n.d.b.).

## 3.14.2 Relevant Plans, Policies, and Ordinances

### **Federal**

There are no federal policies or regulations applicable to recreation with respect to the Northside Specific Plan.

### **State**

#### ***The Quimby Act (Government Code Section 66477)***

The Quimby Act, enacted in 1975, creates a framework that allows cities and counties to provide parks for growing communities. The Quimby Act authorizes jurisdictions to adopt ordinances that require parkland dedication or payment of in-lieu fees as a condition of approval of residential subdivisions. The Quimby Act also specifies acceptable uses and expenditures of such funds, such as allowing developers to set aside land, donate conservation easements, or pay direct fees for park improvements.

#### ***Proposition 40 Park Bond Act***

Proposition 40 allows for the maintenance for preservation of parks of the state's growing population by borrowing money through general obligation bonds for the development, restoration, and acquisition of state and local parks, recreation areas and historical resources, and for land, air, and water conservation programs.

### **Local**

#### ***City of Riverside***

##### **City of Riverside Park Development Fees**

The City of Riverside has three types of Park Development Fees: the Regional Parks and Reserve Parks Development Fee, Local Park Development Fee, and the Trails Development Fee. Generally, the fees are imposed on all new development since new development in the City of Riverside generates a need for added facilities and an increased demand on existing facilities. The fees are necessary to provide funding for new facilities or improvements to existing facilities meeting established standards for such new development. Local Park Fees are assessed per Resolution 21307; Regional/Reserve Park fees are determined per Resolution 21308; and the Trail fee is established as per Resolution 21309.

Chapter 16.44 of the City of Riverside’s Municipal Code states that the Regional Park and Reserve Parks Development fee would be utilized for the acquisition and development of regional parks and reserve parks (Riverside Municipal Code n.d.a). All new developments would be subject to these fees. A developer may apply for a reduction of the development fee by donating land to the City of Riverside in which the land is situated in a planned regional park or reserve park.

According to Chapter 16.60, Local Park Development Fees, new development within the City of Riverside generates the need for added facilities and an increased demand upon existing facilities, and the imposition of a Local Park Development Fee upon such new development is necessary to provide funding for new or improved facilities (Riverside Municipal Code n.d.b.). Section 16.60.035 of Chapter 16.60 states that dedication of improvement of parkland can be done in lieu of payment of a local park development fee. Dedication or improvement of parkland is achieved through written application to the Park, Recreation, and Community Services Department. Dedication of improvement of parkland in lieu of payment of a local park development fee is only available for property dedicated as a neighborhood or community park. In lieu of payment of all or a portion of the Local Park Development Fees, a developer may request approval to use the methods for consideration of local park fee credits stated in the approved Specific Plan by filing a written application to the Park, Recreation and Community Services Director.

Chapter 16.76 of the City of Riverside’s Municipal Code states that the Trails Development fee would apply to all new development and the fees would be utilized for the acquisition and the development of trails (Riverside Municipal Code n.d.c). A developer may apply for a reduction in the development fee by donating land in a City trail to the City of Riverside.

**City of Riverside Comprehensive Park, Recreation, and Community Services Master Plan**

On February 4, 2020, the City of Riverside adopted a Comprehensive Park, Recreation, and Community Services Master Plan. The Riverside Comprehensive Park, Recreation, and Community Services Master Plan serves as a guide and implementation tool for the management and development of parks and recreational facilities and programs in the City of Riverside. The purpose and objectives of this master plan are as follows (City of Riverside 2020):

- Revise the City’s park standards to reflect the current ratio of 1.0 to 2.0 in favor of community parks.
- Establish new park designations and categories to eliminate redundancy and confusion.
- Acquire key remaining open space areas, including La Sierra/Narco Hills, Alessandro and Prenda Arroyos, and wildlife corridors.
- Create seven new park sites in underserved areas of the City.
- Revitalize existing parks, including Fairmount Park.
- Consider Tequesquite Arroyo for a potential neighborhood park site and Arlington Heights for a potential community park site.
- Partner with schools to increase the areas services by recreation programs.
- Improve and create connections between park facilities and increase the safety of the bicycle, equestrian and pedestrian trails system.

The City of Riverside’s General Plan 2025 has a goal of 3 acres of developed parkland per 1,000 residents. The Comprehensive Park, Recreation and Community Services Master Plan recommends a goal of 5 acres of developed parkland per 1,000 residents.

### **City of Riverside Capital Improvement Plan (2018/19 – 2022/23)**

A capital improvement plan (CIP) is a short-ranged plan that identifies budget for capital projects, provides a timeline, and identifies methods for financing projects. The City of Riverside’s CIP discussed budget and funding for projects regarding parks, recreation, and community services (City of Riverside 2018a). There are not any new projects funded in this 5-year CIP. The City of Riverside’s Parks, Recreation, and Community Services Department would execute several previously funded projects in the near future.

### **Riverside Renaissance Initiative**

By 2012, the City of Riverside completed over \$100 million of park CIP projects as part of the Riverside Renaissance Initiative. As part of the initiative that passed in 2008, existing parks are being renovated and new parks are being added (City of Riverside 2012c).

### **City of Riverside General Plan 2025 - Open Space and Conservation Element**

The City of Riverside’s General Plan 2025, Open Space and Conservation Element, was adopted in 2007 and amended in November 2012. The purpose of the Open Space and Conservation Element is to create objectives and policies that would preserve and protect its existing resources, and to capture new resources as urban development continues to spread in the city. The following objective from the Open Space and Conservation Element is applicable to the Northside Specific Plan (City of Riverside 2012d).

**Objective OS-1** Preserve and expand open space areas and linkages throughout the City and sphere of influence to protect the natural and visual character of the community and to provide for appropriate active and passive recreational uses.

**Policy OS-1.1** Protect and preserve open space and natural habitat wherever possible.

**Policy OS-1.5** Require the provision of open space linkages between development projects, consistent with the provisions of the Trails Mater Plan, Open Space Plan and other environmental considerations including the MSHCP.

### **City of Riverside General Plan 2025 – Land Use and Urban Design Element**

The City of Riverside’s General Plan, 2025Land Use and Urban Design Element was adopted in 2007 and amended in August 2019 (City of Riverside 2019). This element describes present and planned land uses and their relationship to the City of Riverside’s goals. As described earlier, the City of Riverside is projected to increase in population, homes, and employment. These objectives and policies would allow for manageable smart growth within the City of Riverside and are applicable to the Northside Specific Plan with relation to parks and recreation.

**Objective LU-1** Increase the prominence of the Santa Ana River by providing better connections and increased recreation opportunities.

**Policy LU-2.1** Cooperate and collaborate with Riverside County in developing recreational opportunities along the Santa Ana River.

**Policy LU-2.2** Utilize the 2004 Santa Ana River Task Force Report in planning, programming, and implementing environmental and recreational improvements to the River area.

### **City of Riverside General Plan 2025 – Housing Element**

The City of Riverside’s General Plan 2025, Housing Element was adopted in 2007 and amended on June 19, 2018 (City of Riverside 2018b). This element provides objectives, policies, and programs to facilitate the development, improvement, and preservation of housing in the City of Riverside as it continues to grow in population. The following policies and objectives are relevant to the Northside Specific Plan with relation to parks and recreation.

**Objective H-1** To provide livable neighborhoods evidenced by well-maintained housing, ample public services, and open space that provide a high quality of living environment and instill community pride.

**Policy H-1.4** Parks and Recreation. Enhance neighborhood livability and sustainability by providing parks and open spaces, planting trees, greening parkways, and maintaining a continuous pattern of paths that encourage an active, healthy lifestyle.

### **City of Riverside General Plan 2025 – Public Safety Element**

The City of Riverside General Plan 2025, Public Safety Element was adopted in 2007 and amended in 2018 (City of Riverside 2018c). The following policy included in the Public Safety Element is relevant to parks and recreation.

**Policy PS-2.5:** Encourage flood control technique along the Santa Ana River that are harmonious with potential recreational uses in the area.

### **City of Riverside General Plan 2025 – Parks and Recreation Element**

The City of Riverside’s General Plan 2025, Parks and Recreation Element was adopted in 2007 and amended in November 2012. The purpose of the Parks and Recreation Element is to preserve recreational resources and adapting to changing recreational needs of the community to maintain a balance between the urban and natural landscape. The following objective and policies from the Parks and Recreation Element are applicable to the Northside Specific Plan (City of Riverside 2012c).

**Objective PR-1:** Provide a diverse range of park and recreational facilities that are responsive to the needs of Riverside residents.

**Policy PR-1.1** Implement the policies of the City of Riverside Park and Recreation Master Plan. Revise the neighborhood/community park ratio standard to two acres of community park and one acre of neighborhood park per one thousand residents.

**Policy PR-1.2** Distribute recreational facilities equally throughout Riverside’s neighborhoods.

- Policy PR-1.3** Encourage private development of recreation facilities that complement and supplement that public recreational system.
- Policy PR-1.4** Work with the County in sphere areas to require site for parks as an integral component for new residential development, particularly in Riverside’s Sphere of Influence.
- Policy PR-1.5** Locate parks adjacent to compatible use areas, such as residential uses, greenbelts, bicycle corridors, schools and natural waterways to minimize the negative impacts of adjacent land uses.
- Policy PR-1.6** Develop standards to design park facilities and landscaping that enhance and preserve natural site characteristics as appropriate, to minimize maintenance demands and to incorporate xeriscape (low-water demand) principles where feasible.
- Objective PR-2** Increase access to existing and future parks and expand pedestrian linkages between park and recreational facilities throughout Riverside.
- Policy PR-2.1** Integrate public transportation routes when locating regional reserve parks, community parks and community centers.
- Policy PR-2.2** Implement the revisions to the City’s trails system as identified in the 2003 Park and Recreation Master Plan.
- Policy PR-2.3** Improve and create more connections and increase the safety of the bicycling, equestrian and pedestrian trail system within the City.
- Policy PR-2.4** Create a primary trail loop to connect signature parks, County and State open spaces and parks.
- Policy PR-2.5** Develop more recreational opportunities for the secondary trail and pedestrian system in Riverside. Opportunities could include walk-a-thons, 5K-and-over runs, triathlons and bike races.
- Policy PR-2.6** Provide greater amenities at access points and trail hubs, including identification and directional signs, marked parking stalls, water facilities for equestrians, cyclists and pedestrians, hitching posts, shade and trash receptacles. Additional amenities at trail hubs could include picnic tables and rest rooms.
- Objective PR-3** Engage Riverside residents and the business community in planning for recreation and service needs.
- Policy PR-3.1** Consider the needs of all age groups, abilities, disabilities and special interest groups in park and recreation planning and design.
- Policy PR-3.2** Establish programs that allow local residents and neighborhood organizations to “adopt” and take pride in protecting and maintaining local parks.

**Policy PR-3.3** Continue to work with the Office of Neighborhoods and hold planning meetings at the neighborhood level to review, evaluate and adopt designs for new park and recreation facilities.

**Policy PR-3.4** Periodically review the City’s existing community center programs and infrastructure to ensure that the facilities are safe and adequately meet the need of the neighborhood served.

**Policy PR-3.5** Continue to promote community awareness and stewardship of parks, open spaces and trails through activities such as the Adopt-A-Park program, public outreach and education, beautification projects, neighborhood watch and other special events.

### **City of Riverside General Plan 2025 – Public Facilities and Infrastructure Element**

The City of Riverside’s General Plan 2025, Public Facilities and Infrastructure Element was adopted in 2007 and amended in November 2012. The Public Facilities and Infrastructure Element provides objectives and policies related to providing varied services in multiple community centers. The following objective and policies from the Public Facilities and Infrastructure Element are applicable to the Northside Specific Plan (City of Riverside 2012b).

**Objective PF-10** Meet the varied recreational and service needs of Riverside’s diverse population.

**Policy PF-10.1** Provide every neighborhood with easy access to recreation and service programs by decentralizing community centers and programs. Promote the development of shared facilities and satellite offices in each Riverside neighborhood.

**Policy PF-10.2** Work cooperatively with the Riverside Transit Agency to improve transportation service to community centers for those who rely on public transportation, such as seniors, the disabled and teenagers.

**Policy PF-10.3** Explore innovative funding and development concepts with non-profit groups.

**Policy PF-10.4** Ensure that youth activities and programs are provided or are accessible by all neighborhoods, either in City facilities or through joint-use or cooperative agreements with other service providers.

### **City of Colton**

### **City of Colton Municipal Code, Chapter 16.58 – Dedication of Land or Payment of Fees for Park and Recreational Facilities**

The City of Colton’s Municipal Code, Chapter 16.58, Dedication of Land or Payment of Fees for Park and Recreational Facilities, requires that development projects shall mitigate potential impacts to parks and recreational facilities by either dedicating parkland on the project site at a ratio of 3 acres per 1,000 persons, contributing a payment of park impact fees in lieu of parkland dedication, or by contributing a combination of both parkland dedication and payment of park impact fees (City of Colton 1988).

**City of Colton General Plan – Open Space and Conservation Element**

**Principle 2** Ensure a wide range of active and passive recreational uses through the promotion of a coordinated system of open space areas and linkages directed to scenic, scientific, cultural, and nature-oriented uses.

**Standard 1** There shall be five (5) acres of park land per 1,000 residents.

**Proposal 2** Regulation shall be used to maintain open space requiring: The dedication of land or in-lieu fees for local parks and recreation shall be required prior to approval of the subdivision of land. (Quimby Act)

**City of Colton General Plan – Land Use Element**

The City of Colton General Plan, Land Use Element was adopted in 2013, and identifies land use goals and policies (City of Colton 2013). Considering the additional development of land uses generate a need for public services, this element includes several goals and policies related to recreation. These goals and policies relevant to recreational resources are:

**Policy LU-4.1** Require that new development projects reflect the principles of Traditional Neighborhood Development: walkable street patterns, pedestrian amenities, access to transit, a mix of complementary uses, comfortable and accessible open spaces, a range of housing types and densities, and quality design.

**Policy LU-8.6** Require that multi-family residential development and major subdivision include amenities such as common open space or community facilities.

**Goal LU-12** Provide for open space and recreation areas that meet the needs of Colton residents.

**Policy LU-12.1** Preserve and protect the City's established recreational and open space uses.

**Policy LU-12.2** Pursue opportunities for providing additional open space and recreation areas for residents, working toward the goal of having a City park within one-half mile of every residential neighborhood in Colton.

**Policy LU-12.3** Prioritize the development of a regional park and/or sports park within City limits.

**Policy LU-12.4** Provide five acres of park space for every 1,000 residents.

**Goal LU-13** Protect open space lands necessary for flood control and habitat preservation purposes, and to provide buffers from identified earthquakes fault and other public safety hazards.

**Policy LU-21.5** Establish community recreation and park facilities, including open space areas with hiking and bicycle trails.

**Policy LU-21.10** Look for opportunities to create public or publically accessible open space areas within the focus area.

**City of Colton General Plan – 2013–2021 Housing Element**

The City of Colton’s General Plan, Housing Element provides policies and objectives that would improve the city’s overall housing conditions, improve the existing affordable housing stock, identify sites to be developed, and address and potentially remove constraints to maintenance, improvement, and development of quality housing (City of Colton 2014). The following goals and policies are relevant to the Northside Specific Plan.

- Policy H-4.2** Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

**County of Riverside****Development Impact Fees (Ordinance No. 359)**

The County of Riverside’s Development Impact Fees were created to alleviate impacts created by new residential development in unincorporated areas of the County of Riverside. Fees collected from this ordinance go towards facilities such as public facilities, regional parkland and recreational trails, and habitat conservation and open space.

**Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 810)**

The County of Riverside’s Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee, commonly known as the “Open Space” fee, was adopted to assist Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) implement their goals and objectives. The fee supplements the acquisition of lands supporting species covered in the MSHCP. This fee applies to new residential developments with a density greater than 14.1 dwelling units per acre.

**County of Riverside General Plan – Land Use Element**

The County of Riverside’s General Plan – Land Use Element details specific policies for open space, habitat and natural resource preservation. These policies preserve and enhance open space through land use related methods, including restrictions on development and smart growth (County of Riverside 2019).

- Policy LU 9.1** Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values.

**County of Riverside General Plan – Multipurpose Open Space Element**

The County of Riverside is home to a large number of sensitive species and open space, parks, and recreational areas. As the County of Riverside continues to urbanizes, policies such as the ones set forth in this General Plan element prioritize the preservation and management of environmental resources for ecological and recreational purposes (County of Riverside 2015).

- Policy OS 17.1** Enforce the provisions of applicable MSHCP’s and implement related Riverside County policies when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. including policies regarding the handling of private and public stand alone applications for general



plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.

**Policy OS 17.2** Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of development applications.

**Policy OS 20.1** Preserve and maintain open space that protects County environmental and other nonrenewable resources and maximizes public health and safety in areas where significant environmental hazards and resources exist.

**Policy OS 20.2** Prevent unnecessary extension of public facilities, services, and utilities, for urban uses, into Open Space-Conservation designated areas.

**Policy OS 20.4** Provide for the needs of all people in the system of the County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age.

**Policy OS 20.5** Require that development of recreation facilities occurs concurrent with other development in an area.

**Policy OS 20.6** Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

### 3.14.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to recreation are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. According to Appendix G, a significant impact related to recreation would occur if the project would:

1. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

### 3.14.4 Impacts Analysis

***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

**Less-than-Significant Impact.** The Northside Specific Plan land use designations and Residential Overlay zone would result in the generation of additional residential units within the SPA. The proposed land use changes would result in a total of 11,260 to 13,112 dwelling units within the SPA. Additionally, non-residential land uses would total approximately 16.5 million square feet. As discussed in Section 3.12, Population and Housing, the Northside Specific Plan would potentially increase the population of the City of Riverside by an additional 16,504 to 20,645 residents, the City of Colton by an additional 2,961 to 4,606 residents, and unincorporated County of Riverside by an additional 845 to 1,285 residents. Due to the increase in persons potentially working and living in the SPA, there would be an increase in the use of existing neighborhood and regional parks and other recreational facilities.

The Northside Specific Plan includes a total of approximately 233 acres of parkland within the SPA, as shown in Figure 2-11, Proposed Open Space and Trails Map. According to Table 2-1, Existing General Plan Land Use Buildout within the SPA, there is already 224.17 acres of recreational and parkland land uses within the SPA, which includes 170.77 acres of Private Recreation, 45 acres of Public Park, and 8.4 acres of Open Space/Natural Resource. Therefore, the Northside Specific Plan would add an additional 8.83 acres of open space and parkland to the SPA.

As recreational facilities are developed per jurisdiction, the analysis below addresses the project's potential impact to recreational facilities by each jurisdiction. The future development allowed by the Northside Specific Plan would also be subject to development impact fees (DIFs) established by each jurisdiction to offset additional park maintenance and fund any additional parks needed to serve new development.

#### City of Riverside

The City of Riverside currently has 2,940.61 acres of existing parkland, however spaces categorized as Undeveloped City-Owned Property cannot be included in the parkland to resident ratio analysis as determined by the City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan (City of Riverside 2020). Approximately 345.54 acres of parkland in the City of Riverside is categorized as Undeveloped City-Owned Property. Thus, for the purposes of the parkland to resident ratio analysis, the City of Riverside currently has 2,595.07 acres of existing parkland. Implementation of the Northside Specific Plan would add approximately 8.83 acres of open space and parkland to the City of Riverside, which would result in a total of 2,603.9 acres of parkland.

The City of Riverside's General Plan 2025 – Parks and Recreation element currently has an adopted standard of 3 acres per 1,000 residents (City of Riverside 2012c). This is further broken down to 2 acres of neighborhood park provided per 1,000 persons, and 1 acre of community park land per 1,000 residents (City of Riverside 2012c). The City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan recommends increasing this standard to 5 acres per 1,000 residents (City of Riverside 2020).

The Northside Specific Plan would establish a total of 233 acres of parkland within the SPA. The proposed parkland is not classified in the Northside Specific Plan as a neighborhood park or community park, therefore the general standard of 3 acres per 1,000 residents would be applied to the parkland increase with implementation of the project.

As shown in Table 3.14-7, City of Riverside Parkland Ratio Goals versus Parkland Ratios with Northside Specific Plan, implementation of the Northside Specific Plan would decrease the parkland to resident ratio. The existing parkland to resident ratio is 7.86 acres per 1,000 residents, and implementation of the Northside Specific Plan would result in 7.42 acres per 1,000 residents. Although the parkland to resident ratio would be potentially lowered with implementation of the Northside Specific Plan, the projected parkland to resident ratio remains compliant with both the current standard of 3 acres per 1,000 residents and the suggested standard of 5 acres per 1,000 residents. The City of Riverside would continue to meet the developed and natural parks ratio and therefore would not cause any adverse effects. As such, the project would not exacerbate existing parkland deficiency in a manner that would lead to substantial physical deterioration of recreational facilities.

Table 3.14-7. City of Riverside Parkland Ratio Goals versus Parkland Ratios with Northside Specific Plan

Current Population (2018) <sup>1</sup>	Current Parkland Acreage	Parkland to Resident Ratio (Current Standard)	Existing Parkland to Resident Ratio	Population with implementation of Project (max) <sup>2</sup>	Total Parkland Acreage with implementation of Northside Specific Plan	Parkland to Resident Ratio with implementation of Northside Specific Plan
330,063	2,595.07	3 acres per 1,000 residents	7.86 acres per 1,000 residents	350,708	2,603.9	7.42 acres per 1,000 residents

**Sources:** City of Riverside 2012c; 2019b.

**Notes:**

<sup>1</sup> Existing City population is assumed to be 330,063 (SCAG 2019a).

<sup>2</sup> The Northside Specific Plan would add 16,504 to 20,645 persons to the City of Riverside. With the addition of this population to the existing 330,063 (SCAG 2019a), the total City of Riverside population with the implementation of the Northside Specific Plan was assumed to be 346,567 to 350,708 residents.

Further, the revitalization of parks and facilities and the increase in open space and recreation acreage as proposed by the Northside Specific Plan would be consistent with the goals and policies of the City of Riverside's General Plan; the City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan; and the Riverside Renaissance Initiative. One of the Northside Specific Plan's objectives is to improve the quality of life for residences, including through creating a sense of place, community based projects, revitalization of the Ab Brown Sports Complex and redevelopment of the former Riverside Golf Course. The project also would provide multi-modal transportation via key corridors that would link recreational facilities as well as provide routes that may be utilized for recreational biking and pedestrian usage.

With the implementation and buildout of the Northside Specific Plan, it is anticipated that the future development would generate DIF funds that would contribute towards the maintenance and development of parks as needed. As discussed in Section 3.14.2, Relevant Plans, Policies, and Ordinances, the City of Riverside enforces three types of park DIFs that would be applicable to future projects developed under the Northside Specific Plan. Chapter 16.44 of the City of Riverside's Municipal Code states that all new developments would be subject to the Regional Park and Reserve Parks Development Fee, which would collect fees for the acquisition and development of regional parks and reserve parks (**CM-REC-1a**). Chapter 16.60 of the City of Riverside's Municipal Code dictates that all new development within the City of Riverside would be subject to the Local Park Development Fee, which would collect fees that would provide funding for new or improved facilities, as the new development would potentially increase demand on existing facilities (**CM-REC-1a**). Chapter 16.76 of the City of Riverside's Municipal Code states that all new development would be subject to the Trails Development Fee (**CM-REC-1b**). All collected fees would be utilized for the acquisition and development of trails. In all cases, the developer may donate or dedicate land in lieu of payment of the DIF. The collection of the DIFs would allow the City of Riverside to continue to enhance the quality of their existing parks and facilities in a manner that would avoid deterioration of parks.

The Northside Specific Plan would lower the parkland per resident ratio but would still exceed the current parkland to resident ratio of 3 acres per 1,000 residents and the suggested parkland to resident ratio of 5 acres per 1,000 residents. In addition, the future development under the Northside Specific Plan would be required to abide by all DIFs as mandated by the City of Riverside (**CM-REC-1a, CM-REC-1b**). The collection of the DIFs would allow the City of Riverside to continue to enhance the quality of their existing parks and facilities in a manner that would avoid deterioration of parks. Thus, the Northside Specific Plan would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, impacts would be less than significant.

### City of Colton

As of 2018, the City of Colton's population is 54,828 (Table 3.12-1, Current and Forecasted Populations). The existing parkland acreage within the City of Colton is approximately 54 acres (3.14.1.2, City of Colton). Based on these numbers, the existing parkland ratio is approximately 1 acre of parkland per 1,000 residents. The current parkland-to-resident ratio does not meet the threshold established in the City of Colton's General Plan – Open Space and Conservation Element, which states that there shall be 5 acres of parkland per 1,000 residents of the City of Colton (City of Colton 1987).

The Northside Specific Plan would potentially increase the City of Colton's population by 2,961 to 4,606 persons (Table 3.12-4, Estimated Population Increase with Northside SPA Buildout). Implementation of the Northside Specific Plan would result in a total City of Colton population of approximately 57,789 to 59,434 people. The project proposes an approximately 75 acre long "open space buffer" bordering Pellissier Ranch (Figure 2-6, Proposed Specific Plan Land Uses). This open space buffer will provide open space/recreational uses adjacent to

the Santa Ana River, and open space/agriculture uses at the base of the La Loma Hills. Table 3.14-8, City of Colton Parkland Ratio Goals versus Parkland Ratios with Northside Specific Plan, shows that the parkland per resident ratio with implementation of the Northside Specific Plan would increase from 1 acre per 1,000 residents to 2.17 acres per 1,000 residents.

**Table 3.14-8. City of Colton Parkland Ratio Goals versus Parkland Ratios with Northside Specific Plan**

Current Population (2018) <sup>1</sup>	Current Parkland Acreage	Parkland to Resident Ratio (Current Standard)	Existing Parkland to Resident Ratio	Population with implementation of Project (max) <sup>2</sup>	Total Parkland Acreage with implementation of Northside Specific Plan	Parkland to Resident Ratio with implementation of Northside Specific Plan
54,828	54	5 acres per 1,000 residents	1 acre per 1,000 residents	59,434	129	2.17 acres per 1,000 residents

**Sources:** SCAG 2019b, City of Colton n.d.a., 1987.

**Notes:**

<sup>1</sup> Existing City population is assumed to be 54,828 (SCAG 2019b).

<sup>2</sup> The Northside Specific Plan would add 2,961 to 4,606 persons to the City of Colton. With the addition of this population to the existing 54,828 (SCAG 2019b), the total City of Colton population with the implementation of the Northside Specific Plan was assumed to be 57,789 to 59,434 residents.

The Northside Specific Plan proposes a revitalization of Ab Brown Sports Complex, a restored Springbrook Arroyo, a Trujillo Adobe Heritage Village, and redevelopment of the Riverside Golf Course, all of which are located adjacent or within 1 mile of the City of Colton boundary (Figure 2-6, Proposed Specific Plan Land Uses). Approximately 75 acres of greenbelt would be provided around the Pellissier Ranch subarea development that would offer recreational and open space to the residents of the Northside SPA. As stated in Section 3.14.1.2, City of Colton (Existing Conditions), the closest City of Colton-owned park to the Northside SPA is Veterans Park. Veterans Park is approximately 2.5 miles northeast of the Northside SPA. It is more likely that the residents of the Pellissier Ranch subarea would use the park and recreational facilities developed within the City of Riverside due to proximity and accessibility. Thus, the Northside Specific Plan is not expected to result in the deterioration of existing parks within the City of Colton.

Future development allowed under the Northside Specific Plan would be subject to the Chapter 16.58, Dedication of Land or Payment of Fees for Park and Recreational Facilities, in the City of Colton's Municipal Code. This code stipulates that all new development within the City of Colton would be required to alleviate potential impacts to parks and recreational facilities in the City of Colton by contributing a payment of part impact fees, by dedicating parkland on the SPA at a ratio of 3 acres per 1,000 persons, or a combination of both (**CM-REC-2**). With the development of new parkland and recreational facilities as proposed by the project and the payment of applicable DIFs from the City of Colton, the Northside Specific Plan would not result in a substantial physical deterioration of parks.

The City of Colton General Plan – Open Space and Conservation Element (City of Colton 1987) and the Land Use Element (City of Colton 2013) has established a series of principles and standards to guide future development of recreational facilities within the City. These include providing a wide range of recreational uses, walkable amenities, provision of open space for residential developments, and establishing open space. The proposed amenities provided such as Ab Brown Sports Complex, a restored Springbrook Arroyo, a Trujillo Adobe Heritage Village, and redevelopment of the Riverside Golf Course would be consistent with these principles and standards.

In addition, the project is intended to promote multi-modal transportation, including pedestrian access between recreational amenities. Overall, the project would be consistent with the City of Colton General Plan policies related to recreational facilities.

The Northside Specific Plan would not cause substantial demand on City of Colton facilities considering it would develop parks and recreational facilities that are more accessible to the future residents of Pellissier Ranch in the City of Colton. The parkland per resident ratio with implementation of the Northside Specific Plan would increase from 1 acre per 1,000 residents to 2.17 acres per 1,000 residents. The Northside Specific Plan would also abide by all DIFs as adopted by the City of Colton (**CM-REC-2**). The Northside Specific Plan would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, impacts would be less than significant.

### County of Riverside

The portion of the project under the jurisdiction of the County of Riverside is currently built out with housing and commercial uses. As stated in Section 3.14.1.3, County of Riverside (Existing Conditions), there are 17 County of Riverside owned parks and facilities that would serve the Northside SPA. These parks and facilities were determined to serve the SPA based on service area radiuses shown in the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan (County of Riverside 2013).

The County of Riverside's Comprehensive Park, Resources, and Recreations Service Plan's mission is to acquire, protect, develop, manage, and interpret for the inspiration, use, and enjoyment of all people, a well-balanced system of park related places of outstanding scenic, recreational, and historic importance. According to County of Riverside Ordinance Number 359, all new developments in the County of Riverside are subject to DIFs that would alleviate impacts created by new residential development in unincorporated areas of the County of Riverside. These fees go toward public facilities, regional parkland, recreational trails, habitat conservation, and open space. Any future development within this area would pay these DIFs as implemented by the County of Riverside (**CM-REC-3**). The payment of the County of Riverside mandated DIFs would assist in achieving the mission of the County of Riverside's Comprehensive Park, Resources, and Recreations Service Plan.

The Northside Specific Plan is anticipated to increase unincorporated County of Riverside population by 845 to 1,282 residents. The project has potential to increase the usage of parks and recreational facilities within the County of Riverside via this additional population within Riverside County as well as the other additional development within the SPA.

While the County of Riverside includes 17 park and recreation areas, many of these parks are a substantial distance from the SPA and are not expected to be substantially utilized by the additional residents generated by the Northside Specific Plan. there are only four County of Riverside-owned parks and facilities that are within a 3-mile radius of the Northside SPA: the Louis Rubidoux Nature Center, Box Springs Mountain Reserve, Rancho Jurupa Regional Park, and The Cove Waterpark (Figure 3.14-1, Existing Recreational Facilities). There are existing recommendations for improvements for all of these sites, as detailed in Section 3.14.1.3, County of Riverside (Existing Conditions) and in the County of Riverside's Comprehensive Park, Resources, and Recreation Service Plan.

The Northside Specific Plan would be consistent with the County of Riverside policies and plans related to recreational facilities. All future residential development with a density of 14.1 dwelling units per acre are required to pay the County of Riverside – Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 810), which is intended to ensure adequate open space is provided. The County of

Riverside General Plan Land Use Element (County of Riverside 2019) and Multipurpose Open Space Element (County of Riverside 2015) also identifies the need to preserve natural resources and cultural resources, which the project would be consistent with by restoring the Springbrook Arroyo and establishing the Trujillo Adobe Heritage Village. Overall, the project would be consistent with the County of Riverside General Plan policies related to recreational facilities.

Ultimately, any future development within the County of Riverside area of the SPA would pay the DIF from the County of Riverside (**CM-REC-3**), which would indirectly assist in the improvement and enhancement of parks and facilities owned by the County of Riverside. The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, impacts would be **less than significant**.

***Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?***

**Less-than-Significant Impact.** The Northside Specific Plan would create and revitalize a recreational space near the center of the SPA through the re-use and enhancement of the Riverside Golf Course, which has been mostly unoccupied since 2009. Additionally, Ab Brown Sports Complex is another re-use and enhancement site that would focus on creating permanent local soccer facilities on land that has a short-term leased from the City's Public Utility. The Springbrook Arroyo restoration and enhancement site would not require an expansion of outside areas already zoned for park or recreational use. The Trujillo Adobe Heritage Park would be converted into a Recreation site from its previous land use designation of Business/Office Park (B/OP).

The Northside Specific Plan would create a backbone trail system that would extend north from the proposed Northside Village Center, following the existing course of the Springbrook Arroyo to Orange Street, and potentially eastward to the Northside Specific Plan boundary at West La Cadena Drive. An additional open space connection would lead north from the Springbrook Arroyo to Trujillo Adobe Heritage Village, through Pellissier Ranch along the Open Space/Agriculture buffer area, and connect to the Santa Ana River. Cross-country running trails would also be accommodated within the Northside community's trail system, with a competitive racing trail leading north from the Village Center, along the Springbrook Arroyo, within public open space areas, and through the Ab Brown Sports Complex. The trail system would accommodate two cross-country lengths: one would be 2 miles, and the other would be 3 miles.

The development of these recreational facilities identified above are included as a part of the Northside Specific Plan project. Future residential projects that would be developed under the Northside Specific Plan would be required to provide on-site recreational amenities and/or payment of DIF fees (**CM-PS-1, CM-REC-1a, CM-REC-1b, CM-REC-2, and CM-REC-3**) towards future construction or expansion of recreational facilities as well. While these recreational facilities improvements have potential to cause effects to the environment, these known effects are disclosed herein throughout this EIR and no additional impact would occur. Therefore, impacts would be less than significant.

### 3.14.5 Mitigation Measures

No mitigation measures required.

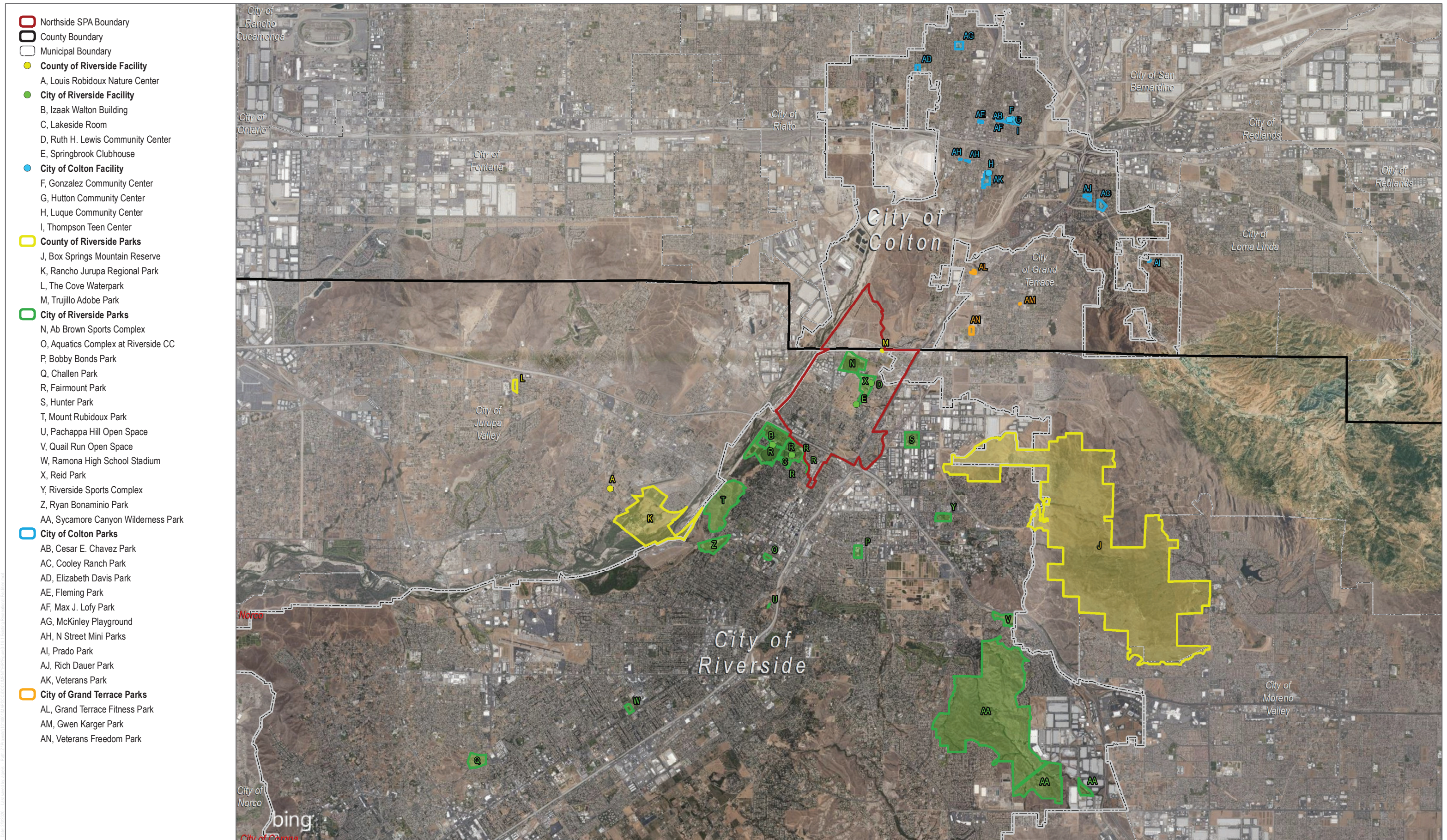
### 3.14.6 Level of Significance After Mitigation

All potential threshold impacts are less than significant. Therefore, no mitigation is required.



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SOURCE: Riverside County 2020; City of Riverside 2020; Bing Maps

**FIGURE 3.14-1**  
Existing Recreational Facilities  
Northside Specific Plan Program EIR



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## 3.15 Transportation

This section describes the existing transportation conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan. Information utilized for this section includes the project-specific Northside Specific Plan Baseline Opportunities & Constraints Analysis (Appendix B) and Northside Specific Plan Traffic Impact Analysis (TIA; Appendix H), as well as publicly available documents that are cited within the text below. The analysis presented herein includes an intersection and roadway analysis within the *study* area for the following scenarios:

- Existing Conditions
- Existing Plus Project Conditions: Specific Plan Scenario 1
- Existing Plus Project Conditions: Specific Plan Scenario 2
- Horizon Year 2040 Baseline (Without Project): Current General Plan Land Uses
- Horizon Year 2040 Specific Plan Scenario 1: Without Orange Street Extension
- Horizon Year 2040 Specific Plan Scenario 1: With Orange Street Extension
- Horizon Year 2040 Specific Plan Scenario 2: Without Orange Street Extension
- Horizon Year 2040 Specific Plan Scenario 2: With Orange Street Extension

### 3.15.1 Existing Conditions

#### Traffic Study Area

The project study area includes the following intersections (Table 3.15-1, Study Area Intersections) and roadway segments (Table 3.15-2, Study Area Roadway Segments), which are also illustrated in Figure 3.15-1, Existing Traffic Conditions.

**Table 3.15-1. Study Area Intersections**

Study Intersection		Jurisdiction
1	Center Street / Stephens Avenue	County of Riverside
2	West La Cadena Drive / I-215 SB Ramps-Stephens Avenue	County of Riverside
3	East La Cadena Drive / I-215 NB Ramps-Highgrove Place	County of Riverside
4	Center Street / Highgrove Place	County of Riverside
5	Columbia Avenue / Primer Street	City of Riverside
6	West La Cadena Drive / I-215 SB Ramps-Interchange Drive	City of Riverside
7	East La Cadena Drive / I-215 NB Ramps	City of Riverside
8	Columbia Avenue / East La Cadena Drive	City of Riverside
9	Main Street / Placentia Lane (Center Street)	City of Riverside / City of Colton
10	Main Street / Garner Road	City of Riverside
11	Main Street / Columbia Avenue	City of Riverside

Table 3.15-1. Study Area Intersections

Study Intersection		Jurisdiction
12	Main Street / Strong Street	City of Riverside
13	Main Street / Oakley Avenue-SR-60 WB On-Ramp	City of Riverside
14	Main Street / SR-60 EB Ramps	City of Riverside
15	Main Street / Spruce Street	City of Riverside
16	Orange Street / Oakley Avenue-SR-60 WB Off-Ramp	City of Riverside
17	Orange Street / Strong Street	City of Riverside
18	Orange Street / Columbia Avenue	City of Riverside
19	Orange Street / Garner Road	City of Riverside
20	Orange Street / Center Street	City of Riverside
21	Market Street / Rivera Street	City of Riverside
22	South Riverside Avenue / Pellissier Road (future intersection)	City of Colton

Table 3.15-2. Study Area Roadway Segments

Study Roadway Segment		Jurisdiction
1	South Riverside Avenue, between future Pellissier Road and Placentia Lane-Center Street	City of Colton
2	Main Street, between Placentia Lane/Center Street and Garner Road	City of Riverside
3	Main Street, between Garner Road and Columbia Avenue	City of Riverside
4	Main Street, between Columbia Avenue and Strong Street	City of Riverside
5	Main Street, between Strong Street and Oakley Avenue	City of Riverside
6	Main Street, between SR-60 EB Ramps and Spruce Street	City of Riverside
7	Main Street, between Spruce Street and Poplar Street	City of Riverside
8	Orange Street, between future Pellissier Road and Center Street ( <i>Year 2040 With Orange Street Extension Scenarios only</i> )	City of Colton
9	Orange Street, between Center Street and Garner Road	City of Riverside
10	Orange Street, between Garner Road and Columbia Avenue	City of Riverside
11	Orange Street, between Columbia Avenue and Spring Street	City of Riverside
12	Orange Street, between Strong Street and Oakley Avenue	City of Riverside
13	West La Cadena Drive, between Chase Road and I-215 SB Ramps	City of Riverside
14	Pellissier Road, between South Riverside Avenue and Roquet Ranch ( <i>Year 2040 scenarios only</i> )	City of Colton
15	Center Street/Placentia Lane, between Main Street and Orange Street	City of Riverside / City of Colton
16	Center Street, between Orange Street and Stephens Avenue	City of Riverside / County of Riverside
17	Center Street, between Stephens Avenue and Highgrove Place	County of Riverside
18	Garner Road, between Main Street and Orange Street	City of Riverside
19	Columbia Avenue, between Main Street and Orange Street	City of Riverside

Table 3.15-2. Study Area Roadway Segments

Study Roadway Segment		Jurisdiction
20	Columbia Avenue, between Orange Street and Primer Street	City of Riverside
21	Columbia Avenue, between Primer Street and East La Cadena Drive	City of Riverside
22	Strong Street, between Main Street and Orange Street	City of Riverside
23	Strong Street, between Orange Street and West La Cadena Drive	City of Riverside
24	Market Street, between Rivera Street and SR 60 WB Ramps	City of Riverside

### Analysis Methodology

Level of service (LOS) is the term used to denote the different operating conditions that occur on a given roadway segment under various traffic volume loads. It is a qualitative measure used to describe a quantitative analysis taking into account factors such as roadway geometries, signal phasing, speed, travel delay, freedom to maneuver, and safety. Level of service provides an index to the operational qualities of a roadway segment or an intersection. Level of service designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. Level of service designation is reported differently for signalized and unsignalized intersections, as well as for roadway segments. The LOS intersection analysis is based on the seconds of delay experienced per vehicle at the intersection, while the roadway segment analysis is based on the roadway volumes relative to the operating capacity of the roadway segment based on classification. The specific methodology is detailed in Chapter 18 of the 2010 *Highway Capacity Manual (HCM)* and is summarized in the Traffic Impact Study (Appendix H).

### Existing Roadway Network

The City of Riverside's General Plan 2025 Mobility Element identifies a roadway network that is comprised of the following classifications:

**Local Streets** principally provide vehicular, pedestrian, and bicycle access to property directly abutting the public right of way, with movement of through traffic discouraged. Local streets are designated to be thirty-six feet wide curb to curb within a sixty-six-foot right-of-way and have two through lanes (one in each direction).

**Collector Streets** are intended to serve as intermediate routes to handle traffic between Local Streets and streets of higher classification. Collector Streets also provide access to abutting property and are two lanes in width. Collector Streets may handle some localized through traffic from one local street to another; however, their primary purpose is not to provide for through traffic but to connect the local street system to the arterial network.

The City of Riverside has two Collector Street widths, the first designated to be forty feet wide curb to curb within a sixty-six-foot right-of-way, and the second also measuring forty feet wide curb to curb but within an eighty-foot right-of-way to give room for landscaping, non-contiguous sidewalk, etc.

**Arterial Streets** carry through traffic and connect to the state highway system with restricted access to abutting properties. They are designed to have the highest traffic carrying capacity in the roadway system with the highest speeds and limited interference with traffic flow by driveways. The City of Riverside has five arterial classifications:

- Eighty-eight feet of right-of-way with sixty-four feet of paving and four lanes.

- One hundred feet of right-of-way with eighty feet of paving, a raised median and four lanes.
- One hundred ten feet of right-of-way with eighty-six feet of paving, a raised median and four lanes.
- One hundred twenty feet of right-of-way with one hundred feet of paving, a raised median and six lanes.
- One hundred forty-four feet of right-of-way with one hundred twenty-four feet of paving, a raised median and eight lanes.

Some of the roads are designated as scenic boulevards and/or parkways; these require special landscaping and additional right-of-way may be required. There are also several special boulevards which have a two-lane divided roadway of variable geometric design. The following is a description of the study roadways outlined in this report that were observed to be critical to the mobility network of the community:

**Center Street** is classified as an Arterial in the City of Riverside General Plan 2025. Within the project area, it is a two-way roadway with one lane in each direction. Curb to curb width ranges from 28' to 64' throughout the specific plan area. Sidewalks are generally provided near driveways along both sides of the roadway. On street parking is permitted. Bike lanes and bus stops are not provided. The posted speed limit is 40 mph. A traffic signal is provided at its intersection with Stephens Avenue. Center Street is stop-controlled at its intersections with Orange Street and Main Street.

**Garner Road** is an unclassified street in the City of Riverside General Plan 2025. Within the project area, it is a two-lane roadway with one lane in each direction. There is an unpaved portion in the middle that divides the roadway into two segments, preventing its use for through traffic. Curb to curb width is 45' feet on the western segment and 28' on the eastern segment. Sidewalks are provided on both segments. On street parking is only permitted on the north side of the western segment. The roadway utilizes speed bumps to slow down traffic on the eastern segment adjacent to recreational spaces. Bike lanes and bus stops are not provided. There is no posted speed limit on either segment. Garner Road is stop-controlled at its intersections with Main Street and Orange Street.

**Columbia Avenue** is classified as an Arterial in the City of Riverside General Plan 2025. Within the project area, it is a two-way roadway with two lanes in each direction and turn pockets where necessary. Curb to curb width ranges from 40' in the western area of the specific plan to 64' in the eastern area of the specific plan. Sidewalks are generally provided along both sides of the roadway. Although bike lanes are not provided in the planning area along Columbia Avenue, bike lanes are present east of the I-215. Bus stops are provided between Main Street and La Cadena Drive. The posted speed limit ranges from 35 mph near the west city limit to 45 mph near the east city limit, and on-street parking is permitted between Salmon River Road and Main Street. Within the project area, there are traffic signals provided at Main Street, Orange Street, Primer Street, and La Cadena Drive. Salmon River Road is stop-controlled at its intersection with Columbia Avenue.

**Strong Street** is classified as a Collector in the City of Riverside General Plan 2025. Within the project area, it is a two-way street with one lane in each direction. Curb to curb width ranges from 40' to 32' along the segment. Sidewalks are generally provided along both sides of the roadway. On street parking is permitted. Bike lanes and bus stops are not provided. The posted speed limit is 25 mph and on-street parking is permitted. A traffic signal is provided at Main Street. Orange Street and W. La Cadena Drive are both stop-controlled at its intersection with Strong Street.

**Market Street** is classified as an Arterial in the City of Riverside General Plan 2025. Within the project area, it is a two-way street with two lanes in each direction east of Rivera Street and one lane in each direction west of Rivera Street. Bus stops are provided. Curb to curb width is 40' west of Rivera Street and ranges from 80' to 90' east of Rivera Street. Sidewalks are generally provided along both sides of the roadway. A bike lane is provided on the northern side of the roadway, west of Rivera Street that connects to the Santa Ana River Trail. On-street parking is

not provided. The roadway provides direct access to SR-60 just east of Rivera Street. The posted speed limit is 35 mph. Within the project area, traffic signals are provided at Rivera Street and the SR-60 ramps.

**Main Street** is classified as an Arterial in the City of Riverside General Plan 2025. Within the project area, it is a two-way street with two lanes in each direction and both painted and raised medians throughout. The Specific Plan will minimize the median breaks along Main Street, with a minimum separation of 600 feet. Two-way left-turn lanes are provided north of Bartlett Avenue, between Garner Road and Alamo Street and between the SR-60 eastbound ramps and Spruce Street. Curb to curb width ranges from 84' in the northern area of the specific plan to 56' in the southern area of the specific plan. Sidewalks are provided along both sides of the roadway. Bike lanes and bus stops are provided. On street parking is not permitted. The posted speed limit varies between 35-50 mph. Within the specific plan area, traffic signals are provided at Columbia Avenue, Strong Street, both intersections at the SR-60 Ramps, and Spruce Street.

**Orange Street** is classified as a Collector in the City of Riverside General Plan 2025. Within the specific plan area, it is a two-way undivided roadway with one lane in each direction. Curb to curb width ranges from 26' in the northern area of the specific plan to 40' in the southern area of the specific plan. Sidewalks are provided along both sides of the roadway with the exception of the segment between Center Street and Garner Road. Bus stops are provided. Bike lanes are not provided. On street parking is permitted throughout a majority of the segment. The posted speed limit is 35 mph. Within the specific plan area, a traffic signal is provided at Columbia Avenue. Orange Street is stop-controlled at its intersections with Center Street, Strong Street and Oakley Avenue.

**West La Cadena Drive** is classified as a Collector in the City of Riverside General Plan 2025. Within the specific plan area, it is a two-way undivided roadway with one lane in each direction and serves as a frontage road to the I-215. Curb to curb width ranges from 26' to 36' throughout the roadway. Sidewalks are not generally provided with the exception of the area around Columbia Avenue. Bus stops are only provided on the west side of the street. Bike lanes are not provided and on-street parking is not permitted. The posted speed limit varies between 40-45 mph. Within the specific plan area, West La Cadena Drive is stop-controlled at the I-215 SB ramps.

### Existing Transit Conditions

The Northside Specific Plan Area is served by the Riverside Transit Agency (RTA) for public transit (see Figure 3.15-2, Local Transit). The majority of the study area is served by local bus service Route 12 (Downtown Riverside to Center Street), which stops along Main Street, Columbia Avenue, Orange Street, Center Street and W La Cadena Street. There is also an alternative route that loops around Garner Road west of Main Street, Rivera Street and Alamo Street. This alternative route stops at Reid Park and Downtown Riverside. Route 29 (Downtown Riverside to Eastvale) also provides a few stops along Market Street. Frequency for these bus routes is typically 60 minutes.

### Existing Pedestrian Network

Generally, the developed area of the Northside Community Plan includes a sidewalk network that provides access throughout the area with the exception of gaps along Orange Street and Center Street near the industrial areas (Figure 3.15-3, Existing Pedestrian Network). Sidewalks encourage interconnectivity for pedestrians in the entire neighborhood, with an emphasis on connecting people to the park and school facilities in the Northside Specific Plan Area. Pedestrian volume counts that were conducted at the study intersections during weekdays showed that there are higher pedestrian volumes in areas around the local schools than there are around the parks.



### Existing Bicycle Network

The main bicycle corridors in the Northside Specific Plan Area are the Class I Santa Ana River Trail that runs along the west perimeter of the planning area, the Class II bike lane along Main Street between Center Street to Oakley Street, and the Class I bike trail that runs adjacent to the canal between Market Street and Columbia Avenue. In addition, there is a small Class II bike lane segment striped on Columbia Avenue from Rivera Street to Main Street. The Northside Specific Plan Area generally lacks an existing network of Class II (bike lane) and Class III (bike route) bicycle facilities. Refer to Figure 3.15-4, Existing Bikeways, for additional details. Per the City's General Plan 2025 and the City's Bicycle Master Plan (May 2007), there are plans to provide a Class II bike lane on Columbia Avenue Class II Bike lane from Main Street to the existing bike lane east of the I-215, as well as extend the Class III bike trail north to Garner Road and then towards the existing canal east of the I-215.

### Existing Traffic Conditions

Existing traffic volumes at the project area intersections were obtained from traffic counts conducted by Veracity Traffic Group in February and March 2017. These 2017 counts were compared to data collected February 2019 for the *Commercial Plaza SWC of Columbia Avenue and Chicago Avenue Traffic Impact Study* (K2 Traffic Engineering, March 21, 2019). The comparison of this traffic data found that the counts varied by only 1.3% during the PM peak hour, and the 2017 data is considered to represent the current traffic conditions in the study area. Due to the large number of heavy vehicles frequenting the study area, heavy vehicle volumes were also considered in this analysis. Vehicles classified as "Class #4 (Buses) or larger were identified as heavy vehicles for this study. Below is a summary of the existing intersection and roadway segment operations. See Figure 3.15-5, Existing Traffic Volumes.

#### Intersections

As shown in Table 3.15-3, Existing Intersection Operations, all study area intersections currently operate at LOS D or better with the exception of the following intersections:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM: LOS E; PM: LOS F)
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (PM: LOS F)
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F)
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F)
- Main Street / Garner Road (AM/PM: LOS F)
- Orange Street / Oakley Avenue / SR-60 WB Off-Ramp (PM: LOS E)

#### Roadway Segments

As shown in Table 3.15-4, Existing Roadway Segment Operations, all study area roadway segments currently operate at an acceptable LOS with the exception of the following roadways:

- Orange Street, Columbia Avenue to Strong Street
- Orange Street, Strong Street to Oakley Avenue
- W La Cadena Drive, Chase Road to I-215 SB Ramps

Existing Traffic Volumes are shown in Figure 3.15-5, Existing Traffic Volumes.

Table 3.15-3. Existing Intersection Operations

Intersection	Jurisdiction	Peak Movement	Existing	
			Delay	LOS
Center Street / Stephens Avenue	County of Riverside	AM	39.8	D
		PM	23.6	C
W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM	<b>37.1</b>	<b>E</b>
		PM	<b>52.0</b>	<b>F</b>
E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM	9.6	A
		PM	10.6	B
West Center Street / Highgrove Place (U)	County of Riverside	AM <sub>NBL</sub>	22.2	C
		PM <sub>NBL</sub>	19.2	C
Columbia Avenue / Primer Street (S)	City of Riverside	AM	10.7	B
		PM	11.0	B
W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM	23.5	C
		PM	<b>50.2</b>	<b>F</b>
E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM <sub>EBL</sub>	<b>&gt;200</b>	<b>F</b>
		PM <sub>EBL</sub>	<b>344.7</b>	<b>F</b>
Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM	26.0	C
		PM	38.9	D
Main Street / Placentia Lane (U)	City of Riverside	AM <sub>WBL</sub>	<b>57.8</b>	<b>F</b>
		PM <sub>WBL</sub>	<b>207.4</b>	<b>F</b>
Main Street / Garner Road (U)	City of Riverside	AM <sub>EBL</sub>	<b>74.2</b>	<b>F</b>
		PM <sub>EBL</sub>	<b>83.5</b>	<b>F</b>
Main Street / Columbia Avenue (S)	City of Riverside	AM	22.1	C
		PM	25.1	C
Main Street / Strong Street (S)	City of Riverside	AM	26.1	C
		PM	39.9	D
Main Street / Oakley Avenue / SR60 WB ON Ramp (S)	City of Riverside	AM	37.7	D
		PM	37.3	D
Main Street / SR60 EB Ramps (S)	City of Riverside	AM	24.1	C
		PM	22.5	C
Main Street / Spruce Street (S)	City of Riverside	AM	10.8	B
		PM	12.1	B
Orange Street / Oakley Avenue / SR60 WB Off Ramp (U)	City of Riverside	AM	20.3	C
		PM	<b>44.0</b>	<b>E</b>
Orange Street / Strong Street (U)	City of Riverside	AM	10.8	B
		PM	26.1	D
Orange Street / Columbia Avenue (S)	City of Riverside	AM	13.5	B
		PM	16.5	B

Table 3.15-3. Existing Intersection Operations

Intersection	Jurisdiction	Peak Movement	Existing	
			Delay	LOS
Orange Street / Garner Road (U)	City of Riverside	AM	8.8	A
		PM <sub>EBL</sub>	10.1	B
Orange Street / Center Street (U)	City of Riverside	AM	9.1	A
		PM	9.9	A
Market Street / Rivera Street (S)	City of Riverside	AM	13.1	B
		PM	14.4	B

**Source:** Appendix H

- a Delays and Level of Service calculated utilizing the methodologies described in Chapters 18, 19, & 20 of the 6<sup>th</sup> Edition Highway Capacity Manual (HCM 6).
- b DELAY is measured in seconds
- c LOS = Level of Service
- d NB / Northbound, SB = Southbound, etc.
- e T=thru movement, R=right-turn movement, etc.
- f (S) = Signalized intersection
- g (U) = Unsignalized intersection

Table 3.15-4. Existing Roadway Segment Operations

Street Segment	Jurisdiction	Existing Conditions					
		Existing Function Classification/No. Lanes <sup>1</sup>	Capacity	ADT	% Heavy Vehicles	V/C	LOS
S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	MAJOR / 4	34,100	21,540	21.5%	0.63	B
Main Street, Center Street to Garner Road	City of Riverside	100' ARTERIAL / 4	33,000	19,861	18.7%	0.60	A
Main Street, Garner Road to Columbia Avenue	City of Riverside	100' ARTERIAL / 4	33,000	21,734	20.6%	0.66	A
Main Street, Columbia Avenue to Strong Street	City of Riverside	88' ARTERIAL / 4	22,000	20,449	14.5%	0.93	D
Main Street, Strong Street to Oakley Avenue	City of Riverside	88' ARTERIAL / 4	22,000	20,687	16.7%	0.94	D
Main Street, SR60 EB to Spruce Street	City of Riverside	88' ARTERIAL / 4	22,000	12,921	11.7%	0.59	A
Main Street, Spruce Street to Poplar Street	City of Riverside	88' ARTERIAL / 4	22,000	10,528	2.6%	0.48	A
Orange Street, Center Street to Garner Road	City of Riverside	LOCAL / 2	3,100	1,930	12.6%	0.62	A
Orange Street, Garner Road to Columbia Avenue	City of Riverside	LOCAL / 2	3,100	2,824	6.2%	0.91	D
Orange Street, Columbia Avenue to Strong Street	City of Riverside	LOCAL / 2	3,100	3,982	8.8%	<b>1.28</b>	<b>E</b>
Orange Street, Strong Street to Oakley Avenue	City of Riverside	LOCAL / 2	3,100	4,735	6.2%	<b>1.53</b>	<b>E</b>
W. La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	LOCAL / 2	3,100	5,620	11.6%	<b>1.81</b>	<b>E</b>
Center Street, Main Street to Orange Street	City of Riverside	COLLECTOR / 2	12,500	3,875	18.8%	0.31	A

Table 3.15-4. Existing Roadway Segment Operations

Street Segment	Jurisdiction	Existing Conditions					
		Existing Function Classification/No. Lanes <sup>1</sup>	Capacity	ADT	% Heavy Vehicles	V/C	LOS
Center Street, Orange Street to Stephens Avenue	City/County of Riverside	COLLECTOR / 2	12,500	6,117	21.7%	0.49	A
Center Street, Stephens Avenue to Highgrove Place	County of Riverside	COLLECTOR / 2	12,500	8,650	17.7%	0.69	A
Garner Road, Main Street to Orange Street	City of Riverside	LOCAL / 2	3,100	252	6.0%	0.08	A
Columbia Avenue, Main Street to Orange Street	City of Riverside	88' ARTERIAL / 4	22,000	9,955	20.7%	0.45	A
Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' ARTERIAL / 4	22,000	12,226	17.2%	0.56	A
Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' ARTERIAL / 4	22,000	18,492	17.3%	0.84	C
Strong Street, Main Street to Orange Street	City of Riverside	LOCAL / 2	3,100	2,873	9.7%	0.93	D
Strong Street, Orange Street to W La Cadena Drive	City of Riverside	LOCAL / 2	3,100	1,900	5.9%	0.61	A
Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' ARTERIAL / 4	33,000	21,336	7.5%	0.65	A
Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	N/A					

Source: Appendix H

<sup>1</sup> It is noted that Main Street, Orange Street and La Cadena Drive were analyzed at a lower classification than the General Plan designation, as currently segments of these roadways have substandard roadway widths.

## 3.15.2 Relevant Plans, Policies, and Ordinances

### Federal

#### ***Code of Federal Regulations Title 23***

Code of Federal Regulations (CFR) Section 450.220 of Title 23 requires each state to carry out a continuing, comprehensive, and intermodal statewide transportation planning process. This process must include development of a statewide transportation plan and transportation improvement program that facilitates the efficient, economical movement of people and goods in all areas of the state.

### State

#### ***California Department of Transportation***

Caltrans is responsible for planning, designing, building, operating, and maintaining California's state road system. Caltrans sets standards, policies, and strategic plans that aim to provide the safest transportation system in the nation for users and workers; maximize transportation system performance and accessibility; deliver quality transportation projects and services; preserve and enhance California's resources and assets; and promote quality service.

#### **California Senate Bill 743**

On September 27, 2013, Senate Bill 743 was signed into law, which creates a process to change the way that transportation impacts are analyzed under the California Environmental Quality Act (CEQA). Senate Bill 743 required the Governor's Office of Planning and Research to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. Under the new transportation guidelines, LOS, or automobile delay, will no longer be considered an environmental impact under CEQA.

The updates to the CEQA Guidelines required under Senate Bill 743 were approved on December 28, 2018. Under the new guidelines, vehicle miles traveled (VMT) has been adopted as the most appropriate measure of transportation impacts under CEQA. The Governor's Office of Planning and Research's regulatory text indicates that a public agency may immediately commence implementation of the new transportation impact guidelines, and that the guidelines must be implemented statewide by January 1, 2020. However, as of the release of this EIR, VMT is not yet required to be used as the metric for transportation impacts under CEQA, and as such, the traffic analysis in this section primarily relies on LOS.

#### **Southern California Association of Governments (SCAG) Regional Transportation Plan**

The Regional Transportation Plan (RTP) was prepared by SCAG to address regional issues and establish goals, objectives and policies for the Southern California region into the early part of the twenty-first century. The current plan focuses on improving the balance between land use and the current as well as future transportation systems. It is a multi-model Plan representing SCAG's vision for a better transportation system, integrated with the best possible growth pattern for the Region over the Plan horizon of 2030. The Plan provided the basic policy and program framework for long-term investment in our vast regional transportation system in a coordinated, cooperative and continuous manner. Transportation investments in the SCAG Region that receive State or Federal transportation funds must be consistent with the RTP and must be included in the Regional Transportation

Improvement Program (RTP) when ready for funding. The RTP has been developed with active participation from local agencies throughout the region, elected officials, the business community, community groups, private institutions and private citizens. As of the release of this EIR, the most current RTP prepared by SCAG is the 2016 publication; and the 2020 RTP titled, 'Connect SoCal' is in draft form.

## **Local**

### ***City of Riverside***

#### **City of Riverside General Plan 2025**

The Circulation and Community Mobility Element of the City of Riverside General Plan 2025 (City of Riverside 2018) contains goals, recommendations, objectives, guidelines, and standards for the management of circulation and mobility in the City. The following General Plan 2025 policies are applicable to the project and aim to minimize adverse conditions for traffic and transportation in the City.

- Policy CCM-1.2:** Support the addition of capacity improvements to State Route (SR) 91, SR 60, I-215, and I-15.
- Policy CCM-2.2:** Balance the need for free traffic flow with economic realities and environmental and aesthetic considerations, such that streets are designed to handle normal traffic flows with tolerances to allow for potential short-term delays at peak flow hours.
- Policy CCM-2.3** Maintain LOS D or better on Arterial Streets wherever possible. At key locations, such as City Arterials that are used by regional freeway bypass traffic and at heavily traveled freeway interchanges, allow LOS E at peak hours as the acceptable standard on a case-by-case basis.
- Policy CCM-2.4** Minimize the occurrence of streets operating at LOS "F" by building out the planned street network and by integrating land use and transportation in accordance with the General Plan principles.
- Policy CCM-2.6** Consider all alternatives for increasing street capacity before widening is recommended for streets within existing neighborhoods.
- Policy CCM-2.7** Limit driveway and local street access on Arterial Streets to maintain a desired quality of traffic flow. Wherever possible, consolidate driveways and implement access controls during redevelopment of adjacent parcels.
- Policy CCM-2.8** Design street improvements considering the effect on aesthetic character and livability of residential neighborhoods, along with traffic engineering criteria.
- Policy CCM-2.9** Design all street improvement projects in a comprehensive fashion to include consideration of street trees, pedestrian walkways, bicycle lanes, equestrian pathways, signing, lighting, noise, and air quality wherever any of these factors are applicable (City of Riverside 2018).

### City of Riverside Level of Service Standard

The City of Riverside General Plan 2025, Circulation and Community Mobility Element (2018), allows LOS D to be used as the maximum acceptable threshold for the study intersections and roadways of Collector or higher classification, or to any local or collector street if they provide access for the project. LOS C is to be maintained on all street intersections. However, at some key locations, such as City Arterial roadways that are used as freeway bypasses by regional through traffic and at heavily traveled freeway interchanges, LOS E may be acceptable as determined on a case-by-case basis. The City also recognizes that along key freeway-feeder segments during peak commute hours, LOS F may be expected due to regional travel patterns. A higher standard, such as LOS C or better, may be adopted for Local streets in residential areas.

### **County of Riverside**

#### County of Riverside Congestion Management Plan

Urbanized areas such as Riverside County are required by State law to adopt a Congestion Management Plan (CMP). The goals of the CMP are to reduce traffic congestion and to provide a mechanism for coordinating land use development and transportation improvement decisions. Local agencies are required to establish minimum level of service (LOS) thresholds in their general plans and conduct traffic impact assessments on individual development projects. Deficiency plans must be prepared when a development project would cause LOS “F” on non-exempt CMP roadway segments. The deficiency plans outline specific mitigation measures and a schedule for mitigating the deficiency (City of Riverside 2018).

#### Western Riverside County Transportation Uniform Mitigation Fee (TUMF)

In 2002, the jurisdictions of Western Riverside County, including the cities of Riverside, Corona, and Moreno Valley and Riverside County, agreed to participate in the Western Riverside County TUMF program. TUMF is a multi-jurisdictional impact fee program that funds transportation improvements associated with new growth. All new development in each of the participating jurisdictions is subject to TUMF, based on the proposed intensity and type of development (City of Riverside, 2018).

#### Riverside County Transportation Commission (RCTC)

The Riverside County Transportation Commission (RCTC) was founded in 1976 when the California Legislature created four special transportation commissions in Southern California. The purpose of the legislation was to provide more local control and input over transportation matters. In its early years, RCTC fulfilled the following responsibilities as specified in its enabling legislation: coordination of state highway planning; adoption of Short Range Transit Plans; coordination of transit service; allocation of Transportation Development Act funds; identification of projects for state and federal grant funds; and the coordination of county highway and transit plans with regional and state agencies. Every city in the county holds a vote on the RCTC along with the five members of the Riverside County Board of Supervisors. The Governor also appoints a non-voting member to the board who is the Director of Caltrans from the local District office (City of Riverside 2018).

### **City of Colton**

A portion of the Northside Specific Plan is located in the City of Colton, within the County of San Bernardino. Therefore, applicable County of San Bernardino regulations are outlined below in addition to applicable City of Colton regulations.



### **City of Colton General Plan Mobility Element**

The City of Colton’s General Plan Mobility Element (City of Colton 2013) establishes long-term goals and policies designed to improve the local transportation system and create options for residents to move about the City. The Element balances the need for efficient traffic operations with the desire to maintain Colton as a safe and attractive community, one with walkable neighborhoods, successful business districts, and distinctive streets. Key transportation corridors such as Mount Vernon Avenue and Valley Boulevard must be able to accommodate new development and complement regional transportation while meeting local mobility needs. Six major issues are addressed by the goals and policies of the City of Colton’s General Plan Mobility Element, 1) providing complete streets, 2) the use of alternative modes of transportation, 3) an efficient street system, 4) efficient and safe freight movement, 5) meeting parking needs, and 6) working with regional partners to meet regional transportation needs (City of Colton 2013).

### **SANBAG**

The San Bernardino Associated Governments, or SANBAG, is the council of governments and transportation planning agency for San Bernardino County. SANBAG is responsible for cooperative regional planning and furthering an efficient multi-modal transportation system countywide. As the County Transportation Commission, SANBAG supports freeway construction projects, regional and local road improvements, train and bus transportation, railroad crossings, call boxes, ridesharing, congestion management efforts, and long-term planning studies. SANBAG prepares and implements the Congestion Management Plan, described below, and administers Measure I, the half-cent transportation sales tax approved by County voters in 1989 (City of Colton 2013).

### ***San Bernardino County Congestion Management Plan (CMP)***

Urbanized areas such as San Bernardino County are required by State law to adopt a Congestion Management Plan (CMP). The goals of the CMP are to reduce traffic congestion and provide a mechanism for coordinating land use development and transportation improvement decisions. Local agencies are required to establish minimum level of service (LOS) thresholds in their general plans, and to conduct traffic impact assessments on individual development projects. Deficiency plans must be prepared when a development project would cause LOS F on non-exempt CMP roadway segments. The deficiency plans outline specific mitigation measures and a schedule for mitigating the deficiency. 2 To help fund regional transportation system improvements identified in the CMP, SANBAG has established a Development Mitigation Program. Developers are required to pay impact fees to fund their “fair share” of improvements per formulas adopted by SANBAG (City of Colton 2013).

### ***Measure I Strategic Plan***

Measure I, which is administered by SANBAG, is San Bernardino County’s half-cent transportation sales tax. In 2004, over 80 percent of voters approved the extension of Measure I to allow for funding through 2040. Measure I funds provide monies for ongoing street maintenance, bike lane improvements, road widening, paving, landscaping, and bridge replacement. A number of improvement projects in the City of Colton have been funded through Measure I (City of Colton 2013).

### 3.15.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to transportation are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to transportation would occur if the project would:

1. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
2. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
4. Result in inadequate emergency access.

Due to the project being located in three different jurisdictions, the transportation consistency analysis was completed corresponding to the jurisdiction of the transportation facility location. Thus, the following significance criteria were utilized in this analysis.

#### City of Riverside Significance Criteria

Per Exhibit F of the City of Riverside's Traffic Impact Analysis Preparation Guide (April 2019), for projects that propose uses or intensities above that contained in the General Plan 2025, a significant impact at a study intersection occurs when the addition of project traffic causes either peak hour LOS to degrade from acceptable (LOS D or better) to unacceptable (LOS E or F) or peak hour delay to increase as shown in Table 3.15-5.

**Table 3.15.5. LOS Delay Triggered by Added Traffic Trips**

LOS A/B	By 10.0 seconds
LOS C	By 8.0 seconds
LOS D	By 5.0 seconds
LOS E	By 2.0 seconds
LOS F	By 1.0 second

A significant impact is also identified on any study intersection forecast to operate at LOS F during the peak hours in order to achieve the goal of Policy CCM-2.4 in the City's General Plan 2025 Mobility Element.

The City's *Traffic Impact Analysis Preparation Guide* (April 2019) provides the following CEQA significance criteria:

The following type of traffic impacts may be considered to be "significant" under CEQA:

1. When Existing Traffic conditions already exceed the General Plan 2025 target LOS.
2. Project Traffic, when added to Existing Traffic, will deteriorate the LOS to below the target LOS, and impacts cannot be mitigated through project conditions of approval.
3. When Existing plus Project Cumulative Traffic exceeds the target LOS, and impacts cannot be mitigated through the TUMF network (or other funding mechanism) or project conditions of approval. Or when the target LOS is exceeded and the needed improvements are not funded.

Exhibit F (Level of Service Standards) of the City of Riverside *Traffic Impact Analysis Preparation Guide* does state a target to maintain arterial streets at LOS D or better, but locations used by regional freeway bypass traffic and at heavily traveled freeway interchanges, LOS E may be accepted on a case-by-case basis..

#### **City of Colton Significance Criteria**

The City of Colton does not have specific significance criteria for intersections and roadway segments; therefore, the significance criteria in the San Bernardino County Transportation Impact Study Guidelines (July 2019) are used to determine significant impacts in the City of Colton, which are as follows:

##### ***Signalized Intersections***

- Any signalized study intersection that is operating at an acceptable LOS D or better without project traffic in which the addition of project traffic causes the intersection to degrade to LOS E or F shall identify improvements to improve operations to LOS D or better; OR
- Any signalized study intersection that is operating at LOS E or F without project traffic where the project increases delay by 5.0 or more seconds shall identify improvements to offset the increase in delay.

##### ***Unsignalized Intersections***

- The addition of project related traffic causes the intersection to degrade from a LOS D or better to a LOS E or worse; OR
- The project adds 5.0 seconds or more of delay to an intersection that is already projected to operate without project traffic at a LOS E or F; AND
- One or both of the following conditions are met:
  1. The project adds ten (10) or more trips to any minor street approach; OR
  2. The intersection meets the peak hour traffic signal warrant after the addition of project traffic.

#### **County of Riverside Significance Criteria**

The County of Riverside does not have specific significance criteria for intersections and roadway segments; however, the *Riverside County Transportation Department Traffic Impact Analysis Preparation Guide* (County of Riverside 2008) requires mitigation measures for intersections and roadway segments that do not meet the County's minimum standard of LOS D. Therefore, for the purposes of this study, a significant impact within

unincorporated Riverside County is identified at an intersection or on a roadway segment when one of the following occurs:

- The addition of project traffic causes LOS to degrade from acceptable (LOS D or better) to unacceptable (LOS E or F); OR
- The project adds traffic to a roadway segment that operates at an unacceptable LOS (LOS E or F) without the project.

### 3.15.4 Impacts Analysis

***Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?***

**Potentially Significant.** The following LOS analysis represents a consistency analysis with the applicable jurisdiction's transportation thresholds. The Northside Specific Plan would change the land use designation to those shown in Figure 2-6, Proposed Land Uses. As shown in this figure and described in Chapter 2, the project would include a Transition Overlay Zone and a Residential Overlay Zone that would allow for varying mixes of uses. Due to this, the analysis below reflects two land use scenarios; Scenario 1 assumes the construction of more Business/Office Park and Commercial in combination with Medium-Density Residential, and Scenario 2 assumes more Light Industrial and Industrial Research Park intensification with High Density Residential. Refer to Chapter 2 for more details.

The analysis also considers the changes in heavy truck volumes in the analysis. The Northside Specific Plan project proposes to restrict heavy trucks from using Main Street south of Center Street, and to re-route heavy trucks to Center Street between Main Street and I-215. It was assumed that the heavy truck restriction on Main Street would apply to all trucks with 3 or more axles, and that 2-axle trucks, buses and RVs would be allowed on Main Street south of Center Street. Based on this assumption, the heavy truck restriction would apply to approximately 50% of the existing vehicle classification counts that were collected at the study intersections and roadway segments along Main Street. Because much of the existing truck traffic on Main Street also uses Columbia Avenue, truck trips were also diverted off of Columbia Avenue and onto Center Street.

The buildout of the Specific Plan would occur over a period of 20 years. Thus, the Existing Plus Project Conditions reflects the addition of project traffic to the existing conditions to determine the project's direct traffic impacts. The additional buildout assumed under Existing Plus Project conditions includes the buildout of previously undeveloped areas, as those areas are expected to be built out first over the next 10 years. The Horizon Year 2040 Plus Project analysis assesses the buildout of the entire Specific Plan, including both the undeveloped areas as well as the changes in land use expected in the long-term, and represents the cumulative impact analysis.

#### **Existing Plus Project Conditions**

##### ***Existing Plus Project Trip Generations***

The Existing Plus Project Conditions analysis assumes the addition of traffic generated by the Northside Specific Plan currently undeveloped areas to the existing roadway network. As discussed above, two different land use buildout scenarios were analyzed to address the Northside Specific Plan potential land use build out. Under the Existing Plus Project Conditions – Scenario 1, new development areas are forecast to generate an increase of approximately 80,607 daily trips, with an increase of approximately 5,836 trips occurring during the AM peak hour,

and an increase of approximately 7,453 trips occurring during the PM peak hour. Under the Existing Plus Project Conditions – Scenario 2, new development areas are forecast to generate an increase of approximately 61,321 daily trips, with an increase of approximately 4,789 trips occurring during the AM peak hour, and an increase of approximately 5,729 trips occurring during the PM peak hour. Tables 3.15-6 and 3.15-7 show the estimated trip generation by TAZ of the new development areas for Specific Plan Scenario 1 and 2, respectively.

Table 3.15-6. Existing Plus Project Trip Generation Specific Plan Scenario One

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>
3508	C - Commercial*	438.32	TSF	4,617	106	265	371	279	146	425
3515	B/OP - Business/Office Park*	62.617	TSF	21,583	347	1,290	1,637	1,375	610	1,985
	C - Commercial*	506.3	TSF							
	HDR - High Density Residential	2,889	DU							
	MDR - Medium Density Residential*	442	DU							
	MHDR - Medium High Density Residential*	432	DU							
	OS - Open Space/Natural Resources	190.13	AC							
3531	C - Commercial*	187.85	TSF	2,048	46	114	161	122	71	193
5175	B/OP - Business/Office Park*	115.118	TSF	34,149	1,184	1,072	2,256	1,482	1,683	3,165
	C - Commercial*	555.4	TSF							
5182	B/OP - Business/Office Park*	1,684.88	TSF	18,210	374	1,037	1,411	1,110	575	1,685
	C - Commercial*	196.02	TSF							
	LI - Light Industrial (Colton)	1,480.00	TSF							
	MDR - Medium Density Residential*	1,620	DU							
	OS - Open Space/Natural Resources	42	AC							
<b>Total Trips</b>				<b>80,607</b>	<b>2,057</b>	<b>3,778</b>	<b>5,836</b>	<b>4,369</b>	<b>3,084</b>	<b>7,453</b>

Source: Appendix H

Table 3.15-7. Existing Plus Project Trip Generation Specific Plan Scenario Two

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
3508	C - Commercial*	438.32	TSF	4,560	104	263	367	276	197	473
3515	B/OP - Business/Office Park*	5,261.32	TSF	11,155	206	646	852	692	340	1,032
	C - Commercial*	549.8	TSF							
	HDR - High Density Residential	1,200	DU							
	MDR - Medium Density Residential*	442	DU							
	OS - Open Space/Natural Resources	190.13	AC							
3531	C - Commercial*	187.85	TSF	1,994	45	113	157	120	68	188
5175	LI - Light Industrial (Colton)	255.818	TSF	22,482	834	913	1,747	1,061	1,029	2,090
5182	HDR - High Density Residential	2,430	DU	21,130	369	1,297	1,666	1,349	597	1,946
	LI - Light Industrial (Colton)	3,744.18	TSF							
	VLDR - Very Low Density Residential (Colton)	6	DU							
<b>Total Trips</b>				<b>61,321</b>	<b>1,558</b>	<b>3,231</b>	<b>4,789</b>	<b>3,498</b>	<b>2,231</b>	<b>5,729</b>

Source: Appendix H

### Heavy Vehicle Volume Adjustments

The Northside Specific Plan project proposes to restrict heavy vehicles from using Main Street south of Center Street, and to re-route heavy vehicles to Center Street between Main Street and I-215. Because the most recently adopted restrictions for heavy vehicles along City arterials have restricted vehicles with 3 or more axles, this analysis studied a 3 or more axle restriction on Main Street, with 2-axle vehicles being allowed on Main Street south of Center Street.

Review of the daily vehicle classification counts revealed that the Class #4 and #5 heavy vehicles (Buses and Single-Unit 2-Axle Trucks) represent approximately 50% of the total heavy vehicles, and approximately 50% of the total heavy vehicles consist of 3-axle vehicles (Class #6) or larger. Therefore, the 3 or more axle heavy vehicle restriction would apply to approximately 50% of the total heavy vehicles.

The percent proportions of Class #4/5 and Class #6 and higher vehicles to the total heavy vehicles (Class #4 or higher) are shown in Table 3.15-8 for segments of Main Street and Columbia Avenue.

**Table 3.15-8. Total Percent Heavy Vehicle Class #4/5/6**

Roadway Segment	Total HV ADT	HV % of Total	HV Class 4-5 ADT	HV Class 4-5%	HV Class 6+ ADT	HV Class 6+%
Main Street, Center Street to Garner Road	3,723	18.7%	1,896	51%	1,827	49%
Columbia Avenue, Main Street to Orange Street	2,058	20.7%	983	48%	1,075	52%
<b>Average Heavy Vehicle Percentages:</b>		<b>19.7%</b>		<b>49%</b>		<b>51%</b>

Heavy vehicles with 3 or more axles (Class #6 and higher) were collected separately from other vehicles for the turning movement counts at the study intersections. Therefore, all turning movement volumes identified as Class #6 or higher were diverted from Main Street and Columbia Avenue and onto Center Street. The heavy vehicle factors in the SYNCHRO traffic analysis program were then decreased by 50% for the intersection turning movements along Main Street and Columbia Avenue to account for the reduced percentage of heavy vehicles. The SYNCHRO heavy vehicle factors were also increased by 50% for the intersection turning movements along Center Street to account for the higher percentage of heavy vehicles as a result of the diversion of 3 or more axle heavy vehicles from Main Street to Center Street.

Although the percentage of heavy vehicles on Center Street would increase significantly with the proposed heavy vehicle restriction on Main Street, the existing and forecast future traffic volumes are significantly lower on Center Street than on Main Street and Columbia Avenue. In addition, the Specific Plan proposes to improve Center Street to four lanes between Main Street and I-215. Therefore, Center Street is anticipated to be able to accommodate the increase in heavy vehicle traffic without impacts to levels of service at the study intersections and roadway segments along Center Street. It is recommended that the City of Riverside update its Traffic Index map to account for projected heavy vehicle rates along the roadways within the Northside Specific Plan area.

The intersection and roadway segment analysis of each of these Scenario 1 and Scenario 2 are provided below.



### Existing Plus Project Traffic Volumes

Existing Plus Project traffic volumes were derived by adding the new development project trips shown in Tables 3.15-6 and 3.15-7 to the existing traffic counts, and also by adjusting the existing heavy vehicle volumes to reflect the proposed heavy vehicle restriction on Main Street south of Center Street.

The project trips that were added to the existing traffic counts were derived based on a proportion of the trip generation based on new development (as shown in Tables 3.15-6 and 3.15-7) to the total Horizon Year 2040 trip generation for Specific Plan Scenarios 1 and 2.

The existing heavy vehicle percentages at the study intersections during the peak hours were adjusted to reflect the diverted heavy vehicle trips from Main Street to Center Street. The heavy vehicle percentages were also adjusted to reflect the additional heavy vehicle trips that would occur with the proposed industrial and business park uses within the Specific Plan area, particularly the sub-areas within the City of Colton.

The heavy vehicle percentages for the Specific Plan Light Industrial and Business Park uses were calculated using the proportional values of the heavy vehicle to total vehicle trip rates in the *City of Fontana Truck Trip Generation Study* (City of Fontana 2003). The heavy vehicle percentages derived from the *City of Fontana Truck Trip Generation Study* were also compared with heavy vehicle trip rates and percentages from the *High Cube Warehouse Vehicle Trip Generation Analysis* prepared by the Institute of Transportation Engineers (ITE 2016). A comparison of the heavy vehicle trip rates and percentages between the *City of Fontana Truck Trip Generation Study* and *ITE High Cube Warehouse Vehicle Trip Generation Analysis* is provided in Table 3.15-9.

**Table 3.15-9. Heavy Vehicle Trip Rates and Percentages**

Land Use	AM Trip Rates			PM Trip Rates		
	Heavy Vehicles	Total Vehicles	Heavy Vehicle %	Heavy Vehicles	Total Vehicles	Heavy Vehicle %
<b>Fontana Truck Trip Generation Rates</b>						
Light Industrial	0.268	0.679	39.5%	0.101	0.436	23.2%
Industrial Park (used for Business Park use)	0.039	0.095	41.1%	0.048	0.096	50.0%
<b>ITE High-Cube Warehouse Truck Trip Generation Rates</b>						
High-Cube Warehouse	0.024	0.082	29.3%	0.023	0.108	21.3%

As shown above, the heavy vehicle percentages that were derived from the *City of Fontana Truck Trip Generation Study* based on the Light Industrial and Industrial Park truck trip rates are substantially higher than the heavy vehicle percentages derived from the High-Cube Warehouse truck trip rates used in the *High Cube Warehouse Vehicle Trip Generation Analysis*. Therefore, the heavy vehicle percentages applied to the project trips in the Specific Plan scenarios are conservative. The trip rates for Light Industrial and Industrial Park from the *City of Fontana Truck Trip Generation Study* and High-Cube Warehouse from the *High Cube Warehouse Vehicle Trip Generation Analysis* are provided in Appendix H.

The proportion of heavy vehicle trips to total vehicle trips varies between Specific Plan Scenario 1 and Scenario 2 based on the proposed land uses in the two scenarios. Scenario 1 includes a higher proportion of residential uses while Scenario 2 includes a higher proportion of industrial and business park uses. Therefore, Scenario 2 includes a higher proportion of heavy vehicle trips than Scenario 1.

The heavy vehicle percentages associated with the Specific Plan Scenario 1 and Scenario 2 uses were then adjusted at the study intersections and roadway segments based on the proportion of the trips generated by truck-intensive uses to the total Specific Plan project trips. Daily heavy vehicle project trips were calculated based on the average of the AM and PM peak hour heavy vehicle percentages that were calculated for Scenario 1 and Scenario 2.

The total new project trips associated with Specific Plan Scenario 1 are illustrated in Figure 3.15-6. Figure 3.15-7 shows the total new project trips associated with Specific Plan Scenario 2.

Figure 3.15-8 illustrates the total Existing Plus Project traffic volumes for Specific Plan Scenario 1, and the total Existing Plus Project traffic volumes for Specific Plan Scenario 2 are shown in Figure 3.15-9.

#### **Proposed Street Improvements to Designated Roadway Classifications**

Currently several roadways within the study are not build out to their designated roadway classifications. As part of the Northside Specific Plan, it is assumed that these roadways would be built out per their classifications. As detailed in Chapter 2, Project Description, the Northside Specific Plan includes the following roadway Project Design Features (PDFs) :

##### **PDF-TR-1: Main Street from Strong Street to Oakley Avenue (Existing Plus Project Scenario Two only)**

- Widen roadway segment to proposed four-lane Arterial standards (78' pavement width, 100' right-of-way width).

##### **PDF-TR-2: Orange Street from Center Street to Garner Road (Existing Plus Project Scenario One only)**

- Widen roadway segment to proposed two-lane Collector standards (42' pavement width, 66' right-of-way width).

##### **PDF-TR-3: Orange Street from Garner Road to Columbia Avenue**

- Widen roadway segment to proposed two-lane Collector standards (42' pavement width, 66' right-of-way width).

##### **PDF-TR-4: Orange Street from Columbia Avenue to Strong Street**

- Widen roadway segment to proposed two-lane Collector standards (42' pavement width, 66' right-of-way width).

##### **PDF-TR-5: Orange Street from Strong Street to Oakley Avenue**

- Widen roadway segment to proposed two-lane Collector standards (42' pavement width, 66' right-of-way width).

##### **PDF-TR-6: W La Cadena Drive from Chase Road to I-215 Southbound Ramps**

- Widen roadway segment to two-lane Collector standards (40' pavement width, 66' right-of-way width).

**PDF-TR-7: Columbia Avenue from Primer Street to E La Cadena Drive**

- Widen roadway segment to four-lane Arterial standards (80' pavement width, 100' right-of-way width).

**PDF-TR-8: Strong Street from Main Street to Orange Street**

- Widen roadway segment to two-lane Collector standards (42' pavement width, 66' right-of-way width).

**Existing Plus Project Conditions - Scenario 1****Intersections**

With the addition of Scenario 1 traffic, the following intersections would operate at a deficient LOS (LOS E or F) under Existing Plus Project (Scenario 1) conditions (Table 3.15-10, Existing Plus Project (Scenario 1) Intersection Operations):

Based on the applicable significance determination thresholds, project-related significant impacts were identified at the following intersections under Existing Plus Project Specific Plan Scenario 1 conditions:

- Center Street / Stephens Avenue (AM: LOS F); **Impact TR-1A.**
- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2A.**
- Center Street / Highgrove Place (AM/PM: LOS F); **Impact TR-3A.**
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F); **Impact TR-4A.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5A.**
- Columbia Avenue / E. La Cadena Drive (AM: LOS E; PM: LOS F); **Impact TR-6A.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7A.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8A.**
- Main Street / Strong Street (PM: LOS E); **Impact TR-9A.**
- Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM/PM: LOS D); **Impact TR-10A.**
- Orange Street / Oakley Avenue / SR-60 WB Off-Ramp (PM: LOS F);
- Orange Street / Strong Street (PM: LOS F);
- Orange Street / Center Street (PM: LOS C); **Impact TR-11A.**
- S. Riverside Avenue / Pellissier Road (PM: LOS F); **Impact TR-12A.**

It should be noted that although significant impacts were identified at the Orange Street / Oakley Avenue / SR-60 WB Off-Ramp and Orange Street / Strong Street intersections, no mitigation measures are required. The approved Exchange development is conditioned to install traffic signals at these two intersections, which would mitigate the impact that was identified for the Specific Plan project under Existing Plus Project Scenario One conditions.

**Roadway Segments**

As shown in Table 3.15-11 Existing Plus Project (Scenario 1) Roadway Segment Operations, with the implementation of the proposed reclassifications, the following would operate at unacceptable LOS under the Existing Plus Project Conditions – Scenario 1:

- Columbia Avenue, from Primer Street to E. La Cadena Drive. **Impact TR-13A**

Table 3.15-10 Existing Plus Project Scenario 1 Intersection Operations

Intersection	Jurisdiction	Peak Hour	Existing		Existing + Project Scenario One		Change in Delay	Significant
			Delay	LOS	Delay	LOS		
1 Center Street / Stephens Avenue (S)	County of Riverside	AM peak	39.8	D	125.6	F	85.8	YES
		PM PEAK	23.6	C	47.4	D	23.8	NO
2 W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM peak	37.1	E	157	F	119.9	YES
		PM PEAK	52	F	179.3	F	127.3	YES
3 E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM peak	9.6	A	13.3	B	3.7	NO
		PM PEAK	10.6	B	17.2	C	6.6	NO
4 West Center Street / Highgrove Place (U)	County of Riverside	AM peak	22.2	C	139.8	F	117.6	YES
		PM PEAK	19.2	C	82.4	F	63.2	YES
5 Columbia Avenue / Primer Street (S)	City of Riverside	AM peak	10.7	B	13	B	2.3	NO
		PM PEAK	11	B	13.9	B	2.9	NO
6 W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM peak	23.5	C	60	F	36.5	YES
		PM PEAK	50.2	F	125.3	F	75.1	YES
7 E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM peak	>200	F	>200	F	N/A	YES
		PM PEAK	>200	F	>200	F	N/A	YES

Table 3.15-10 Existing Plus Project Scenario 1 Intersection Operations

Intersection	Jurisdiction	Peak Hour	Existing		Existing + Project Scenario One		Change in Delay	Significant
			Delay	LOS	Delay	LOS		
8 Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM peak	26	C	58	E	32	YES
		PM PEAK	38.9	D	77.9	E	39	YES
9 Main Street / Placentia Lane (U)	City of Riverside /City of Colton	AM peak	57.8	F	>200	F	N/A	YES
		PM PEAK	>200	F	>200	F	N/A	YES
10 Main Street / Garner Road (U)	City of Riverside	AM peak	74.2	F	>200	F	N/A	YES
		PM PEAK	83.5	F	114.7	F	31.2	YES
11 Main Street / Columbia Avenue (S)	City of Riverside	AM peak	22.1	C	26.8	C	4.7	NO
		PM PEAK	25.1	C	28.2	C	3.1	NO
12 Main Street / Strong Street (S)	City of Riverside	AM peak	26.1	C	30.6	C	4.5	NO
		PM PEAK	39.9	D	55.8	E	15.9	YES
13 Main Street / Oakley Avenue / SR60 WB On Ramp (S)	City of Riverside	AM peak	37.7	D	46	D	8.3	YES
		PM PEAK	37.3	D	42.5	D	5.2	YES
14 Main Street / SR60 EB Ramps (S)	City of Riverside	AM peak	24.1	C	27.5	C	3.4	NO
		PM PEAK	22.5	C	25.6	C	3.1	NO
15 Main Street / Spruce Street (S)	City of Riverside	AM peak	10.8	B	12.4	B	1.6	NO
		PM PEAK	12.1	B	14.4	B	2.3	NO
16 Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM peak	20.3	C	22.9	C	2.6	NO
		PM PEAK	44	E	60.7	F	16.7	YES
17 Orange Street / Strong Street (S)	City of Riverside	AM peak	10.8	B	13	B	2.2	NO
		PM PEAK	26.1	D	65.9	F	39.8	YES

Table 3.15-10 Existing Plus Project Scenario 1 Intersection Operations

Intersection	Jurisdiction	Peak Hour	Existing		Existing + Project Scenario One		Change in Delay	Significant
			Delay	LOS	Delay	LOS		
18 Orange Street / Columbia Avenue (S)	City of Riverside	AM peak	13.5	B	19.2	B	5.7	NO
		PM PEAK	16.5	B	19.8	C	3.3	NO
19 Orange Street / Garner Road (U)	City of Riverside	AM peak	8.8	A	9.9	A	1.1	NO
		PM PEAK	10.1	B	12.7	B	2.6	NO
20 Orange Street / Center Street (U)	City of Riverside	AM peak	9.1	A	15	B	5.9	NO
		PM PEAK	9.9	A	23.9	C	14	YES
21 Market Street / Rivera Street (S)	City of Riverside	AM peak	13.1	B	16.6	B	3.5	NO
		PM PEAK	14.4	B	21.2	C	6.8	NO
22 S. Riverside Avenue / Pellisier Road (U)	City of Colton	AM peak			16.6	B	-	NO
		PM PEAK			>200	F	-	YES

**Source:** Appendix H

**Notes:** DELAY is measured in seconds, LOS = Level of Service, NB=northbound, SB=Southbound, T=thru movement, R=right-turn movement, (S) = Signalized intersection, (U) = Unsignalized intersection

Table 3.15-11 Existing Plus Project Scenario 1 – Roadway Segment Operations with Street Reclassifications

Street Segment		Jurisdiction	Existing Conditions						Existing Plus Project Scenario 1 With General Plan Or Proposed Classification					
			Existing Functional Classification /No. Lanes <sup>1</sup>	Capacity <sup>1</sup>	ADT	% Heavy Vehicles	V/C	LOS	Proposed Classification / No. Lanes <sup>2</sup>	Capacity	ADT	V/C	LOS	Significant?
1	S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major I 4	34,100	21,540	21.5%	0.63	B	Major I 4	34,100	25,870	0.76	C	
2	Main Street, Center Street to Garner Road	City of Riverside	100' arterial I 4	33,000	19,861	18.7%	0.60	A	100' Arterial I 4	33,000	21,488	0.65	A	
3	Main Street, Garner Road to Columbia Avenue	City of Riverside	100' arterial I 4	33,000	21,734	20.6%	0.66	A	100' Arterial I 4	33,000	24,562	0.74	B	
4	Main Street, Columbia Avenue to Strong Street	City of Riverside	88' arterial I 4	22,000	20,449	14.5%	0.93	D	100' Arterial I 4	33,000	21,051	0.64	A	
5	Main Street, Strong Street to Oakley Avenue	City of Riverside	88' arterial I 4	22,000	20,687	16.7%	0.94	D	100' Arterial I 4	33,000	21,907	0.66	A	
6	Main Street, SR60 EB to Spruce Street	City of Riverside	88' arterial I 4	22,000	12,921	11.7%	0.59	A	<b>100' Arterial / 2</b>	18,000	14,830	0.82	C	
7	Main Street, Spruce Street to Poplar Street	City of Riverside	88' arterial I 4	22,000	10,528	2.6%	0.48	A	<b>100' Arterial / 2</b>	18,000	12,728	0.71	B	
8	Orange Street, Center Street to Garner Road	City of Riverside	Local I 2	3,100	1,930	12.6%	0.62	A	66' Collector I 2	12,500	4,027	0.32	A	
9	Orange Street, Garner Road to Columbia Avenue	City of Riverside	Local I 2	3,100	2,824	6.2%	0.91	D	66' Collector I 2	12,500	6,428	0.51	A	
10	Orange Street, Columbia Avenue to Strong Street	City of Riverside	Local I 2	3,100	3,982	8.8%	<b>1.28</b>	<b>E</b>	66' Collector I 2	12,500	4,708	0.38	A	
11	Orange Street, Strong Street to Oakley Avenue	City of Riverside	Local I 2	3,100	4,735	6.2%	<b>1.53</b>	<b>E</b>	66' Collector I 2	12,500	5,290	0.42	A	

Table 3.15-11 Existing Plus Project Scenario 1 – Roadway Segment Operations with Street Reclassifications

		Jurisdiction	Existing Conditions						Existing Plus Project Scenario 1 With General Plan Or Proposed Classification					
			Existing Functional Classification /No. Lanes <sup>1</sup>	Capacity <sup>1</sup>	ADT	% Heavy Vehicles	V/C	LOS	Proposed Classification / No. Lanes <sup>2</sup>	Capacity	ADT	V/C	LOS	Significant?
12	W. La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	Local I 2	3,100	5,620	11.6%	1.81	E	66' Collector I 2	12,500	7,404	0.59	A	
13	Center Street, Main Street to Orange Street	City of Riverside	Collector I 2	12,500	3,875	18.8%	0.31	A	88' Arterial I 4	22,000	4,747	0.22	A	
14	Center Street, Orange Street to Stephens Avenue	City/County of Riverside	Collector I 2	12,500	6,117	21.7%	0.49	A	88' Arterial I 4	22,000	9,115	0.41	A	
15	Center Street, Stephens Avenue to Highgrove Place	County of Riverside	Collector I 2	12,500	8,650	17.7%	0.69	A	88' Arterial I 4	22,000	11,460	0.52	A	
16	Garner Road, Main Street to Orange Street	City of Riverside	Local I 2	3,100	252	6.0%	0.08	A	Local I 2	3,100	252	0.08	A	
17	Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial I 4	22,000	9,955	20.7%	0.45	A	<b>110' ARTERIAL / 4</b>	33,000	14,301	0.43	A	
18	Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial I 4	22,000	12,226	17.2%	0.56	A	88' Arterial I 4	22,000	19,959	0.91	D	
19	Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial I 4	22,000	18,492	17.3%	0.84	C	88' Arterial I 4	22,000	29,468	1.34	E	YES
20	Strong Street, Main Street to Orange Street	City of Riverside	Local I 2	3,100	2,873	9.7%	0.93	D	66' Collector I 2	12,500	3,867	0.31	A	
21	Strong Street, Orange Street to W La Cadena Drive	City of Riverside	Local I 2	3,100	1,900	5.9%	0.61	A	66' Collector I 2	12,500	2,271	0.18	A	



Table 3.15-11 Existing Plus Project Scenario 1 – Roadway Segment Operations with Street Reclassifications

		Jurisdiction	Existing Conditions						Existing Plus Project Scenario 1 With General Plan Or Proposed Classification					
			Existing Functional Classification / No. Lanes <sup>1</sup>	Capacity <sup>1</sup>	ADT	% Heavy Vehicles	V/C	LOS	Proposed Classification / No. Lanes <sup>2</sup>	Capacity	ADT	V/C	LOS	Significant?
22	Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial I 4	33,000	21,336	7.5%	0.65	A	100' Arterial I 4	33,000	26,961	0.82	C	
23	Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Does Not Exist						Secondary I 2	13,000	9,424	0.72	C	

Source: Appendix H

## Notes:

- <sup>1</sup> It is noted that Main Street, Orange Street and La Cadena Drive segments were analyzed at a lower classification than the General Plan designation, as currently segments of these roadways have substandard roadway widths
- <sup>2</sup> Roadway classifications and capacity thresholds shown in *bold italics* indicate proposed change from General Plan classification. VIC and LOS shown in bold indicate deficient LOS based on ADT and roadway capacity.

**Existing Plus Project Conditions - Scenario 2****Intersections**

As shown in Table 3.15-12, based on the applicable significance determination thresholds, project-related significant impacts were identified at the following intersections under Existing Plus Project Specific Plan Scenario 2 conditions:

- Center Street / Stephens Avenue (AM: LOS F); **Impact TR-1B.**
- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2B.**
- Center Street / Highgrove Place (AM/PM: LOS F); **Impact TR-3B.**
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM: LOS E; PM: LOS F); **Impact TR-4B.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5B.**
- Columbia Avenue / E. La Cadena Drive (AM: LOS D; PM: LOS E); **Impact TR-6B.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7B.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8B.**
- Main Street / Strong Street (PM: LOS E); **Impact TR-9B.**
- Orange Street / Oakley Avenue / SR-60 WB Off-Ramp (PM: LOS F);
- Orange Street / Strong Street (PM: LOS F);
- S. Riverside Avenue / Pellissier Road (AM/PM: LOS F); **Impact TR-12B.**

It should be noted that although significant impacts were identified at the Orange Street / Oakley Avenue / SR-60 WB Off-Ramp and Orange Street / Strong Street intersections, no mitigation measures are required to be implemented by the Northside Specific Plan. The approved Exchange development is conditioned to install traffic signals at these two intersections, which would mitigate the impact under Existing Plus Project Scenario Two conditions.

**Roadway Segments**

As shown in Table 3.15-13, similar to Scenario 1, with the implementation of the proposed roadway buildout, the following would operate at unacceptable LOS under the Existing Plus Project Conditions – Scenario 2:

- Columbia Avenue, from Primer Street to E. La Cadena Drive. **Impact TR-13B**

Table 3.15-12 Existing Plus Project Scenario 2 – Intersection Operations

Intersection	Jurisdiction	Peak Hour	Existing		Existing + Project Scenario Two		Change In Delay	Significant?
			Delay	LOS	Delay	LOS		
Center Street / Stephens Avenue (S)	County of Riverside	AM Peak	39.8	D	93.5	F	53.7	YES
		PM Peak	23.6	C	36	D	12.4	NO
W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM Peak	37.1	E	109	F	71.9	YES
		PM Peak	52	F	130.4	F	78.4	YES
E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM Peak	9.6	A	11.9	B	2.3	NO
		PM Peak	10.6	B	14.8	B	4.2	NO
West Center Street / Highgrove Place (U)	County of Riverside	AM peak PM Peak	22.2	C	81.9	F	59.7	YES
		AM peak PM Peak	19.2	C	55.3	F	36.1	YES
Columbia Avenue / Primer Street (S)	City of Riverside	AM Peak	10.7	B	11.5	B	0.8	NO
		PM Peak	11	B	12.3	B	1.3	NO
W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM Peak	23.5	C	39.7	E	16.2	YES
		PM Peak	50.2	F	87.4	F	37.2	YES
E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM Peak	>200	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM Peak	26	C	43.2	D	17.2	YES
		PM Peak	38.9	D	63.8	E	24.9	YES
Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM Peak	57.8	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
Main Street / Garner Road (U)	City of Riverside	AM Peak	74.2	F	85.6	F	11.4	YES
		PM Peak	83.5	F	58.7	F	-24.8	YES
Main Street / Columbia Avenue (S)	City of Riverside	AM Peak	22.1	C	25.3	C	3.2	NO
		PM Peak	25.1	C	27.7	C	2.6	NO
Main Street / Strong Street (S)	City of Riverside	AM Peak	26.1	C	29.4	C	3.3	NO
		PM Peak	39.9	D	57	E	17.1	YES

Table 3.15-12 Existing Plus Project Scenario 2 – Intersection Operations

Intersection	Jurisdiction	Peak Hour	Existing		Existing + Project Scenario Two		Change In Delay	Significant?
			Delay	LOS	Delay	LOS		
Main Street / Oakley Avenue / SR60 WB On Ramp (S)	City of Riverside	AM Peak	37.7	D	41.3	D	3.6	NO
		PM Peak	37.3	D	40.7	D	3.4	NO
Main Street / SR60 EB Ramps (S)	City of Riverside	AM Peak	24.1	C	26.5	C	2.4	NO
		PM Peak	22.5	C	24.9	C	2.4	NO
Main Street / Spruce Street (S)	City of Riverside	AM Peak	10.8	B	12.3	B	1.5	NO
		PM Peak	12.1	B	14	B	1.9	NO
Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM Peak	20.3	C	22.6	C	2.3	NO
		PM Peak	44	E	51.3	F	7.3	YES
Orange Street / Strong Street (S)	City of Riverside	AM Peak	10.8	B	12.5	B	1.7	NO
		PM Peak	26.1	D	52.4	F	26.3	YES
Orange Street / Columbia Avenue (S)	City of Riverside	AM Peak	13.5	B	15.2	B	1.7	NO
		PM Peak	16.5	B	17.8	B	1.3	NO
Orange Street / Garner Road (U)	City of Riverside	AM Peak	8.8	A	9.3	A	0.5	NO
		PM Peak	10.1	B	10.7	B	0.6	NO
Orange Street / Center Street (U)	City of Riverside	AM Peak	9.1	A	12.6	B	3.5	NO
		PM Peak	9.9	A	16	C	6.1	NO
Market Street / Rivera Street (S)	City of Riverside	AM Peak	13.1	B	15.8	B	2.7	NO
		PM Peak	14.4	B	19.3	B	4.9	NO
S. Riverside Avenue / Pellissier Road (U)	City of Colton	AM Peak	-	-	>200	F	-	YES
		PM Peak	-	-	>200	F	-	YES

**Source:** Appendix H

**Notes:** DELAY is measured in seconds, LOS Level of Service, NB=northbound, SB=Southbound, T=thru movement, R=right-turn movement, (S) = Signalized intersection, (U) = Unsignalized intersection.

Table 3.15-13 Existing Plus Project Scenario 2 – Roadway Segment Operations with Street Reclassifications

Street Segment	Jurisdiction	Existing Conditions						Existing Plus Project Scenario 2 With General Plan Or Proposed Classification					
		Existing Functional Classification / No. Lanes 1	Capacity1	ADT	% Heavy Vehicles	V/C	Los	Proposed Classification / No. Lanes 2	Capacity1	ADT	V/C	Los	Significant?
S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major I 4	34,100	21,540	21.50%	0.63	B	Major I 4	34,100	24,039	0.7	C	
Main Street, Center Street to Garner Road	City of Riverside	100' arterial I 4	33,000	19,861	18.70%	0.6	A	100' Arterial I 4	33,000	19,966	0.61	A	
Main Street, Garner Road to Columbia Avenue	City of Riverside	100' arterial I 4	33,000	21,734	20.60%	0.66	A	100' Arterial I 4	33,000	22,310	0.68	A	
Main Street, Columbia Avenue to Strong Street	City of Riverside	88' arterial I 4	22,000	20,449	14.50%	0.93	D	100' Arterial I 4	33,000	21,307	0.65	A	
Main Street, Strong Street to Oakley Avenue	City of Riverside	88' arterial I 4	22,000	20,687	16.70%	0.94	D	100' Arterial I 4	33,000	22,212	0.67	A	
Main Street, SR60 EB to Spruce Street	City of Riverside	88' arterial I 4	22,000	12,921	11.70%	0.59	A	100' Arterial / 2	18,000	14,281	0.79	B	
Main Street, Spruce Street to Poplar Street	City of Riverside	88' arterial I 4	22,000	10,528	2.60%	0.48	A	100' Arterial / 2	18,000	12,503	0.69	A	
Orange Street, Center Street to Garner Road	City of Riverside	Local I 2	3,100	1,930	12.60%	0.62	A	66' Collector I 2	12,500	2,663	0.21	A	

Table 3.15-13 Existing Plus Project Scenario 2 – Roadway Segment Operations with Street Reclassifications

Street Segment	Jurisdiction	Existing Conditions						Existing Plus Project Scenario 2 With General Plan Or Proposed Classification					
		Existing Functional Classification / No. Lanes 1	Capacity1	ADT	% Heavy Vehicles	V/C	Los	Proposed Classification / No. Lanes 2	Capacity1	ADT	V/C	Los	Significant?
Orange Street, Garner Road to Columbia Avenue	City of Riverside	Local I 2	3,100	2,824	6.20%	0.91	D	66' Collector I 2	12,500	4,511	0.36	A	
Orange Street, Columbia Avenue to Strong Street	City of Riverside	Local I 2	3,100	3,982	8.80%	1.28	E	66' Collector I 2	12,500	4,583	0.37	A	
Orange Street, Strong Street to Oakley Avenue	City of Riverside	Local I 2	3,100	4,735	6.20%	1.53	E	66' Collector I 2	12,500	5,235	0.42	A	
West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	Local I 2	3,100	5,620	11.60%	1.81	E	66' Collector I 2	12,500	6,520	0.52	A	
Center Street, Main Street to Orange Street	City of Riverside	Collector I 2	12,500	3,875	18.80%	0.31	A	88' Arterial I 4	22,000	6,407	0.29	A	
Center Street, Orange Street to Stephens Avenue	City/County of Riverside	Collector I 2	12,500	6,117	21.70%	0.49	A	88' Arterial I 4	22,000	9,550	0.43	A	
Center Street, Stephens Avenue to Highgrove Place	County of Riverside	Collector I 2	12,500	8,650	17.70%	0.69	A	88' Arterial I 4	22,000	12,061	0.55	A	

Table 3.15-13 Existing Plus Project Scenario 2 – Roadway Segment Operations with Street Reclassifications

Street Segment	Jurisdiction	Existing Conditions						Existing Plus Project Scenario 2 With General Plan Or Proposed Classification					
		Existing Functional Classification / No. Lanes 1	Capacity1	ADT	% Heavy Vehicles	V/C	Los	Proposed Classification / No. Lanes 2	Capacity1	ADT	V/C	Los	Significant?
Garner Road, Main Street to Orange Street	City of Riverside	Local I 2	3,100	252	6.00%	0.08	A	Local I 2	3,100	252	0.08	A	
Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial I 4	22,000	9,955	20.70%	0.45	A	110' Arterial / 4	33,000	13,821	0.42	A	
Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial I 4	22,000	12,226	17.20%	0.56	A	88' Arterial I 4	22,000	17,567	0.8	C	
Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial I 4	22,000	18,492	17.30%	0.84	C	88' Arterial I 4	22,000	25,303	1.15	E	
Strong Street, Main Street to Orange Street	City of Riverside	Local I 2	3,100	2,873	9.70%	0.93	D	66' Collector I 2	12,500	3,698	0.3	A	
Strong Street, Orange Street to W La Cadena Drive	City of Riverside	Local I 2	3,100	1,900	5.90%	0.61	A	66' Collector I 2	12,500	2,085	0.17	A	
Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial I 4	33,000	21,336	7.50%	0.65	A	100' Arterial I 4	33,000	26,643	0.81	C	YES

Table 3.15-13 Existing Plus Project Scenario 2 – Roadway Segment Operations with Street Reclassifications

Street Segment	Jurisdiction	Existing Conditions						Existing Plus Project Scenario 2 With General Plan Or Proposed Classification					
		Existing Functional Classification / No. Lanes 1	Capacity1	ADT	% Heavy Vehicles	V/C	Los	Proposed Classification / No. Lanes 2	Capacity1	ADT	V/C	Los	Significant?
Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	DOES NOT EXIST						Secondary I 2	13,000	11,253	0.87	D	

Source: Appendix H

## Notes:

- <sup>1</sup> It is noted that Main Street, Orange Street and La Cadena Drive were analyzed at a lower classification than the General Plan designation, as currently segments of these roadways have substandard roadway widths
- <sup>2</sup> Roadway classifications and capacity thresholds shown in ***bold italics*** indicate proposed change from General Plan classification. VIC and LOS shown in **bold** indicate deficient LOS based on ADT and roadway capacity.



### **Horizon Year 2040**

The Horizon Year cumulative analysis is intended to represent the expected buildout of the current land use plans and cumulative projects in the year 2040. As such, recently approved or in-process projects that are not consistent with applicable land use plans were also considered in this baseline condition, including the Exchange project (mixed-use residential/commercial), Empire Pharmacy (commercial), Center Street Warehouse (business/office park), and Roquet Ranch (specific plan). The average annual growth rate associated with the cumulative projects is approximately 2.4% from 2016 to 2040 according to the *Roquet Ranch Specific Plan Traffic Impact Analysis* (Author XXXX). The Horizon Year 2040 Baseline (Without Project) volumes from the RivTAM model showed annual growth rates ranging from 0.4% to 4.2%, with an average growth rate of 1.4% from existing to 2040. See Figure 3.15-10, Year 2040 Baseline Traffic Volumes (Without Project).

To ensure that the regional growth associated with the cumulative projects is adequately reflected in the Horizon Year 2040 Baseline (Without Project) volumes, additional growth factors were applied to the forecast volumes where annual growth was forecast at less than 1.0%. The additional growth factors combined with the Roquet Ranch trips increased the average annual growth rate in the study area to approximately 2.0% from existing to Horizon Year 2040 Baseline (Without Project) conditions. The additional traffic associated with the regional cumulative projects was also added to the Horizon Year 2040 traffic volumes for the Specific Plan scenarios, which resulted in average annual growth rates of approximately 2.6% for Scenario One and approximately 2.2% for Scenario Two from existing to the year 2040.

The Horizon Year 2040 Baseline (Without Project) scenario includes the build-out of the City’s current General Plan 2025 Mobility Element roadways, which is also assumed under all scenarios analyzed herein. Under the Horizon Year, each land use scenario (Scenario 1 and Scenario 2) analysis was also completed with and without the future extension of Orange Street, north of Center Street into Pellissier Ranch in the City of Colton. The “without Orange Street Extension” scenario assumes the existing condition in which Orange Street terminates 400 feet north of Center Street and transitions to Pellissier Road to provide local access to the existing industrial uses. The “with Orange Avenue Extension” scenario assumes that Orange Street extends north as a two-lane Collector to provide a vehicular connection between Center Street and the future Pellissier Ranch and Roquet Ranch developments.

### **Trip Generation**

As shown in Table 3.15-14, the “Without Project” land uses, which are currently included in the RivTAM regional traffic model and are based on the City’s current General Plan 2025, are forecast to generate an increase of approximately 97,611 daily trips, with an increase of approximately 7,190 trips occurring during the AM peak hour, and an increase of approximately 9,141 trips occurring during the PM peak hour.

As shown in Table 3.15-15, under the Horizon Year, the Northside Specific Plan Scenario One land uses are forecast to generate an increase of approximately 126,942 daily trips, with an increase of approximately 9,354 trips occurring during the AM peak hour, and an increase of approximately 11,785 trips occurring during the PM peak hour. Refer to Figure 3.15-8, Horizon Year Plus Project – Scenario 1 Volumes.

As shown in Table 3.15-16, under the Horizon Year, the Northside Specific Plan Scenario Two land uses are forecast to generate an increase of approximately 107,205 daily trips, with an increase of approximately 8,283 trips occurring during the AM peak hour, and an increase of approximately 10,092 trips occurring during the PM peak hour. Refer to Figure 3.15-9, Horizon Year Plus Project – Scenario 2 Volumes.

Table 3.15-14 2040 Baseline Trip Generation (Without Project)

RivTAM TAZ	General Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
3486	C - Commercial*	848.969	TSF	5,794	236	151	387	233	319	552
	HDR - High Density Residential	292	DU							
	MDR - Medium Density Residential*	215	DU							
3488	B/OP - Business/Office Park*	9,065.340	TSF	21,638	793	779	1,572	1,006	1,018	2,024
	C - Commercial*	98.050	TSF							
	MDR - Medium Density Residential*	2,091	DU							
	MHDR - Medium High Density Residential*	189	DU							
	SRR - Semi Rural Residential*	7	DU							
3498	C - Commercial*	512.655	TSF	7,920	290	282	572	366	378	744
	HDR - High Density Residential	177	DU							
	MDR - Medium Density Residential*	16	DU							
3508	B/OP - Business/Office Park*	683.333	TSF	8,297	310	306	616	383	387	770
	C - Commercial*	119.800	TSF							
	MDR - Medium Density Residential*	1,020	DU							
	MHDR - Medium High Density Residential*	377	DU							
	O - Office*	1,543.560	TSF							
	PF - Public Facilities/Institutions*	2,000.000	TSF							
3515	B/OP - Business/Office Park*	8,839.433	TSF	7,770	288	246	534	342	393	735
	C - Commercial*	43.500	TSF							
	MDR - Medium Density Residential*	213	DU							
	OS - Open Space/Natural Resources	214.10	AC							
	PF - Public Facilities/Institutions*	447.174	TSF							
3527	B/OP - Business/Office Park*	2,200.000	TSF	4,380	120	207	327	235	176	411
	I - Industrial*	78.400	TSF							
	MDR - Medium Density Residential*	328	DU							
3531	B/OP - Business/Office Park*	2,733.333	TSF	6,361	194	281	475	328	271	599
	C - Commercial*	65.350	TSF							
	MDR - Medium Density Residential*	1,038	DU							

Table 3.15-14 2040 Baseline Trip Generation (Without Project)

RivTAM TAZ	General Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
5175	LI - Light Industrial (Colton)	402.913	TSF	22,644	848	916	1,764	1,065	1,041	2,106
	VLDR - Very Low Density Residential (Colton)	6	DU							
5182	LI - Light Industrial (Colton)	5,897.087	TSF	12,807	430	513	943	626	574	1,200
				<b>Total Trips</b>	<b>97,611</b>	<b>3,509</b>	<b>3,681</b>	<b>7,190</b>	<b>4,584</b>	<b>4,557</b>
										<b>9,141</b>

Source: Appendix H

Table 3.15-15 2040 Specific Plan Buildout - Scenario One

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
3486	C - Commercial*	98.010	TSF	3,342	79	180	259	199	121	320
	MDR - Medium Density Residential*	303	DU							
	MHDR - Medium High Density Residential*	426	DU							
	O - Office*	98.010	TSF							
3488	B/OP - Business/Office Park*	9,000.000	TSF	21,720	821	762	1,583	993	1,036	2,029
	C - Commercial*	54.450	TSF							
	MDR - Medium Density Residential*	2,035	DU							
	MHDR - Medium High Density Residential*	189	DU							
	PF - Public Facilities/Institutions*	479.160	TSF							
3498	C - Commercial*	98.010	TSF	7,012	208	334	542	377	281	658
	MHDR - Medium High Density Residential*	426	DU							
	O - Office*	98.010	TSF							

Table 3.15-15 2040 Specific Plan Buildout - Scenario One

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
3508	B/OP - Business/Office Park*	62.617	TSF	10,785	248	619	867	652	340	992
	C - Commercial*	438.320	TSF							
	MDR - Medium Density Residential*	1,028	DU							
	MHDR - Medium High Density Residential*	1,229	DU							
	O - Office*	196.020	TSF							
	PF - Public Facilities/Institutions*	2,000.000	TSF							
3515	B/OP - Business/Office Park*	62.617	TSF	21,583	347	1,290	1,637	1,375	610	1,985
	C - Commercial*	506.300	TSF							
	HDR - High Density Residential	2,889	DU							
	MDR - Medium Density Residential*	442	DU							
	MHDR - Medium High Density Residential*	432	DU							
	OS - Open Space/Natural Resources	190.13	AC							
3527	MDR - Medium Density Residential*	624	DU	5,358	114	310	424	326	174	500
3531	B/OP - Business/Office Park*	250.467	TSF	4,783	108	267	375	286	165	451
	C - Commercial*	187.850	TSF							
	MDR - Medium Density Residential*	1,038	DU							
5175	B/OP - Business/Office Park*	115.118	TSF	34,149	1,184	1,072	2,256	1,482	1,683	3,165
	C - Commercial*	555.400	TSF							
5182	B/OP - Business/Office Park*	1,684.882	TSF	18,210	374	1,037	1,411	1,110	575	1,685
	C - Commercial*	196.020	TSF							
	LI - Light Industrial (Colton)	1,480.000	TSF							
	MDR - Medium Density Residential*	1,620	DU							
	OS - Open Space/Natural Resources	42.00	AC							
<b>Total Trips</b>				<b>126,942</b>	<b>3,483</b>	<b>5,871</b>	<b>9,354</b>	<b>6,800</b>	<b>4,985</b>	<b>11,785</b>

Source: Appendix H

Table 3.15-16 2040 Specific Plan Buildout - Scenario Two

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
3486	C - Commercial*	98.010	TSF	3,333	79	179	258	198	121	319
	MDR - Medium Density Residential*	303	DU							
	MHDR - Medium High Density Residential*	426	DU							
	O - Office*	98.010	TSF							
3488	B/OP - Business/Office Park*	9,000.000	TSF	21,458	815	756	1,571	982	1,024	2,006
	C - Commercial*	54.450	TSF							
	MDR - Medium Density Residential*	2,035	DU							
	MHDR - Medium High Density Residential*	189	DU							
	PF - Public Facilities/Institutions*	479.160	TSF							
3498	C - Commercial*	98.010	TSF	6,995	208	333	541	376	281	657
	MHDR - Medium High Density Residential*	426	DU							
	O - Office*	98.010	TSF							
3508	B/OP - Business/Office Park*	62.617	TSF	10,651	244	614	858	645	460	1,105
	C - Commercial*	438.320	TSF							
	MDR - Medium Density Residential*	1,028	DU							
	MHDR - Medium High Density Residential*	1,229	DU							
	O - Office*	196.020	TSF							
	PF - Public Facilities/Institutions*	2,000.000	TSF							
3515	B/OP - Business/Office Park*	5,261.317	TSF	11,155	206	646	852	692	340	1,032
	C - Commercial*	549.800	TSF							
	HDR - High Density Residential	1,200	DU							
	MDR - Medium Density Residential*	442	DU							
	OS - Open Space/Natural Resources	190.13	AC							

Table 3.15-16 2040 Specific Plan Buildout - Scenario Two

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
3527	MDR - Medium Density Residential*	624	DU	5,344	113	310	423	325	173	498
3531	B/OP - Business/Office Park*	250.467	TSF	4,657	104	263	367	280	159	439
	C - Commercial*	187.850	TSF							
	MDR - Medium Density Residential*	1,038	DU							
5175	LI - Light Industrial (Colton)	255.818	TSF	22,482	834	913	1,747	1,061	1,029	2,090
5182	HDR - High Density Residential	2,430	DU	21,130	369	1,297	1,666	1,349	597	1,946
	LI - Light Industrial (Colton)	3,744.182	TSF							
	VLDR - Very Low Density Residential (Colton)	6	DU							
Total Trips				107,205	2,972	5,311	8,283	5,908	4,184	10,092

Source: Appendix H

### ***Horizon Year 2040 – Baseline Without Project***

The Horizon Year 2040 Baseline (Without Project) scenario reflects the build-out of the current General Plan land uses. The Horizon Year 2040 Baseline (Without Project) traffic volumes are based on the land uses that are currently included in the 2040 RivTAM regional traffic model for the Northside Specific Plan area. Figure 3.15-10 shows the Horizon Year 2040 Baseline (Without Project) traffic volumes, which also includes the additional growth from the cumulative projects as described in the previous chapter.

### **Horizon Year 2040 Baseline Roadway Improvements**

The Horizon Year 2040 Baseline (Without Project) scenario includes the build-out of the City’s current General Plan 2025 Mobility Element roadways, which is also assumed under all scenarios in this study. In addition, the Horizon Year 2040 Baseline (Without Project) scenario and all other scenarios include intersection improvements that are required mitigation measures for future development projects. Table 3.15-17 summarizes the future intersection improvements and the development projects (The Exchange and Roquet Ranch) that are required to construct them.

The Exchange project is also required to make fair-share contributions toward funding future intersection improvements, but these improvements are not assumed to be constructed under any of the Horizon Year 2040 study scenarios. However, the recommended improvements toward which the Exchange project is required to contribute a fair-share payment are recommended as mitigation measures for the two Specific Plan land use scenarios where applicable.

**Table 3.15-17 Horizon Year 2040 Baseline Intersection Improvements**

<b>Intersection</b>	<b>Required or Planned Improvement</b>	<b>Responsible Party</b>
Main Street / Strong Street	Restripe to provide an EB left turn lane and a shared through/right turn lane	Roquet Ranch, The Exchange
	Restripe to provide an WB left turn lane and a shared through/right turn lane	The Exchange
Orange Street / Strong Street	Install a traffic signal	The Exchange
Orange Street / Oakley Avenue / SR-60 WB Off-Ramp	Install a traffic signal	The Exchange
	Construct a NB left turn lane	The Exchange
Orange Street / Center Street	Install a traffic signal <sup>(1)</sup>	Roquet Ranch
	Prohibit NB and SB through traffic on Orange Street <sup>(1)</sup>	Roquet Ranch

**Source:** The Exchange Traffic Impact Analysis (Urban Crossroads 2018). Roquet Ranch Specific Plan Draft EIR Comments Letter, September 21, 2017. <sup>(1)</sup> These improvements are only included under the two Specific Plan scenarios with the Orange Street Extension.

As shown in Table 3.15-15, the Roquet Ranch development is responsible for installing a traffic signal at the Orange Street / Center Street intersection; however, the traffic signal is only needed if Orange Street is extended north of Center Street and is only included in the Horizon Year 2040 Specific Plan scenarios with the Orange Street Extension. It should be noted that a roundabout could be considered as a potential alternative to a traffic signal at some of the intersections where installation of a traffic signal is recommended. The feasibility of a roundabout instead of a traffic signal would be determined by the total volume entering/exiting the intersection and the availability of right-of-way to construct the appropriately sized roundabout for the intersection. Due to the desire to discourage or restrict through traffic on Orange Street, the City of Riverside has considered a future roundabout at

the Orange Street / Center Street intersection as an alternative to a traffic signal. The Orange Street / Center Street intersection was analyzed with a traffic signal for the Specific Plan scenarios with the Orange Street Extension because peak hour delay at a signalized intersection is typically higher than at a roundabout intersection, which therefore provides a more conservative analysis.

Figure 3.15-11 illustrates the future intersection improvements under the Horizon Year 2040 Baseline (Without Project) scenario, which are also included in all other study scenarios. The exception is the Orange Street / Center Street improvements, which are only included under the Specific Plan scenarios with the Orange Street Extension north of Center Street.

#### Intersections

As shown in Table 3.15-18, the following intersections are forecast to operate at a deficient LOS (LOS E or F) under Horizon Year 2040 Baseline (Without Project) conditions:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F)
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM: LOS E; PM: LOS F)
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F)
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F)
- Main Street / Garner Road (AM/PM: LOS F)
- Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM/PM: LOS E)

#### Roadway Segments

As shown in Table 3.15-19, the following roadway segments are forecast to operate at a deficient LOS (LOS E) under Horizon Year 2040 Baseline (Without Project) conditions:

- Columbia Avenue, from Orange Street to Primer Street
- Columbia Avenue, from Primer Street to E. La Cadena Drive



Table 3.15-18 Horizon Year 2040 Baseline (Without Project) – Intersection Operations

Intersection		Jurisdiction	Peak Hour	2040 Without Project	
				DELAY	LOS
1	Center Street / Stephens Avenue (S)	County of Riverside	AM peak	13.1	B
			PM Peak	15.1	B
2	W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM peak	79.1	F
			PM Peak	151.4	F
3	E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM peak	9.9	A
			PM Peak	11.5	B
4	West Center Street / Highgrove Place (U)	County of Riverside	AM peak	20.5	C
			PM Peak	20.9	C
5	Columbia Avenue / Primer Street (S)	City of Riverside	AM peak	12.8	B
			PM Peak	13.7	B
6	W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM peak	44.0	E
			PM Peak	106.5	F
7	E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM peak	>200	F
			PM Peak	>200	F
8	Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM peak	38.3	D
			PM Peak	35.0	D
9	Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM peak	153.7	F
			PM Peak	>200	F
10	Main Street / Garner Road (U)	City of Riverside	AM peak	>200	F
			PM Peak	>200	F
11	Main Street / Columbia Avenue (S)	City of Riverside	AM peak	36.2	D
			PM Peak	33.1	C
12	Main Street / Strong Street (S)	City of Riverside	AM peak	12.3	B
			PM Peak	16.7	B
13	Main Street / Oakley Avenue / SR60 WB ON Ramp (S)	City of Riverside	AM peak	64.3	E
			PM Peak	79.3	E
14	Main Street / SR60 EB Ramps (S)	City of Riverside	AM peak	23.1	C
			PM Peak	30.3	C
15	Main Street / Spruce Street (S)	City of Riverside	AM peak	11.9	B
			PM Peak	15.9	B
16	Orange Street / Oakley Avenue / SR60 WB Off Ramp (U)	City of Riverside	AM peak	14.1	B
			PM Peak	18.2	B

Table 3.15-18 Horizon Year 2040 Baseline (Without Project) – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 Without Project	
			DELAY	LOS
17 Orange Street / Strong Street (U)	City of Riverside	AM peak	7.4	A
		PM Peak	10.0	B
18 Orange Street / Columbia Avenue (S)	City of Riverside	AM peak	16.7	B
		PM Peak	20.5	C
19 Orange Street / Garner Road (U)	City of Riverside	AM peak	8.8	A
		PM Peak	10.0	B
20 Orange Street / Center Street (U)	City of Riverside	AM peak	9.3	A
		PM Peak	11.6	B
21 Market Street / Rivera Street (S)	City of Riverside	AM peak	13.8	B
		PM Peak	18.6	B
22 S. Riverside Avenue / Pellissier Road (U)	City of Colton	AM peak	42.8	E
		PM Peak	49.2	E

Source: Appendix H

Table 3.15-19 Horizon Year 2040 Baseline (Without Project) – Roadway Segment Operations

Street Segment	Jurisdiction	Classification / No. Lanes (2025 General Plan)	Horizon Year 2040 Without Project				
			Capacity <sup>1</sup>	ADT	% Heavy Vehicles	V/C	LOS
1 S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major / 4	34,100	26,945	21.5%	0.79	C
2 Main Street, Center Street to Garner Road	City of Riverside	100' Arterial / 4	33,000	25,013	18.7%	0.76	B
3 Main Street, Garner Road to Columbia Avenue	City of Riverside	100' Arterial / 4	33,000	26,945	20.6%	0.82	C
4 Main Street, Columbia Avenue to Strong Street	City of Riverside	100' Arterial / 4	33,000	25,239	14.5%	0.76	B
5 Main Street, Strong Street to Oakley Avenue	City of Riverside	100' Arterial / 4	33,000	25,225	16.7%	0.76	B
6 Main Street, SR60 EB to Spruce Street	City of Riverside	100' Arterial / 4	33,000	16,290	11.7%	0.49	A
7 Main Street, Spruce Street to Poplar Street	City of Riverside	100' Arterial / 4	33,000	12,646	2.6%	0.38	A
8 Orange Street, Center Street to Garner Road	City of Riverside	66' Collector / 2	12,500	2,868	12.6%	0.23	A
9 Orange Street, Garner Road to Columbia Avenue	City of Riverside	66' Collector / 2	12,500	4,984	6.2%	0.40	A
10 Orange Street, Columbia Avenue to Strong Street	City of Riverside	66' Collector / 2	12,500	5,162	8.8%	0.41	A
11 Orange Street, Strong Street to Oakley Avenue	City of Riverside	66' Collector / 2	12,500	6,083	6.2%	0.49	A
12 West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	66' Collector / 2	12,500	6,969	11.6%	0.56	A
13 Center Street, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	5,047	18.8%	0.23	A
14 Center Street, Orange Street to Stephens Avenue	City/County of Riverside	88' Arterial / 4	22,000	8,040	21.7%	0.37	A
15 Center Street, Stephens Avenue to Highgrove Place	County of Riverside	88' Arterial / 4	22,000	10,826	17.7%	0.49	A
16 Garner Road, Main Street to Orange Street	City of Riverside	Local (Unclass.)	3,100	346	6.0%	0.11	A
17 Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	18,807	20.7%	0.85	C
18 Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial / 4	22,000	22,769	17.2%	<b>1.03</b>	<b>E</b>
19 Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial / 4	22,000	30,249	17.3%	<b>1.37</b>	<b>E</b>
20 Strong Street, Main Street to Orange Street	City of Riverside	66' Collector / 2	12,500	4,239	9.7%	0.34	A
21 Strong Street, Orange Street to W La Cadena Drive	City of Riverside	66' Collector / 2	12,500	2,486	5.9%	0.20	A
22 Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial / 4	33,000	30,843	7.5%	0.93	D
23 Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Secondary / 2	13,000	1,600	5.0%	0.12	A

Source: Appendix H

**Note:**

<sup>1</sup> LOS A and LOS B capacity thresholds were derived; City of Riverside deems anything better than LOS C as acceptable. V/C and LOS shown in **bold** indicate deficient LOS based on ADT and roadway capacity.

### Proposed Street Improvements to Designated Roadway Classifications

Under the existing conditions, several roadways are not built out to their General Plan 2025 designation. As part of the Northside Specific Plan, these roadways would be built out to their classification. As discussed in Chapter 2, the Northside Specific Plan includes these improvements as Project Design Features (PDFs). Relevant to the Horizon Year 2040, these PDFs include:

**PDF-TR-9:** Columbia Avenue from Orange Street to Primer Street

- Widen roadway segment to four-lane Arterial standards (80' pavement width, 100' right-of-way width).

**PDF-TR-10:** Columbia Avenue from Primer Street to E La Cadena Drive (Applies to Scenario Two Without Orange Street Extension only)

- Widen roadway segment to four-lane Arterial standards (80' pavement width, 100' right-of-way width).

**PDF-TR-11** Columbia Avenue from Primer Street to E La Cadena Drive (Applies to all scenarios except Scenario Two Without Orange Street Extension)

- Widen roadway segment to six-lane Arterial standards (100' pavement width, 120' right-of-way width).

**PDF-TR-12:** Pellissier Road from S Riverside Avenue to Roquet Ranch (Applies to Scenario Two Without Orange Street Extension only)

- Improve roadway segment to four-lane Secondary standards per City of Colton General Plan.

### ***Horizon Year 2040 – Scenario 1***

The Specific Plan Scenario One land uses were input into the 2040 RivTAM model to derive the Horizon Year 2040 traffic volumes for Specific Plan Scenario One. The RivTAM model was run both without and with the future extension of Orange Street north of Center Street into Pellissier Ranch in the City of Colton. Trips from the Roquet Ranch development and additional growth from regional cumulative projects were also added to the Horizon Year 2040 Specific Plan Scenario One traffic volumes that were generated by the RivTAM model.

The methodology used to derive the heavy vehicle percentages for the Existing Plus Project Scenario One traffic volumes was also applied to the Horizon Year 2040 With Specific Plan Scenario One traffic volumes.

The Horizon Year 2040 Specific Plan Scenario One traffic volumes without the Orange Street Extension are shown in Figure 3.15-12. Figure 3.15-13 illustrates the Horizon Year 2040 Specific Plan Scenario One traffic volumes with the Orange Street Extension.

### Scenario 1 – Without Orange Street Extension

The Horizon Year 2040 roadway improvements for Specific Plan Scenario 1 without the Orange Street Extension are the same as the roadway improvements under the Horizon Year 2040 Baseline (Without Project) scenario, with the following exception:

- Main Street south of SR-60 is reduced to one through lane in each direction under all scenarios with the Specific Plan.

#### Intersections

Table 3.15-20 shows that project-related significant impacts were identified at the following intersections under Horizon Year 2040 Specific Plan Scenario 1 conditions without the Orange Street Extension:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2C.**
- Center Street / Highgrove Place (AM/PM: LOS F); **Impact TR-3C**
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F); **Impact TR-4C.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5C.**
- Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E); **Impact TR-6C.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7C.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8C.**
- Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E); **Impact TR-10C.**
- S. Riverside Avenue / Pellissier Road (AM/PM: LOS F); **Impact TR-12C.**
- Main Street / Spruce Street (PM: LOS C); **Impact TR-14C.**
- Orange Street / Columbia Avenue (AM: LOS C); **Impact TR-15C.**

#### Roadway Segments

As shown in Table 3.15-21, the following roadway segments are forecast to operate at a deficient LOS (LOS E) and would also be significantly impacted by the Northside Specific Plan under Horizon Year 2040 Specific Plan Scenario 1 conditions without the Orange Street Extension:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; **Impact TR-13C.**
- Columbia Avenue, from Orange Street to Primer Street; **Impact TR-16C.**

Table 3.15-20. Horizon Year 2040 Scenario 1 Without Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 without Project		2040 SP Scenario One		Change in Delay	Significant?
			DELAY	LOS	DELAY	LOS		
1 Center Street / Stephens Avenue (S)	County of Riverside	AM peak	13.1	B	17.8	B	4.7	NO
		PM Peak	15.1	B	19.2	B	4.1	NO
2 W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM peak	79.1	F	184.7	F	105.6	YES
		PM Peak	151.4	F	>200	F	NIA	YES
3 E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM peak	9.9	A	12.3	B	2.4	NO
		PM Peak	11.5	B	16	C	4.5	NO
4 West Center Street / Highgrove Place (U)	County of Riverside	AM peak	20.5	C	67.9	F	47.4	YES
		PM Peak	20.9	C	73.4	F	52.5	YES
5 Columbia Avenue / Primer Street (S)	City of Riverside	AM peak	12.8	B	14.4	B	1.6	NO
		PM Peak	13.7	B	16	B	2.3	NO
6 W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM peak	44	E	71.2	F	27.2	YES
		PM Peak	106.5	F	>200	F	NIA	YES
7 E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM peak	>200	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
8 Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM peak	38.3	D	53.7	D	15.4	YES
		PM Peak	35	D	47	D	12	YES
9 Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM peak	153.7	F	>200	F	NIA	YES
		PM Peak	>200	F	111.4	F	NIA	YES
10 Main Street / Garner Road (U)	City of Riverside	AM peak	>200	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
11 Main Street / Columbia Avenue (S)	City of Riverside	AM peak	36.2	D	31.1	C	-5.1	NO
		PM Peak	33.1	C	30.7	C	-2.4	NO
12 Main Street / Strong Street (S)	City of Riverside	AM peak	12.3	B	12.2	B	-0.1	NO
		PM Peak	16.7	B	17.2	B	0.5	NO
13 Main Street / Oakley Avenue / SR60 WB On Ramp (S)	City of Riverside	AM peak	64.3	E	73.1	E	8.8	YES
		PM Peak	79.3	E	68.5	E	-10.8	NO
14 Main Street / SR60 EB Ramps (S)	City of Riverside	AM peak	23.1	C	20.4	C	-2.7	NO
		PM Peak	30.3	C	30.8	C	0.5	NO
15 Main Street / Spruce Street (S)	City of Riverside	AM peak	11.9	B	13.9	B	2	NO
		PM Peak	15.9	B	24.4	C	8.5	YES
16 Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM peak	14.1	B	14.6	A	0.5	NO
		PM Peak	18.2	B	18.7	B	0.5	NO
17 Orange Street / Strong Street (S)	City of Riverside	AM peak	7.4	A	7.5	A	0.1	NO
		PM Peak	10	B	12.2	B	2.2	NO
18 Orange Street / Columbia Avenue (S)	City of Riverside	AM peak	16.7	B	28.5	C	11.8	YES
		PM Peak	20.5	C	23.4	C	2.9	NO

Table 3.15-20. Horizon Year 2040 Scenario 1 Without Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 without Project		2040 SP Scenario One		Change in Delay	Significant?
			DELAY	LOS	DELAY	LOS		
19 Orange Street / Garner Road (U) 20	City of Riverside	AM peak	8.8	A	9.6	A	0.8	NO
		PM Peak	10	B	12.3	B	2.3	NO
21 Orange Street / Center Street (U)	City of Riverside	AM peak	9.3	A	12.5	B	3.2	NO
		PM Peak	11.6	B	17.3	C	5.7	NO
22 Market Street / Rivera Street (S)	City of Riverside	AM peak	13.8	B	14.1	B	0.3	NO
		PM Peak	18.6	B	22.4	C	3.8	NO
23 S. Riverside Avenue / Pellissier Road (U)	City of Colton	AM peak	42.8	E	>200	F	NIA	YES
		PM Peak	49.2	E	>200	F	NIA	YES

SOURCE: Appendix H

Table 3.15-21. Horizon Year 2040 Scenario 1 Without Orange Street Extension – Roadway Segment Operations

Street segment		Jurisdiction	Horizon Year 2040 without Project						Horizon Year 2040 SP Scenario One: without Orange							
			<i>Classification / No. Lanes (2025 general plan)</i>	<i>Capacity<sup>1</sup></i>	<i>ADT</i>	<i>% Heavy Vehicles</i>	<i>VIC</i>	<i>LOS</i>	<i>Classification / No. Lanes (proposed)</i>	<i>Capacity<sup>1</sup></i>	<i>Diverted Truck Trips</i>	<i>ADT</i>	<i>% Heavy Vehicles</i>	<i>VIC</i>	<i>LOS</i>	<i>Significant?</i>
1	S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major I 4	34,100	26,945	21.5%	0.79	C	Major I 4	34,100	0	29,221	21.2%	0.86	D	
2	Main Street, Center Street to Garner Road	City of Riverside	100' Arterial I 4	33,000	25,013	18.7%	0.76	B	100' Arterial I 4	33,000	-2,301	27,087	8.8%	0.82	C	
3	Main Street, Garner Road to Columbia Avenue	City of Riverside	100' Arterial I 4	33,000	26,945	20.6%	0.82	C	100' Arterial I 4	33,000	-2,440	30,808	10.1%	0.93	D	
4	Main Street, Columbia Avenue to Strong Street	City of Riverside	100' Arterial I 4	33,000	25,239	14.5%	0.76	B	100' Arterial I 4	33,000	-879	24,563	11.3%	0.74	B	
5	Main Street, Strong Street to Oakley Avenue	City of Riverside	100' Arterial I 4	33,000	25,225	16.7%	0.76	B	100' Arterial I 4	33,000	-1,101	26,100	11.9%	0.79	B	
6	Main Street, SR60 EB to Spruce Street	City of Riverside	100' Arterial I 4	33,000	16,290	11.7%	0.49	A	<b><i>100' Arterial / 2</i></b>	18,000	-308	16,311	9.8%	0.91	D	
7	Main Street, Spruce Street to Poplar Street	City of Riverside	100' Arterial I 4	33,000	12,646	2.6%	0.38	A	<b><i>100' Arterial / 2</i></b>	18,000	-84	15,366	1.6%	0.85	C	
8	Orange Street, Center Street to Garner Road	City of Riverside	66' Collector I 2	12,500	2,868	12.6%	0.23	A	66' Collector I 2	12,500	0	5,233	6.9%	0.42	A	
9	Orange Street, Garner Road to Columbia Avenue	City of Riverside	66' Collector I 2	12,500	4,984	6.2%	0.40	A	66' Collector I 2	12,500	0	8,499	3.6%	0.68	A	
10	Orange Street, Columbia Avenue to Strong Street	City of Riverside	66' Collector I 2	12,500	5,162	8.8%	0.41	A	66' Collector I 2	12,500	0	5,603	8.1%	0.45	A	
11	Orange Street, Strong Street to Oakley Avenue	City of Riverside	66' Collector I 2	12,500	6,083	6.2%	0.49	A	66' Collector I 2	12,500	0	6,083	6.2%	0.49	A	
12	West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	66' Collector I 2	12,500	6,969	11.6%	0.56	A	66' Collector I 2	12,500	0	8,430	9.6%	0.67	A	
13	Center Street, Main Street to Orange Street	City of Riverside	88' Arterial I 4	22,000	5,047	18.8%	0.23	A	88' Arterial I 4	22,000	2,302	5,249	63.4%	0.24	A	
14	Center Street, Orange Street to Stephens Avenue	City/County of Riverside	88' Arterial I 4	22,000	8,040	21.7%	0.37	A	88' Arterial I 4	22,000	2,302	10,839	39.8%	0.49	A	
15	Center Street, Stephens Avenue to Highgrove Place	County of Riverside	88' Arterial I 4	22,000	10,826	17.7%	0.49	A	88' Arterial I 4	22,000	2,302	13,075	34.2%	0.59	A	
16	Garner Road, Main Street to Orange Street	City of Riverside	Local I 2	3,100	346	6.0%	0.11	A	Local I 2	3,100	0	346	6.0%	0.11	A	
17	Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial I 4	22,000	18,807	20.7%	0.85	C	<b><i>110' Arterial / 4</i></b>	33,000	-1,383	18,556	13.5%	0.56	A	
18	Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial I 4	22,000	22,769	17.2%	<b>1.03</b>	<b>E</b>	88' Arterial I 4	22,000	-1,151	25,867	10.7%	<b>1.18</b>	<b>E</b>	<b>YES (TR-16)</b>
19	Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial I 4	22,000	30,249	17.3%	<b>1.37</b>	<b>E</b>	88' Arterial I 4	22,000	-576	36,508	12.7%	<b>1.66</b>	<b>E</b>	<b>YES (TR-13)</b>
20	Strong Street, Main Street to Orange Street	City of Riverside	66' Collector I 2	12,500	4,239	9.7%	0.34	A	66' Collector I 2	12,500	0	4,438	9.3%	0.36	A	
21	Strong Street, Orange Street to W La Cadena Drive	City of Riverside	66' Collector I 2	12,500	2,486	5.9%	0.20	A	66' Collector I 2	12,500	0	2,713	5.4%	0.22	A	
22	Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial I 4	33,000	30,843	7.5%	0.93	D	100' Arterial I 4	33,000	0	30,194	7.6%	0.91	D	
23	Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Secondary I 2	13,000	1,600	5.0%	0.12	A	Secondary I 2	13,000	0	11,024	9.0%	0.85	D	

Source: Appendix H

Note:

<sup>1</sup> Roadway classifications and capacity thresholds shown in ***bold italics*** indicate proposed change from General Plan classification. VIC and LOS shown in **bold** indicate deficient LOS based on ADT and roadway capacity.



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### Scenario 1 – With Orange Street Extension

The Horizon Year 2040 roadway improvements for Specific Plan Scenario 1 with the Orange Street Extension are the same as without the extension, except for the following improvements at the Orange Street / Center Street intersection:

- Installation of a traffic signal; and
- Northbound and southbound through traffic prohibited (Orange Street movements restricted only to left turns or right turns)

#### Intersections

Table 3.15-22 shows that project-related significant impacts were identified at the following intersections under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2D.**
- W. Center Street / Highgrove Place (AM/PM: LOS F); **Impact TR-3D**
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F); **Impact TR-4D.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5D.**
- Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E); **Impact TR-6D.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7D.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8D.**
- Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E); **Impact TR-10D.**
- S. Riverside Avenue / Pellissier Road (AM/PM: LOS F); **Impact TR-12D.**
- Main Street / Spruce Street (PM: LOS C); **Impact TR-14D.**
- Orange Street / Columbia Avenue (AM/PM: LOS C); **Impact TR-15D.**

#### Roadway Segments

Table 3.15-23 shows the following roadway segments are forecast to operate at a deficient LOS (LOS E) and would also be significantly impacted by the Northside Specific Plan under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; **Impact TR-13D.**
- Columbia Avenue, from Orange Street to Primer Street; **Impact TR-16D.**

Table 3.15-22. Horizon Year 2040 Scenario 1 With Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 without Project		2040 SP Scenario One		Change in Delay	Significant?
			DELAY	LOS	DELAY	LOS		
Center Street / Stephens Avenue (S)	County of Riverside	AM peak	13.1	B	25	C	11.9	NO
		PM Peak	15.1	B	26.1	C	11	NO
W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM peak	79.1	F	>200	F	NIA	YES
		PM Peak	151.4	F	>200	F	NIA	YES
E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM peak	9.9	A	15	B	5.1	NO
		PM Peak	11.5	B	29.8	D	18.3	NO
West Center Street / Highgrove Place (U)	County of Riverside	AM peak	20.5	C	187.3	F	166.8	YES
		PM Peak	20.9	C	>200	F	NIA	YES
Columbia Avenue / Primer Street (S)	City of Riverside	AM peak	12.8	B	15.4	B	2.6	NO
		PM Peak	13.7	B	18.2	B	4.5	NO
W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM peak	44	E	92.5	F	48.5	YES
		PM Peak	106.5	F	199.2	F	92.7	YES
E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM peak	>200	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM peak	38.3	D	63.6	E	25.3	YES
		PM Peak	35	D	57.6	E	22.6	YES
Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM peak	153.7	F	>200	F	NIA	YES
		PM Peak	>200	F	112.7	F	NIA	YES
Main Street / Garner Road (U)	City of Riverside	AM peak	>200	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
Main Street / Columbia Avenue (S)	City of Riverside	AM peak	36.2	D	31.1	C	-5.1	NO
		PM Peak	33.1	C	31.1	C	-2	NO
Main Street / Strong Street (S)	City of Riverside	AM peak	12.3	B	12.2	B	-0.1	NO
		PM Peak	16.7	B	17.2	C	0.5	NO
Main Street / Oakley Avenue / SR60 WB ON Ramp (S)	City of Riverside	AM peak	64.3	E	77.1	E	12.8	YES
		PM Peak	79.3	E	67.3	E	-12	NO

Table 3.15-22. Horizon Year 2040 Scenario 1 With Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 without Project		2040 SP Scenario One		Change in Delay	Significant?
			DELAY	LOS	DELAY	LOS		
Main Street / SR60 EB Ramps (S)	City of Riverside	AM peak	23.1	C	19.8	B	-3.3	NO
		PM Peak	30.3	C	27.7	C	-2.6	NO
Main Street / Spruce Street (S)	City of Riverside	AM peak	11.9	B	14.3	B	2.4	NO
		PM Peak	15.9	B	24.7	C	8.8	YES
Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM peak	14.1	B	14.7	B	0.6	NO
		PM Peak	18.2	B	18.9	B	0.7	NO
Orange Street / Strong Street (S)	City of Riverside	AM peak	7.4	A	7.7	A	0.3	NO
		PM Peak	10	B	12.9	B	2.9	NO
Orange Street / Columbia Avenue (S)	City of Riverside	AM peak	16.7	B	32.2	C	15.5	YES
		PM Peak	20.5	C	32.8	C	12.3	YES
Orange Street / Garner Road (U)	City of Riverside	AM peak	8.8	A	9.9	A	1.1	NO
		PM Peak	10	B	17.4	C	7.4	NO
Orange Street / Center Street (S)	City of Riverside	AM peak	9.3	A	8	A	-1.3	NO
		PM Peak	11.6	B	10.2	B	-1.4	NO
Market Street / Rivera Street (S)	City of Riverside	AM peak	13.8	B	14.1	B	0.3	NO
		PM Peak	18.6	B	26.3	C	7.7	NO
S. Riverside Avenue / Pellissier Road (U)	City of Colton	AM peak	42.8	E	>200	F	NIA	YES
		PM Peak	49.2	E	>200	F	NIA	YES

Source: Appendix H

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Table 3.15-23. Horizon Year 2040 Scenario 1 With Orange Street Extension – Roadway Segment Operations

Street segment		Jurisdiction	Horizon Year 2040 without Project						Horizon Year 2040 SP Scenario One: with Orange							
			Classification I No. Lanes(2025 General Plan)	Capacity <sup>1</sup>	ADT	% Heavy Vehicles	VIC	LOS	Classification I No. Lanes (Proposed)	Capacity <sup>1</sup>	Diverted Truck Trips	ADT	% Heavy Vehicles	VIC	LOS	Significant?
1	S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major I 4	34,100	26,945	21.5%	0.79	C	100' Arterial I 4	34,100	0	28,286	21.9%	0.83	D	
2	Main Street, Center Street to Garner Road	City of Riverside	100' Arterial I 4	33,000	25,013	18.7%	0.76	B	100' Arterial I 4	33,000	-2,137	27,719	9.2%	0.84	C	
3	Main Street, Garner Road to Columbia Avenue	City of Riverside	100' Arterial I 4	33,000	26,945	20.6%	0.82	C	100' Arterial I 4	33,000	-2,302	31,533	10.3%	0.96	D	
4	Main Street, Columbia Avenue to Strong Street	City of Riverside	100' Arterial I 4	33,000	25,239	14.5%	0.76	B	100' Arterial I 4	33,000	-808	25,158	11.3%	0.76	B	
5	Main Street, Strong Street to Oakley Avenue	City of Riverside	100' Arterial I 4	33,000	25,225	16.7%	0.76	B	100' Arterial I 4	33,000	-1,011	26,799	12.0%	0.81	C	
6	Main Street, SR60 EB to Spruce Street	City of Riverside	100' Arterial I 4	33,000	16,290	11.7%	0.49	A	<b>100' Arterial / 2</b>	<b>18,000</b>	-308	14,465	11.0%	0.80	C	
7	Main Street, Spruce Street to Poplar Street	City of Riverside	100' Arterial I 4	33,000	12,646	2.6%	0.38	A	<b>100' Arterial / 2</b>	<b>18,000</b>	-76	14,594	1.8%	0.81	C	
8	Orange Street, Center Street to Garner Road	City of Riverside	66' Collector I 2	12,500	2,868	12.6%	0.23	A	66' Collector I 2	12,500	0	8,971	4.0%	0.72	B	
9	Orange Street, Garner Road to Columbia Avenue	City of Riverside	66' Collector I 2	12,500	4,984	6.2%	0.40	A	66' Collector I 2	12,500	0	11,385	2.7%	0.91	D	
10	Orange Street, Columbia Avenue to Strong Street	City of Riverside	66' Collector I 2	12,500	5,162	8.8%	0.41	A	66' Collector I 2	12,500	0	6,340	7.2%	0.51	A	
11	Orange Street, Strong Street to Oakley Avenue	City of Riverside	66' Collector I 2	12,500	6,083	6.2%	0.49	A	66' Collector I 2	12,500	0	5,972	6.3%	0.48	A	
12	West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	66' Collector I 2	12,500	6,969	11.6%	0.56	A	66' Collector I 2	12,500	0	9,723	8.3%	0.78	B	
13	Center Street, Main Street to Orange Street	City of Riverside	88' Arterial I 4	22,000	5,047	18.8%	0.23	A	88' Arterial I 4	22,000	2,302	5,883	56.6%	0.27	A	
14	Center Street, Orange Street to Stephens Avenue	City\County of Riverside	88' Arterial I 4	22,000	8,040	21.7%	0.37	A	88' Arterial I 4	22,000	2,302	11,499	37.5%	0.52	A	
15	Center Street, Stephens Avenue to Highgrove Place	County of Riverside	88' Arterial I 4	22,000	10,826	17.7%	0.49	A	88' Arterial I 4	22,000	2,302	15,265	29.3%	0.69	B	
16	Garner Road, Main Street to Orange Street	City of Riverside	Local I 2	3,100	346	6.0%	0.11	A	Local I 2	3,100	0	346	6.0%	0.11	A	
17	Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial I 4	22,000	18,807	20.7%	0.85	C	<b>110' Arterial / 4</b>	<b>33,000</b>	-1,303	18,406	14.0%	0.56	A	
18	Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial I 4	22,000	22,769	17.2%	<b>1.03</b>	<b>E</b>	88' Arterial I 4	22,000	-1,085	32,391	8.7%	<b>1.47</b>	<b>E</b>	<b>YES</b>
19	Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial I 4	22,000	30,249	17.3%	<b>1.37</b>	<b>E</b>	88' Arterial I 4	22,000	-542	42,045	11.1%	<b>1.91</b>	<b>E</b>	<b>YES</b>
20	Strong Street, Main Street to Orange Street	City of Riverside	66' Collector I 2	12,500	4,239	9.7%	0.34	A	66' Collector I 2	12,500	0	4,473	9.2%	0.36	A	
21	Strong Street, Orange Street to W La Cadena Drive	City of Riverside	66' Collector I 2	12,500	2,486	5.9%	0.20	A	66' Collector I 2	12,500	0	2,806	5.3%	0.22	A	
22	Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial I 4	33,000	30,843	7.5%	0.93	D	100' Arterial I 4	33,000	0	31,722	7.3%	0.96	D	
23	Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Secondary I 2	13,000	1,600	5.0%	0.12	A	Secondary I 2	13,000	0	5,525	9.0%	0.42	A	
24	Orange Street, Pellissier Road to Center Street	City of Colton	DOES NOT EXIST						Collector I 2	13,000	0	6,699	9.0%	0.52	A	

**Source:** Appendix H

**Note:** <sup>1</sup> Roadway classifications and capacity thresholds shown in bold italics indicate proposed change from General Plan classification. VIC and LOS shown in bold indicate deficient LOS based on ADT and roadway capacity. The City's Roadway Segment Capacity Thresholds does not provide LOS thresholds for LOS A or LOS B. The LOS A and B thresholds based on ADT as shown in Table 2 were interpolated based on the volume-to-capacity ratios of the LOS C and D thresholds

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### **Horizon Year 2040 – Scenario 2**

The Specific Plan Scenario Two land uses were input into the 2040 RivTAM model to derive the Horizon Year 2040 traffic volumes for Specific Plan Scenario Two. The RivTAM model was run both without and with the future extension of Orange Street north of Center Street into Pellissier Ranch in the City of Colton. Trips from the Roquet Ranch development and additional growth from regional cumulative projects were also added to the Horizon Year 2040 Specific Plan Scenario One traffic volumes that were generated by the RivTAM model.

The methodology used to derive the heavy vehicle percentages for the Existing Plus Project Scenario Two traffic volumes was also applied to the Horizon Year 2040 With Specific Plan Scenario Two traffic volumes. The Horizon Year 2040 Specific Plan Scenario Two traffic volumes without the Orange Street Extension are shown in Figure 3.15-14. Figure 3.15-15 illustrates the Horizon Year 2040 Specific Plan Scenario Two traffic volumes with the Orange Street Extension.

### **Scenario 2 – Without Orange Street Extension**

The Horizon Year 2040 roadway improvements for Specific Plan Scenario 2 without the Orange Street Extension are the same as the roadway improvements under the Horizon Year 2040 Baseline (Without Project) scenario, with the following exception:

- Main Street south of SR-60 is reduced to one through lane in each direction under all scenarios with the Specific Plan.

### **Intersections**

Table 3.15-24 shows that project-related significant impacts were identified at the following intersections under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2E.**
- W. Center Street / Highgrove Place (AM: LOS E); **Impact TR-3E**
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F); **Impact TR-4E.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5E.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7E.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8E.**
- S. Riverside Avenue / Pellissier Road (AM/PM: LOS F); **Impact TR-12E.**

### **Roadway Segments**

As shown in Table 3.15-25, the following roadway segments are forecast to operate at a deficient LOS (LOS E) and would also be significantly impacted by the Northside Specific Plan under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; **Impact TR-13E.**
- Columbia Avenue, from Orange Street to Primer Street; **Impact TR-16E.**
- Pellissier Road, from S. Riverside Avenue to Roquet Ranch; **Impact TR-17E.**



Table 3.15-24. Horizon Year 2040 Scenario 2 Without Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 Without Project		2040 SP Scenario Two		Change in Delay	Significant?
			DELAY	LOS	DELAY	LOS		
Center Street / Stephens Avenue (S)	County of Riverside	AM Peak	13.1	B	15.4	B	2.3	NO
		PM Peak	15.1	B	14.7	B	-0.4	NO
W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM Peak	<b>79.1</b>	<b>F</b>	<b>124.1</b>	<b>F</b>	45	<b>YES</b>
		PM Peak	<b>151.4</b>	<b>F</b>	<b>126.5</b>	<b>F</b>	-24.9	<b>YES</b>
E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM Peak	9.9	A	11.1	B	1.2	NO
		PM Peak	11.5	B	11.9	B	0.4	NO
West Center Street / Highgrove Place (U)	County of Riverside	AM Peak	20.5	C	<b>43.8</b>	<b>E</b>	23.3	<b>YES</b>
		PM Peak	20.9	C	34.6	D	13.7	NO
Columbia Avenue / Primer Street (S)	City of Riverside	AM Peak	12.8	B	12.6	B	-0.2	NO
		PM Peak	13.7	B	12	B	-1.7	NO
W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM Peak	<b>44</b>	<b>E</b>	<b>50.3</b>	<b>F</b>	6.3	<b>YES</b>
		PM Peak	<b>106.5</b>	<b>F</b>	<b>76.1</b>	<b>F</b>	-30.4	<b>YES</b>
E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM Peak	<b>&gt;200</b>	<b>F</b>	<b>&gt;200</b>	<b>F</b>	NIA	<b>YES</b>
		PM Peak	<b>&gt;200</b>	<b>F</b>	<b>&gt;200</b>	<b>F</b>	NIA	<b>YES</b>
Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM Peak	38.3	D	36.4	D	-1.9	NO
		PM Peak	35	D	24.6	C	-10.4	NO
Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM Peak	<b>153.7</b>	<b>F</b>	<b>&gt;200</b>	<b>F</b>	NIA	<b>YES</b>
		PM Peak	<b>&gt;200</b>	<b>F</b>	<b>&gt;200</b>	<b>F</b>	NIA	<b>YES</b>
Main Street / Garner Road (U)	City of Riverside	AM Peak	<b>&gt;200</b>	<b>F</b>	<b>194.4</b>	<b>F</b>	NIA	<b>YES</b>
		PM Peak	<b>&gt;200</b>	<b>F</b>	<b>71.1</b>	<b>F</b>	NIA	<b>YES</b>
Main Street / Columbia Avenue (S)	City of Riverside	AM Peak	36.2	D	30.6	C	-5.6	NO
		PM Peak	33.1	C	23.2	C	-9.9	NO
Main Street / Strong Street (S)	City of Riverside	AM Peak	12.3	B	12	B	-0.3	NO
		PM Peak	16.7	B	14.5	B	-2.2	

Table 3.15-24. Horizon Year 2040 Scenario 2 Without Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 Without Project		2040 SP Scenario Two		Change in Delay	Significant?
			DELAY	LOS	DELAY	LOS		
Main Street / Oakley Avenue / SR60 WB ON Ramp (S)	City of Riverside	AM Peak	<b>64.3</b>	<b>E</b>	46.2	D	-18.1	NO
		PM Peak	<b>79.3</b>	<b>E</b>	35.3	D	-44	NO
Main Street / SR60 EB Ramps (S)	City of Riverside	AM Peak	23.1	C	19.3	B	-3.8	NO
		PM Peak	30.3	C	20	B	-10.3	NO
Main Street / Spruce Street (S)	City of Riverside	AM Peak	11.9	B	14.4	B	2.5	NO
		PM Peak	15.9	B	18.8	B	2.9	NO
Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM Peak	14.1	B	14.6	B	0.5	NO
		PM Peak	18.2	B	15.3	B	-2.9	NO
Orange Street / Strong Street (S)	City of Riverside	AM Peak	7.4	A	7.3	A	-0.1	NO
		PM Peak	10	B	8.9	A	-1.1	NO
Orange Street / Columbia Avenue (S)	City of Riverside	AM Peak	16.7	B	16.2	B	-0.5	NO
		PM Peak	20.5	C	16.9	B	-3.6	NO
Orange Street / Garner Road (U)	City of Riverside	AM Peak	8.8	A	9.1	A	0.3	NO
		PM Peak	10	B	10	B	0	NO
Orange Street / Center Street (S)	City of Riverside	AM Peak	9.3	A	11	B	1.7	NO
		PM Peak	11.6	B	12.1	B	0.5	NO
Market Street / Rivera Street (S)	City of Riverside	AM Peak	13.8	B	14	B	0.2	NO
		PM Peak	18.6	B	15.4	B	-3.2	NO
S. Riverside Avenue / <u>Pellissier</u> Road (U)	City of Colton	AM Peak	<b>42.8</b>	<b>E</b>	<b>&gt;200</b>	<b>F</b>	N/A	<b>YES</b>
		PM Peak	<b>49.2</b>	<b>E</b>	<b>&gt;200</b>	<b>F</b>	N/A	<b>YES</b>

Source: Appendix H

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Table 3.15-25 Horizon Year 2040 Scenario 2 Without Orange Street Extension – Roadway Segment Operations

Street segment		Jurisdiction	Horizon Year 2040 without Project						Horizon Year 2040 sp Scenario Two: Without Orange							
			Classification / No. Lanes (2025 General Plan)	Capacity <sup>1</sup>	ADT	% Heavy Vehicles	VIC	LOS	Classification / No. Lanes (Proposed)	Capacity <sup>1</sup>	Diverted Truck Trips	ADT	% Heavy Vehicles	VIC	LOS	Significant?
1	S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major I 4	34,100	26,945	21.5%	0.79	C	Major I 4	34,100	0	26,771	24.2%	0.79	C	
2	Main Street, Center Street to Garner Road	City of Riverside	100' Arterial I 4	33,000	25,013	18.7%	0.76	B	100' Arterial I 4	33,000	-2,137	25,025	10.2%	0.76	B	
3	Main Street, Garner Road to Columbia Avenue	City of Riverside	100' Arterial I 4	33,000	26,945	20.6%	0.82	C	100' Arterial I 4	33,000	-2,302	27,703	11.7%	0.84	C	
4	Main Street, Columbia Avenue to Strong Street	City of Riverside	100' Arterial I 4	33,000	25,239	14.5%	0.76	B	100' Arterial I 4	33,000	-808	25,239	11.3%	0.76	B	
5	Main Street, Strong Street to Oakley Avenue	City of Riverside	100' Arterial I 4	33,000	25,225	16.7%	0.76	B	100' Arterial I 4	33,000	-1,011	27,001	11.9%	0.82	C	
6	Main Street, SR60 EB to Spruce Street	City of Riverside	100' Arterial I 4	33,000	16,290	11.7%	0.49	A	<b>100' Arterial / 2</b>	<b>18,000</b>	-308	15,726	10.1%	0.87	C	
7	Main Street, Spruce Street to Poplar Street	City of Riverside	100' Arterial I 4	33,000	12,646	2.6%	0.38	A	<b>100' Arterial / 2</b>	<b>18,000</b>	-76	15,366	1.7%	0.85	C	
8	Orange Street, Center Street to Garner Road	City of Riverside	66' Collector I 2	12,500	2,868	12.6%	0.23	A	66' Collector I 2	12,500	0	3,212	11.3%	0.26	A	
9	Orange Street, Garner Road to Columbia Avenue	City of Riverside	66' Collector I 2	12,500	4,984	6.2%	0.40	A	66' Collector I 2	12,500	0	5,773	5.3%	0.46	A	
10	Orange Street, Columbia Avenue to Strong Street	City of Riverside	66' Collector I 2	12,500	5,162	8.8%	0.41	A	66' Collector I 2	12,500	0	5,510	8.2%	0.44	A	
11	Orange Street, Strong Street to Oakley Avenue	City of Riverside	66' Collector I 2	12,500	6,083	6.2%	0.49	A	66' Collector I 2	12,500	0	6,083	6.2%	0.49	A	
12	West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	66' Collector I 2	12,500	6,969	11.6%	0.56	A	66' Collector I 2	12,500	0	7,194	11.2%	0.58	A	
13	Center Street, Main Street to Orange Street	City of Riverside	88' Arterial I 4	22,000	5,047	18.8%	0.23	A	88' Arterial I 4	22,000	2,302	4,861	70.0%	0.22	A	
14	Center Street, Orange Street to Stephens Avenue	County of Riverside	88' Arterial I 4	22,000	8,040	21.7%	0.37	A	88' Arterial I 4	22,000	2,302	8,678	51.2%	0.39	A	
15	Center Street, Stephens Avenue to Highgrove Place	County of Riverside	88' Arterial I 4	22,000	10,826	17.7%	0.49	A	88' Arterial I 4	22,000	2,302	11,172	41.2%	0.51	A	
16	Garner Road, Main Street to Orange Street	City of Riverside	Local I 2	3,100	346	6.0%	0.11	A	Local I 2	3,100	0	346	6.0%	0.11	A	
17	Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial I 4	22,000	18,807	20.7%	0.85	C	<b>110' Arterial / 4</b>	<b>33,000</b>	-1,303	18,665	13.8%	0.57	A	
18	Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial I 4	22,000	22,769	17.2%	<b>1.03</b>	<b>E</b>	88' Arterial I 4	22,000	-1,085	23,188	12.2%	<b>1.05</b>	<b>E</b>	<b>YES</b>
19	Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial I 4	22,000	30,249	17.3%	<b>1.37</b>	<b>E</b>	88' Arterial I 4	22,000	-542	31,212	15.0%	<b>1.42</b>	<b>E</b>	<b>YES</b>
20	Strong Street, Main Street to Orange Street	City of Riverside	66' Collector I 2	12,500	4,239	9.7%	0.34	A	66' Collector I 2	12,500	0	4,315	9.5%	0.35	A	
21	Strong Street, Orange Street to W La Cadena Drive	City of Riverside	66' Collector I 2	12,500	2,486	5.9%	0.20	A	66' Collector I 2	12,500	0	2,452	6.0%	0.20	A	
22	Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial I 4	33,000	30,843	7.5%	0.93	D	100' Arterial I 4	33,000	0	30,614	7.5%	0.93	D	
23	Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Secondary I 2	13,000	1,600	5.0%	0.12	A	Secondary I 2	13,000	0	12,853	27.0%	<b>0.99</b>	<b>E</b>	<b>YES</b>

Source: Appendix H

Note:

<sup>1</sup> Roadway classifications and capacity thresholds shown in ***bold italics*** indicate proposed change from General Plan classification. VIC and LOS shown in **bold** indicate deficient LOS based on ADT and roadway capacity.

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**Scenario 2 – With Orange Street Extension**

As shown in Table 3.15-26, the Horizon Year 2040 roadway improvements for Specific Plan Scenario 2 with the Orange Street Extension are the same as without the extension, except for the following improvements at the Orange Street / Center Street intersection:

- Installation of a traffic signal; and
- Northbound and southbound through traffic prohibited (Orange Street movements restricted only to left turns or right turns)

**Intersections**

Table 3.15-26 shows that project-related significant impacts were identified at the following intersections under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2F.**
- W. Center Street / Highgrove Place (AM/PM: LOS F); **Impact TR-3F**
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F); **Impact TR-4F.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5F.**
- Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E); **Impact TR-6F.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7F.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8F.**
- Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E); **Impact TR-10F.**
- Orange Street / Center Street (PM: LOS C); **Impact TR-11F.**
- S. Riverside Avenue / Pellissier Road (AM/PM: LOS F); **Impact TR-12F.**
- Main Street / Spruce Street (PM: LOS C); **Impact TR-14F.**

**Roadway Segments**

Table 3.15-27 shows the following roadway segments are forecast to operate at a deficient LOS (LOS E) and would also be significantly impacted by the Northside Specific Plan under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; **Impact TR-13F.**
- Columbia Avenue, from Orange Street to Primer Street; **Impact TR-16F.**

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Table 3.15-26. Horizon Year 2040 Scenario 2 With Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 Without Project	2040 SP Scenario Two	Change in Delay	Significant?	Intersection	Jurisdiction
			DELAY	LOS	DELAY	LOS		
Center Street / Stephens Avenue (S)	County of Riverside	AM peak	13.1	B	26.7	C	13.6	NO
		PM Peak	15.1	B	24.3	C	9.2	NO
W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM peak	<b>79.1</b>	<b>F</b>	<b>&gt;200</b>	<b>F</b>	NIA	<b>YES</b>
		PM Peak	<b>151.4</b>	<b>F</b>	<b>&gt;200</b>	<b>F</b>	NIA	<b>YES</b>
E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM peak	9.9	A	13.8	B	3.9	NO
		PM Peak	11.5	B	24.3	C	12.8	NO
West Center Street / Highgrove Place (U)	County of Riverside	AM peak	20.5	C	<b>141.3</b>	<b>F</b>	120.8	<b>YES</b>
		PM Peak	20.9	C	<b>&gt;200</b>	<b>F</b>	NIA	<b>YES</b>
Columbia Avenue / Primer Street (S)	City of Riverside	AM peak	12.8	B	14.4	B	1.6	NO
		PM Peak	13.7	B	18	B	4.3	NO
W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM peak	<b>44</b>	<b>E</b>	<b>75.9</b>	<b>F</b>	31.9	<b>YES</b>
		PM Peak	<b>106.5</b>	<b>F</b>	<b>171.2</b>	<b>F</b>	64.7	<b>YES</b>
E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM peak	<b>&gt;200</b>	<b>F</b>	<b>&gt;200</b>	<b>F</b>	NIA	<b>YES</b>
		PM Peak	<b>&gt;200</b>	<b>F</b>	<b>&gt;200</b>	<b>F</b>	NIA	<b>YES</b>
Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM peak	38.3	D	53.7	D	15.4	<b>YES</b>
		PM Peak	35	D	51.9	D	16.9	<b>YES</b>
Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM peak	<b>153.7</b>	<b>F</b>	<b>&gt;200</b>	<b>F</b>	NIA	<b>YES</b>
		PM Peak	<b>&gt;200</b>	<b>F</b>	<b>112.2</b>	<b>F</b>	NIA	<b>YES</b>
Main Street / Garner Road (U)	City of Riverside	AM peak	<b>&gt;200</b>	<b>F</b>	<b>194.4</b>	<b>F</b>	NIA	<b>YES</b>
		PM Peak	<b>&gt;200</b>	<b>F</b>	<b>160</b>	<b>F</b>	NIA	<b>YES</b>
Main Street / Columbia Avenue (S)	City of Riverside	AM peak	36.2	D	31.1	C	-5.1	NO
		PM Peak	33.1	C	30.9	C	-2.2	NO
Main Street / Strong Street (S)	City of Riverside	AM peak	12.3	B	12	B	-0.3	NO
		PM Peak	16.7	B	17.1	B	0.4	NO
Main Street / Oakley Avenue / SR60 WB ON Ramp (S)	City of Riverside	AM peak	<b>64.3</b>	<b>E</b>	<b>69.4</b>	<b>E</b>	5.1	<b>YES</b>
		PM Peak	<b>79.3</b>	<b>E</b>	<b>65.2</b>	<b>E</b>	-14.1	NO
Main Street / SR60 EB Ramps (S)	City of Riverside	AM peak	23.1	C	20.4	C	-2.7	NO
		PM Peak	30.3	C	28.5	C	-1.8	NO
Main Street / Spruce Street (S)	City of Riverside	AM peak	11.9	B	13.8	B	1.9	NO
		PM Peak	15.9	B	25.7	C	9.8	<b>YES</b>
Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM peak	14.1	B	14.8	B	0.7	NO
		PM Peak	18.2	B	18.8	B	0.6	NO
Orange Street / Strong Street (S)	City of Riverside	AM peak	7.4	A	7.6	A	0.2	NO
		PM Peak	10	B	12.5	B	2.5	NO
Orange Street / Columbia Avenue (S)	City of Riverside	AM peak	16.7	B	20.4	C	3.7	NO
		PM Peak	20.5	C	24.9	C	4.4	NO



Table 3.15-26. Horizon Year 2040 Scenario 2 With Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 Without Project	2040 SP Scenario Two	Change in Delay	Significant?	Intersection	Jurisdiction
			DELAY	LOS	DELAY	LOS		
Orange Street / Garner Road (U)	City of Riverside	AM peak	8.8	A	9.6	A	0.8	NO
		PM Peak	10	B	14.4	B	4.4	NO
Orange Street / Center Street (S)	City of Riverside	AM peak	9.3	A	8.6	A	-0.7	NO
		PM Peak	11.6	B	23.7	C	12.1	YES
Market Street / Rivera Street (S)	City of Riverside	AM peak	13.8	B	14	B	0.2	NO
		PM Peak	18.6	B	21.2	C	2.6	NO
S. Riverside Avenue / Pellissier Road (U)	City of Colton	AM peak	42.8	E	>200	F	NIA	YES
		PM Peak	49.2	E	>200	F	NIA	YES

Source: Appendix H

Table 3.15-27 Horizon Year 2040 Scenario 2 With Orange Street Extension –Roadway Segment Operations

Street Segment		Jurisdiction	Horizon Year 2040 Without Project						Horizon Year 2040 SP Scenario Two: With Orange							
			Classification / No. Lanes (2025 General Plan)	Capacity <sup>1</sup>	ADT	%Heavy Vehicles	VIC	LOS	Classification / No. Lanes (Proposed)	Capacity <sup>1</sup>	Diverted Truck Trips	ADT	%Heavy Vehicles	VIC	LOS	Significant?
1	S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major I 4	34,100	26,945	21.5%	0.79	C	Major I 4	34,100	0	26,096	24.8%	0.77	C	
2	Main Street, Center Street to Garner Road	City of Riverside	100' Arterial I 4	33,000	25,013	18.7%	0.76	B	100' Arterial I 4	33,000	-2,137	25,855	9.9%	0.78	B	
3	Main Street, Garner Road to Columbia Avenue	City of Riverside	100' Arterial I 4	33,000	26,945	20.6%	0.82	C	100' Arterial I 4	33,000	-2,302	28,621	11.4%	0.87	C	
4	Main Street, Columbia Avenue to Strong Street	City of Riverside	100' Arterial I 4	33,000	25,239	14.5%	0.76	B	100' Arterial I 4	33,000	-808	23,268	12.2%	0.71	B	
5	Main Street, Strong Street to Oakley Avenue	City of Riverside	100' Arterial I 4	33,000	25,225	16.7%	0.76	B	100' Arterial I 4	33,000	-1,011	24,877	12.9%	0.75	B	
6	Main Street, SR60 EB to Spruce Street	City of Riverside	100' Arterial I 4	33,000	16,290	11.7%	0.49	A	<b>100' Arterial / 2</b>	<b>18,000</b>	-308	15,778	10.1%	0.88	C	
7	Main Street, Spruce Street to Poplar Street	City of Riverside	100' Arterial I 4	33,000	12,646	2.6%	0.38	A	<b>100' Arterial / 2</b>	<b>18,000</b>	-76	15,366	1.7%	0.85	C	
8	Orange Street, Center Street to Garner Road	City of Riverside	66' Collector I 2	12,500	2,868	12.6%	0.23	A	66' Collector I 2	12,500	0	7,732	4.7%	0.62	A	
9	Orange Street, Garner Road to Columbia Avenue	City of Riverside	66' Collector I 2	12,500	4,984	6.2%	0.40	A	66' Collector I 2	12,500	0	9,522	3.2%	0.76	B	
10	Orange Street, Columbia Avenue to Strong Street	City of Riverside	66' Collector I 2	12,500	5,162	8.8%	0.41	A	66' Collector I 2	12,500	0	6,536	6.9%	0.52	A	
11	Orange Street, Strong Street to Oakley Avenue	City of Riverside	66' Collector I 2	12,500	6,083	6.2%	0.49	A	66' Collector I 2	12,500	0	6,065	6.2%	0.49	A	
12	West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	66' Collector I 2	12,500	6,969	11.6%	0.56	A	66' Collector I 2	12,500	0	8,486	9.5%	0.68	A	
13	Center Street, Main Street to Orange Street	City of Riverside	88' Arterial I 4	22,000	5,047	18.8%	0.23	A	88' Arterial I 4	22,000	2,302	5,556	61.2%	0.25	A	
14	Center Street, Orange Street to Stephens Avenue	City/County of Riverside	88' Arterial I 4	22,000	8,040	21.7%	0.37	A	88' Arterial I 4	22,000	2,302	9,698	45.8%	0.44	A	
15	Center Street, Stephens Avenue to Highgrove Place	County of Riverside	88' Arterial I 4	22,000	10,826	17.7%	0.49	A	88' Arterial I 4	22,000	2,302	13,362	34.5%	0.61	A	
16	Garner Road, Main Street to Orange Street	City of Riverside	Local I 2	3,100	346	6.0%	0.11	A	Local I 2	3,100	0	346	6.0%	0.11	A	
17	Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial I 4	22,000	18,807	20.7%	0.85	C	<b>110' Arterial / 4</b>	<b>33,000</b>	-1,303	18,433	14.0%	0.56	A	
18	Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial I 4	22,000	22,769	17.2%	<b>1.03</b>	<b>E</b>	88' Arterial I 4	22,000	-1,085	24,605	11.5%	<b>1.12</b>	<b>E</b>	YES
19	Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial I 4	22,000	30,249	17.3%	<b>1.37</b>	<b>E</b>	88' Arterial I 4	22,000	-542	36,749	12.7%	<b>1.67</b>	<b>E</b>	YES
20	Strong Street, Main Street to Orange Street	City of Riverside	66' Collector I 2	12,500	4,239	9.7%	0.34	A	66' Collector I 2	12,500	0	4,439	9.3%	0.36	A	
21	Strong Street, Orange Street to W La Cadena Drive	City of Riverside	66' Collector I 2	12,500	2,486	5.9%	0.20	A	66' Collector I 2	12,500	0	2,667	5.5%	0.21	A	
22	Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial I 4	33,000	30,843	7.5%	0.93	D	100' Arterial I 4	33,000	0	30,524	7.5%	0.92	D	
23	Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Secondary I 2	13,000	1,600	5.0%	0.12	A	Secondary I 2	13,000	0	6,500	27.0%	0.50	A	
24	Orange Street, Pellissier Road to Center Street	City of Colton	DOES NOT EXIST						Collector I 2	13,000	0	7,553	27.0%	0.58	A	

Source: Appendix H

**Note:**<sup>1</sup> Roadway classifications and capacity thresholds shown in ***bold italics*** indicate proposed change from General Plan classification. VIC and LOS shown in **bold** indicate deficient LOS based on ADT and roadway capacity.

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***Summary of Roadway Facility Impacts***

The Northside Specific Plan’s significant impacts at the study intersections and roadway segments for each scenario are shown below in Table 3.15-28 and Table 3.15-29, respectively.

Table 3.15-28 Summary of Significant Impacts at Study Intersections

Intersection		Jurisdiction	Scenario Impacted					
			Existing + Project		HY40 SP Scenario 1		HY40 SP Scenario 2	
			Scenario 1 (A)	Scenario 2 (B)	Without Orange (C)	With Orange (D)	Without Orange (E)	With Orange (F)
1.	Center St / Stephens Ave	County of Riverside	√	√				
2.	W La Cadena Dr / I-215 SB Ramps / Stephens Ave	County of Riverside	√	√	√	√	√	√
4.	W Center St / Highgrove Pl	County of Riverside	√	√	√	√	√	√
6.	W La Cadena Dr / I-215 SB Ramps / Interchange Dr	City of Riverside	√	√	√	√	√	√
7.	E La Cadena Dr / I-215 NB Ramps	City of Riverside	√	√	√	√	√	√
8.	Columbia Ave / E La Cadena Dr	City of Riverside	√	√	√	√		√
9.	Main St / Placentia Ln (Center Street)	City of Riverside	√	√	√	√	√	√
10.	Main St / Garner Rd	City of Riverside	√	√	√	√	√	√
12.	Main St / Strong St	City of Riverside	√	√				
13.	Main St / Oakley Ave / SR60 WB On Ramp	City of Riverside	√		√	√		√
15.	Main St / Spruce St	City of Riverside			√	√		√
16.	Orange St / Oakley Ave / SR60 WB Off Ramp	City of Riverside	√ *	√ *				
17.	Orange St / Strong St	City of Riverside	√ *	√ *				
18.	Orange St / Columbia Ave	City of Riverside			√	√		
20.	Orange St / Center St	City of Riverside	√					√
22.	S. Riverside Ave / Pellissier Rd	City of Colton	√	√	√	√	√	√

Source: Appendix H

Notes: HY 40 = Horizon Year 2040. SP = Specific Plan.

\* The approved Exchange development is conditioned to install traffic signals at the Orange Street / Oakley Avenue / SR-60 WB Off-Ramp and Orange Street / Strong Street intersection.

Table 3.15-29 Summary of Significant Impacts at Study Roadway Segments

Roadway Segment		Jurisdiction	Scenario Impacted					
			Existing + Project		HY40 SP Scenario 1		HY40 SP Scenario 2	
			Scenario One	Scenario Two	Without Orange	With Orange	Without Orange	With Orange
5.	Main St, Strong St to Oakley Ave	City of Riverside		√				
8.	Orange St, Center St to Garner Rd	City of Riverside	√					
9.	Orange St, Garner Rd to Columbia Ave	City of Riverside	√	√				
10.	Orange St, Columbia Ave to Strong St	City of Riverside	√	√				
11.	Orange St, Strong St to Oakley Ave	City of Riverside	√	√				
12.	W. La Cadena Dr, Chase Rd to I-215 SB Ramps	City of Riverside	√	√				
18.	Columbia Ave, Orange St to Primer St	City of Riverside			√	√	√	√
19.	Columbia Ave, Primer St to E La Cadena Dr	City of Riverside	√	√	√	√	√	√
20.	Strong St, Main St to Orange St	City of Riverside	√	√				
23.	Pellissier Rd, S. Riverside Ave to Roquet Ranch	City of Colton					√	

Source: Appendix H

Notes: HY 40 = Horizon Year 2040. SP = Specific Plan.

### Bicycle, Pedestrian, and Transit Facilities

**Less-than-Significant Impact.** The Northside Specific Plan would include infrastructure, such as sidewalks and bike lanes, so community members can easily access the nearby parks and amenities and travel safely and efficiently through the various local neighborhoods. The Northside Specific Plan promotes complete streets, and includes complete street corridors (Figure 2-11, Complete Street Corridors). The community would have 2.3 miles of Class I bike paths, 5.2 miles of Class II bike lanes, 2.5 miles of Class IV cycle tracks (contraflow bike lanes), and 9.5 miles of sidewalks.

The Northside Specific Plan proposes to provide a Class I bike path along the eastern boundary of Pellissier Ranch to connect with a future extension of the Santa Ana River Trail, and new Class IV (contraflow) bike lanes are also proposed to be provided along the following roadways:

- Main Street from Center Street to SR-60
- Orange Street from Center Street to SR-60
- West La Cadena Drive from Center Street to SR-60
- Center Street from Main Street to I-215
- Columbia Avenue from Santa Ana River Trail to I-215

The trails throughout the SPA would comply with cross country running design standards. The trails and pathways would also connect residential areas with the Santa Ana River, parks, Village Center, Trujillo Adobe Heritage Village, and Downtown Riverside. The trail leading east-west in the Pellissier Ranch Innovation District will start at the Trujillo Adobe, move west and follow Pellissier Road and the drainage channel to the Santa Ana River.

Public transportation would continue to serve the Northside community. The existing Bus routes, bus stops, and Metrolink stations that service the area are identified in Figure 2-10, Transit. The Northside Specific Plan would also include the opportunity for an Urban Transit Connector. To link Downtown with the Northside Neighborhood, an Urban Connector could include transportation methods such as: electric jitneys, Bus Rapid Transit (BRT), or a streetcar.

Refer to EIR Section 2.4.2, Circulation, Mobility, and Trails for details regarding the proposed bicycle, pedestrian and transit facilities. Overall, conditions of bicycle, pedestrian, and transit facilities would be improved under the Northside Specific Plan. Impacts would be less than significant.

#### ***Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?***

Per new CEQA Guidelines Section 15064.3(c), the use of VMT will be required as of July 1, 2020. As this Draft EIR was circulated for public review prior to July 1, 2020, VMT analysis is not required or included in this EIR (CEQA Guidelines Section 15007).

#### ***Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

**Less-than-Significant Impact.** No potentially hazardous roadway design features (e.g., sharp curves or dangerous intersections) are proposed as part of the Northside Specific Plan. All roadways would be designed in accordance with the Specific Plan guidelines and City's roadway standards that are intended to provide for safe transportation throughout the SPA. Specifically, roadways would be designed in compliance with the City of Riverside Fire Code, City of Colton

Fire Code, and County of Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan (**CM-WDF-1a to CM-WDF-5**). Therefore a less-than-significant impact related to transportation hazards would occur.

***Would the project result in inadequate emergency access?***

**Less-than-Significant Impact.** The Northside Specific Plan includes a comprehensive Circulation, Mobility, and Trails plan that would alter transportation facilities within the SPA. However, emergency vehicle access to the SPA would continue to be provided along Interstate 215, South Riverside Avenue/Main Street, and Columbia Avenue with the implementation of the project in accordance with the City of Colton General Plan Safety Element and City’s General Plan 2025 Public Safety Element (City of Colton 2018; City of Riverside 2007). Roadways would be designed in compliance with the City of Riverside Fire Code, City of Colton Fire Code, and County of Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan (**CM-WDF-1a to CM-WDF-5**). These regulations are intended to ensure roadways can accommodate emergency response vehicles and preclude impacts related to physically interfering with emergency responses. The Northside Specific Plan would not adversely affect operations on the local and regional circulation system in a manner that would result in inadequate emergency access. Therefore a less-than-significant impact related to emergency access would occur.

### 3.15.5 Mitigation Measures

The following improvements are recommended to mitigate the identified significant impacts at the study intersections under Existing Plus Project and Horizon Year 2040, which apply to both Specific Plan scenarios except where noted:

**Impacts:** TR-1A and TR-1B

**MM-TR-1:** Center Street / Stephens Avenue

*Existing Plus Project Scenarios*

The following improvements shall be implemented by the end of Year 2030:

- Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach.
- Widen west leg of intersection to construct one left-turn lane, one through lane, and one right-turn lane on the eastbound approach.
- Provide protected left-turn phasing on the eastbound and westbound approaches.

**Impacts:** TR-2A and TR-2B, TR-2C, TR-2D, TR-2E, and TR-2F

**MM-TR-2:** W La Cadena Drive / I-215 SB Ramps / Stephens Avenue

*Existing Plus Project and Horizon Year 2040 Scenarios*

The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.



- Restripe south leg of intersection to provide one left-turn lane and one shared through/ right-turn lane on the northbound approach.
- Restripe north leg of intersection to provide one left-turn lane and one shared through/ right-turn lane on the southbound approach.
- Widen west leg of intersection to construct one shared left-turn/through lane and one right-turn lane on the eastbound approach.
- Provide protected left-turn phasing on the northbound and southbound approaches.
- Provide split phasing on the eastbound and westbound approaches.

**Impacts:** TR-3A, TR-3B, TR-3C, TR-3D, TR-3E, and TR-3F

**MM-TR-3:** Center Street / Highgrove Place

Existing Plus Project Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Provide permitted left-turn phasing on all four approaches.
- Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach (Does not apply to impacts under the Horizon Year 2040 scenarios)
- Widen west leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the eastbound approach. (Does not apply to impacts under the Horizon Year 2040 scenarios)

Horizon Year 2040 Scenarios

The following improvements shall be implemented by the end of Year 2040:

- Install a traffic signal at the intersection.
- Provide permitted left-turn phasing on all four approaches.

**Impacts:** TR-4A and TR-4B, TR-4C, TR-4D, TR-4E, and TR-4F

**MM-TR-4:** W La Cadena Drive / I-215 SB Ramps / Interchange Drive

Existing Plus Project and Horizon Year 2040 Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Widen north leg of intersection to construct one left-turn lane, one shared left-turn/ through lane, and one right-turn lane on the southbound approach.
- Widen westbound approach (Southbound I-215 Off-Ramp) to construct one shared left-turn/through lane and one shared through/right-turn lane.
- Provide split phasing for all four intersection approaches.
- Provide a right-turn overlap phase on the southbound approach.

**Impacts:** TR-5A and TR-5B, TR-5C, TR-5D, TR-5E, and TR-5F

**MM-TR-5: E La Cadena Drive / I-215 NB Ramps**Existing Plus Project and Horizon Year 2040 Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Restripe northbound approach to provide one left-turn lane and one shared left-turn/through lane.
- Restripe the Northbound I-215 On-Ramp to eliminate the existing southbound channelized right-turn movement and provide a second receiving lane for the recommended second northbound left-turn lane.
- Provide split phasing on the northbound and southbound approaches.

**Impacts** TR-6A, TR-6B, TR-6C, TR-6D, TR-6F

**MM-TR-6: Columbia Avenue / E La Cadena Drive**Existing Plus Project Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Modify signal phasing to provide a right-turn overlap phase on the westbound approach.

Horizon Year 2040

The following improvements shall be implemented by the end of Year 2040:

- Modify signal phasing to provide a right-turn overlap phase on the westbound approach.
- Restripe eastbound approach to convert the existing right-turn lane to a shared through/right-turn lane, which will provide three through lanes on the eastbound approach.

**Impacts:** TR-7A, TR-7B, TR-7C, TR-7D, TR-7E, and TR-7F

**MM-TR-7: Main Street / Placentia Lane-Center Street**Existing Plus Project Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Provide protected left-turn phasing on the northbound and southbound approaches.
- Provide permitted left-turn phasing on the eastbound and westbound approaches.
- Provide a right-turn overlap phase on the westbound approach.
- Widen east leg of intersection to construct one shared left-turn/through lane and one right-turn lane on the westbound approach.

Horizon Year 2040 Scenarios

The following improvements shall be implemented by the end of Year 2040:

- Install a traffic signal at the intersection.
- Provide protected left-turn phasing on the northbound and southbound approaches.

- Provide permitted left-turn phasing on the eastbound and westbound approaches.
- Provide a right-turn overlap phase on the westbound approach.

**Impacts:** TR-8A, TR-8B, TR-8C, TR-8D, TR-8E, and TR-8F

**MM-TR-8:** Main Street / Garner Road

Existing Plus Project and Horizon Year 2040 Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Provide protected left-turn phasing on the northbound and southbound approaches.
- Provide split phasing on the eastbound and westbound approaches.

**Impacts:** TR-9A and TR-9B

**MM-TR-9:** Main Street / Strong Street

Existing Plus Project Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Restripe the eastbound approach to provide one left-turn lane and one shared through/ right-turn lane.
- Restripe the westbound approach to provide one left-turn lane and one shared through/ right-turn lane.

Note: The Roquet Ranch Specific Plan and The Exchange projects are both required to implement the recommended improvements described above at the intersection of Main Street / Strong Street. Therefore, project responsibility would be shared between the Northside Specific Plan and these two projects.

**Impact:** TR-10A, TR-10C, TR-10D, and TR-10F

**MM-TR-10:** Main Street / Oakley Avenue / SR60 WB On Ramp

Existing Plus Project and Horizon Year 2040 Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Restripe westbound approach to provide one shared left-turn/through/right-turn lane and one right-turn lane.

**Impact:** TR-11A and TR-11F

**MM-TR-11:** Orange Street / Center Street

Existing Plus Project Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach, and construct two eastbound receiving lanes.
- Widen and restripe west leg of intersection to provide one shared left-turn/through lane and one shared through/right-turn lane on the eastbound approach.

Horizon Year 2040

The following improvements shall be implemented by the end of Year 2040:

- Restripe westbound approach to provide one left-turn lane, one through lane and one right-turn lane.

**Impact:** TR-12A, TR-12B, TR-12C, TR-12D, TR-12E, and TR-12F

**MM-TR-12:** South Riverside Avenue / Future Pellissier Road

Existing Plus Project and Horizon Year 2040 Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Construct one left-turn lane and one right-turn lane on the westbound approach.
- Provide protected left-turn phasing on the southbound approach.

Note: It is recommended that the City enter into a Memorandum of Understanding (MOU) with the City of Colton to allow for the transfer of fair share fees and promote completion of the identified improvements at the South Riverside Avenue / Pellissier Road intersection.

**Impacts:** TR-14C, TR-14D, and TR-14F

**MM-TR-13:** Main Street / Spruce Street

Horizon Year 2040 Scenarios

The following improvements shall be implemented by the end of Year 2040:

- Transition the existing shared through/right-turn lane to a dedicated right-turn lane. The other Specific Plan scenarios assume a single shared through/right-turn lane per proposed road diet on Main Street.

**Impacts:** TR-15C and TR-15D

**MM-TR-14:** Orange Street / Columbia Avenue

Horizon Year 2040 Scenarios

The following improvements shall be implemented by the end of Year 2040:

- Restripe the north leg of intersection to provide one left-turn lane and one shared through/right-turn lane on the southbound approach.
- Restripe the south leg of intersection to provide one left-turn lane and one shared through/right-turn lane on the northbound approach.
- Widen westbound approach to construct a dedicated right-turn lane (*Scenario One With Orange Street Extension Only Impact TR-15D*).

**Impacts:** TR-13A, TR-13B, TR-13C, TR-13D, TR-13E, and TR-13F; 16C, TR-16D, TR-16E, and TR-16F; TR-17E

Proposed street reclassifications would ensure roadway segment impacts would be less than significant, with the exception of the following segments:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; Impacts TR-13A, B, C, D, E, and F.
- Columbia Avenue, from Orange Street to Primer Street; Impact TR-16C, D, and E.
- Pellissier Road, from S. Riverside Avenue to Roquet Ranch; Impact TR-17E.

Mitigation to reduce these impacts would consist of additional roadway widening beyond the proposed classifications. Such increases in capacity would improve the LOS operations to acceptable levels; however such additional widening is not proposed.

**MM-TR-15:** Within 12 months of the Northside Specific Plan approval, the City shall adopt a fee mitigation program based on the Nexus Study (EIR Appendix H; Rick Engineering 2020), as follows:

a. The mitigation program shall be based on the costs identified in the nexus study for the traffic improvements **MM-TR-1** to **MM-TR-14** as well as **PDF-TR-1** to **PDF-TR-12**. the mitigation program shall identify how the funds will be collected on a per project basis (e.g., by trip generated, unit, etc.). Costs shall include program administration, project administration and management, design and engineering, regulatory compliance, and construction. As indicated **MM-TR-1** to **MM-TR-14**, the mitigation program shall require the completion of improvements by the year 2030 for all impacts occurring under the Existing Plus Project scenario, and the completion of the improvements by the year 2040 for all impacts occurring under the Horizon Year conditions consistent with the Nexus Study. In addition, **PDF-TR-1** to **PDF-TR-8** shall be required to be implemented prior to the end of Year 2030 and PDF-TR-9 to PDF-TR-12 shall be required to be implemented prior to the end of Year 2040 consistent with the Nexus Study.

b. Once the Northside Specific Plan traffic mitigation program is established, each project shall contribute its fair share of the traffic improvements as identified in the program prior to Certificate of Occupancy Permit.

c. The City shall deposit the funds in a specific account dedicated for the use of completing the improvements identified in the Northside Specific Plan traffic mitigation program. The funds shall be used exclusively for the purpose of implementing mitigation for the impacts associated with buildout of the Specific Plan; however, upon completion of a citywide nexus study, this program could include additional improvements related to multi-modal facilities as well.

d. The City shall complete an annual public report on the Northside Specific Plan traffic mitigation program within 180 days of the completion of the fiscal year pursuant to the Mitigation Fee Act (California Government Code Section 66000 et seq.). Considering the Nexus Study estimates improvement costs based on the Year 2020 (i.e., 2020 dollars), an evaluation of improvement costs (see part “a” above) shall be completed by a qualified Traffic Engineer in this annual assessment and approved by the applicable jurisdiction’s Traffic Engineer to determine if changes in fees are necessary to ensure adequate funds are collected to complete the identified improvements within the identified timeframes.

**MM-TR-16:** Within 12 months of Specific Plan approval, the City shall enter into a Traffic Mitigation Agreement with Caltrans, the City of Colton, and the County of Riverside, as needed and as feasible, for

implementation of the necessary improvements identified above. Payment of fair-share fees shall be determined based on the increase in freeway traffic directly attributable buildout of the Northside Specific Plan.

### 3.15.6 Level of Significance After Mitigation

The addition of traffic generated by the Northside Specific Plan would result in significant impacts to several intersections and roadway segments (**Impacts TR-1 to TR-16**).

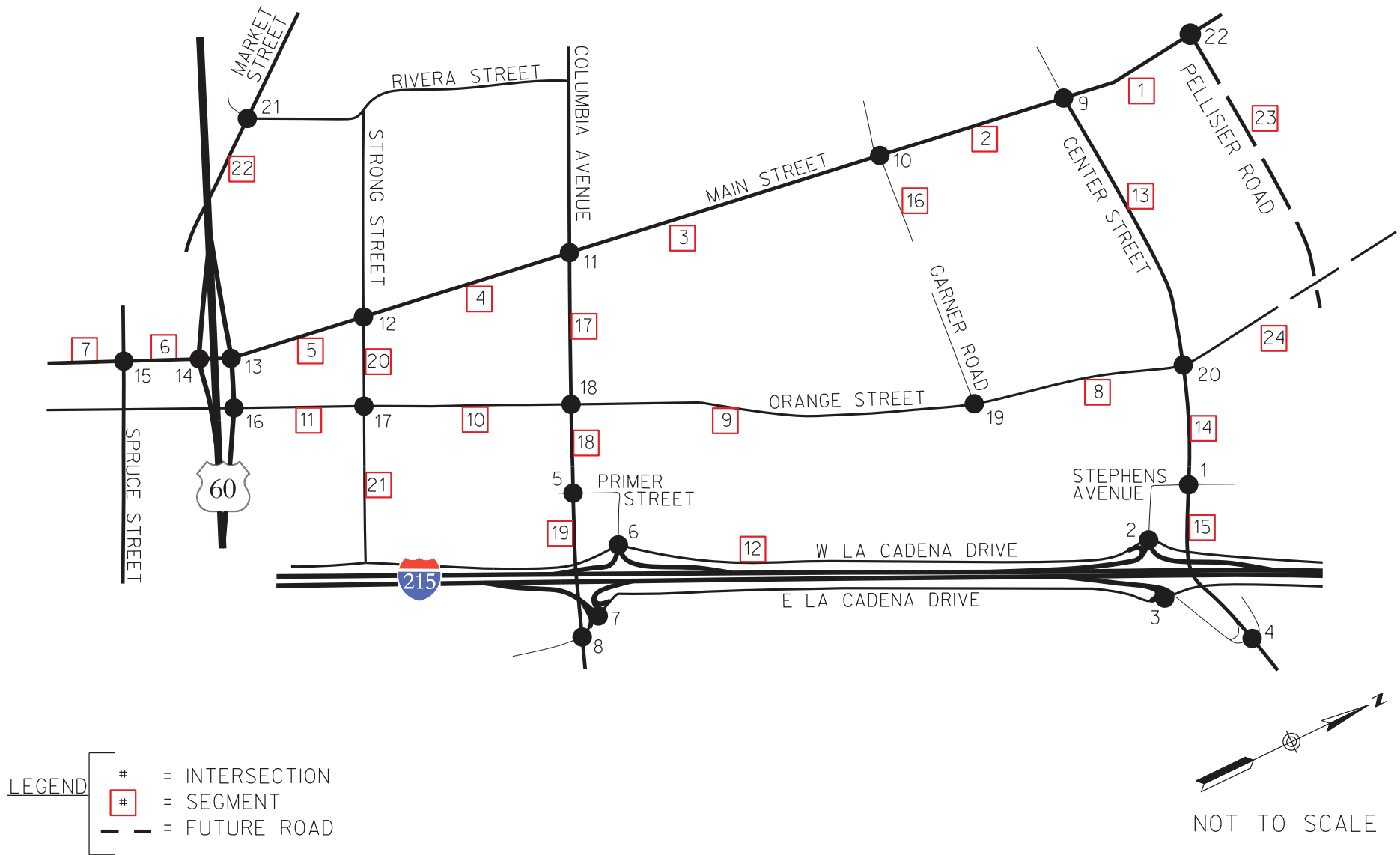
The Northside Specific Plan would result in the following significant roadway segment impacts:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; **Impacts TR-13A, B, C, D, E, and F.**
- Columbia Avenue, from Orange Street to Primer Street; **Impact TR-16C, D, and E.**
- Pellissier Road, from S. Riverside Avenue to Roquet Ranch; **Impact TR-17E.**

Mitigation to reduce these roadway segment impacts would consist of additional roadway widening beyond the proposed classifications. Such increases in capacity would improve the LOS operations to acceptable levels; however such additional widening is not proposed. Widening at Columbia Avenue was considered infeasible due to the resultant impact to homes fronting Columbia Avenue, and the inability to maintain recommended setbacks from an Arterial Roadway under the widened condition. Pellissier Road is within the jurisdiction of the City of Colton, and the City of Riverside does not have control of widening this segment. Thus, these impacts would remain significant and unavoidable.

The intersection improvements identified in MM-TR-1 to MM-TR-14 would reduce potential intersection impacts to below a level of significance if implemented. MM-TR-15 and MM-TR-16 are intended to allow for the implementation of these intersection improvements as well as improvements pursuant to the reclassifications included in the Northside Specific Plan. However, at this time it cannot be guaranteed that these improvements, program, and agreements will be completed. Several of the improvements would be located within the jurisdiction and control of the City of Colton, County of Riverside and Caltrans. The City cannot guarantee that these other jurisdictions would agree to and adopted the proposed mitigation program and associated improvements. As such, these impacts would remain significant and unavoidable. Should the City of Riverside not timely undertake all feasible mitigation identified herein, subsequent projects cannot tier off this analysis, and must prepare individual traffic studies and mitigation.

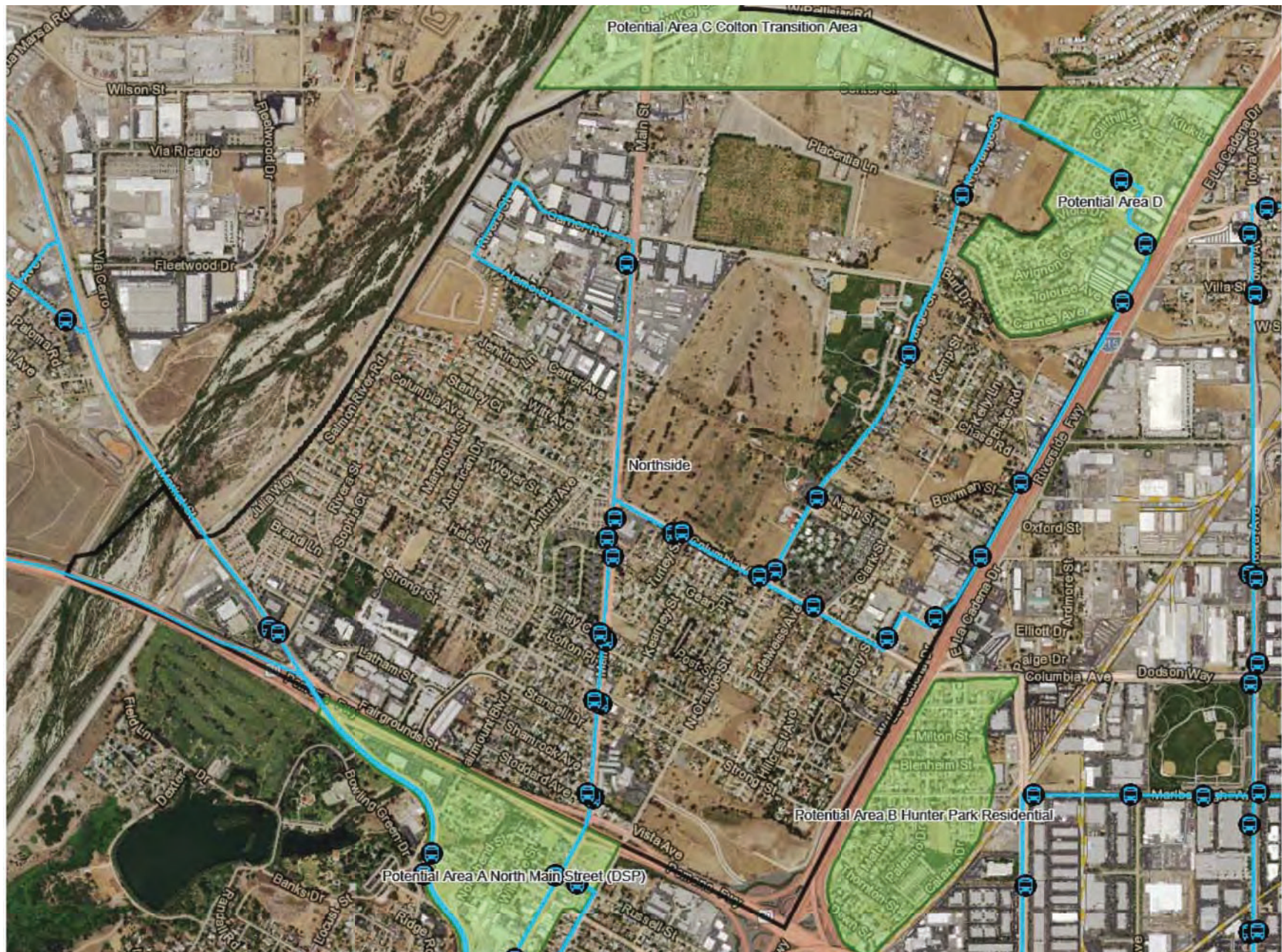
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SOURCE: Rick Engineering 2020



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SOURCE: Rick Engineering 2020

**FIGURE 3.15-2**

Local Transit

Northside Specific Plan Program EIR

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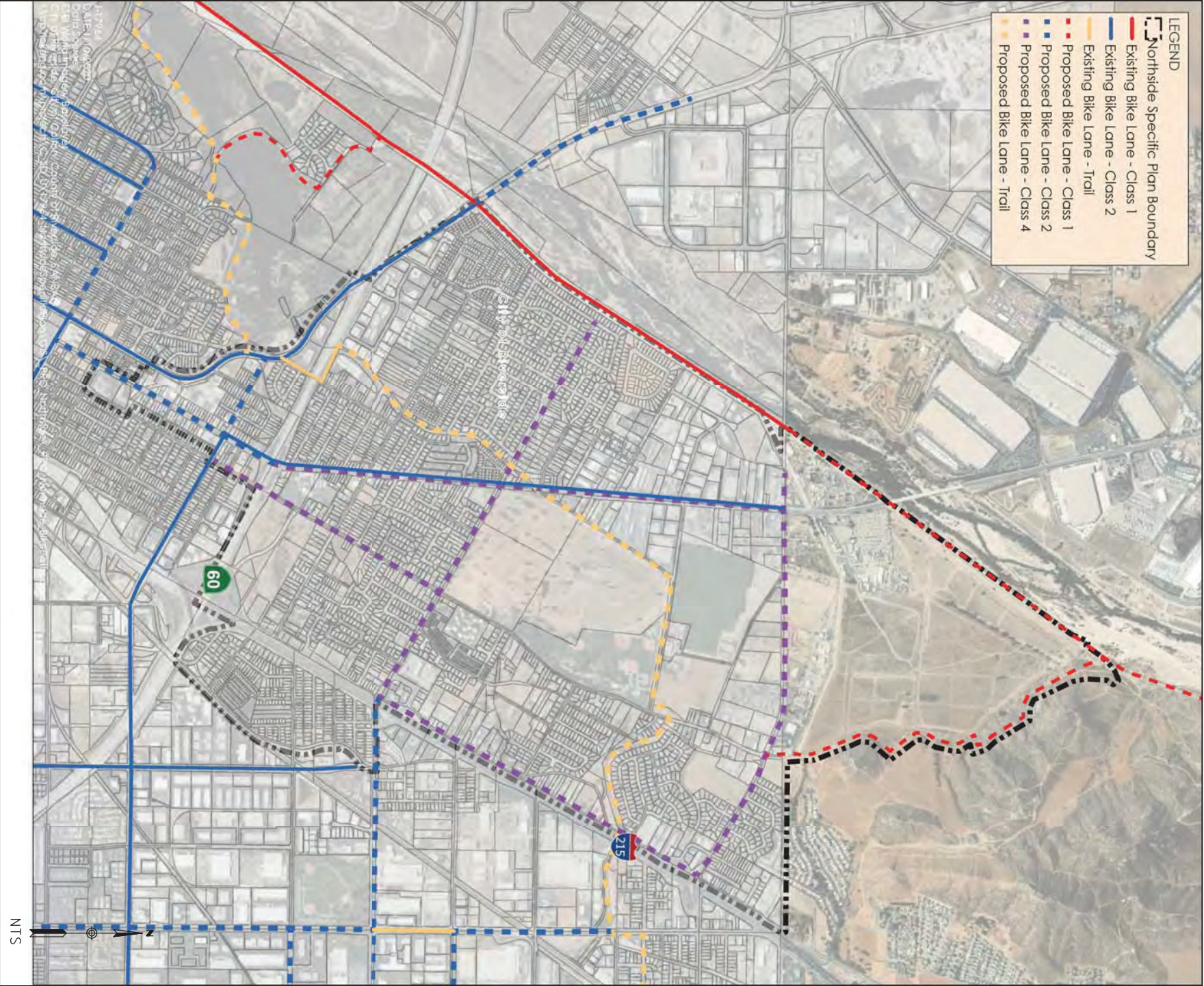
SOURCE: Rick Engineering 2020

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**FIGURE 3.15-3**  
**Existing Pedestrian Network**  
Northside Specific Plan Program EIR

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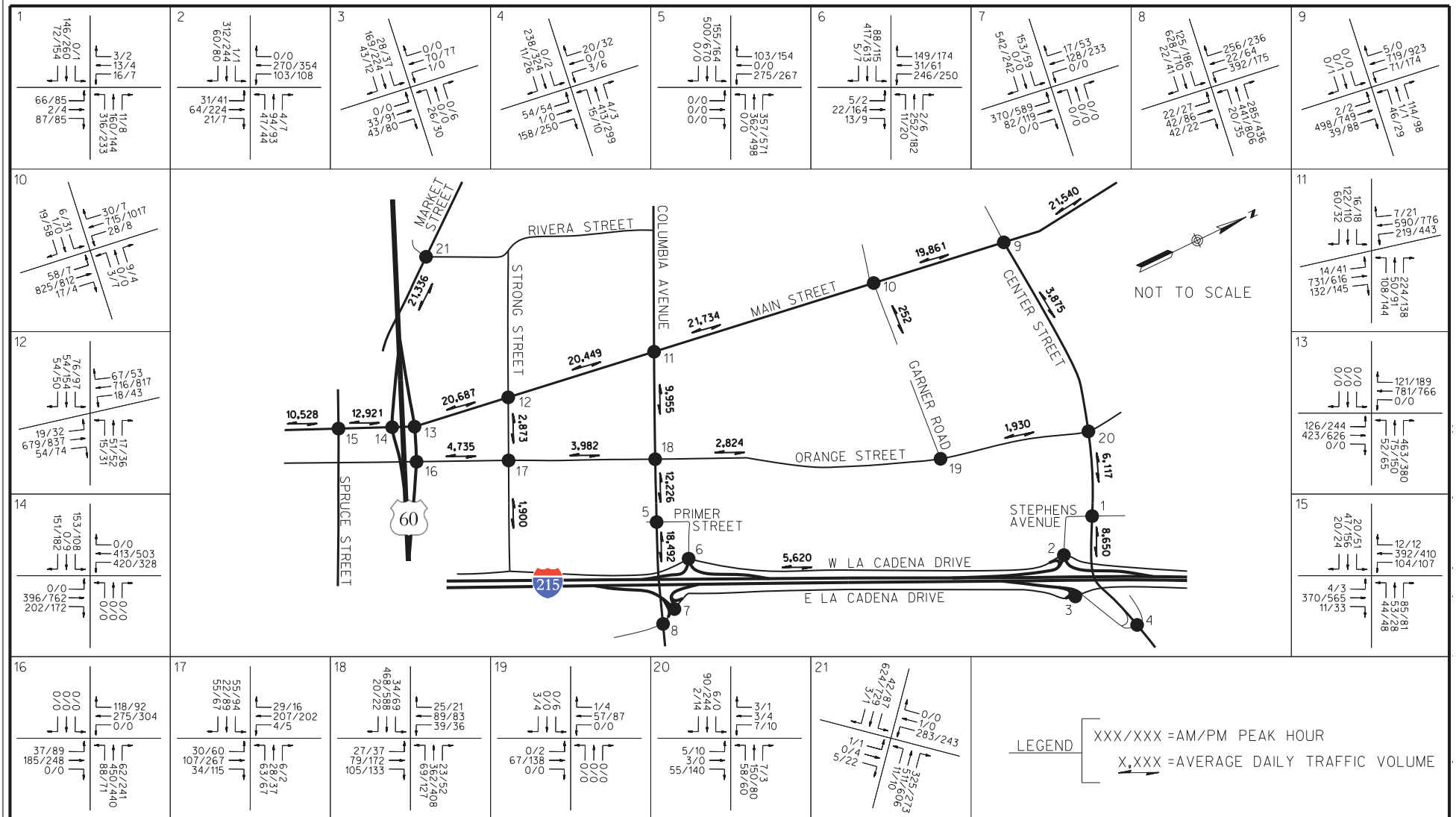
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**FIGURE 3.15-4**  
**Existing Bikeways**  
Northside Specific Plan Program EIR

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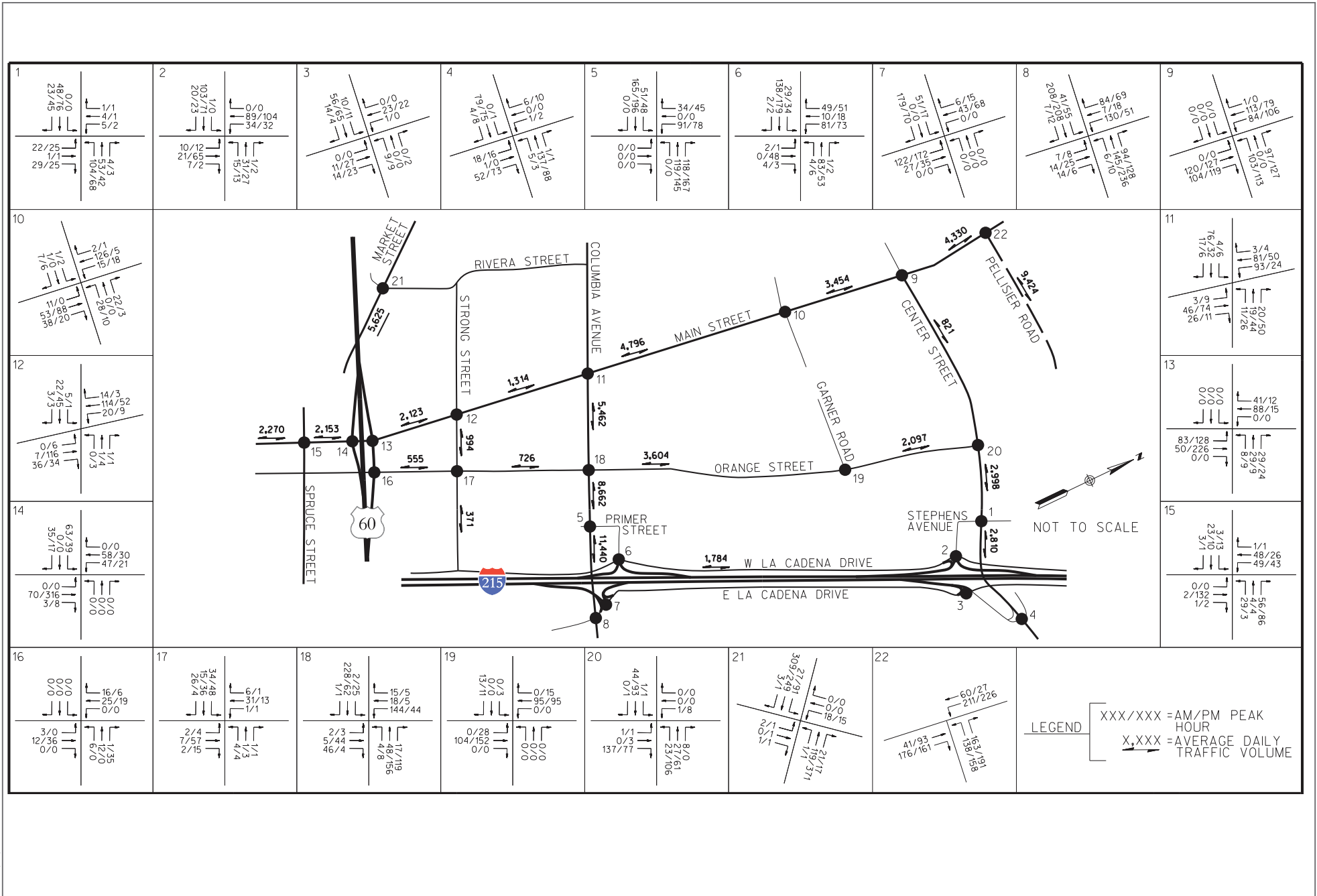




SOURCE: Rick Engineering 2020



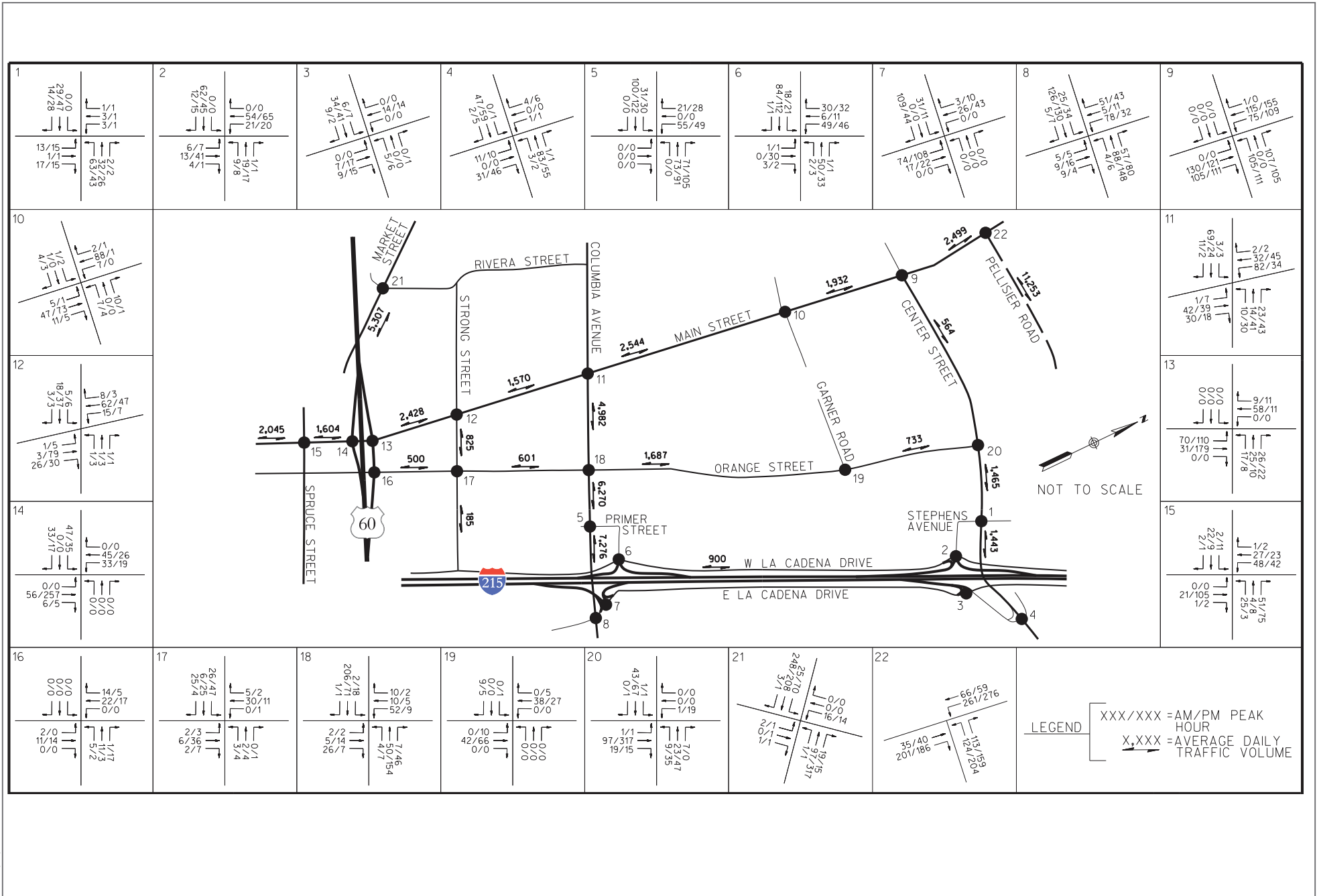
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SOURCE: Rick Engineering 2020

**FIGURE 3.15-6**  
Specific Plan Scenario One Project Trips  
Northside Specific Plan Program EIR

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SOURCE: Rick Engineering 2020

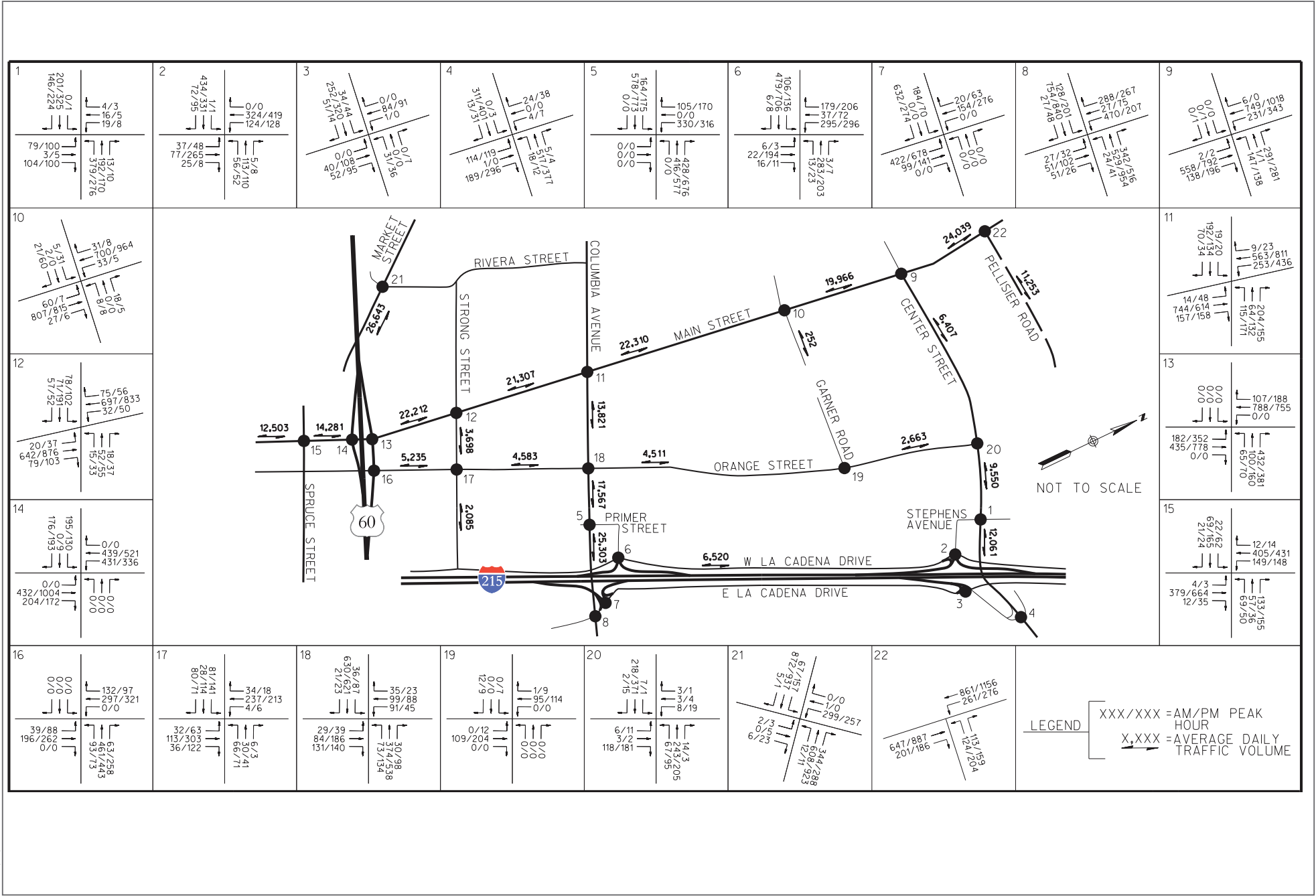
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**FIGURE 3.15-7**  
**Specific Plan Scenario Two Project Trips**  
 Northside Specific Plan Program EIR

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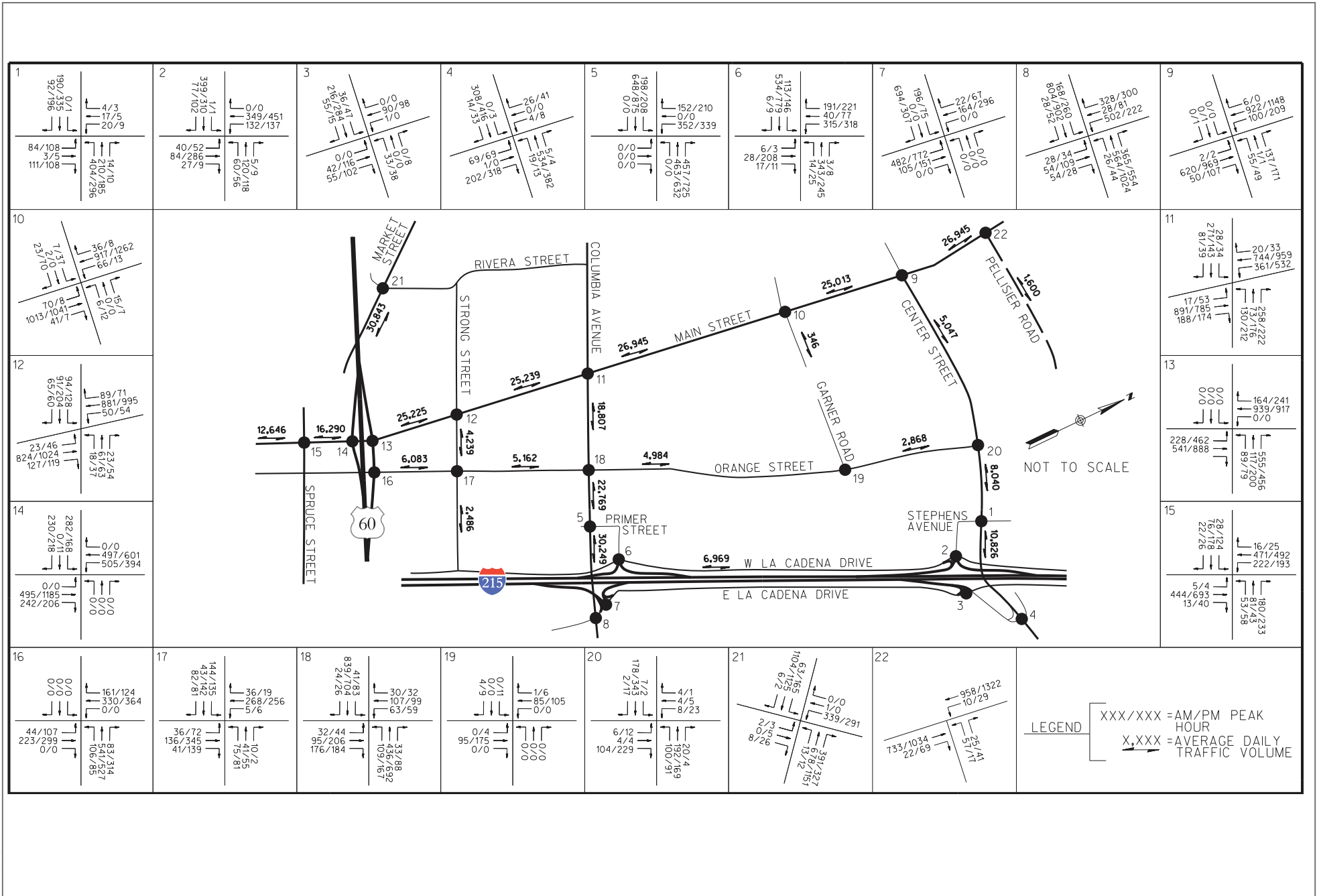


SOURCE: Rick Engineering 2020

**FIGURE 3.15-9**  
Existing Plus Project Traffic Volumes: Specific Plan Scenario Two  
Northside Specific Plan Program EIR



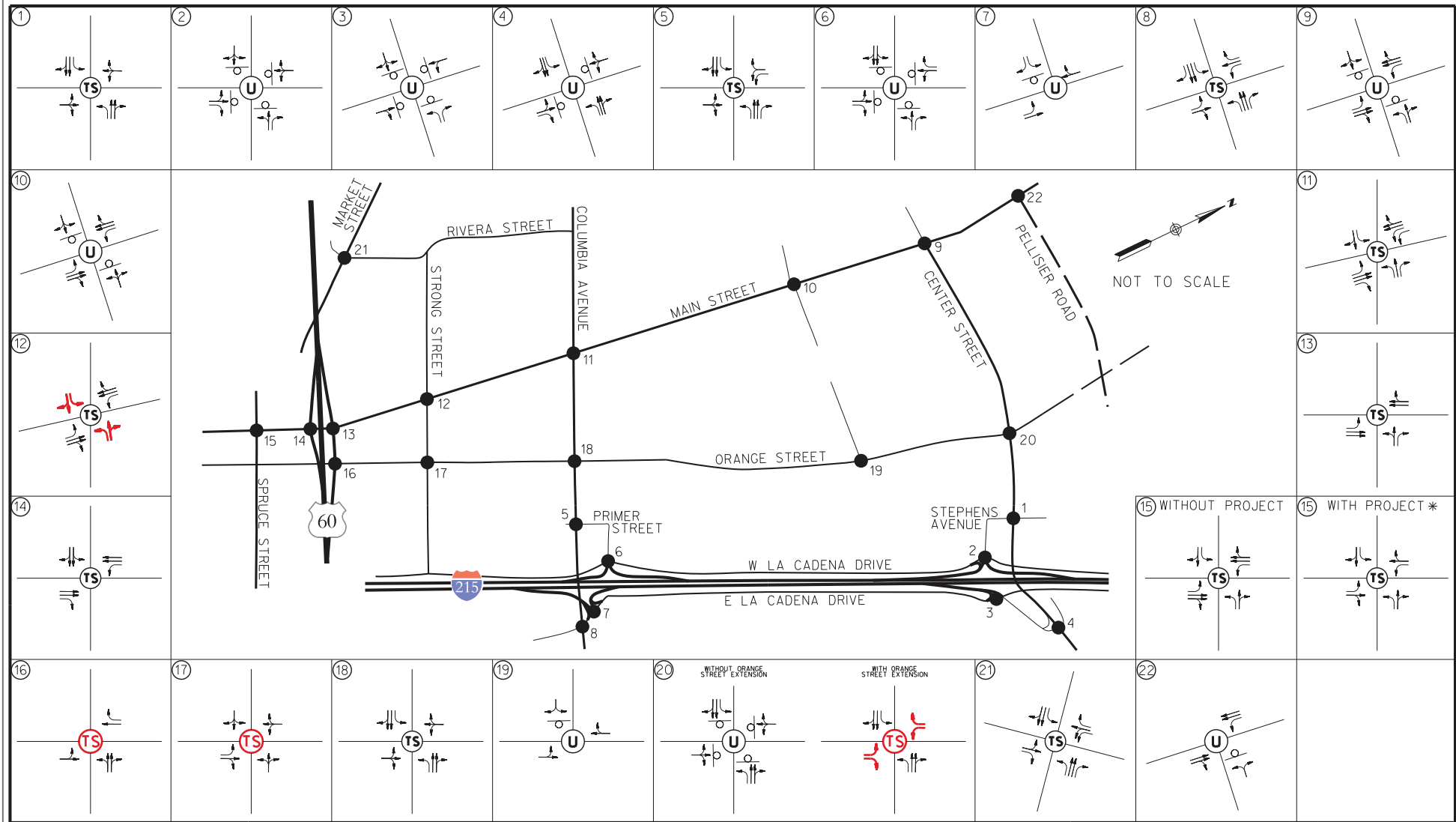
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SOURCE: Rick Engineering 2020

**FIGURE 3.15-10**  
 Horizon Year 2040 Baseline (Without Project) Traffic Volumes  
 Northside Specific Plan Program EIR

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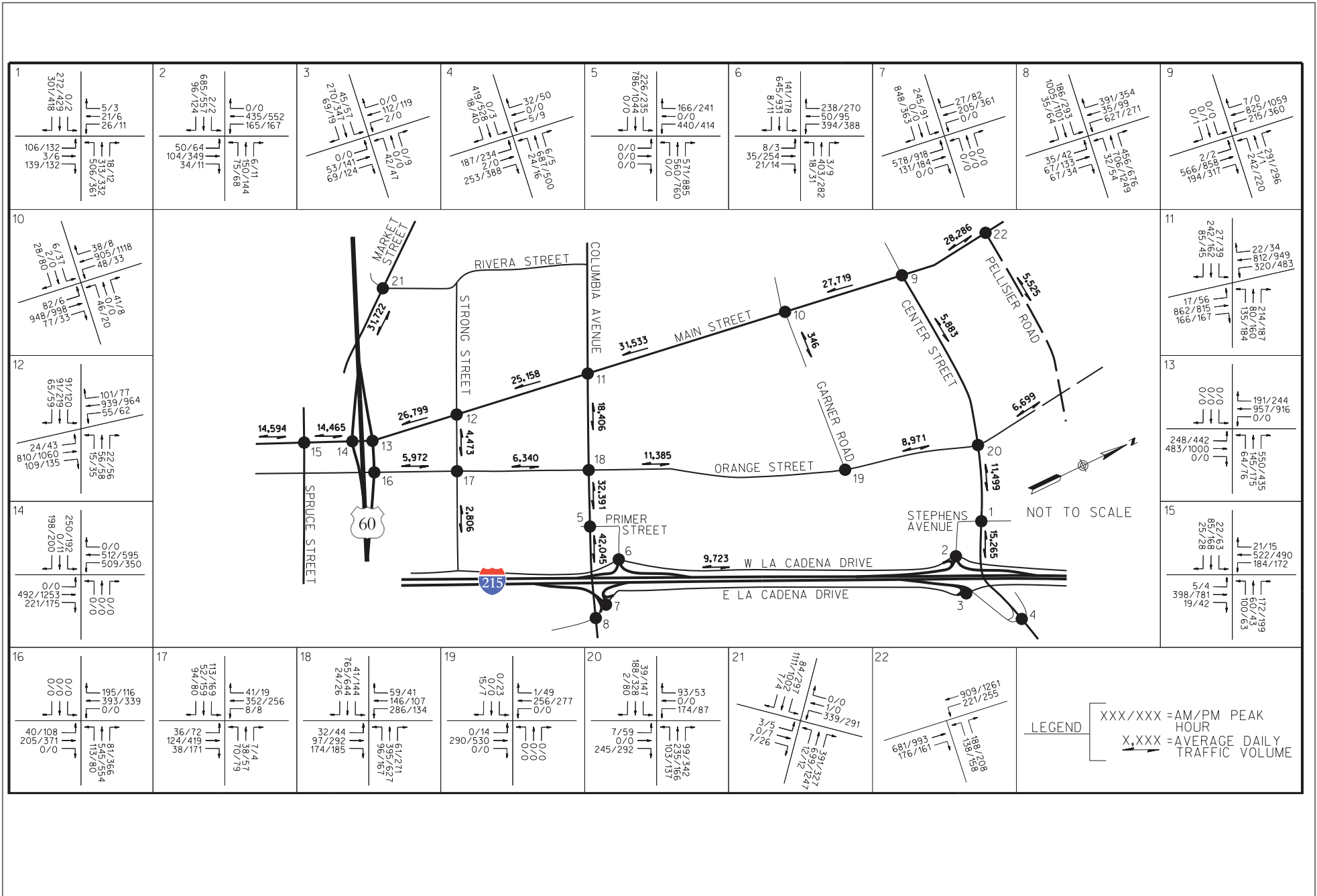
SOURCE: Rick Engineering 2020

**FIGURE 3.15-11**  
 Horizon Year 2040 Baseline Intersection Improvements  
 Northside Specific Plan Program EIR

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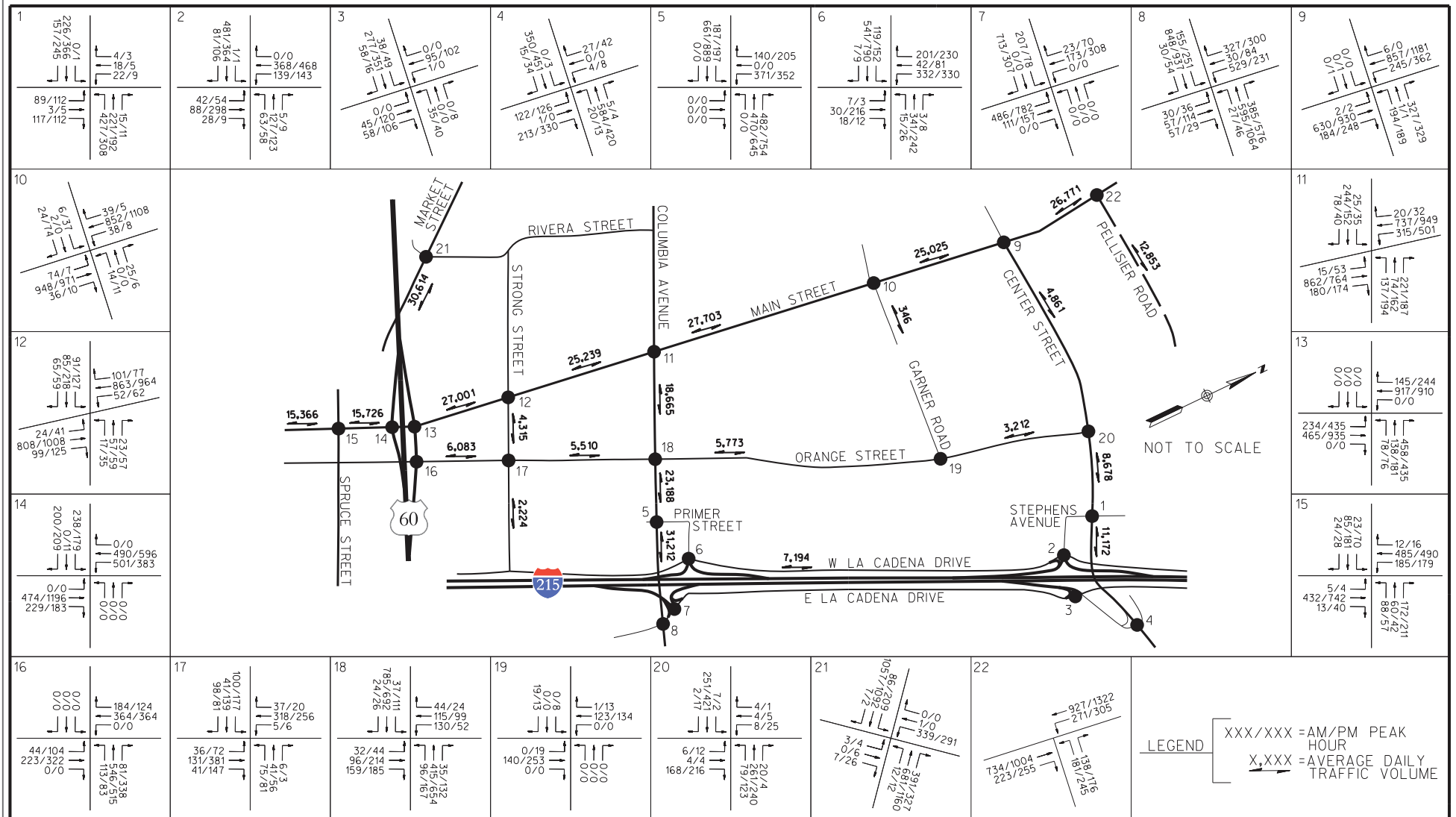


SOURCE: Rick Engineering 2020

**FIGURE 3.15-13**  
 Horizon Year 2040 Specific Plan Scenario One Traffic Volumes: With Orange Street Extension



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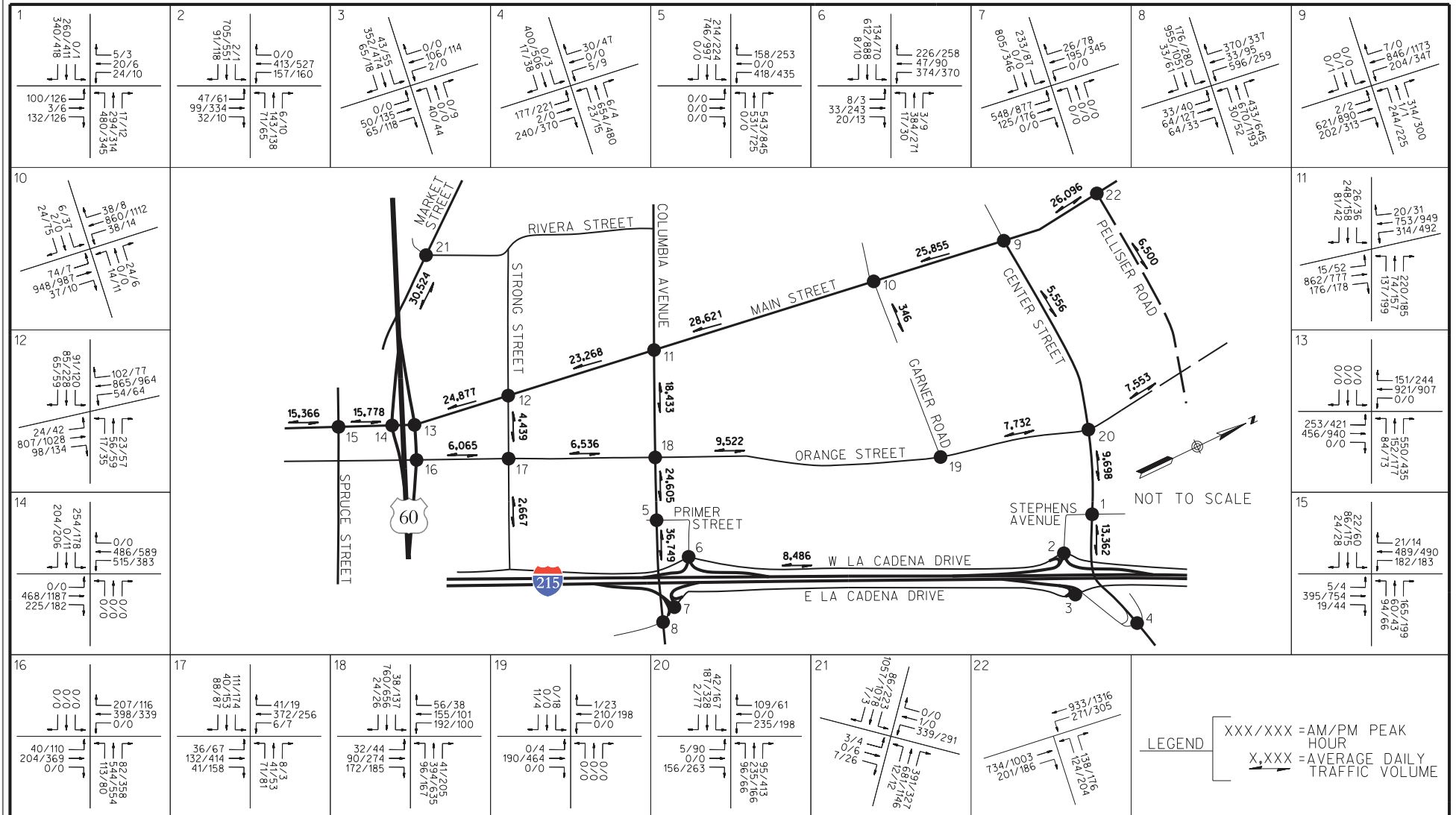
SOURCE: Rick Engineering 2020

FIGURE 3.15-14

Horizon Year 2040 Specific Plan Scenario Two Traffic Volumes: Without Orange Street Extension

Northside Specific Plan Program EIR

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SOURCE: Rick Engineering 2020

**DUDEK**

**FIGURE 3.15-15**  
 Horizon Year 2040 Specific Plan Scenario Two Traffic Volumes: With Orange Street Extension

Northside Specific Plan Program EIR

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## 3.16 Tribal Cultural Resources

This section describes the existing tribal cultural resources conditions of the project site and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan. This section is based on the Cultural Resources Baseline Report for the Northside Specific Plan, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California (Appendix B), tribal coordination (Appendix I), as well as other sources cited in the text below.

### 3.16.1 Existing Conditions

The Northside Specific Plan Area (SPA) totals approximately 2,000 acres, including approximately 329 acres within the City of Colton (see Figure 2-1, Regional Map). Of the 329 acres of the SPA within the City of Colton, 227 acres is owned by the City of Riverside through its Public Utility Department (RPU). The City of Riverside (City) also owns land within the SPA, within the City's boundary, including the former Riverside Golf Course. The SPA is generally southwest of La Loma Hills, north of Downtown Riverside, west of Hunter Industrial Park, and east of the Santa Ana River (Figure 2-2, Vicinity Map, in Chapter 2). The SPA is located on the U.S. Geological Survey (USGS) 7.5-minute series Fontana, Riverside East, and San Bernardino South quadrangles (Figure 2-3, Topographic Map).

The SPA encompasses land within three distinct neighborhoods within the City: the Northside, Downtown Riverside, and Hunter Industrial Park. The SPA also includes an area of residential properties within the City's Sphere of Influence, located in unincorporated areas of the County of Riverside to the west of I-215 and north of Center Street. The SPA also include an area known as Pellissier Ranch located in the City of Colton, which is currently a combination of Industrial uses and undeveloped properties.

This section documents the results of a records search of the California Historical Research Information System (CHRIS) conducted at the South Central Coastal Information Center (SCCIC) and the Eastern Information Center (EIC), a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF), and tribal consultation completed by the lead agency, the City, pursuant to California Assembly Bill (AB) 52 and Senate Bill (SB) 18.

#### **Background Research**

##### ***California Historical Resources Information System Records Search***

As previously discussed in the Cultural Resources Section 3.4 of this Draft EIR, Dudek completed a CHRIS records search at the SCCIC and EIC for the SPA and a 1-mile search radius in March 2017. The records search results indicate that 196 cultural resource investigations have been previously conducted within the 1-mile search radius of the SPA between 1973 and 2015. Of these previously conducted cultural resource investigations, 51 studies are mapped as having addressed either a portion or the entire Project site. Nine of these reports (SB-00273, SB-00274, SB-00275, SB-00447, SB-00492, SB-01499, SB-01837, SB-02010, and SB-02963) are considered regional overview studies that do not specifically address the SPA. Moreover, only two of the studies within the SPA (RI-08961 and RI-09739) are considered recent (conducted within the last 5 years). Both studies consisted of small (less than 5 acres) Phase I investigations and neither study resulted in the identification of cultural resources

SCCIC records indicate that a total of 343 cultural resources have been previously recorded within 1-mile of the SPA. Of these, 24 are prehistoric archaeological sites consisting of varied site types, such as bedrock milling surfaces, artifact scatters, and rock art of various forms; 20 historic archaeological sites, including the early settlement of Agua Mansa; and the remainder are built environment resources. Seventeen of the 44 archaeological resources identified within the study area are within the SPA and include three prehistoric archaeological sites, one multi-component resource with both prehistoric and historic components, 12 historic archaeological sites, and one historic archaeological isolated artifact. The single multicomponent site within the SPA rests on the county line. Because of this, both information centers where the resource information is curated (SCCIC and EIC) each assigned the resource a primary number that correlates with their county. As a result, P-33-08752/CA-RIV-06237 from Riverside County is the same site as P-36-09814/CA-SBR-09841 from San Bernardino County and will be discussed in this report as P-33-08752/P-36-09814. For a detailed summary of all previous studies and cultural resources, see Section 3.4.1.

#### ***Previously Identified Archaeological Resources***

The prehistoric sites and the prehistoric component of the multicomponent site identified by the records search are located in and around the foothills of the La Loma Hills. The prehistoric sites consist of bedrock milling surfaces (P-36-19814, P-36-19820, and P-36-29039). The prehistoric component of the multicomponent site (33-008752/36-009814) consists of a sparse artifact scatter including a hand stone, a core, and a brownware pottery sherd (P-33-08752/P-36-09814). Brian F. Smith and Associates evaluated the bedrock milling sites in 2015 and determined them ineligible for listing for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) (Hanlen 2015a, 2015b, 2015c). The prehistoric component of the multicomponent site (33-008752/36-009814) has not been evaluated for significance. Important to note is the cultural resource referred to as *White Sulphur Springs* (P-33-14953), identified in the 2005 Mermilliod report, is not recorded as a prehistoric site, but potentially has a prehistoric component. The natural hot spring is roughly 1 mile south of the La Loma Hills, in a residential area along Strong Street. According to the Mermilliod Report (2005), although the potential prehistoric component of P-33-14953 was not included in the site record (because it focused on the built environment surrounding the spring) the spring is known for its early Native American occupation and there is a potential for a prehistoric archaeological component to exist at this site.

The historic archaeological sites and the historic component of the multicomponent site are scattered throughout the SPA. The majority of these resources (13 total) are either within or in close proximity to the Pellissier Ranch and the proposed Subareas 1 and 2 portion of the SPA and most likely associated with the early settlement of La Placita and Pellissier Ranch. These resources consist of homestead or farmstead ruins (P-36-19808, P-36-19809, and P-36-19815), four historic-age refuse scatters (P-36-06086, P-33-09006, P-36-60235, and P-33-08752/P-36-09814), and one isolated historic-age bottle fragment (P-36-60252). As of 2015, descendants of the families of the settlements of Agua Mansa and La Placita are attempting to have the site listed on the CRHR and NRHP. Of the remaining sites within the northern portion of the SPA, seven were determined ineligible for listing (P-36-06086, P-33-09006, P-36-19808, P-36-19808, P-36-19815, P-36-60235, and P-36-60252). The historic component of the multicomponent site (33-008752/36-009814) has not been evaluated for significance.

Historic archaeological resources identified within the middle portion of the SPA include foundations of a historic building (P-33-04299), ruins of a farming/orchard enterprise (P-33-08651) and a domestic refuse scatter (P-33-08650). The latter two resources were recorded in 1998, prior to development of tract housing in their immediate location. Sites P-33-08651 and P-33-08650 were likely destroyed by this development. Site P-33-04299 is within vacant land that is slated for development under the Northside Neighborhood General Plan 2025. The eligibility status for this resource is unknown.

The two remaining historic archaeological sites are within the proposed Subarea 11 portion of the SPA. These sites consist of ruins of Pacific Electric Railway maintenance and operations facilities (P-33-08754 and P-33-08755). The sites were determined ineligible for listing in 1999 (Love 1999a, 1999b). The records indicate that the sites were slated for demolition. This parcel was developed into residential housing by 2003 (NETR 2019). The sites were likely destroyed by this development.

#### ***Native American Heritage Commission Sacred Lands File Search***

As part of the process of identifying cultural resources within or near the SPA, Dudek contacted the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File (SLF) on March 1, 2017. The NAHC emailed a response on March 6, 2017, which stated that the SLF search was completed with negative results. Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the Project. The NAHC provided the contact list for the Native American individuals and/or tribal organizations along with the SLF search results.

Dudek prepared and sent letters to each of the twenty-nine (29) persons and entities on the contact list requesting information about cultural sites and resources that may exist in or near the SPA (Table 3.16-1). These letters, post mailed on April 5, 2017, contained a brief description of the Northside Specific Plan, a summary of the SLF search results, and reference maps. Recipients were requested to reply within 15 days of receipt of the letter should they have any knowledge of cultural resources in the area.

To date, Dudek has not received any responses to the initial inquiry letters and no follow-up outreach was conducted. Documents related to the NAHC SLF search and initial Native American outreach efforts are included in Appendix I. This outreach was conducted for informational purposes only and did not necessarily constitute formal government-to-government consultation as specified by AB 52 or SB 18, which is discussed in detail in the following sections.

**Table 3.16-1. Native American Heritage Commission-Listed Native American Contacts**

<b>Native American Tribal Representatives</b>	<b>Tribe</b>
Jeff Grubbe, Chairperson	Agua Caliente Band of Cahuilla Indians
Amanda Vance, Chairperson	Agustine Band of Cahuilla Mission Indians
Doug Welmas, Chairperson	Cabazon Band of Mission Indians
Luther Salgado, Chairperson	Cahuilla Band of Indians
Ralph Goff, Chairperson	Campo Band of Mission Indians
Michael Garcia, Vice Chairperson	Ewiiapaayp Tribal Office
Robert Pinto, Chairperson	Ewiiapaayp Tribal Office
Andrew Salas, Chairperson	Gabrielino Band of Mission Indians – Kizh Nation
Anthony Morales, Chairperson	Gabrielino/Tongva San Gabriel Band of Mission Indians
Sadonne Goad, Chairperson	Gabrielino/Tongva Nation
Robert Dorame, Chairperson	Gabrielino Tongva Indians of California Tribal Council
Linda Candelaria, Co-Chairperson	Gabrielino-Tongva Tribe
Erica Pinto, Chairperson	Jamul Indian Village
Javaughn Miller, Tribal	La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson	La Posta Band of Mission Indians
Shane Chapparosa, Chairperson	Los Coyotes Band of Mission Indians
Angela Elliott Santos, Chairperson	Manzanita Band of Kumeyaay Nation



**Table 3.16-1. Native American Heritage Commission-Listed Native American Contacts**

Native American Tribal Representatives	Tribe
Virgil Oyos, Chairperson	Mesa Grande Band of Mission Indians
Robert Martin, Chairperson	Morongo Band of Mission Indians
Joseph Hamilton, Chairperson	Ramona Band of Cahuilla Mission Indians
John Valenzuela, Chairperson	San Fernando Band of Mission Indians
Lee Clauss, Director of Cultural Resources	San Manual Band of Mission Indians
Allen E. Lawson, Chairperson	San Pasqual Band of Mission Indians
Steven Estrada, Chairperson	Santa Rosa Band of Mission Indians
Goldie Walker, Chairperson	Serrano Nation of Mission Indians
Rosemary Morillo, Chairperson	Soboba Band of Luiseno Indians
Cody J. Martinez, Chairperson	Sycuan Band of the Kumeyaay
Mary Resvaloso, Chairperson	Torres-Martinez Desert Cahuilla Indians
Robert J. Welch, Chairperson	Viejas Band of Kumeyaay Indians

**Assembly Bill 52**

A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource (TCR) is a project that may have a significant effect on the environment (PRC Section 21084.2). Under AB 52, a TCR must have tangible, geographically defined properties that can be impacted by project implementation. The SPA project is subject to compliance with AB 52.

The City of Riverside (City) sent notification of the Northside Specific Plan via post mail to all California Native American tribal representatives that have requested project notifications pursuant to AB 52 and that are on file with the NAHC as being traditionally or culturally affiliated with the geographic area on April 25, 2019 and followed-up via email on April 29, 2019. These notification letters included a project description, proposed Land Use Plan map, the initial study prepared in support of the project, and description inquiring if the tribe would like to engage in consultation regarding the Project and the potential to impact any TCRs. AB 52 allows tribes 30 days after receiving notification to request consultation. If a response is not received within the allotted 30 days, it is assumed that consultation is declined. To date, government-to-government consultation initiated by the City has not resulted in the identification of a TCR within or near the SPA; however, the City of Riverside continues to maintain open consultation with tribes that have requested consultation. Table 3.16-2 summarizes the results of the AB 52 process for the SPA.

**Table 3.16-2. Assembly Bill 52 Native American Tribal Outreach Results**

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Lacy Padilla, Archaeological Technician Agua Caliente Band of Cahuilla Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Received May 1, 2019, via email. In her response, Ms. Padilla deferred to other tribes in the area.	As the tribal represented deferred to other tribes, consultation efforts were concluded.

Table 3.16-2. Assembly Bill 52 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Travis Armstrong, Tribal Historic Preservation Officer Morongo Band of Mission Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Received April 30, 2019, via email. Requests consulting party status. Mr. Armstrong further states that the project is in a highly sensitive area and prior studies have failed to adequately address the significance of TCRs and landscape. He further stated that a third-party review of the plan's cultural conclusions may be required. Lastly, Mr. Armstrong requests to be notified before any archaeological surveys are conducted for the plan and requests the name of the CRM company and contact that will be conducting the work.	City representative responded via email on May 1, 2019 and provided the CRM company and the contact. The response also provided a project description and informed Mr. Armstrong that the CEQA document is a programmatic document and that the archaeological review is not site specific and future development proposals will evaluate site-specific conditions and mitigate accordingly. Lastly, the letter acknowledged Mr. Armstrong's request to consult. On March 12, 2019 the City sent a letter and e-mail, requesting further meetings and consultation. City's correspondence included administrative copies of the Cultural Resource section of the draft program Environmental Impact Report (EIR).. On March 12, 2020, the City followed-up with Mr. Armstrong via email requesting to meet and discuss the project and the conclusion of consultation prior to the release of the draft program EIR for public review. Mr. Armstrong responded to the City via email on March 12, 2020 stating that their primary concern is the La Loma Hills, which is out of the SPA. Mr. Armstrong requested future or existing cultural reports connected to the development. Further, Mr. Armstrong requested to be included as a consulting tribe for monitoring rotation purposes, should the City require monitoring for the SPA. Lastly, Mr. Armstrong stated that consultation may be closed with these conditions.

Table 3.16-2. Assembly Bill 52 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Jessica Mauck, Cultural Resources Analyst San Manuel Band of Mission Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Received via email on May 24, 2019. In the response, Ms. Mauck states that the project is within a sensitive portion of the Serrano ancestral territory and as such, requests consulting party status. Ms. Mauck also states that the tribe responded to the SB 18 efforts, but was notified that process had not yet begun. She then requests to review the cultural report, paleontological report, and geotechnical report for the project and states that she will work with the City to identify any specific areas of concern.	City representative responded via email on June 10, 2019 and acknowledged Ms. Mauck's request to consult. The letter informed Ms. Mauck that the City is in the initial steps of the preparation of the draft program EIR. The City provided a project description and informed Ms. Mauck that the CEQA document is a programmatic document and that the archaeological review is not site specific and future development proposals will evaluate site-specific conditions and mitigate accordingly. On March 12, 2020, the City followed-up with Ms. Mauck via email requesting to meet and discuss the project and the conclusion of consultation prior to the release of the draft program EIR for public review. Consultation is on-going.
Destiny Colocho, Cultural Resources Manager and Tribal Historic Preservation Officer Rincon Band of Luiseno Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Received via email on May 24, 2019. Ms. Colocho requested consulting party status. She further states that the tribe does not have knowledge of any cultural resources within or near the Northside Specific Plan Area; however, she stated that this does not mean none exist. Ms. Colocho recommended that a records search be conducted and requested to learn more about the project and any potential impacts to cultural resources. On March 6, 2020, Cheryl Madrigal, Tribal Historic Preservation Officer, mailed a letter to the City with information regarding the tribe's lead contact for the purposes of receiving notices of proposed projects from the City and	On March 12, 2019 the City sent a letter and e-mail, requesting further meetings and consultation. City's correspondence included administrative copies of the Cultural Resource section of the draft program EIR. On March 12, 2020, the City followed-up with Ms. Madrigal via email requesting to meet and discuss the project and the conclusion of consultation prior to the release of the draft program EIR for public review. Consultation is on-going.

Table 3.16-2. Assembly Bill 52 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
		requested the removal of Rose Duro, Jim McPherson, Vincent Whipple, and Destiny Colocho from the City's mailing lists.	
Joseph Ontiveros, Tribal Historic Preservation Officer Soboba Band of Luiseno Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Letter dated June 3, 2019, received by the City on May 5, 2019. In the response letter, Mr. Ontiveros requested consulting party status.	On March 12, 2019 the City sent a letter and e-mail, requesting further meetings and consultation. City's correspondence included administrative copies of the Cultural Resource section of the draft program EIR. On March 12, 2020, the City followed-up with Mr. Ontiveros via email requesting to meet and discuss the project and the conclusion of consultation prior to the release of the draft program EIR for public review. Consultation is on-going.
Tuba Ebru Ozdil, Cultural Analyst Pechanga Band of Luiseno Mission Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Received via email on May 10, 2019. Ms. Ozdil requested consulting party status. She further stated that the Project is located in a culturally sensitive area that is affiliated with the Tribe. She noted that the Tribe does not yet have enough information for meaningful consultation and requested that the City provide all available documents for review prior to the consultation meeting. The Tribe also requested, pursuant to Public Resources Code Section 21092.2, that they be added to the distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, and all documents pertaining to the Northside Specific Plan.	On March 12, 2019 the City sent a letter and e-mail, requesting further meetings and consultation. City's correspondence included administrative copies of the Cultural Resource section of the draft program EIR. On March 12, 2020, the City followed-up with Ms. Ozdil via email requesting to meet and discuss the project and the conclusion of consultation prior to the release of the draft program EIR for public review. Consultation is on-going.

Table 3.16-2. Assembly Bill 52 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Andreas Heredia, Cultural Director Cahuilla Band of Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Andrew Salas, Chairman Gabrieleno Band of Mission Indians – Kizh Nation	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Robert Martin, Tribal Chairman Morongo Band of Mission Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Anthony Morales, Chief San Gabriel Band of Mission Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.

**Senate Bill 18**

According to SB 18, the CEQA lead agency has a responsibility to initiate consultation with tribes/groups listed on the California NAHC's official SB 18 contact list for amendment of a General Plan. SB 18 requires the CEQA lead agency to send a letter to each contact on the NAHC's SB 18 list, extending an invitation for consultation. Tribes will have 90 days from receipt of the letter to request consultation. The CEQA lead agency must also send a notice to all contacts 45 days prior to adopting the amended General Plan, as well as a third notice 10 days prior to any public hearing regarding the General Plan amendment.

The City sent notification of the Northside Specific Plan to all California Native American tribal representatives that have requested project notifications pursuant to SB 18 and that are on file with the NAHC as being traditionally or culturally affiliated with the geographic area on June 29, 2017. These notification letters included a project map and description inquiring if the tribe would like to consult on the Northside Specific Plan. The City followed up in an email on April 29, 2019 stating that the SB 18 notification was initiated in conjunction with the Northside Specific Plan's community engagement effort. To date, government-to-government consultation initiated by the City has not resulted in the identification of a TCR within or near the Northside Specific Plan site. Table 3.16-3 summarizes the results of the SB 18 process for the Northside Specific Plan. The confidential SB 18 consultation results are on file with the City.

Table 3.16-3. Senate Bill 18 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Destiny Colocho, Cultural Resources Manager and Tribal Historic Preservation Officer Rincon Band of Luiseno Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Juan Ochoa, Assistant Tribal Historic Preservation Officer Temecula Band of Luiseno Mission Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	Received May 10, 2019, via email with an attached letter from Tuba Ebru Ozdil. Requests consulting party status and to be notified of all hearings and to receive copies of all documents for the project. Ms. Ozdil also states that the project is part of the tribe's aboriginal territory and is therefore culturally sensitive for the Panchanga Band of Luiseno Indians.	On March 12, 2019 the City sent a letter and e-mail, requesting further meetings and consultation. City's correspondence included administrative copies of the Cultural Resource section of the draft program EIR. As no response was received, consultation was concluded.
Joseph Ontiveros, Tribal Historic Preservation Officer Soboba Band of Luiseno Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Tuba Ebru Ozdil, Cultural Analyst Pechanga Band of Luiseno Mission Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.

Table 3.16-3. Senate Bill 18 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Andreas Heredia, Cultural Director Cahuilla Band of Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Andrew Salas, Chairman Gabrielino Band of Mission Indians – Kizh Nation	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Robert Martin, Tribal Chairman Morongo Band of Mission Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Anthony Morales, Chief San Gabriel Band of Mission Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.

### 3.16.2 Relevant Plans, Policies, and Ordinances

#### Federal

No federal requirements related to TCRs are applicable to the Northside Specific Plan.

#### State

##### ***California Register of Historical Resources***

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated

below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

### ***California Environmental Quality Act***

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting



the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section

15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

### ***California State Assembly Bill 52***

Assembly Bill (AB) 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that TCRs must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. Section 21074 describes a TCR as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American Tribe and that is either:

- On or determined to be eligible for the California Register of Historical Resources or a local historic register; or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the project site, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

Section 1 (a)(9) of AB 52 establishes that “a substantial adverse change to a tribal cultural resource has a significant effect on the environment.” Effects on TCRs should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures “capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource.” Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

### ***Senate Bill 18***

Senate Bill (SB) 18 requires local (city and county) governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places (“cultural places”) through local land use planning. SB 18 also requires the Governor’s Office of Planning and Research (OPR) to include in the General Plan Guidelines advice to local governments for how to conduct these consultations. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use decisions are made by a local government.

SB 18 established responsibilities for local governments to contact, provide notice to, refer plans to, and consult with tribes. The provisions of SB 18 apply only to city and county governments and not to other public agencies. The following list briefly identifies the contact and notification responsibilities of local governments, in sequential order of their occurrence.

- Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe (Government Code Section 65352.3).
- Prior to the adoption or substantial amendment of a general plan or specific plan, a local government must refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the city or county's jurisdiction. The referral must allow a 45 day comment period (Government Code Section 65352). Notice must be sent regardless of whether prior consultation has taken place. Such notice does not initiate a new consultation process.
- Local governments must send notice of a public hearing, at least 10 days prior to the hearing, to tribes who have filed a written request for such notice (Government Code Section 65092).

Under SB 18, local governments must consult with tribes under two circumstances:

- On or after March 1, 2005, local governments must consult with tribes that have requested consultation in accordance with Government Code Section 65352.3. The purpose of this consultation is to preserve, or mitigate impacts to, cultural places that may be affected by a general plan or specific plan amendment or adoption.

On or after March 1, 2005, local governments must consult with tribes before designating open space, if the affected land contains a cultural place and if the affected tribe has requested public notice under Government Code Section 65092. The purpose of this consultation is to protect the identity of the cultural place and to develop treatment with appropriate dignity of the cultural place in any corresponding management plan (Government Code Section 65562.5).

#### ***California Health and Safety Code***

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County Coroner has examined the remains (Section 7050.5b). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (Section 7050.5c), and the NAHC will notify the Most Likely Descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

## Local – City of Riverside

### ***Riverside Municipal Code (RMC) Title 20 – Cultural Resources***

Preservation of Riverside’s cultural resources fosters civic and neighborhood pride, forms the basis for identifying and maintaining community character, and enhances livability within the City. Title 20 of the City Municipal Code provides for the “identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features and significant permanent landscaping having special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the City” (City of Riverside 20.05.010 Purpose; Ord. 7108 Section 1, 2010; Ord. 6263 Section 1 (part), 1996).

### ***RMC 20.20.010 Designation criteria (Ord. 7108 Section 1, 2010; Ord. 6263 Section 1 (part), 1996)***

The criteria to designate, modify the status of, or dedesignate Landmarks, Structures or Resources of Merit and Historic Districts, and to modify or dedesignate Neighborhood Conservation Areas, are set forth in their definitions in.

### ***RMC 20.50.010 Definitions (Ord. 7248 Section 5, 2014; Ord. 7206 Section 24, 2013; Ord. 7108 Section 1, 2010)***

O. *Historic District* means an area which contains:

1. A concentration, linkage, or continuity of cultural resources, where at least 50 percent of the structures or elements retain significant historic integrity, (a "geographic Historic District") or
2. A thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a Historic District by the Historic Preservation Officer or Qualified Designee, Board, or City Council or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a "thematic Historic District").

In addition to either A. or B. above, the area also:

3. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
4. Is identified with persons or events significant in local, State, or national history;
5. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
6. Represents the work of notable builders, designers, or architects;
7. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
9. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
10. Has yielded or may be likely to yield, information important in history or prehistory.

U. *Landmark* means any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

An improvement or natural feature meeting one or more of the above criteria, yet not having the high degree of integrity to qualify as a landmark, may qualify as a structure or resource of merit (see subsection "Secretary of Interior's Standards for the Treatment of Historic Properties," below).

An improvement or natural feature meeting one or more of the above criteria, yet not formally designated as a landmark by the City Council, may be an eligible landmark.

FF. *Structure or resource of merit* means any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

### *Historic Preservation Element of the City of Riverside General Plan 2025*

In 1994, the City of Riverside General Plan was adopted and included historical preservation goals and policies that addressed preserving the City of Riverside’s historical and architecturally significant structures and neighborhoods and supporting and enhancing its arts and cultural institutions. In 2007 the City of Riverside adopted a new General Plan (City of Riverside General Plan 2025), but still maintained a Historic Preservation Element. The Northside Specific Plan would be consistent with the following objectives and policies from the City of Riverside General Plan 2025 Historic Preservation Element (City of Riverside 2007):

**Objective HP-1:** To use historic preservation principles as an equal component in the planning and development process.

**Policy HP-1.3:** The City shall protect sites of archaeological and paleontological significance and ensure compliance with all applicable State and federal cultural resources protection and management laws in its planning and project review process.

**Policy HP-1.4:** The City shall protect natural resources such as geological features, heritage trees, and landscapes in the planning and development review process and in park and open space planning.

**Objective HP-5:** To ensure compatibility between new development and existing cultural resources.

**Policy HP-5.1:** The City shall use its design and plot plan review processes to encourage new construction to be compatible in scale and character with cultural resources and historic districts.

**Policy HP-5.2:** The City shall use its design and plot plan review processes to encourage the compatibility of street design, public improvements, and utility infrastructure with cultural resources and historic districts.

### **Local – City of Colton**

#### ***Colton Municipal Code (RMC) Title 15 – Historic Preservation***

Chapter 15.40 of the Colton Code of Ordinances outlines the Historic Preservation Ordinance for the City of Colton, establishing the rules and regulations governing the designation and preservation of historic resources. Through this Ordinance, the City of Colton determines and declares:

- A. That the State Legislature of California, pursuant to Government Code Sections 37361 and 25373, has recognized the value of identifying, protecting, and preserving places, Buildings, Structures, and other objects of historical, aesthetic, and cultural importance and has empowered cities to adopt regulations and incentives for the protection, enhancement, perpetuation, and Use of such places, Buildings, Structures, and other objects;
- B. That the City possesses many distinctive places, Buildings, Structures, and neighborhoods, beautiful trees, gardens and Streetscapes, public Parks, scenic areas, and urban design

features (all referred to in this chapter as "resources") that enhance its value as an attractive and delightful community in which to live and work;

- C. That certain of these resources are of cultural, aesthetic or historical significance and value because of age, architectural style, aesthetic Appeal, or association with Local history;
- D. That encouraging the preservation of these resources contributes to the livability and beauty of the community, stimulates economic revitalization, improves Property values in the City, fosters architectural creativity, increases neighborhood stability and conservation, fosters public appreciation of and civic pride in the beauty of the City and the accomplishments of its past, reinforces the distinctive character of the community, adds to the community's understanding of its history and connection with the life and values of the past, and ensures that Colton's cultural, historical, and architectural heritage will be imparted to future generations;
- E. That shifts in population and in the economy, changes in the way people live, and changes in land Use patterns that threaten to destroy these irreplaceable and desirable resources. Construction and Alterations of inferior quality and appearance are also a threat to these resources;
- F. That the adoption of reasonable and fair regulations is necessary as a means of recognition, documentation, preservation, and maintenance of resources of cultural, aesthetic, or historical significance. Such regulations serve to integrate the preservation of resources and the extraction of relevant data from such resources into public and private land management and Development processes, and to identify as early as possible and resolve conflicts between the preservation of Cultural Resources and alternative land Uses. Finally, this chapter is intended to carry out the goals and policies of the Colton General Plan.

### 3.16.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to tribal cultural resources are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to tribal cultural resources would occur if the project would:

- 1. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  - a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
  - b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

### 3.16.4 Impacts Analysis

*Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- a. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

**Less-than-Significant Impact.** As described under Section 3.4.1 and in the Cultural Resources technical report prepared for the SPA (Appendix I), a CHRIS records search was conducted at the South Central Coastal Information Center (SCCIC) and Eastern Information Center (EIC) in March 2017, for the SPA and within a one-mile buffer around the SPA. The CHRIS search included a review mapped prehistoric, historical, and built-environment resources; Department of Parks and Recreation site records; technical reports; archival resources; and ethnographic references. Additional consulted sources included historical maps of the project site, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. No previously recorded TCRs listed in the CRHR or a local register were identified within the SPA. As such, impacts are considered less than significant.

- b. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

**Less-than-Significant Impact with Mitigation Incorporated.** As discussed above, there are no known TCRs are present within the SPA. However, there is potential for unknown subsurface TCRs to be impacted by future development allowed under the Northside Specific Plan (**Impact TRC-1**). Thus, impacts to tribal cultural resources would be potentially significant.

### 3.16.5 Mitigation Measures

The following mitigation measures would reduce potentially significant impacts to TCRs (**Impact TRC-1**) to a less-than-significant level.

- MM-TCR-1 Inadvertent Discovery of Tribal Cultural Resources.** While no tribal cultural resources (TCRs) have been identified that may be affected by the proposed Northside Specific Plan Area, if the City determines that the potential resource is a TCR (as defined by PRC, Section 21074), adherence to **MM-CUL-3b**, which identifies the treatment and disposition for the inadvertent discovery of Native American cultural resources, would be applicable for the handling of the inadvertent discovery of TCRs. **MM-CUL-3b** would require notifying tribes, in the case of TCRs, consulting under Assembly Bill 52 and Senate Bill 18 within 24 hours of discovery (**MM-CUL-3b1**); temporary curation and storage of discovered resources (**MM-CUL-3b2**); and protocol for the treatment and final disposition of the cultural resources (**MM-CUL-3b3**). If the potential resource is archaeological in nature, appropriate management requirements shall be implemented as outlined in mitigation measures



**MM-CUL-3a** through **MM-CUL-3c** require that all construction work is immediately stopped until a qualified archaeologist can evaluate the significance of the find, and evaluate potentially significant impacts to archaeological resources and **MM-CUL-4** requires proper evaluation of the resource and implementation of avoidance or impact reduction. Implementation of proposed recommendations will be made based on the determination of the City that the approach is reasonable and feasible. All activities would be conducted in accordance with regulatory requirements.

### 3.16.6 Level of Significance After Mitigation

With adherence to **MM-TCR-1**, which ensures that in the unlikely event that TCRs are encountered, work is halted and the appropriate action shall be undertaken to prevent any impacts to the resource, thereby ensuring the potential for impacts to TCRs as a result of the Northside Specific Plan would be **less than significant**.

## 3.17 Utilities and Service Systems

This section describes the existing utilities conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan, where necessary. The information and analysis presented in this section are based on the findings in the Public Services Baseline Report for the City of Riverside's Northside Specific Plan prepared by Dudek and Rick Engineering Company (Appendix B). In addition, information requests were distributed to public utility providers and responses are included as Appendix J.

### 3.17.1 Existing Conditions

The SPA is located within the jurisdictional boundaries of the City of Riverside, the City of Colton, and unincorporated areas within the County of Riverside, which is within the City of Riverside's Sphere of Influence. The SPA is currently designated for a mix of residential, commercial, industrial, public facilities, recreation, and open space uses. While the majority of the SPA is characterized by existing development within these land uses, there are some undeveloped areas scattered throughout the SPA as well as the entirely vacant and undeveloped Pellissier Ranch (Subarea 1 on Figure 2-6, Proposed Specific Plan Land Uses, located in the northernmost portion of the SPA and within the City of Colton).

#### **Water Supply**

##### ***City of Riverside and County of Riverside***

Riverside Public Utilities (RPU) provides water services to the majority of the City of Riverside and parts of the County of Riverside, including the portions of each respective jurisdiction within the SPA (Jorgenson, pers. comm. 2019, as provided in Appendix J; WMWD 2018). There are existing 6-inch, 8-inch, and 12-inch water lines all throughout the City of Riverside's portion of the SPA, as seen in Figure 3.17-1, Existing Water Infrastructure within the Northside SPA. Within the County of Riverside's portion of the SPA there are existing 6-inch, 8-inch, and 12-inch water lines (Figure 3.17-1, Existing Water Infrastructure within the Northside SPA). Major water lines serving the SPA include a 6-inch line within Market Street, a 12-inch line within Fairmount Boulevard, an 8-inch line within Main Street (extending from Stoddard Avenue up to Strong Street), a 12-inch line within Palmyrita Avenue, a 12-inch line within Villa Street (only from the 215 Freeway to Iowa Avenue), a 12-inch line within Orange Street, and an 8-inch line within Center Street (Jorgenson, pers. comm. 2019, as provided in Appendix J). According to correspondence with Todd Jorgenson, Assistant General Manager at RPU, RPU currently does not have plans for new upgrades or waterlines in the area..

RPU delivers water service to more than 64,000 service connections and over 300,000 people within a 68 square mile service area (RPU 2015; City of Riverside 2017). RPU's water supply consists primarily of groundwater from the Bunker Hill Basin, Riverside North, and Riverside South sub-basins. Additional sources of water available to RPU include groundwater from the Rialto-Colton Basin and recycled water from the Riverside Regional Water Quality Control Plant (RWQCP). Additionally, RPU has the ability to purchase State Water Project water from the Western Municipal Water District (WMWD) through a connection at the Metropolitan Water District of Southern California's (MWD) Henry J. Mills Treatment Plant. Up to 30 cubic feet per second (cfs) or 19.4 million gallons per day (mgd) of imported water can be purchased from WMD through an existing agreement and conveyed through existing infrastructure. However, RPU has implemented several measures to maximize the use of local water resources and eliminate reliance on imported water (RPU 2016). In 2015, RPU

received 75,126 acre-feet (AF) of water from two sources: approximately 99% (74,926 AF) was local groundwater supplies and less than 1% (200 AF) was recycled water from the RWQCP (RPU 2016). RPU did not purchase or import water from WMWD (RPU 2016). RPU extracted a total of 82,128 AF of groundwater in 2016, 67,691 AF of which was produced to meet potable needs (City of Riverside 2017). All of RPU's groundwater is retrieved from the Bunker Hill, and Riverside Basins (City of Riverside 2017).

Historically, RPU has met water demand from groundwater sources, and imported water has only been purchased during the peak demand months when needed (RPU 2016). RPU owns approximately 98 wells. RPU also has extraction rights from the Bunker Hill, Rialto-Colton, and Riverside North, and Riverside South basins (RPU 2016). RPU also maintains a recycled water distribution system for some non-potable water needs such as for landscape irrigation and commercial purposes (RPU 2016).

In June of 2016, RPU adopted an Urban Water Management Plan (UWMP), which summarizes water demands by sector and characterizes the source waters available to meet those demands for the years 2020 through 2040. The plan also describes the reliability of RPU's water supplies and discusses RPU's water shortage contingency plan during a catastrophic event or drought conditions. According to RPU's UWMP and shown in Table 3.17-1, RPU's identified water supplies exceed estimated demand projections through 2040 under normal and multiple dry year conditions but may result in a shortage under 2040 single dry year conditions (RPU 2016). During a period of multiple dry years, the expected supplies are slightly higher because of the higher average availability of water from the State Water Project (RPU 2016).

**Table 3.17-1. RPU Projected Water Supply and Demand**

Year-Type	2020	2025	2030	2035	2040
<b>Water Supply<sup>1</sup></b>					
Normal Year	116,903	121,903	124,703	124,703	124,703
Single Dry Year	96,288	101,288	104,088	104,088	104,088
Multiple Dry Year 1 <sup>st</sup> , 2 <sup>nd</sup> , and 3 <sup>rd</sup> Year Supply <sup>2</sup>	102,364	107,364	110,164	110,164	110,164
<b>Water Demand<sup>3</sup></b>					
All Conditions	95,221	96,534	99,015	101,589	104,257
<b>Difference</b>					
Normal Year	21,682	25,369	25,688	23,114	20,446
Single Dry Year	1,067	4,754	5,073	2,499	(169)
Multiple Dry Year 1 <sup>st</sup> , 2 <sup>nd</sup> , and 3 <sup>rd</sup> Year	7,143	10,830	11,149	8,575	5,907

**Source:** RPU 2016

**Notes:** Units in acre-feet per year (AFY)

- <sup>1</sup> RPU assumes no change in groundwater or recycled water supplies for normal year, single dry year, and multiple dry year conditions. However, changes in water supply by condition are reflective of the availability of imported water based on scenarios identified for the State Water Project.
- <sup>2</sup> Expected supplies for a period of multiple dry years are slightly higher than a single dry year due to higher average availability of SWP water.
- <sup>3</sup> RPU does not anticipate an increase in water demand by condition.

**City of Colton**

There are no existing water lines located within Pellissier Ranch because the site is undeveloped (Figure 3.17-1, Existing Water Infrastructure within Northside SPA). There are existing plans to install a 24-inch water line within La Cadena Drive to serve as a distribution line for the developments within the City of Colton adjacent to the SPA. The City of Colton Water Department provides potable and non-potable water service throughout the City of Colton. The City of Colton's existing potable water system facilities consist of 15 wells, five main booster pumping plants, nine water storage reservoirs, two pressure reducing facilities, and over 120 miles of water transmission and distribution pipelines. The City of Colton acquires 100% of its potable water supply from groundwater in three different basins: the Bunker Hill Basin, the Rialto-Colton Basin, and the Riverside North Basin. City of Colton does not currently import water in order to meet the demands of its service area nor does it currently utilize recycled water or project the use of recycled water in the future.

The 2015 San Bernardino Valley UWMP covers the San Bernardino Valley area, represented by the San Bernardino Valley Municipal Water District service area, and nine participating retail water purveyors, including the City of Colton. The San Bernardino Valley UWMP includes descriptions of the water system, current and future water supply resources, water supply strategy/opportunities, as well as water demand management measures and a water shortage contingency analysis. According to this UWMP and shown in Table 3.17-2, Colton Water Department Projected Water Supply Demand, the City of Colton's identified water supplies exceed estimated demand projections through 2040 under normal year, single dry year, and multiple dry year conditions (SBV 2017).

**Table 3.17-2. Colton Water Department Projected Water Supply and Demand**

Year-Type	2020	2025	2030	2035	2040
<b>Water Supply<sup>1</sup></b>					
All Conditions	12,608	13,000	13,770	14,853	14,853
<b>Water Demand<sup>2</sup></b>					
Normal Year	10,458	11,301	11,978	12,698	13,462
Single Dry Year	11,504	12,431	13,176	13,968	14,808
Multiple Dry Year 1 <sup>st</sup> , 2 <sup>nd</sup> , and 3 <sup>rd</sup> Year Demand	11,504	12,431	13,176	13,968	14,808
<b>Difference</b>					
Normal Year	2,150	1,699	1,792	2,155	1,391
Single Dry Year	1,104	569	594	885	45
Multiple Dry Year 1 <sup>st</sup> , 2 <sup>nd</sup> , and 3 <sup>rd</sup> Year	1,104	569	594	885	45

**Source:** SBV 2017

**Notes:** Units in acre-feet per year (AFY)

<sup>1</sup> Colton Water Department assumes no change in water supply for normal year, single dry year, and multiple dry year conditions.

<sup>2</sup> Colton Water Department assumes a 10% increase in demands for single and multiple dry year conditions.

### **Wastewater Services**

#### ***City of Riverside and County of Riverside***

The City of Riverside Sewer Division provides sewer services for the majority of the SPA. According to the City of Riverside's Wastewater Collection and Treatment Facilities Integrated Master Plan, the City of Riverside's Sewer Division collects and treats wastewater flows within the City of Riverside, and the communities of Jurupa, Rubidoux, Edgemont, and Highgrove. The City of Riverside maintains approximately 800 miles of gravity sewers, ranging from 6- to 48-inches in diameter, and 18 wastewater pump stations across a service area of approximately 121 acres (City of Riverside 2008). The wastewater pump stations range from 100 gallons per minute up to 2,000 gallons per minute.

There are two trunk sewer lines that run adjacent to the large undeveloped parcels of land, which are the Ab Brown Sports Complex, the former Riverside Golf Course, the Placentia Lane Parcels, and the Interchange Parcels; see Figure 3.17-2, Existing Sewer Infrastructure within Northside SPA. All existing sewage pipelines within the City of Riverside flow to the Riverside Water Quality Control Plant (RWQCP) for preliminary, primary, secondary, and tertiary treatment (City of Riverside 2008).

RWQCP consists of two separate treatment plants and one common tertiary filtration plant (City of Riverside n.d). These provide preliminary, primary, secondary and tertiary treatment for a rated capacity of 46 million gallons per day (mgd) (City of Riverside n.d). As of 2019, the average daily flows are 27 mgd (Scully, pers. comm. 2019, provided in Appendix J).

There are no existing sewer main lines within the County of Riverside portion of the SPA (Figure 3.17-2, Existing Sewer Infrastructure within the Northside SPA). However, there are multiple potential sewer connection points for any sewage infrastructure that would be built in in this area. There are multiple existing sewer lines within the City of Riverside, especially in the southern half of the SPA (Figure 3.17-2, Existing Sewer Infrastructure within the Northside SPA).

#### ***City of Colton***

The City of Colton Wastewater Department provides wastewater treatment and disposal services to the City of Colton and surrounding areas. The City of Colton maintains approximately 114 miles of sewer line and contracts a private sewer line cleaning company for routine cleaning services (City of Colton 2015). The sewer system serves 18 square miles, 51,781 people, maintains 13,643 residential sewer connections, and maintains 734 commercial/industrial sewer connections (City of Colton 2015).

The City of Colton owns and operates the Colton Wastewater Reclamation Facility (CWRF), which is a secondary wastewater treatment plant that accepts domestic, commercial, and industrial wastewaters generated within the Cities of Colton, Grand Terrace, and unincorporated areas of San Bernardino County. The CWRF is designed to treat a maximum of 10.4 mgd and current average daily flows are 5.6 mgd (City of Colton 2013a). The plant utilizes a conventional and extended aeration secondary treatment process to produce treated effluent in compliance with the Regional Water Quality Control Board regulations (City of Colton n.d). Secondary treated wastewater from the CWRF is directed to the jointly owned Colton/San Bernardino rapid infiltration-extraction facility for tertiary treatment before being discharged into the Santa Ana River (City of Colton 2017a).

The portion of the SPA located within the City of Colton (Subareas 1 and 2 as shown on Figure 2-6, Proposed Specific Plan Land Uses) is undeveloped and contains minimal sewer lines (Figure 3.17-2, Existing Sewer Infrastructure within Northside SPA). However, nearby sewer improvements (such as those in part of the Roquet Ranch improvements) would provide potential connection points for any sewage infrastructure that would be built within Subareas 1 and 2 of the SPA (Vargas, pers. comm. 2019, as provided in Appendix J).

### **Stormwater Drainage**

#### ***City of Riverside***

The City of Riverside's regional stormwater drainage facilities are managed by the Riverside County Flood Control and Water Conservation District (RCFCWCD), and the City of Riverside's smaller drainage facilities (storm drain inlets or pipes less than 36-inches in diameter) are maintained by the City of Riverside (City of Riverside 2017). The majority of stormwater flows, including from the SPA, flow directly into the City of Riverside's storm drain system, which then discharges into the Santa Ana River and greater Santa Ana Watershed (City of Riverside 2007). The City of Riverside has 11 principal drainage areas, ten of which flow into the Santa Ana River (City of Riverside 2017). These ten drainage areas include Box Springs, Central Riverside, Home Gardens, La Sierra, Mead Valley, Monroe, Moreno Valley West End, Norco, Southwest Riverside, and University (City of Riverside 2017). The City of Riverside portion of the SPA is located within the boundaries of the University Master Drainage Plan (MDP) (City of Riverside 2007).

Several existing storm drains and open channels are located within the SPA, depicted on Figure 3.17-3, Existing Storm Drain Infrastructure within the Northside SPA, and are as follows:

**Springbrook Drainage Channel/Wash:** This channel serves as conveyance for storm water through the SPA, starting at Garner Road and discharging into Lake Evans in the south. Within the SPA, this channel is a Federal Emergency Management Agency (FEMA) mapped Zone AE drainage system and contains three types of drainage features, including: Stabilized, concrete trapezoidal channel; shallow and narrow soft bottom channel; and defined soft-bottom channel. The channel reach between Main Street and Orange Street does not appear to have sufficient conveyance capacity as indicated by the FEMA Flood Insurance Rate Map (FIRM)'s wide 100-year inundation limits.

Springbrook Wash between Main Street and Orange Street does not have sufficient capacity in its existing condition. The northwestern industrial area drains to the south via surface flow along Main Street and it appears that it is intended to discharge into Springbrook Wash; however, the dual curb inlets on-grade on each side of the road do not appear to have sufficient capacity to intercept the full peak flow rate.

**Riverside 2 Levee System:** This levee system is located along the eastern bank of the Santa Ana River, and is a provisionally accredited levee pursuant to the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). A levee system is designated as a provisionally accredited levee (PAL) system when FEMA has previously accredited the system with providing 1 % annual chance flood protection on an effective FIRM (FEMA 2008). Furthermore, a PAL is shown on a FIRM as providing 1 % annual chance flood protection, and the area impacted by the PAL system is shown as Zone X (except for areas of residual flooding) (FEMA 2008).

The Riverside 2 Levee System is currently a provisional accredited levee while RCFCWCD is processing a Physical Map Revision through FEMA to obtain certification. This is a critical constraint for this project because approximately two-thirds of the SPA is located within a FEMA Zone X ("other flood area") which in this case includes areas that are protected by a levee from the 100-year storm event

**Highgrove Channel:** This channel conveys drainage from Grand Terrace to the east and discharges into the Santa Ana River to the west. This channel is mapped within the FEMA Zone X, which is an area protected from a 100-year flood by a provisionally accredited levee. Since the channel is concrete-lined throughout the Study Area, it is anticipated that the existing channel is sized to convey the 100-year storm event for build-out conditions of the upstream areas.

**University Wash:** This wash is a FEMA Zone AE drainage system which is conveyed into the Study Area through a culvert underneath the I-215 and SR-60 interchange. Drainage from this wash daylights into an open channel before transitioning into a culvert at Orange Street, until it daylights again into an open channel and confluences with Springbrook Wash. Based on the FEMA FIRM, it appears that the 100-year event is contained within the channels and culverts, with the exception of the transition from open channel to culvert near Orange Street where there is a wide FEMA mapped 100-year floodplain.

Refer also to Section 3.9, Hydrology and Water Quality, regarding stormwater drainage facilities.

### ***City of Colton***

The portion of the SPA within the City of Colton is not yet developed and does not include existing storm drain infrastructure service beyond channels (Figure 3.17-3, Existing Storm Drain Infrastructure within the Northside SPA). San Bernardino County Flood Control (SBCFC) maintains the Highgrove Channel, which flows from the east to the west within the portion of the Study Area located in the City of Colton before discharging into the Santa Ana River. Highgrove Channel is located in the southern section of Pellissier Ranch, and the Santa Ana River is located on the western boundary of Pellissier Ranch. Information of Highgrove Channel is detailed above. This channel is maintained by Riverside County Flood Control and Water Conservation District (Roquet Ranch 2016). The capacity for Highgrove Channel is 1,300 cfs (Roquet Ranch 2016).

The City of Colton Engineering Department is responsible for maintenance and operation of most of the storm drains within its jurisdictional boundaries. The County of San Bernardino is responsible for regional facilities designed to control urban stormwater runoff and natural drainage from Lytle Creek, Cajon Creek, Warm Creek, and the Santa Ana River. Further, the SBCFCD provides regional drainage and flood control infrastructure and maintenance to the City of Colton and maintains a variety of interim and fully improved channels, storm drains, levees, basins, and check dams within the City of Colton.

The City of Colton lies within the jurisdiction of the Santa Ana Regional Water Quality Control Board (SARWQCB) (City of Colton 2017a). The SARWQCB uses planning, permitting and enforcement authorities to meet this responsibility, and has adopted a Water Quality Control Plan for the Santa Ana Region Basin Plan to implement plans, policies, and provisions for water quality management. Water quality objectives are intended to protect the public health and welfare, and to maintain or enhance water quality in relation to the existing and/or potential beneficial uses of the water (City of Colton 2017a).

### ***County of Riverside***

The Riverside County Flood Control and Water Conservation District (RCFCWCD) is responsible for the operation and maintenance of regional flood control facilities and the construction of new facilities called for in the adopted Master Drainage Plans (MDPs) (City of Riverside 2007). There are various City and County of Riverside owned storm drains located throughout the SPA (City of Riverside 2007). There are no storm drains within the County of Riverside portion of the SPA (Figure 3.17-3, Existing Storm Drain Infrastructure within the Northside SPA).

### Electric Power, Natural Gas, and Telecommunications Facilities

#### *City of Riverside*

Within the City of Riverside, there is electric, fiber optic, and communication facilities throughout the SPA, as shown on Figure 3.17-4, Existing Dry Utility Infrastructure within the Northside SPA. RPU is the main electric power provider for the portions of the SPA that are within the City of Riverside. Existing electrical facilities include both overhead and underground lines servicing the properties within the SPA. Also existing in the SPA are Time Warner Cable communication lines. These lines are mainly located in the residential tracts east of the large undeveloped parcels (former Riverside Golf Course, Ab Sports Complex, and Placentia Lane Parcels). According to the California Public Utilities Commission (CPUC) interactive broadband map, the portion of the County of Riverside within the SPA currently is served by wireline services from AT&T California and Charter Communications Inc.

RPU and Southern California Edison (SCE) provides electrical services to the City of Riverside within the SPA. RPU serves the majority of the SPA, whereas SCE serves portions of Subareas 3 through 7, 10, 12, and 15 (RPU n.d.b.). RPU generates, transmits, and distributes electricity to a 90-square mile territory to a service area population of 325,801 (RPU 2018a). According to the RPU's Integrated Resource Plan (2018), the RPU is a vertically integrated utility that operates electric generation, sub transmission, and distribution facilities. The RPU receives most of its system power through the regional bulk transmission system owned by SCE and operated by CAISO. The electrical interconnection with the California transmission grid is established at SCE's Vista Substation. RPU's electric system is comprised of 14 substations linked by a network of 69 kilovolt (kV) lines. RPU's overhead distribution network contains 517 miles of distribution circuits (feeders) and operates 4 kV and 12 kV with approximately 23,000 poles. The majority of RPU's load is served from the 12 kV system. The underground distribution network contains over 831 miles of 15 kV and 5 kV class cables, which contains approximately 3,900 vaults and substructures. RPU will be integrating the Riverside Transmission Reliability Project (RTRP), which would provide additional transmission capacity to meet future projected load growth (RPU 2018b). RTRP would also provide a second point of interconnection for system reliability and transmission capacity to import bulk electric power (RPU 2018b).

SCE serves approximately 15 million people over a 50,000 square mile service area (SCE 2019). This service area includes 180 incorporated cities, 15 counties, 5,000 large businesses, and 280,000 small businesses (SCE n.d., 2019). SCE's electricity system includes 12,635 miles of transmission lines, 91,375 miles of distribution lines, 1,433,336 electric poles, 720,800 distribution transformers, and 2,959 substation transformers (SCE n.d.).

There are existing Sunesys fiber optic lines located along Strong Street from Americana Drive to Orange Street and along Fairmount Boulevard. The large undeveloped areas of Ab Brown Sports Complex and the City of Riverside Golf Course have a combination of underground and overhead facilities either on or adjacent to the properties. Any development within these areas would be able to utilize a connection to these surrounding facilities.

Southern California Gas Company (SoCalGas) provides natural gas services to the City of Riverside (SoCalGas 2011). SoCalGas provides energy to 21.8 million consumers through 5.9 million meters in over 500 communities (SoCalGas n.d.). The service territory encompasses approximately 24,000 service miles throughout Central and Southern California (SoCalGas n.d.).



### ***City of Colton***

Within Pellissier Ranch of the SPA, there are no existing overhead or transmission lines because the area is undeveloped (Figure 3.17-4, Existing Dry Utility Infrastructure within the Northside SPA). The Colton Electric Department (CED) serves the City of Colton (City of Colton 2017b). The CED has ownership over 14 generation resources (City of Colton 2017b). The CED currently has approximately 100 megawatts of capacity resources able to generate about 400,000 megawatt hours annually at full capacity excluding the energy from the Agua Mansa Power Plant that is a peaking unit designed to operate for relatively short periods when power prices are high (City of Colton 2017b).

Southern California Gas Company (SoCalGas) provides natural gas services to the City of Colton (SoCalGas 2011; City of Colton n.d.). SoCalGas provides energy to 21.8 million consumers through 5.9 million meters in over 500 communities (SoCalGas n.d.). The service territory encompasses approximately 24,000 service miles throughout Central and Southern California (SoCalGas n.d.).

According to the California Public Utilities Commission (CPUC), the portion of the County of Riverside within the SPA currently is served by wireline services from AT&T California and Charter Communications Inc. (CPUC n.d.).

### ***County of Riverside***

Southern California Edison (SCE) provides electrical services to the County of Riverside portion of the SPA. Detailed information about SCE is discussed above. Southern California Gas (SoCalGas) supplies natural gas to multiple areas of the County of Riverside, including the portion of the County of Riverside within the SPA (SoCalGas 2011). SoCalGas provides energy to 21.8 million consumers through 5.9 million meters in over 500 communities (SoCalGas n.d.). The service territory encompasses approximately 24,000 service miles throughout Central and Southern California (SoCalGas n.d.).

According to the California Public Utilities Commission (CPUC) interactive broadband map, the portion of the County of Riverside within the SPA currently is served by wireline services from AT&T California and Charter Communications Inc. (CPUC n.d.).

### **Solid Waste**

#### ***City of Riverside and County of Riverside***

The City of Riverside's Public Works Department is responsible for the collection and disposal of approximately 70% of the City of Riverside's solid waste, and the remaining 30% are collected by private contractors (City of Riverside 2013; 2017). The SPA within the City of Riverside has approximately half of its solid waste is collected by the City of Riverside and the remainder collected by waste collection company Burrtec (City of Riverside 2013). The Riverside County Department of Waste Resources does not collect solid waste from the portion of the SPA within the County of Riverside, it is collected by trash service hauler Waste Management of the Inland Empire (County of Riverside n.d.a., n.d.b.; WM n.d.). Waste Management of the Inland Empire is a local division of waste disposal company Waste Management Inc., and serves over 220,000 residents and disposes over 17,000 tons of waste weekly (WM n.d.).

Solid waste within the City of Riverside portion of the SPA is taken to the Robert A. Nelson Transfer Station, which is owned by the County of Riverside but operated by a private company (City of Riverside 2007; 2017). Waste is then transferred from the transfer station to the Badlands Landfill for disposal (City of Riverside

2017). However, local trash haulers may dispose of collected waste at other County of Riverside landfills in the area, which include the Lamb Canyon Landfill, the El Sobrante Landfill, and Mid-Valley Sanitary Landfill (City of Riverside 2012a; 2017). Solid waste within the County of Riverside portion of the SPA is taken to El Sobrante Landfill (WM n.d.). Table 3.17-3, Existing and Remaining Landfill Capacities – Riverside County, shows the existing and remaining capacity of each of these landfills located within Riverside County. As shown, all landfills are currently below their respective estimated total capacities and have a combined remaining capacity of approximately 247 million cubic yards.

**Table 3.17-3. Existing and Remaining Landfill Capacities – Riverside County**

Landfill	Location	Estimated Close Date	Estimated Total Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)	Maximum Daily Load (Tons/Day)
Badlands Sanitary Landfill	31125 Ironwood Avenue, Moreno Valley, CA 92555	2022	34,400,000	15,748,799 as of January 2015	4,800
El Sobrante Landfill	10910 Dawson Canyon Road, Corona, CA 92883	2045	209,910,000	143,977,170 as of April 2018	16,054
Lamb Canyon Landfill	16411 Lamb Canyon Road, Beaumont, CA 92223	2029	38,935,653	19,242,950 as of January 2015	5,500
Mid-Valley Sanitary Landfill	2390 N. Alder Avenue, Rialto, CA 92377	–	101,300,000	67,520,000	7,500
<b>Totals</b>			<b>384,545,653</b>	<b>246,488,919</b>	<b>33,854</b>

**Sources:** CalRecycle 2019a, 2019b, 2019c; City of Riverside 2017.

#### **City of Colton**

Solid waste collection and disposal within the City of Colton are provided by Colton Disposal (a division of Republic Services) for residential and commercial land uses. Colton Disposal sorts commercial solid waste at its processing facility where recyclables are separated out and taken for recycling. Solid waste collected within the City of Colton is disposed of at several landfills throughout San Bernardino County and Riverside County. In addition to the landfills mentioned above within Riverside County, the San Timoteo Sanitary Landfill, Mid-Valley Sanitary Landfill, and California Street Landfill are located in San Bernardino County and would also serve the City of Colton portion of the SPA. Table 3.17-4, Existing and Remaining Landfill Capacities – San Bernardino County, shows the existing and remaining capacity of each of these landfills located within San Bernardino County. As shown, all three landfills are currently below their respective estimated total capacities and have a combined remaining capacity of 84,090,182 cubic yards (CalRecycle 2019d, 2019e, 2019f). Combined with the remaining capacity of landfills in the County of Riverside, the total capacity of landfills that would serve the SPA is approximately 330,579,101 cubic yards.

**Table 3.17-4. Existing and Remaining Landfill Capacities – San Bernardino County**

<b>Landfill</b>	<b>Location</b>	<b>Estimated Close Date</b>	<b>Estimated Total Capacity (Cubic Yards)</b>	<b>Remaining Capacity (Cubic Yards)</b>
San Timoteo Sanitary Landfill	San Timoteo Canyon Road, Redlands , CA 92373	2043	20,400,000	11,402,000 as of April 2017
Mid-Valley Sanitary Landfill	2390 N. Alder Avenue, Rialto , CA 92377	2033	101,300,000	67,520,000 as of September 2009
California Street Landfill	2151 Nevada Street, Redlands , CA 92373	2042	11,400,000	5,168,182 as of July 2018
<b>Totals</b>			<b>133,100,000</b>	<b>84,090,182</b>

**Sources:** CalRecycle 2019d, 2019e, 2019f.

### 3.17.2 Relevant Plans, Policies, and Ordinances

#### **Federal**

##### ***Clean Water Act***

Section 401 of the Clean Water Act (CWA) requires that an applicant for any federal permit (e.g., a U.S. Army Corps of Engineers Section 404 permit) obtain certification from the state that the discharge will comply with other provisions of the CWA and with state water quality standards. For example, an applicant for a permit under CWA Section 404 must also obtain water quality certification per CWA Section 401. Section 404 requires a permit from the U.S. Army Corps of Engineers prior to discharging dredged or fill material into waters of the United States, unless such a discharge is exempt from CWA Section 404.1. For the SPA, the Santa Ana RWQCB must provide the water quality certification required under CWA Section 401. Water quality certification under Section 401, and the associated requirements and terms, is required to minimize or eliminate the potential water quality impacts associated with the action(s) requiring a federal permit.

CWA Section 402 established the National Pollutant Discharge Elimination System to regulate the discharge of pollutants from point sources. CWA Section 404 established a permit program to regulate the discharge of dredged or fill material into waters of the United States. CWA Section 303 requires states to identify surface waters that have been impaired. Under Section 303(d), states, territories, and authorized tribes are required to develop a list of water quality segments that do not meet water quality standards, even after point sources of pollution have installed the minimum required levels of pollution control technology (33 USC Section 1251 et seq.).

##### ***National Pollutant Discharge Elimination System***

The 1987 amendments to the Clean Water Act required many cities to obtain an NPDES permit for stormwater conveyance system discharges. Section 402(p) of the Clean Water Act prohibits discharges of pollutants contained in stormwater runoff, except in compliance with an NPDES permit.

### ***Federal Safe Drinking Water Act Of 1974***

The Safe Drinking Water Act (SDWA) authorizes the United States Environmental Protection Agency (US EPA) to set national health-based standards for drinking water to protect against both naturally occurring and man-made contaminants that may be found in drinking water. The US EPA, states, and water systems then work together to make sure that these standards are met. Originally, SDWA focused primarily on treatment as the means of providing safe drinking water at the tap. The 1996 amendments greatly enhanced the existing law by recognizing source water protection, operator training, funding for water system improvements, and public information as important components of safe drinking water. This approach ensures the quality of drinking water by protecting it from source to tap. SDWA applies to every public water system in the United States. There are currently more than 160,000 public water systems providing water to most Americans.

### **State**

#### ***California Fish and Game Code***

Section 1600 et seq. of the California Fish and Game Code require notification and, if required, a Streambed Alteration Agreement for any activity that would alter the flow, change, or use any material from the bed, channel, or bank of any perennial, intermittent, or ephemeral river, stream, and/or lake. Typical activities that require notification include excavation or fill placed within a channel, vegetation clearing, structure for diversion of water, installation of culverts and bridge supports, cofferdams for construction dewatering, and bank reinforcement.

Under the California Fish and Game Code Section 1602, CDFW has authority to regulate work that will substantially divert or obstruct the natural flow of or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake. CDFW also has authority to regulate work that will deposit or dispose of debris, water, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. This regulation takes the form of a requirement for a Lake or Streambed Alteration Agreement and is applicable to any person, state, or local governmental agency, or public utility (California Fish and Game Code Section 1601). CDFW jurisdiction includes ephemeral, intermittent, and perennial watercourses (including dry washes) and lakes characterized by the presence of (1) definable bed and banks and (2) existing fish or wildlife resources.

#### ***Recycled Water Policy***

On January 22, 2013, the California State Water Resources Control Board adopted a revision of a 2009 statewide recycled water policy, with the ultimate goal of increasing the use of recycled water from municipal wastewater sources. Included in the statewide policy is the mandate to increase the use of recycled water in California to 1.5 million acre-feet per year (AFY) by 2020, and an additional 2.5 million AFY by 2030. The plan also states that the State Water Regional Control Board expects to increase the use of stormwater from 2007 levels to at least 500,000 AFY by 2020 and one million AFY by 2030 (SWRCB 2018).

#### ***Water Conservation Act of 2009 (Senate Bill X7-7)***

Senate Bill (SB) X7-7, effective February 3, 2010, is the water conservation component to the Delta legislative package (SB 1, Delta Governance/Delta Plan). It seeks to implement water use reduction goals established in 2008 to achieve a 20% statewide reduction in urban per capita water use by December 31, 2020. The bill requires each urban retail water supplier to develop urban water use targets to help meet the 20% goal by

2020 and an interim 10% goal by 2015. The bill establishes methods for urban retail water suppliers to determine targets to help achieve water reduction targets. The retail water supplier must select one of the four compliance options. The retail agency may choose to comply with SB X7-7 as an individual or as a region in collaboration with other water suppliers. Under the regional compliance option, the retail water supplier still has to report the water use target for its individual service area. The bill also includes reporting requirements in the 2010, 2015, and 2020 UWMPs.

#### ***California Integrated Waste Management Act of 1989***

The California Integrated Waste Management Act of 1989, also known as Assembly Bill (AB) 939, requires that each city or county prepare a new integrated waste management plan. The act further required each city to prepare a Source Reduction and Recycling Element by July 1, 1991. Each Source Reduction and Recycling Element includes a plan for achieving a solid waste goal of 25% by January 1, 1995, and 50% by January 1, 2000. A number of changes to the municipal solid waste diversion requirements under the Integrated Waste Management Act were adopted, including a revision to the statutory requirement for 50% diversion of solid waste. In 2011, AB 341 was passed, requiring the California Department of Resources Recycling and Recovery to require local agencies to include strategies to enable the diversion of 75% of all solid waste by 2020.

#### ***Senate Bill 610***

State legislation has improved the link between water supply and land use planning. Senate Bill (SB) 610 (Water Code Sections 10910 et seq.) requires the preparation of a water supply assessment for projects within cities and counties that propose any of the following:

- Residential developments of more than 500 dwelling units
- Shopping centers or business establishments employing more than 1,000 persons or having more than 500,000 square feet of floor space
- Commercial office buildings employing more than 1,000 persons or having more than 250,000 square feet of floor space
- Hotels, motels, or both, having more than 500 rooms
- Industrial, manufacturing, or processing plants, or industrial parks planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area
- Mixed-use projects that include one or more of the projects specified in Water Code Section 10912(a)
- Projects that would demand an amount of water equivalent to or greater than the amount of water required by a 500-dwelling-unit project

SB 610 stipulates that when environmental review of certain large development projects is required, the water agency that is to serve the development must complete a water supply assessment to evaluate water supplies that are or will be available during normal, single dry, and multiple dry years during a 20-year projection to meet existing and planned future demands, including the demand associated with the Northside Specific Plan (DWR 2003).

### ***Senate Bill 221***

Enacted in 2001, SB 221 (Government Code Sections 66455.3 and 66473.7) requires that the legislative body of a city or county, which is empowered to approve, disapprove, or conditionally approve a subdivision map, must condition such approval upon proof of sufficient water supply. The term “sufficient water supply” is defined in SB 221 as the total water supplies available during normal, single dry, and multiple dry water years within a 20-year projection that would meet the projected demand associated with the proposed subdivision. The definition of sufficient water supply also includes the requirement that sufficient water encompass not only the proposed development, but also existing and planned future uses, including, but not limited to, agricultural and industrial uses.

SB 221 requirements do not apply to the general plans of cities or counties, but rather to specific development projects. In addition, SB 221 only applies in the event that the proposed development is considered a “project” under SB 610 (DWR 2003).

### ***California Senate Bill 901***

Signed into law on October 16, 1995, Senate Bill (SB) 901 required every urban water supplier to identify as part of its urban water management plan, the existing and planned sources of water available to the supplier over a prescribed 5-year period. The code requires the water service purveyor to assess the projected water demand associated with a project under environmental review. Later provisions of SB 901 required compliance in the event that the project involved the adoption of a specific plan, amendment to, or revision of the land use element of a general plan or specific plan that would result in a net increase in the state population density. Upon completion of the water assessment, cities and counties may agree or disagree with the conclusions of the water service purveyors, but cannot approve projects in the face of documented water shortfalls without first making certain findings.

### ***Assembly Bill 341***

As of July 2012, AB 341 requires all businesses in California to recycle. A business is defined as including any commercial or public entity that generates more than four cubic yards of solid waste per week. The law requires that such businesses source separate their recycling and/or compostable materials and donate or haul the material to recycling facilities.

## **Local**

### ***City of Riverside***

#### **Riverside Public Utilities 2018 Integrated Resource Plan**

The Riverside Public Utilities (RPU) 2018 Integrated Resource Plan provides an impact analysis of Riverside’s acquisition of new power resources, specifically towards meeting the state of California’s aggressive carbon reduction goals; along with the effect these resources will have on the utility’s future projected cost of service. Both current and proposed supply-side and demand-side resources are examined in detail, towards a goal of continuing to provide the highest quality electric services at the lowest possible rates to benefit our local community, while adhering to a diverse set of state and regional legislative/regulatory mandates. Additionally, the 2018 IRP examines a number of related longer range planning activities, including energy storage, rate design, transportation electrification, distributed energy resources, and Riverside Public Utilities (RPU) current and future planned engagement with disadvantaged communities.

#### **Riverside Public Utilities Strategic Plan 2017 – 2021**

The Riverside Public Utilities (RPU) Strategic Plan was approved in January 2017. The plan identifies goals, strategies, objectives and key performance indicators for implementation of RPU's Utility 2.0 strategy. The plan is intended to guide staff, management, the Board of Public Utilities and the City Council in the allocation of resources and management of assets. Goals include: 1) renewing, replacing, upgrading, modernizing, and extending water and electric system infrastructure, 2) keeping water and electric prices affordable, 3) meeting all City of Riverside goals and state and federal compliance targets related to efficient use of water, electricity, renewable resources, and greenhouse gas emissions, 4) providing good customer service, 5) maintain operational excellence, and 6) attracting and retaining a strong workforce. Multiple designs and upgrades are listed as objectives to fulfill Goal 1.

#### **2015 Urban Water Management Plan for Riverside Public Utilities Water Division**

The California Water Code requires any municipal water supplier serving over 3,000 connections or 3,000 AFY to prepare a UWMP. Water suppliers are required to update their UWMPs every 5 years. RPU is a consumer-owned water service provider serving both retail and wholesale customers. In 2015, RPU provided approximately 60,000 AF to a service population of nearly 300,000 people (RPU 2016). RPU's service area includes 70 square miles in the City and 5 square miles outside the city limits but within the City's sphere of influence. Riverside's most recent UWMP update occurred in 2015. The RPU UWMP applies to the City of Riverside portion of the SPA.

#### **2008 - 2021 Wastewater Collection and Treatment Facilities Integrated Master Plan**

The City of Riverside approved their Wastewater Collection and Treatment Facilities Integrated Master Plan in February of 2008 (City of Riverside 2008). The document serves as a planning document for facility planning for the City of Riverside's Regional Water Quality Control Plant (RWQCP) and collection system. The plan would enable the RWQCP to continue to reliably provide wastewater treatment to the City of Riverside as wastewater flows increase with projected population growth. The plan addresses facility needs up until 2025.

#### **Riverside Municipal Code, Chapter 19.530 – Wireless Telecommunication Facilities**

The Wireless Telecommunication Facilities code ensures compatibility between wireless telecommunication facilities and adjacent land use and properties to avoid impacts associated with uses, which encouraging orderly development of wireless communication infrastructure within the City of Riverside. A wireless telecommunications facility is permitted to be sited in the City of Riverside subject to applicable requirements imposed by this chapter, which may include a design review process, a conditional use permit application process, or both. These processes are intended to permit wireless telecommunications facilities that blend with their existing surroundings and do not negatively impact the environment, historic properties, or public safety.

#### **Riverside Municipal Code, Title 19 Zoning Code, Chapter 19.570 Water Efficient Landscaping and Irrigation**

The Water Efficient Landscaping and Irrigation Ordinance outlines landscaping requirements to promote the conservation and efficient use of water. An applicant proposing any new or rehabilitated landscape in the City of Riverside is required to prepare and submit an application, including a planting plan, irrigation plan, and soils management plan to the Planning Division for review and approval.

#### **Riverside Municipal Code, Title 18 Subdivision Code Drainage Fees**

This section of the Municipal Code requires the payment of fees for the construction of drainage facilities as a condition of the division of land. Whenever land that is proposed to be divided lies within the boundaries of an area drainage plan, adopted by resolution of the City Council, a drainage fee in the amount set forth in the adopted plan shall be paid as a condition of approval of the filing of a final map or parcel map, or as a condition of the waiver of the filing of a parcel map.

#### **Riverside Municipal Code, Title 14 Public Utilities, Chapter 14.22 Water Conservation**

Chapter 14.22, Water Conservation, of the Riverside Municipal Code (RMC) establishes procedures for implementing and enforcing water conservation measures. Section 14.22.010 establishes unreasonable water uses in the City, including, among others, application of potable water to outdoor landscapes in a manner that causes runoff to adjacent property, non-irrigated areas, or walkways; non-recirculating fountains or water features which use potable water; and application of potable water to outdoor landscaping within 48 hours of measureable rainfall.

The ordinance also establishes a four-stage Water Conservation Program, where stages increase with the severity of the water shortage. The four stages of the Water Conservation Program are as follows:

- **Stage One – Normal Water Supply.** The City of Riverside can meet all water demands, but baseline conservation measures, such as time restrictions on non-agricultural irrigation, still apply.
- **Stage Two – Minimum Water Shortage.** There is a reasonable probability that the City of Riverside will not be able to meet all of its water demands. Stage One restrictions apply, as well as other restrictions on irrigation and plumbing leaks. Customers will be asked to reduce monthly water consumption by up to 15 percent, and construction operations are not authorized to use water unnecessarily for any purpose, other than those required by regulatory agencies.
- **Stage Three – Moderate Water Shortage.** All measures from preceding stages apply and more restrictive irrigation measures are implemented. Water customers will be asked to reduce monthly consumption by up to 20 percent.
- **Stage Four – Severe Water Shortage.** The City of Riverside's ability to meet water demand is seriously impaired. Stage Four includes the most restrictive irrigation measures, including a prohibition on outdoor lawn watering, as well as prohibitions on automobile washing, and pool filling.

Concurrently with a Stage Three or Stage Four declaration, the City Council may proclaim a Water Shortage Emergency. During such time, no new construction meters may be issued, no construction water may be used for earthwork including dust control, and no new building permits may be issued unless such projects meet certain water conservation requirements. RPU is operating currently under Stage One of the Water Conservation Program (RPU n.d.a).

#### **Riverside Municipal Code, Chapter 14.04 – Sewer Service Charges**

RMC Chapter 14.04, Sewer Service Charges, stipulates that every person whose premises are served by a connection with the City of Riverside's system of sewerage whereby the sewage or industrial water wastes or either or both are disposed of by the City of Riverside through the sewage treatment plant or otherwise shall pay a sewer service charge as set by resolution by the City Council. The City Council shall set such charge by resolution and may from time to time, in its discretion, revise such charges. In setting such charges the City Council shall



take into consideration the amount and type of sewage discharged into the system by a particular type of land usage and may also take into consideration any factor such as added pumping costs which might justify a charge in one area of the City which might vary from charges in other areas of the City of Riverside. In setting such charge the City Council may make allowances for vacancies in apartment houses served by master electric meters wherein the number of vacant dwelling units cannot readily be ascertained by the City of Riverside.

#### **Riverside Municipal Code, Title 6 Health and Sanitation Code**

The Health and Sanitation Code (Title 6, Section 6.04 et seq.) specifies the requirements for handling solid waste and recycling materials.

#### **City of Riverside General Plan 2025**

The City's General Plan 2025 has relevant utilities-focused policies (City of Riverside 2012a). The following City of Riverside's General Plan 2025 Public Facilities and Infrastructure Element contains objectives and policies that are applicable to project, as included below:

##### **Objective PF-1** Provide superior water service to customers.

- Policy PF-1.1** Coordinate the demands of new development with the capacity of the water system.
- Policy PF-1.3** Continue to require that new development fund fair-share costs associated with the provision of water service.
- Policy PF-1.4** Ensure the provision of water services consistent with the growth planned for the General Plan area, including the Sphere of Influence, working with other providers.
- Policy PF-1.5** Implement water conservation programs aimed at reducing demands from new and existing development.
- Policy PF-1.7** Protect local groundwater resources from localized and regional contamination sources such as septic tanks, underground storage tanks, industrial businesses, and urban runoff.

##### **Objective PF-2** Find new and expanded uses for recycled wastewater.

- Policy PF-2.1** Expand the use of reclaimed water for irrigation and other applications.  
**Policy PF-2.2:** Continue to monitor and study the costs of extending recycled water service to developing areas for accepted applications.
- Policy PF-2.2** Continue to monitor and study the costs of extending recycled water service to developing areas for accepted applications.

**Objective PF-3** Maintain sufficient levels of wastewater service throughout the community.

**Policy PF-3.1** Coordinate the demands of new development with the capacity of the wastewater system.

**Policy PF-3.2** Continue to require that new development fund fair-share costs associated with the provision of wastewater service.

**Policy PF-3.3** Pursue improvements and upgrades to the City's wastewater collection facilities consistent with current master plans and the City's Capital Improvement Program.

**Policy PF-3.4** Continue to investigate and carry out cost-effective methods for reducing stormwater flows into the wastewater system and the Santa Ana River.

**Objective PF-4** Provide sufficient levels of storm drainage service to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic or which would obstruct flows.

**Policy PF-4.1** Continue to fund and undertake storm drain improvement projects as identified in the City of Riverside Capital Improvement Plan.

**Policy PF-4.2** Continue to cooperate in regional programs to implement the National Pollutant Discharge Elimination System program.

**Policy PF-4.3** Continue to routinely monitor and evaluate the effectiveness of the storm drain system and make adjustments as needed.

**Objective PF-5** Minimize the volume of waste materials entering regional landfills.

**Objective PF-6** Provide affordable, reliable and, to the extent practical, environmentally sensitive energy resources to residents and businesses.

**Policy PF-6.3** Promote and encourage energy conservation.

**Policy PF-6.4** Encourage energy-efficient development through its site plan and building design standard guidelines.

**Policy PF-6.5** Promote green building design.

**Objective PF-7** Ensure that Riverside residents, the business community and educational institutions have easy access to state-of-the-art internet services and modern telecommunications technology.

**Policy PF-7.4** Encourage new development to be wired or provided with other necessary infrastructure for up-to-date telecommunications services.

The City's General Plan 2025 Conservation and Open Space Element contains the following objective and policies that are applicable to project, as included below (City of Riverside 2012b):

**Objective OS-10** Preserve the quantity and quality of all water resources throughout Riverside.

**Policy OS-10.1** Support the development and promotion of water conservation programs.

**Policy OS-10.2** Coordinate plans, regulations and programs with those of other public and private entities which affect the consumption and quality of water resources within Riverside.

**Policy OS-10.4** Develop a recommended native, low-water-use and drought-tolerant plant species list for use with open space and park development. Include this list in the landscape standards for private development.

**Policy OS-10.5** Establish standards for the use of reclaimed water for landscaping.

**Policy OS-10.9** Evaluate development projects for compliance with NPDES requirements, and require new development to landscape a percentage of the site to filter pollutant loads in stormwater runoff and provide groundwater percolation zones.

**Policy OS-10.11** Monitor the quality and quantity of groundwater and surface water resources and consider revisions to the General Plan's policies if monitoring identifies significant reductions in water quality.

#### ***City of Colton***

##### **City of Colton's 2015 Sewer System Master Plan**

The City of Colton's Sewer System Master Plan (SSMP) was revised in 2015. The SSMP describes all planning, management and operational processes and procedures used that ensure effective management of the sewer collection system. The purpose of the SSMP is to protect water quality, eliminate or substantially reduce preventable SSOs, and to protect public health and the environment. The SSMP provides a consolidated document that contains adequate policies, procedures, guidelines, planning documents, programs, and communication requirements that ensure the City of Colton properly funds, manages, operates and maintains, all parts of the sewage collection system owned and/or operated by the City of Colton.

The general goals of the SSMP are:

- To effectively manage, operate, maintain, and improve the City of Colton's wastewater collection system;
- To provide adequate capacity to convey peak flows;
- To provide notifications and reports to all required regulatory agencies in a timely manner;
- To minimize the frequencies of SSOs throughout the City of Colton's collection system;
- To effectively mitigate the effects of any SSO that may occur; and
- To raise awareness of fats, oils, and grease (FOG) issues, promote Best Management Practices and protect the collection system from FOG related blockages.

#### **Colton Electric Department 2017 Integrated Resource Plan**

The City of Colton Electric Department (CED) adopted their Integrated Resource Plan (IRP) in 2017. The IRP introduces strategies for dealing with some of the power supply issues that the CED faces and present alternative scenarios for resource procurement that are consistent with current legislative and regulatory constraints. The IRP also specifies long term goals for the CED, which are the following:

- Operate the utility safely
- Provide reliable energy to the residents and businesses in Colton
- Develop sustainable and renewable energy
- Meet all state and federal legislative and regulatory requirements
- Minimize the cost of electricity to CED's business and residential customers
- Optimize the use of CED's generation and transmission resources
- Develop demand-side programs to reduce energy use and costs by Colton's commercial and business customers
- Encourage economic development within Colton by purchasing resource from local generators and developing demand-side programs that encourage businesses to locate and expand within Colton.

#### **2015 Urban Water Management Plan for the San Bernardino Valley**

Colton Water Department provides water service for domestic consumption, fire protection, and irrigation customers within its service area. In 2015, Colton Water Department provided approximately 9,000 AF to a service population of nearly 55,000 people (SBV 2017). Colton's service area covers approximately 90% of the City of Colton. It includes 14 square miles in the City of Colton and approximately 0.8 square mile of unincorporated area in San Bernardino County. San Bernardino Valley's most recent UWMP update occurred in 2015. The San Bernardino Valley UWMP applies to the City of Colton portion of the SPA.

#### **City of Colton Municipal Code, Chapter 18.39 – Telecommunication and Antenna Towers**

The purpose of the Telecommunication and Antenna Towers municipal code is to provide allowable locations within the City of Colton, to protect residential areas and land uses from potential adverse impacts of communication towers and antennas, to minimize adverse visual impacts through careful design, siting, landscape screening and camouflaging techniques, to promote and encourage shared use/collocation of existing and new communication towers, to protect public health, safety, and welfare, and to avoid potential damage to adjacent properties from tower failure. The Telecommunication and Antenna Towers (Chapter 18.39) municipal code allows for new communication towers and communication antennas to be located on existing utility structures, including existing communication towers, utility poles, utility structures and water tanks, that are at least 25-feet in height. New freestanding communication towers and communication antennas may be allowed in M-1 (light industrial) and M-2 (heavy industrial) zoning districts. Performance and construction standards are also provided in this code.

#### **City of Colton Municipal Code, Chapter 15.58.030 Site and Building Recycling Plan Requirements**

The purpose of Chapter 15.58.030 of the Colton Municipal Code is to set guidelines for development. The applicant shall submit for review and approval a completed site and building recycling plan to the City of Colton's Building and Safety Division. The site and building recycling plan shall be based upon the application form of the building and safety department and consists of two components (site plan and building recycling plan). The plan

shall include the location and design of all existing and proposed recycling and trash enclosures, design of site access points for solid waste and recycling collection vehicles and a design of the grading of the site, operational criteria for the proposed use of the property and capacity requirements for the waste generation of the building.

#### **City of Colton Municipal Code, Chapter 13.28 Water Conservation Plan**

The purpose of Chapter 13.28 of the Colton Municipal Code is to adopt a Water Conservation Plan that establishes mandatory water conservation measures aimed at conserving City of Colton water supplies for the greatest public benefit and reducing the quantity of water used by the City of Colton's water customers. Chapter 13.28 contains criteria for determining water supply conditions in the City of Colton that require implementation or termination of each water conservation stage (i.e., Stage I, Stage II, and Stage III). Stage I is in effect at all times unless the Colton City Council otherwise declares that another water conservation stage is in effect. Stage III ("Water Warning") was added to the City's Water Conservation Plan in response to the issuance of Executive Order B-29-15 in April 2015, and identifies mandatory measures to be implemented during drought periods when the City of Colton is not able to meet all of the water demands of its customers.

#### **City of Colton Municipal Code, Chapter 13.30 – Water Efficient Landscape Ordinance**

The Water Efficient Landscaping Ordinance outlines landscaping requirements to promote the conservation and efficient use of water. An applicant proposing any new or rehabilitated landscape in the City of Colton is required to prepare and submit an application, including a planting plan, irrigation plan, and soils management plan to the City of Colton for review and approval.

#### **City of Colton Municipal Code, Chapter 13.16 – Sewer Service Charges**

The Sewer Service Charge code states that every person within the City of Colton would be served by the city owned sewer system, and therefore any user of this system shall pay a sewer rental charge. Revenues generated from wastewater capacity charges shall be used to pay for the operations, maintenance, expansion, and updates of public secondary and tertiary wastewater facilities.

#### **City of Colton Municipal Code, Chapter 12.34 – Storm Drain Facilities Fees for Drainage Benefit Area No. 1**

This municipal code establishes methods of financing the construction of necessary storm drain facilities and improvements within Drainage Benefit Area No. 1 (which means areas of the City of Colton located within San Bernardino's Flood Control study zone 2). Storm drain facility fees shall be collected from Applicants and deposited into a local drainage facilities fund established to fund the construction and improvement of storm drain facilities.

#### **City of Colton General Plan**

The City of Colton's General Plan has relevant utilities-focused policies that promote water conservation (City of Colton 2013b). The following City of Colton's General Plan Land Use Element contains goals and policies that are applicable to project, as included below:

<b>Goal LU-5</b>	Reduce use of energy resources citywide, with a key goal of reducing the City's carbon footprint.
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- Policy LU-5.1** Require the incorporation of energy conservation features into the design of all new construction and site development, as required by State law and local regulations.
- Goal LU-14** Ensure adequate land area is available to support desired levels of City-provided public facility services.
- Policy LU-14.1** Review City public facilities physical plants and sites on a regular basis to determine whether adjustments are needed consistent with the Land Use Plan adopted City policies and ordinances.
- Goal LU-21** Create a residential neighborhood in the Pellissier Ranch/La Loma Hills area that consists largely of low-density or clustered residential development, with support neighborhood commercial uses, open space, and compatible uses that complement the natural landscape, the Santa Ana River, and the La Loma Hills.
- Policy LU-21.6** Base allowable densities and intensities on infrastructure capacity, landform, and other physical constraints.
- Policy LU-21.8** Ensure that safety services and sewer, water, and utility infrastructure are adequate to accommodate new development.
- Policy LU-21.9** Require that new development assumes the full fair-share cost of public improvements which are necessitated by that development.

#### ***County of Riverside***

##### **Riverside County Waste Management Department – Design Guidelines**

The Riverside County Waste Management Department (RCWMD) Design Guidelines for Refuse and Recyclables Collection and Loading Areas are intended to assist project proponents in identifying space and other design considerations for refuse/recyclables collection and loading areas per the California Solid Waste Reuse and Recycling Act of 1991. The Design Guidelines require one 4-cubic-yard refuse bin and one 4-cubic-yard recyclables bin per each 20,000 square feet of office, general commercial, or industrial space. Compliance with the Design Guidelines is necessary for obtaining an RCWMD clearance for issuance of a building permit. Prior to building permit issuance, a site plan that indicates the location and capacity of solid waste/recycling collection and loading areas must be submitted to the RCWMD for review and approval (RCWMD 2019a).

##### **Riverside County Waste Management Department – Construction and Demolition Recycling**

The RCWMD also requires projects that have the potential to generate construction and demolition waste to complete a waste recycling plan to identify the estimated quantity and location of recycling of construction and demolition waste from the project. A waste recycling report is then required upon completion of the project that demonstrates that the project recycled a minimum of 50% of its construction and demolition waste (RCWMD 2019b).

#### **Countywide Integrated Waste Management Plan**

The Countywide Integrated Waste Management Plan (CIWMP) was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939). AB 939 redefined solid waste management in terms of both objectives and planning responsibilities for local jurisdictions and the state. AB 939 required each city and unincorporated portions of counties throughout the state to divert a minimum of 25% by 1995 and 50% of solid waste landfilled by the year 2000. To achieve these disposal reduction goals, AB 939 established a planning hierarchy utilizing new integrated solid waste management practices, including requiring local governments to prepare and implement plans to improve the management of waste resources. The CIWMP's components include the Countywide Summary Plan, the Countywide Siting Element, the Source Reduction and Recycling Element (SRRE), the Household Hazardous Waste Element, and the Non-Disposal Facility Element. The Summary Plan summarizes the steps needed to cooperatively implement programs among the County's jurisdictions to meet and maintain the 50% diversion mandates. The Siting Element demonstrates that there are at least 15 years of remaining disposal capacity to serve all the jurisdictions in the County. If there is not adequate capacity, a discussion of alternative disposal sites and additional diversion programs must be included in the Siting Element. The Source Reduction and Recycling Element was developed separately by each Riverside County jurisdiction, including the Unincorporated County, and their purpose was to analyze the local waste stream to determine where to focus diversion efforts, including programs and funding. The Household Hazardous Waste Element was developed by jurisdictions and provides a framework for recycling, treatment and disposal practices for Household Hazardous Waste programs. The Non-Disposal Facility Element identifies and describes existing and proposed facilities, other than landfills and transformation facilities, requiring a solid waste permit to operate. Non-disposal facilities are also those facilities that will be used by a jurisdiction to meet its diversion goals. The Riverside County Non-Disposal Facility Element identifies and describes those non-disposal facilities that will be needed to implement the Riverside County SRRE.

#### **Riverside County Stormwater Quality Best Management Practice Design Handbook**

Riverside County Flood Control and Water Conservation District (RCFCWCD) prepared its Stormwater Quality Best Management Practice Design Handbook (BMP Design Handbook) in 2006 to provide design procedures for structural Best Management Practices (BMPs) for new development and redevelopment in Riverside County.<sup>9</sup> The BMP Design Handbook incorporates guidelines for seven County of Riverside (County) accepted BMP designs, including: extended detention basins, infiltration basins, infiltration trenches, porous pavement, sand filters, grass swales, filter strips, and water quality inlets. The BMP Design Handbook requires that stormwater drainage facilities are designed such that the design volume or flow treated reduces pollutants to the Maximum Extent Practicable (MEP) and considers public health risk, environmental benefits, pollutant removal effectiveness, regulatory compliance, ease of implementation, cost, and technical feasibility. To ensure long-term performance of a BMP, the BMP Design Handbook also recommends the design of a BMP which considers ongoing maintenance/operation activities. The City of Riverside recommends that development activities consider the County BMP Design Handbook in order to ensure pollution prevention measures are incorporated into a final project design.

#### **County of Riverside Municipal Code, Chapter 4.48.070 – Determination of charges for sewer and domestic water service**

The County of Riverside's municipal code states that sewer and domestic services shall be charged based on the number and type of dwelling or occupancy units located on a parcel.

### County of Riverside Municipal Code, Chapter 12.08.070 – Fees

Fees in this section of the County of Riverside's Municipal Code define the applicable fees for construction or improvements related to streets, sidewalks, and public places. The fee schedule presented in this code includes a storm drain installment fee.

### Riverside County General Plan

The Riverside County General Plan Land Use Element (County of Riverside 2019) includes the following relevant utilities-focused policies:

- |               |   |
|---------------|---|
| <b>LU 5.2</b> | Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service.   |
| <b>LU 5.3</b> | Review all projects for consistency with individual urban water management plans.   |
| <b>LU 4.5</b> | Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of public facilities. This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large-scale general plan maps. |
| <b>LU 7.9</b> | Require buffers between urban uses and adjacent solid waste disposal facilities.  |

### 3.17.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to utilities and service systems are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to utilities and service systems would occur if the project would:

1. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.
3. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.



### 3.17.4 Impacts Analysis

***Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

#### Water

**Less-than-Significant Impact.** As stated in Table 3.17-1, RPU Projected Water Supply and Demand, water supplies are estimated to accommodate demand projections through 2040 under normal and multiple dry year conditions, but may result in a shortage under 2040 single dry year conditions. According to the Riverside Public Utility 2016 Urban Water Management Plan (RPU UWMP), the average base daily per capita water use was 266 gallons per capita per day. The Northside Specific Plan would increase the number of residents in the City of Riverside by an estimated 16,504 to 20,645 residents, and the number of residents within the County of Riverside by an estimated 845 to 1,282 residents (Table 3.12-4, Estimated Population Increase with the Northside SPA Buildout).

At full buildout, the Northside Specific Plan would increase water demands by approximately 5.8 million gallons per capita per day  $([20,645 \text{ residents} + 1,282 \text{ residents}] \times 266 \text{ gallons per capita per day} = 5,832,582 \text{ gallons per capita per day})$ , which is approximately 6,533 AFY. Water supply for the City of Riverside and the County of Riverside comes from the Riverside Public Utility (RPU). In Table 3.17-1, RPU Protected Water Supply and Demand, the estimated maximum water demand is 101,589 AFY with an estimated water supply of 124,703 AFY in 2035. The increased demand of 6,533 AFY would be accommodated in accordance with the 2016 RPU UWMP (City of Riverside General Plan Policy PF-1.1, 1.4). Ultimately, RPU has indicated that it can provide service for the proposed Northside Specific Plan within the City of Riverside (Jorgenson, pers. comm. 2019, provided in Appendix J).

Potable water services would be provided to the project site through the construction of new pipelines that connect to existing water lines (Figure 3.17-2, Existing Water Infrastructure within Northside SPA). According to the 2017 Northside Specific Plan Baseline Report, any necessary updates within the City of Riverside will depend on the specific type of development being proposed and the demand for that development density (Jorgenson pers. comm. 2019, provided in Appendix J).

Although the City of Colton does not have any water lines within the Pellissier Ranch region of the SPA, the City of Colton's identified water supplies would accommodate estimated demand projections through 2040 under normal year, single dry year, and multiple dry year conditions (Table 3.17-2, Colton Water Department Projected Water Supply and Demand). According to the 2015 San Bernardino Valley Regional Urban Water Management Plan (SBV RUWMP), the base daily per capita water use for the City of Colton is 256 gallons per capita per day. The Northside Specific Plan would introduce 2,961 to 4,606 residents (Table 3.12-4, Estimated Population Increase with Northside SPA Buildout). At full buildout, the Northside Specific Plan would increase water demands by approximately 1.2 million gallons per capita per day  $(4,606 \text{ residents} \times 256 \text{ gallons per capita per day} = 1,179,136 \text{ gallons per capita per day})$ , which is approximately 1,320 AFY. Water supply for the City of Colton comes from the San Bernardino Municipal Water District service area. In Table 3.17-2, Colton Water Department Protected Water Supply and Demand, the estimated maximum water demand is 13,968 AFY with the estimated water supply of 14,853 AFR in 2035. The increased demand of 1,320 AFY would be accommodated in accordance with the 2015 SBV RUWMP.

Additionally, the Northside Specific Plan emphasizes sustainability as one of its goals. Policies to increase water conservation efforts and create water efficient landscaping within the City of Colton portion of the SPA would be implemented. Any future projects built within the City of Colton's jurisdiction of the SPA would comply with the City of Colton's Municipal Code Chapter 13.30 and would submit applicable a planting plan, irrigation plan, and soils management plan for review and approval. The calculations listed above indicate that buildout of Pellissier Ranch under the Northside Specific Plan would be accommodated by the existing water supply services (City of Colton General Plan Policy LU-21.8). Buildout of the Northside Specific Plan area was considered in the 2015 SBV RUWMP and the 2016 RPU UWMP. While the Northside Specific Plan would alter the composition of development within the SPA, future water resource planning efforts are required to be updated every five years by the UWMP Act and the next update would include Northside Specific Plan if it is adopted. Further, as indicated in Section 3.12, Population and Housing, the proposed SPA is aligned with SCAG's growth forecasts for this region. While development of the Northside Specific Plan would require extension, relocation, and expansion of new water lines within the SPA, construction activities associated with future development would be subject to compliance with the local, state, and federal laws, ordinances, and regulations (see Table 2-6, Compliance Measures), as well as any project-specific mitigation measures necessary to ensure construction-related impacts are not significant. In particular, future development would be required to uphold the goals and objectives of the City of Riverside General Plan 2025 and City of Colton General Plan related to water facilities, to ensure the adequate water treatment and distribution systems are planned for concurrent with projected growth. Compliance with the abovementioned existing regulatory framework would ensure adequate water facilities are available to serve future development within the SPA. Therefore, impacts would be less than significant.

#### **Wastewater**

**Less-than-Significant Impact.** Under the buildout (Year 2040) conditions, the Northside Specific Plan would allow the development of 11,260 to 13,112 dwelling units, and up to 16.5 million square feet of non-residential land uses. Proposed future development would generate increased wastewater flows.

The Northside Specific Plan Baseline Report (Appendix B) identified multiple wastewater improvements needed to serve the SPA, including improvement of multiple sewer lines within the City of Riverside. Wastewater generated in the City of Riverside flows to the Riverside Water Quality Control Plan (RWQCP). According to the City of Riverside's 2008 Wastewater Collection and Treatment Facilities Integrated Master Plan, historic populations and flows in the City of Riverside estimated an average flow of 96.6 gallons per capita per day (City of Riverside 2008). The Northside Specific Plan would increase the number of residents in the City of Riverside by 16,504 to 20,645 residents, and result in an additional 845 to 1,282 residents in the County of Riverside (Table 3.12-4, Estimated Population Increase with the Northside SPA Buildout). At maximum buildout, the Northside Specific Plan within the City and County of Riverside would generated an estimated 2.1 mgd ( $[20,645 \text{ residents} + 1,282 \text{ residents}] \times 96.6 \text{ gallons per capita per day} = 2,118,148.2 \text{ gallons per day}$ ) within the City of Riverside wastewater service area. The RWQCP is designed to treat a capacity of 46 mgd. The additional wastewater generated within the City of Riverside and County of Riverside from full buildout of the Northside Specific Plan would be adequately treated by the RWQCP because it would not exceed its treatment capacity of 46 mgd. Additionally, the City of Riverside utilities staff indicated that it does not foresee any other areas other than the ones identified in the Northside Specific Plan Baseline Report (Appendix B) that would require major public wastewater line improvement to provide wastewater service in the City of Riverside and County of Riverside (Scully, pers. comm. 2019, provided in Appendix J).

Future sewer line upgrades and developments within the City of Riverside would assume their full fair share costs (Policy PF-3.2) by implementing sewer service charges, which shall be deposited with the City Treasurer who would create a fund to be used for the retirement of sewer bonds and for payment of interest and for the acquisition, operation, maintenance, construction, and reconstruction of the sewer system (City of Riverside Municipal Code, chapter 14.04 – Sewer Service Charge; County of Riverside Municipal Code, Chapter 4.48.070.A – Sewer Service) (**CM-US-2a, CM-US-1c**). The calculations presented above indicate that buildout of the Northside Specific Plan would maintain sufficient levels of wastewater service throughout the community (City of Riverside General Plan Objective PF-3). Sewer line upgrades would be aligned with the goals of the 2008 – 2021 Wastewater Collection and Treatment Facilities Integrated Master Plan because the sewer line upgrades and improvements associated with the Northside Specific Plan would align with the plan's goal to increase system reliability in conjunction with projected population growth in the City of Riverside (City of Riverside 2008).

To serve future residents of the Northside Specific Plan, sewer lines would have to be expanded within the SPA. Particularly within the City of Colton's Pellissier Ranch region of the SPA, which currently has few sewer lines as it is a largely undeveloped parcel. However, nearby sewer improvements related to adjacent projects, such as Roquet Ranch, would provide potential connection points. Wastewater generated within the City of Colton within the SPA would flow to the CWRP. The City of Colton does not have an adopted wastewater demand generation rate for residential or commercial land uses, however the City of Colton's 2016 Sewer Master Plan identified a 75-gallons per capita per day wastewater generation rate (City of Colton 2017a). The Northside Specific Plan would increase the number of residents in the City of Colton by 2,961 to 4,606 residents (Table 3.12-4, Estimated Population Increase with SPA Buildout). At maximum buildout, the Northside Specific Plan would generate an estimated 0.35 mgd (4,606 residents x 75 gallons per capita per day = 345,450 gallons per day) of wastewater in the City of Colton that would be treated at the CWRP. The CWRP is designed to treat a maximum of 10.4 mgd and has a current average daily flow of 5.6 mgd. The additional wastewater generated from full buildout of the Northside Specific Plan could be able to be treated at the CWRP because it would not exceed the CWRP's maximum treatment flows, however additional sewer line infrastructure would need to be constructed within the Pellissier Ranch region. Additionally, correspondence with Hye Jin Lee, the Assistant Director of Public Works and Utility Systems in the City of Colton, indicated that implementation of the Northside Specific Plan would not require any public infrastructure improvements beyond those already planned to be needed to serve the project (Vargas, pers. comm. 2019, provided in Appendix J).

Any future developments within the City of Colton's jurisdiction of the SPA would be aligned with the city's Sewer System Master Plan goals to improve efficiency of wastewater collection within the city. Additionally, development of Pellissier Ranch would be aligned with the City of Colton's General Plan – Land Use Element Goal LU-21, Policy LU-21.6, Policy LU-21.8, and Policy LU-21.9. Compliance demonstrated with Policy LU-21.8 was proven with the previous calculation indicating that maximum buildout of the Northside Specific Plan would generate additional wastewater flows that would be able to be treated at CWRP. New wastewater lines within the City of Colton would assume their full fair-share cost (City of Colton General Plan Policy LU-21.9) by implementing sewer service charges that would go towards the operations, maintenance, expansion and updates of public secondary and tertiary wastewater facilities (City of Colton Municipal Code, Chapter 13.16 – Sewer System Charges) (**CM-US-2b**).

While the Northside Specific Plan would alter the composition of development within the SPA, future sewer resource planning efforts are required to be updated every two years by the State of California Water Resources Control Board State Order 2006-0003 (issued May 2, 2006) and as updated in State Order No. WQ 2013-0058-EXEC, and the next update would include Northside Specific Plan if it is adopted. Further, as indicated in Section 3.12, Population and Housing, the proposed SPA is aligned with SCAG's growth forecasts for this region. While development of the Northside Specific Plan would require extension, relocation, and

expansion of new sewer lines within the SPA, construction activities associated with future development would be subject to compliance with the local, state, and federal laws, ordinances, and regulations (see Table 2-6, Compliance Measures), as well as any project-specific mitigation measures necessary to ensure construction-related impacts are not significant. Therefore, impacts due to the extension, relocation, and expansion of new sewer lines would be less than significant.

#### Storm Water Drainage

**Less-than-Significant Impact.** Future development would increase impervious surfaces within the SPA. As a result, implementation of the Northside Specific Plan may require the construction of new or expanded stormwater drainage facilities to address alterations in drainage patterns or increased flows. Development associated with the Northside Specific Plan would occur incrementally such that existing stormwater drainage facilities are not overburdened by substantially increased demands at a single point in time. There are few storm drains within the SPA, especially on the northwestern corner of the study area near the existing industrial development. This includes a large drainage area that is highly impervious; therefore, the runoff from this area is likely flooding Main Street as it flows down toward Springbrook Wash.

Soils within the Study Area are primarily classified by the Natural Resource Conservation Service (NRCS) as Hydrologic Soil Group Type ‘A’ and ‘B’ which are potentially conducive to high infiltration rates, which means that water quality treatment can potentially be achieved through infiltration type BMPs (such as infiltration basins, bioretention basins, or underground infiltration facilities). Furthermore, since a majority of the regional potable water sources are from groundwater (pursuant to the General Plan), infiltration BMPs would align with the City of Riverside General Plan’s goal for promoting groundwater recharge.

Since Pellissier Ranch is not currently developed, there are opportunities to identify regional basins to meet the water quality, hydromodification, and potential detention requirements for future development. Section 3.9, Hydrology and Water Quality, discusses in detail the multiple storm water drainage improvements needed to support the Northside Specific Plan (**MM-HYD-1 to MM-HYD-5c**).

Future development would also be subject to compliance with City of Riverside’s General Plan Policies PF-4.1 through PF-4.3. The General Plan’s Policy PF-4.1 requires the City of Riverside to continue to fund and undertake storm drain improvement projects as identified in the City of Riverside’s Capital Improvement Plan. Policy PF-4.2 ensures continued cooperation between the City of Riverside and regional programs to implement the NPDES. Policy PF-4.3 requires the City of Riverside to continually monitor and evaluate the effectiveness of its storm drain system and make adjustments as needed. Compliance with the abovementioned existing regulatory framework would ensure adequate stormwater drainage facilities are available to serve the Northside Specific Plan.

Payment of applicable fees established by the City of Riverside (Municipal Code Title 18) (**CM-US-1a**), City of Colton (Municipal Code Chapter 12.34) (**CM-US-1b**), and the County of Riverside (Municipal Code Chapter 12.08.070) (**CM-US-2c**) would be paid when development associated with the Northside Specific Plan is proposed. These fee payments would ensure that stormwater drainage facilities would serve the drainage needs of any future development allowed under the Northside Specific Plan. While development of the Northside Specific Plan would require extension, relocation, and construction of new storm drain facilities within the SPA, construction activities associated with future development would be subject to compliance with the local, state, and federal laws, ordinances, and regulations (see Table 2-6, Compliance Measures), as well as any project-specific mitigation measures necessary to ensure construction-related impacts are not significant. Therefore, impacts due to the extension, relocation, and expansion of new storm drain facilities would be less than significant.

### Electric Power, Natural Gas, or Telecommunications Facilities

**Less-than-Significant Impact.** Electric services are provided to the City of Riverside largely by the Riverside Public Utility (RPU) and by Southern California Edison (SCE). Electric services are provided to the County of Riverside by SCE, and natural gas services are provided by Southern California Gas (SoCalGas). The City of Colton receives its electric services by the Colton Electric Department (CED), and receives its natural gas from SoCalGas.

There are existing telecommunication facilities that serve the City of Riverside, City of Colton, and the County of Riverside. Any new potential telecommunication facilities would be subject to the City of Riverside's Municipal Code Chapter 16.530 (Wireless Telecommunication Facilities) (**CM-US-3a**) or the City of Colton's Municipal Code Chapter 18.39 (Telecommunication and Antenna Towers) (**CM-US-3b**), which dictate appropriate land uses where telecommunication facilities can be constructed and guidelines. The County of Riverside does not have a municipal code detailing telecommunication construction guidelines.

The Pellissier Ranch region of the SPA is undeveloped and does not have dry utility infrastructure in Subareas 1 and 2. Infrastructure improvements to that area need to be coordinated with the utility service providers within the cities, and any capital improvements needed to accommodate an increase in utility services would have to be organized through the service providers. The City of Colton's CED 2017 Integrated Resource Plan identified the City of Colton's existing power supply issues and approved a set of goals to provide reliable energy to the residents and businesses, as well as optimize the use of CED's generation and transmission resources. Buildout of Pellissier Ranch would require expansion of electrical utilities to provide adequate service to the area. Any utility construction, upgrades, or expansions within Pellissier Ranch would comply with the City of Colton's General Plan Policy LU-21.8, which states that utility infrastructure within Pellissier Ranch shall be adequate to accommodate new development.

RPU provides electric utility services to the SPA within the City of Riverside. RPU has existing plans to upgrade the Hunter Substation by 2023, located near Marlborough Avenue and Chicago Avenue. Correspondence with the Engineering Manager at RPU, indicates that upgrades to overhead and underground facilities would be required and construction of new facilities for the extension of three to four new 12kV circuits would be needed to serve the Northside Specific Plan buildout. New underground facilities would also be required, including new trenching, duct banks, vaults, manholes, pad-mounted switches, cables and terminations, and associated underground distribution facilities (Mejia, pers. comm. 2019, provided in Appendix J).

RPU would be implementing the Riverside Transmission Reliability Project (RTRP), which would provide additional transmission capacity to meet future projected load growth (RPU 2018b). RTRP would also provide a second point of interconnection for system reliability and transmission capacity to import bulk electric power (RPU 2018b). Additionally, the RPU 2017–2021 Strategic Plan identifies goals, strategies, and objectives to meet energy needs resulting from a growing population. Goals for this plan includes renewing, replacing, upgrading, modernizing, and extending water and electric system infrastructure. There are existing plans to upgrade RPU facilities to align with the increased energy use with a growing population. The Northside Specific Plan is aligned with the City of Riverside's population projections (Section 3.12, Population and Housing). The Northside Specific Plan would not cause unplanned, substantial needs for electrical facilities because of the existing plans to upgrade RPU facilities, as dictated by RPU's Integrated Resource Plan and RTRP. Additionally, buildout of the Northside Specific Plan would be incremental so that existing energy facilities are not overburdened by substantially increased demands at a single point.

The Northside Specific Plan would require the building of new electrical facilities, particularly in undeveloped portions of the SPA. The Northside Specific Plan Baseline Report indicates multiple opportunities for dry utilities such as implementing energy conservation programs and building design elements in new and redevelopment construction and expanding fiber optic use.

Upgrades to existing overhead and underground lines would be expected to be completed within existing urban areas, with potential environmental impacts primarily related to construction activities associated with the upgrades. The construction of new, upgrades, or expanded electricity utility facilities is already anticipated and planned in the Northside Specific Plan, the RPU's Integrated Resource Plan, the RPU's 2017–2021 Strategic Plan, the RTRP, and the CED Integrated Resource Plan. While development of the Northside Specific Plan would require extension, relocation, and construction of above ground and underground electric power, natural gas, or telecommunications facility improvements within the SPA, construction activities associated with future development would be subject to compliance with the local, state, and federal laws, ordinances, and regulations (see Table 2-6, Compliance Measures), as well as any project-specific mitigation measures necessary to ensure construction-related impacts are not significant. Therefore, impacts due to the extension, relocation, and expansion of new underground and overhead electric power, natural gas, or telecommunications facility sewer lines would be less than significant.

***Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?***

**Less-than-Significant Impact.** As shown in Tables 3.17-1 and 3.17–2, the City of Riverside and City of Colton water supplies exceed estimated demand projections through 2040 under normal and multiple dry year conditions. See the water discussion above in Threshold 1, which indicates that increased water demand due to the Northside Specific Plan would be accommodated in both City of Riverside and the City of Colton. , Therefore, impacts to water supply would be **less than significant**.

***Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

**Less-than-Significant Impact.** See wastewater discussion in Threshold 1. Wastewater treatment providers are likely to have adequate capacity to serve the Northside Specific Plan's projected demand in addition to the provider's existing commitments. Therefore, impacts to wastewater treatment would be **less than significant**.

***Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

**Less-than-Significant Impact.** The Northside Specific Plan would be served by 7 landfills, 4 of which are in the County of Riverside and 3 in San Bernardino County. Within the County of Riverside landfills, there is a remaining capacity of approximately 247 million cubic yards (Table 3.17-3, Existing and Remaining Landfill Capacities – Riverside County). Within the County of San Bernardino, there is a remaining landfill capacity of approximately 84 million cubic yards (Table 3.17-4, Existing and Remaining Landfill Capacities – San Bernardino County).

One of the goals in the Northside Specific Plan emphasizes sustainability through design and operation. The Northside Specific Plan would comply with all sustainability goals as dictated state and local standards, such as the California Integrated Waste Management Act, Assembly Bill 341, Riverside County Waste Management

Department's (RCWMD) Design Guidelines, RCWMD's Construction and Demolition Recycling Plan, and Riverside's Countywide Integrated Waste Management Plan. Additionally, the Northside Specific Plan buildout would be incremental as to not overwhelm solid waste collectors and landfills with a substantial increase in solid waste at one point in time.

The California Integrated Waste Management Act requires countywide planning to show that there are at least 15 years of remaining disposal capacity to serve all the jurisdictions within the County. Currently, this is demonstrated via the County of Riverside Department of Waste Resources Countywide Integrated Waste Management Plan as well as the County of San Bernardino Countywide Integrated Waste Management Plan (County of Riverside 1996; County of San Bernardino 2018). If the Northside Specific Plan is adopted, future landfill planning would incorporate the updated designations and associated buildout expectations in accordance with California Integrated Waste Management Act.

The Northside Specific Plan would not generate solid waste in excess of State or local standards, nor would it impair the attainment of solid waste reduction goals. The sustainability goals highlighted in the Northside Specific Plan would work towards the solid waste and sustainability goals for each respective jurisdiction. The Northside Specific Plan would be compliant with all applicable standards, inclusive of the standards that require solid waste regulations and reductions (see Threshold 5). Therefore, impacts to solid waste would be **less than significant**.

***Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?***

**Less-than-Significant Impact.** The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted.

In order to assist the City of Riverside, City of Colton and the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, and pursuant to City of Colton Municipal Code § 15.58.030, which requires that trash and recycling containers shall be shown on development plans at to allow residents to separate recyclable materials from refuse. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), adequate areas for collecting and loading recyclable materials is required where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these mandatory requirements would reduce the amount of solid waste generated by the project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. Future residential development on the Project site would be required to comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant.

#### 3.17.5 Mitigation Measures

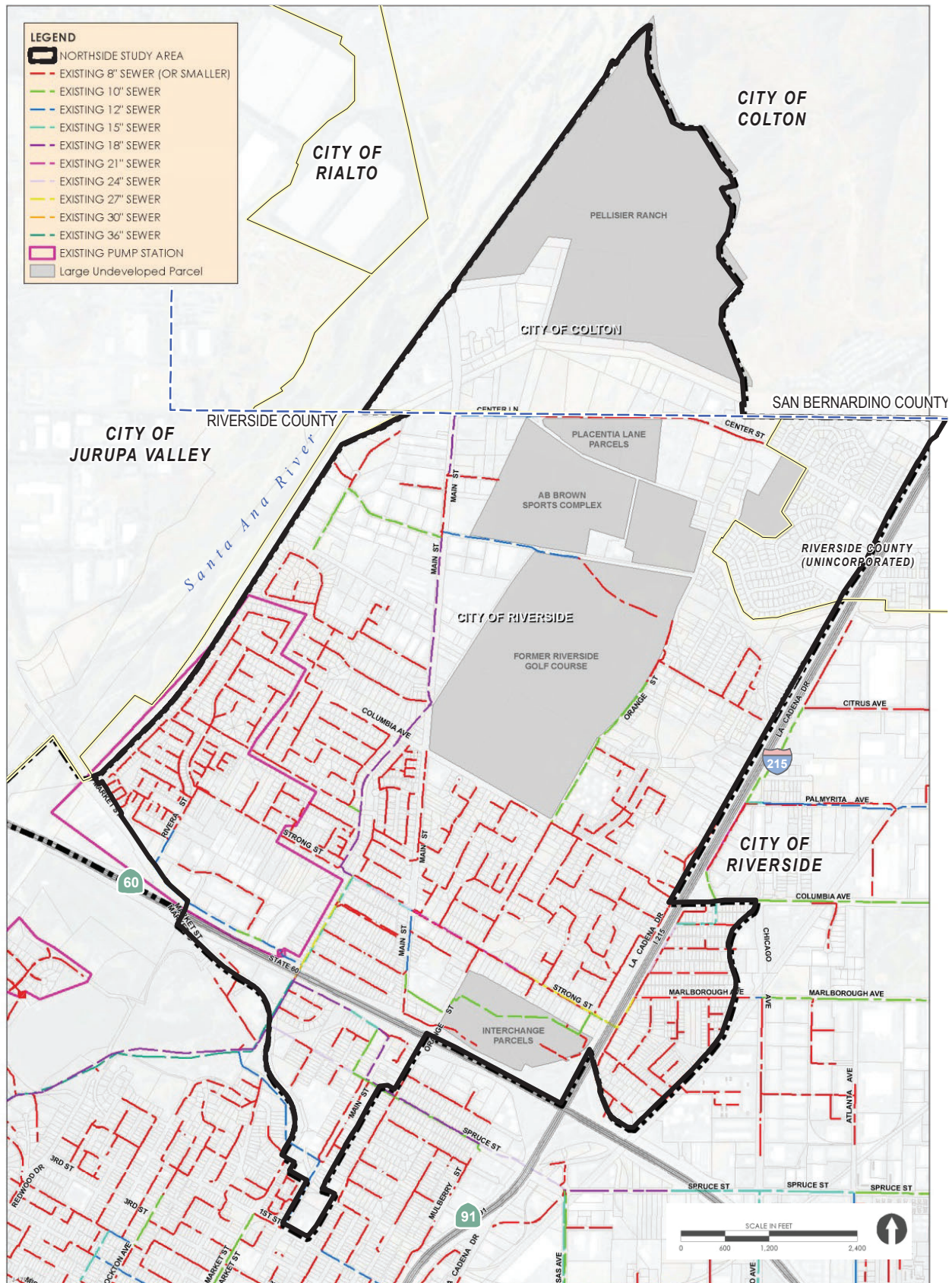
No mitigation measures required.

### 3.17.6 Level of Significance After Mitigation

As discussed in Section 3.17.4, the Northside Specific Plan would most likely result in the extension, relocation, and expansion of new water lines, sewer lines, storm drainages, and underground and overhead electric, natural gas, and telecommunication lines. The majority of new expansions would occur within Pellissier Ranch in the City of Colton. The EIR presents feasible construction compliance (see Table 2-6) and mitigation measures (see Executive Summary, Section ES-6), to reduce utility construction impacts to less than significant.



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SOURCE: Rick Engineering 2017

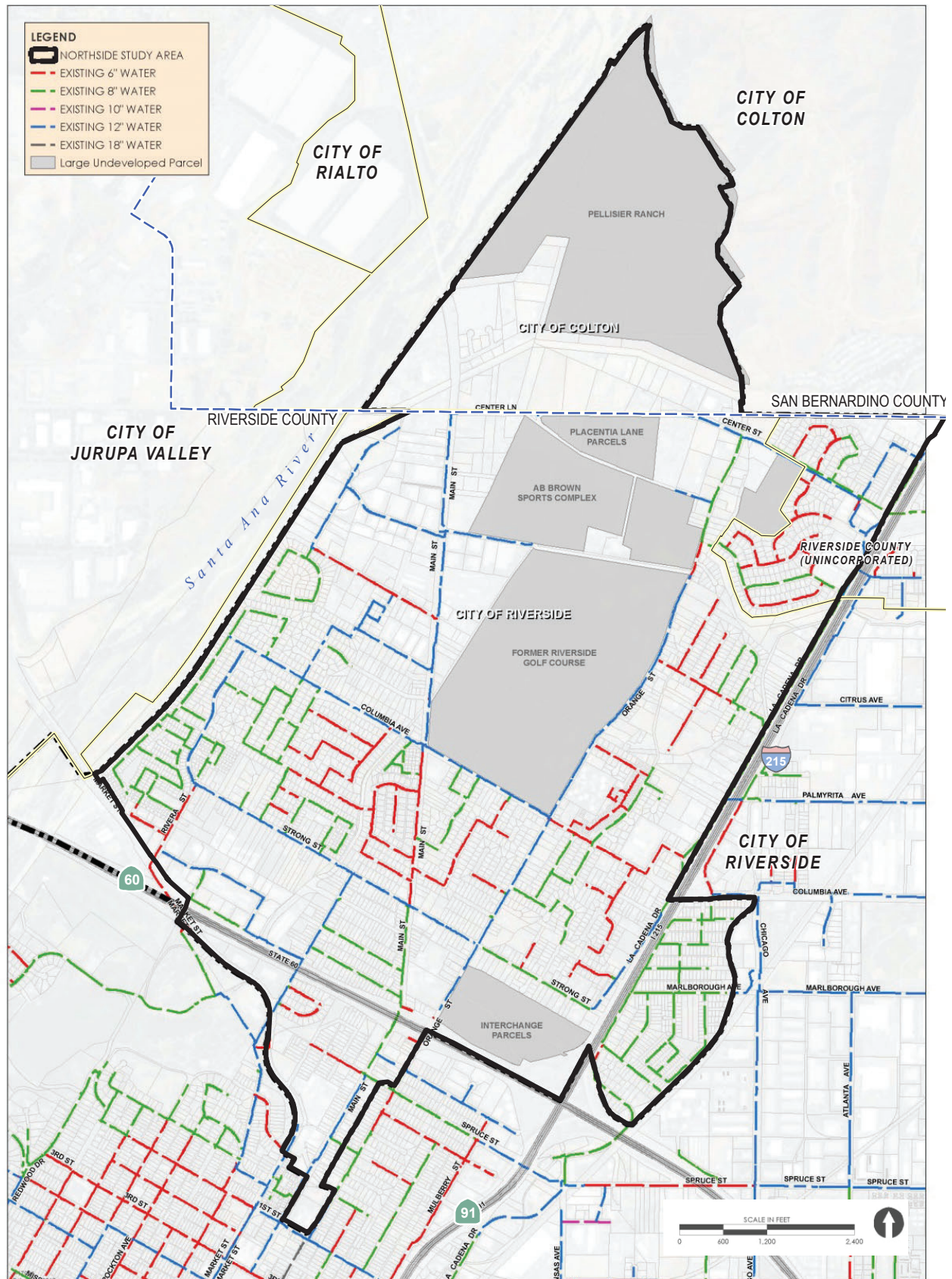
**FIGURE 3.17-1**

Existing Water Infrastructure within Northside SPA

Northside Specific Plan Program EIR

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SOURCE: Rick Engineering 2017

**FIGURE 3.17-2**

Existing Sewer Infrastructure within Northside SPA

Northside Specific Plan Program EIR

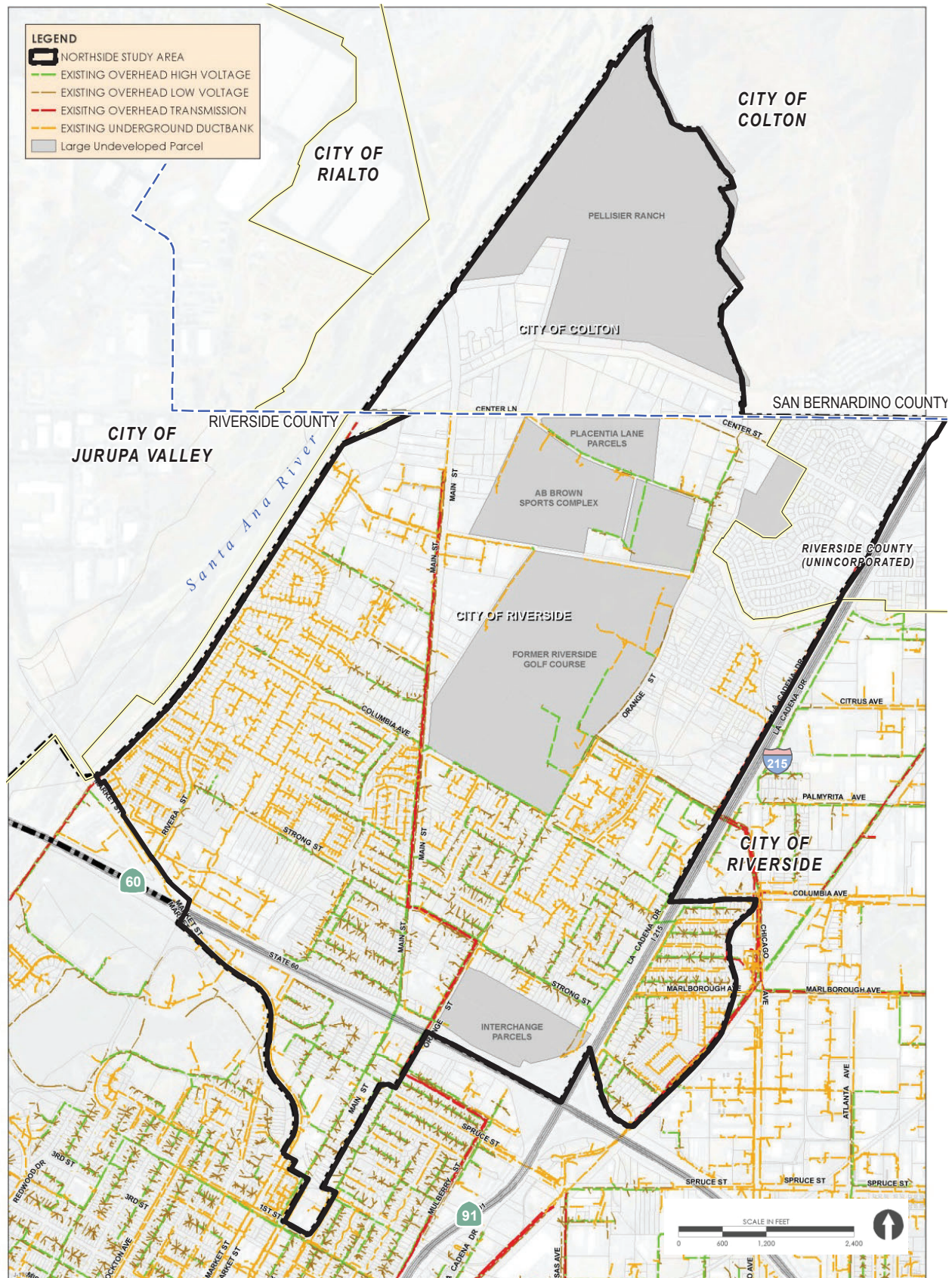
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SOURCE: Rick Engineering 2017

**FIGURE 3.17-4**

Existing Dry Utility Infrastructure within Northside SPA

Northside Specific Plan Program EIR



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## 3.18 Wildfire

This section describes the existing wildlife conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan. Information consulted for this section includes the Northside Specific Plan Baseline Opportunities & Constraints Analysis (Appendix B), as well as publicly available database searches and documents that are cited within the text below.

### 3.18.1 Existing Conditions

#### Emergency Response

The City of Riverside Fire Department (RFD) provides fire suppression and emergency response for the people of Riverside. In addition to the 14 stations provided by the RFD, the Riverside County Fire Department also provides services to the unincorporated territory within the City of Riverside's Sphere of Influence. Stations 1, 2, 3, 4, 6, and 14 are the only fire stations within a 10-minute driving distance of the SPA. Station 6, located on 1077 Orange Street, is the closest fire station (located within the SPA) that serves the SPA. The Riverside County Fire Department recommends using the National Fire Protection Association (NFPA) 1710 response times standards, which are intended for urban areas, and consist of the following:

- call-processing time under 60 seconds
- turnout time under 60 seconds for emergency medical services (EMS) responses
- turnout time under 80 seconds for fire responses
- travel time under 4 minutes

Average time for service calls is 6 minutes. The RFD arrives within 7 minutes of dispatch over 70% of the time, which is remarkable for a city with a geographic size such as Riverside, but slower than the 5-minute response time that is generally preferred by fire officials. Ensuring that such a high level of service can be provided over the long term is a community goal (City of Riverside 2007). The average time for on-site response to fire calls is 5 minutes, 30 seconds. The RFD has an automatic aid agreement with the Riverside County Fire Department. County services are provided through the City of Moreno Valley, which contracts with Riverside County (County) for its fire protection services. The City also provides EMS (RFD 2017).

The City of Colton Fire Department provides fire suppression and emergency medical services within city limits. The Colton Fire Department's service area includes the entire incorporated City of Colton and areas within the City's Sphere of Influence. The Colton Fire Department is staffed by 32 uniformed personnel, including the fire chief, battalion chiefs, fire captains, engineers, and firefighter/paramedics. EMS is provided by the EMS division staffed by 17 paramedics and 9 emergency medical technicians. American Medical Response provides ambulance service to the City of Colton. The Colton Fire Department response to over 5,000 calls per year from four stations throughout the community. The Colton Fire Department's average response time is 5:56 minutes for all call types. For emergency services, American Medical Response has an established agreement to respond to 90% of calls within 9 minutes. Fire Station 211 serves near the City's downtown area. Fire Station 212 is located at 1511 North Rancho Avenue in the northwest portion of the City. Fire Station 213 is located at 1100 South La Cadena Drive in the southwest portion of the City. Fire Station 214 is located at 1151 South Meadow Lane in the southeast portion of the City. The Colton Fire Department's territory is approximately 19 square miles and is currently divided into four

service areas. The Colton Fire Department has a strong mutual aid relationship with members of the Confire Joint Powers Authority. Participants in the Joint Powers Authority include the County of San Bernardino and the Cities of Rialto, Loma Linda, Redlands, and Colton.

### Wildfire Risks

A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. A wildland-urban interface (WUI) is an area where urban development is located in proximity to open space or “wildland” areas. The potential for wildland fires represents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones. Steep hillsides and varied topography within portions of the City of Colton and the City of Riverside also contribute to the risk of wildland fires.

Fires that occur in WUI areas may affect natural resources, as well as life and property. The California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program. These maps place areas of the state into different fire hazard severity zones (FHSZs) based on a hazard scoring system using subjective criteria for fuels, fire history, terrain influences, housing density, and occurrence of severe fire weather where urban conflagration could result in catastrophic losses. As part of this mapping system, land where CAL FIRE is responsible for wildland fire protection and generally located in unincorporated areas is classified as a State Responsibility Area (SRA). In addition to establishing local or state responsibility for wildfire protection in a specific area, CAL FIRE designates areas as Very High Fire Hazard Severity Zones (VHFHSZ) or non-VHFHSZs. The SPA is designated as a VHFHSZ by the State of California (CAL FIRE 2009).

Southern California is at risk of wildland fires due to weather, topography, and native vegetation. Extended drought characteristics of California’s Mediterranean climate result in extended periods of minimal precipitation, which leads to large areas of dry vegetation that provide fuel for wildland fires, with the potential to threaten urbanized areas. The areas facing greatest wildfire exposure include the mountain ranges to the north and east of the Inland Empire.

Since 1993, Riverside County has reported over 50 wildfires, four of which were declared federal disasters. Riverside County’s largest reported wildfire burned over 52,000 acres, and within a span of 15 years, over 150,753 acres of property were devastated by wildfires (Riverside County Office of Education 2012). Santa Ana winds occur from approximately October through February and impact the entire County. These wind gusts can exceed 100 knots. This threat imposes health risks related primarily to breathing problems caused by dust and plant pollen, falling trees, arcing power lines, and an increase of rapidly spreading wildfires (Riverside County Office of Education 2012). In addition, unusually dry winters, or significantly less rainfall than normal, can lead to relatively drier conditions and result in lowering water tables and reservoirs. Drought leads to problems with irrigation and may contribute to additional fires, or additional difficulties in fighting fires. Recent concerns about the effects of climate change, particularly drought, are contributing to concerns about wildfire vulnerability (Riverside County Office of Education 2012). Lastly, the City of Riverside’s (City) undeveloped hillsides can provide fuel for a wildfire (City of Riverside 2018).

### Downstream Post-Fire Conditions

Site topography ranges from approximately 940 feet above mean sea level in the northeast region to 800 feet above mean sea level in the southwest (see Figure 3.6-1, Topographic Map, in Section 3.6, Geology and Soils). Springbrook Creek, also known as Springbrook Drainage Channel, Springbrook Arroyo, or Springbrook Wash, enters

the SPA along the eastern boundary and exits the area along the southern boundary. This channel serves as conveyance for stormwater through the SPA and includes three types of drainage features: (1) stabilized, concrete trapezoidal channel; (2) shallow and narrow soft bottom channel; and (3) defined soft-bottom channel. The site abuts the La Loma Hills in the north then slopes gently to the southwest towards the Santa Ana River, at a gradient of 0% to 8%. As discussed in Section 3.6, Geology and Soils, based on the San Bernardino Geologic Hazard Maps of the region, as well as the County of Riverside's Safety Element, the SPA has a low potential for landslides (County of San Bernardino 2016; County of Riverside 2000). The City of Riverside's undeveloped hillsides can provide fuel for a wildfire or mudslides in heavy rains (City of Riverside 2018).

On-site tributary channels to Springbrook Creek are located in the northeast and southeast portions of the SPA. In general, there is a lack of drainage infrastructure in the northern area, where there is less developed land. In areas where there is existing development, drainage is conveyed along streets until it reaches a defined drainage channel. In addition, the Federal Emergency Management Agency (FEMA) has determined that approximately two-thirds of the SPA is located within FEMA Flood Zone X, an area with reduced flood risk due to levees (see Figure 3.9-3, FEMA Flood Map, in Section 3.9, Hydrology and Water Quality). Localized areas located adjacent to Springbrook Creek and University Wash are designated as Special Flood Hazard Areas (Zone AE), without base flood elevations (FEMA 2008). In addition, the City of Colton and the City of Riverside have determined that regions neighboring Springbrook Creek are located in the 100-year flood plain (City of Colton 2018; City of Riverside 2018). A 100-year flood is defined as a flood having a 1% chance of occurring in any given year, due to its magnitude.

The Riverside 2 Levee System forms the east bank levee of the Santa Ana River and is operated and maintained by the Riverside County Flood Control and Water Conservation District (District) (ACOE Los Angeles District 2013). According to Northside Specific Plan document (Rick Engineering 2020), the Riverside 2 Levee System currently operates as a provisional accredited levee while the District is processing a Physical Map Revision through FEMA to obtain certification for the levee system, for a 100-year storm event. Various areas within the SPA do not have sufficient drainage capacity and flooding occurs in developed areas located directly adjacent to the existing channel alignment. Flood Plain areas designated on FEMA maps will require a detailed hydraulic analysis that will need to be processed through FEMA (Rick Engineering 2020).

The northwestern portion of the SPA contains very few storm drains, and as a result, runoff from this area is likely flooding properties along Main Street. Existing curb inlets in various areas around the SPA do not have sufficient capacity to intercept the full 100-year peak flow rate (Rick Engineering 2020).

## 3.18.2 Relevant Plans, Policies, and Ordinances

### Federal

#### *National Fire Protection Association Codes, Standards, Practices, and Guides*

NFPA codes, standards, recommended practices, and guides are developed through a development process approved by the American National Standards Institute. This process brings together professionals representing varied viewpoints and interests to achieve consensus on fire and other safety issues. NFPA standards are recommended guidelines and nationally accepted good practices in fire protection, but these standards are not law or "codes" unless adopted as such nor referenced as such by the California Fire Code (CFC) or a local fire agency.

### ***National Fire Plan***

The National Fire Plan was a Presidential directive in 2000 as a response to severe wildfires that had burned throughout the United States. The National Fire Plan focuses on reducing fire impacts on rural communities and assurance for sufficient firefighting capacity in the future. It is a long-term investment that will help protect natural resources in addition to communities, as well as a long-term commitment based on cooperation and communication among federal agencies, states, local governments, tribes, and interested members of the public. There are five key areas addressed under the National Fire Plan:

- Firefighting and Preparedness
- Rehabilitation and Restoration
- Hazardous Fuels Reduction
- Community Assistance
- Accountability

### ***International Fire Code***

Created by the International Code Council, the International Fire Code addresses a wide array of conditions hazardous to life and property including fire, explosions, and hazardous materials handling or usage (although not a federal regulation, but rather the product of the International Code Council). The International Fire Code places an emphasis on prescriptive and performance-based approaches to fire prevention and fire protection systems. Updated every 3 years, the International Fire Code uses a hazards classification system to determine the appropriate measures to be incorporated in order to protect life and property (often these measures include construction standards and specialized equipment). The International Fire Code uses a permit system (based on hazard classification) to ensure that required measures are instituted.

### **State**

#### ***California Fire Code***

The CFC is Chapter 9 of Title 24 of the California Code of Regulations. It was created by the California Building Standards Commission and is based on the International Fire Code created by the International Code Council. It is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The CFC regulates the use, handling, and storage requirements for hazardous materials at fixed facilities. The CFC and the California Building Code (CBC) use a hazards classification system to determine what protective measures are required to protect fire and life safety. These measures may include construction standards, separations from property lines, and specialized equipment. To ensure that these safety measures are met, the CFC employs a permit system based on hazard classification. The CFC is updated every 3 years. The City of Riverside Municipal Code Chapter 16.32 (Fire Code) provides the City's adopted amendments to the 2019 California Fire Code.

#### ***California Health and Safety Code***

State fire regulations are set forth in Section 13000 et seq. of the California Health & Safety Code, which include regulations concerning building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and

childcare facility standards, and fire suppression training. The state fire marshal enforces these regulations and building standards in all state-owned buildings, state-occupied buildings, and state institutions.

#### **Title 14 Division 1.5 of the California Code of Regulations**

Title 14 of the CCR, Division 1.5, establishes the regulations for California Department of Forestry and Fire Protection (CAL FIRE) and is applicable in all State Responsibility Areas—areas where CAL FIRE is responsible for wildfire protection. Most of the unincorporated area of the County is a State Responsibility Area, and any development in a State Responsibility Area must comply with these regulations. Among other things, Title 14, Section 1270 et seq. establishes minimum standards for emergency access, fuel modification, setback to property lines, signage, and water supply.

#### ***California Department of Forestry and Fire Protection***

CAL FIRE is tasked with reducing wildfire-related impacts and enhancing California's resources. CAL FIRE responds to all types of emergencies including wildland fires and residential/commercial structure fires. In addition, CAL FIRE is responsible for the protection of approximately 31 million acres of private land within the state and, at the local level, is responsible for inspecting defensible space around private residences. CAL FIRE is responsible for enforcing State of California fire safety codes included in the California Code of Regulations and the California Public Resources Code. Title 14, California Code of Regulations, Section 1254, identifies minimum clearance requirements required around utility poles.

CAL FIRE provides FHSZ maps for cities and counties in California. Counties include proposed FHSZ maps for SRA lands and separate draft VHFHSZ Maps for Local Responsibility Area lands. Local agencies are not required to report such zoning actions, and CAL FIRE does not have a current list of local agencies that have adopted ordinances establishing VHFHSZs within their boundaries. CAL FIRE adopted Fire Hazard Severity Zone (FHSZ) maps for SRAs in November 2007.

CAL FIRE's City of Riverside Fire Hazard Severity Zone Map and City of Colton's Fire Hazard Severity Zone Map depict the SPA as Non-VHFHSZs.

#### ***CAL FIRE READY! SET! GO! Campaign, Wildfire Action Plan***

The CAL FIRE "READY! SET! GO! Campaign is communications program developed for property owners and residents that outlines necessary actions to be prepared for wildfire. This guide provides information on when to leave your residence, how to create a defensible home, and checklists for preparation and evacuation (CAL FIRE, 2019).

The Counties of Riverside and San Bernardino promote the campaign. The Fire & Burn Foundation is a 501 (c) 3 nonprofit agency dedicated to saving lives through fire and burn prevention education and providing innovative programs. The Foundation is proud to be the lead collaborative partner in providing "READY! SET! GO!" for residents of Riverside and San Bernardino Counties (fireandburn.org, 2020).

#### ***California Strategic Fire Plan***

In 2010, the State Board of Forestry and Fire Protection issued the California Strategic Fire Plan, a statewide fire plan developed in coordination with the State Board of Forestry and Fire Protection and CAL FIRE. Goals included improved availability and use of information on hazard and risk assessment, land use planning, development of

shared vision in plans such as community wildfire protection plans, establishment of fire resistance in assets at risk, shared vision among fire protection jurisdictions and agencies, levels of suppression, and post-fire recovery.

In support of this Strategic Fire Plan, several policies are noted, including creation of defensible space, improving home fire resistance, fuel hazard reduction that creates resilient landscapes and protects wildland and natural resources, adequate and appropriate fire suppression, and commitments by individuals and communities to wildfire prevention and protection through local planning.

The California Strategic Fire Plan's objectives are as follows: (1) produce tools such as updates to the CAL FIRE VHFHSZ maps, fire history, and data on values and assets at risk; (2) assist government bodies in the development of a comprehensive set of wildland and WUI protection policies; (3) identify minimum key components necessary to achieve a fire safe community; (4) coordinate CAL FIRE Unit Fire Plans with community wildfire protection plans; (5) improve regulatory effectiveness, compliance monitoring, and reporting pursuant to California Public Resources Code Sections 4290 and 4291; and (6) participate in public education efforts concerning regulation, prevention measures, and preplanning (County of Riverside 2018).

Since the 2010 Plan, California has experienced environmental changes, and CAL FIRE has made significant organizational changes. The 2018 Strategic Fire Plan reflects CAL FIRE's focus on 1) fire prevention and suppression activities to protect lives, property, and ecosystem services, and 2) natural resource management to maintain the state's forests as a resilient carbon sink to meet California's climate change goals and to serve as important habitat for adaption and mitigation.

#### ***California Public Resources Code***

##### **Fire Hazard Severity Zones – California Public Resources Code Sections 4201–4204**

California Public Resources Code Sections 4201–4204 and Government Code Sections 51175–51189 direct CAL FIRE to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. The FHSZs define the application of various mitigation strategies to reduce risk associated with wildland fires. The SPA is not designated as FHSZ within the Local Responsibility Area for the City of Riverside (CAL FIRE 2009). However, as stated above, CAL FIRE identifies the SPA as VHFHSZ in the City of Colton.

#### ***California Emergency Services Act***

The California Emergency Services Act was adopted to establish the state's roles and responsibilities during human-caused or natural emergencies that result in conditions of disaster and/or extreme peril to life, property, or resources of the state. This act is intended to protect health and safety by preserving the lives and property of the people of the state.

#### ***California Natural Disaster Assistance Act***

The California Natural Disaster Assistance Act provides financial aid to local agencies to assist in the permanent restoration of public real property, other than facilities used solely for recreational purposes, when such real property has been damaged or destroyed by a natural disaster. The California Natural Disaster Assistance Act is activated after a local declaration of emergency and the California Emergency Management Agency gives concurrence with the local declaration, or the governor issues a proclamation of a state emergency. Once the act is activated, local government is eligible for certain types of assistance, depending on the specific declaration or proclamation issued.

## Local

### *City of Riverside*

#### *City of Riverside Fire Department*

The City of Riverside Fire Department provides fire protection services for the City. The Riverside Fire Department takes proactive and preventative measures to reduce fire risks and is a first responder to fire emergencies. The six divisions of the Fire Department consist of Administration, Fire Prevention, Operations, Special Services, urban Search and Rescue, and Training. The Riverside Fire Department has 14 stations throughout the City. The Riverside County Fire Department and the California Department of Forestry and Fire Protection provide mutual aid to the City and fire protection to unincorporated territory within the City's sphere of influence.

#### *City of Riverside General Plan 2025 – Public Safety Element*

As shown in Figure 3.18-2, City of Riverside Fire Hazards Zones, the City of Riverside General Plan 2025 does not designate the SPA to be within or adjacent to any fire hazard area (see also Figure PS-7 of the City of Riverside General Plan Public Safety Element; City of Riverside 2007). Required roads around structures subject to the fire hazards are required to meet the minimum roadway widths of Title 18, the Subdivision Code, and clearance around any structures will be reviewed on a case-by-case basis as part of the review of the project. The City will reduce the destructive potential of fire by providing funding for the City of Riverside Fire Department so that it continues to provide adequate levels of fire protection and fire hazard education. The current CFC will also be used to reduce structural fire hazards. These proactive measures lay out a blueprint to reduce the risks from all types of fires. The following objectives and policies from the Public Safety Element are applicable to the project.

#### **Objective PS-6** Protect property in urbanized and nonurbanized areas from fire hazards.

- Policy PS-6.1** Ensure that sufficient fire stations, personnel and equipment are provided to meet the needs of the community as it grows in size and population.
- Policy PS-6.2** Endeavor to meet/maintain a response time of five minutes for Riverside's urbanized areas.
- Policy PS-6.3** Integrate fire safety considerations in the planning process.
- Policy PS-6.4** Evaluate all new development to be located in or adjacent to wildland areas to assess its vulnerability to fire and its potential as a source of fire.
- Policy PS-6.5** Mitigate existing fire hazards related to urban development or patterns of urban development as they are identified and as resources permit.
- Policy PS-6.6** Continue to implement stringent brush-clearance requirements in areas subject to wildland fire hazards.
- Policy PS-6.7** Continue to involve the City Fire Department in the development review process.



**Objective PS-10** Improve the community’s ability to respond effectively to emergencies.

**Policy PS-10.1** Ensure that Police and Fire service facilities are strategically located to meet the needs of all areas of the City.

**Policy PS-10.3** Ensure that public safety infrastructure and staff resources keep pace with new development planned or proposed in Riverside and the Sphere of Influence.

The City of Riverside General Plan Public Safety Element does not identify the SPA as within a Very High, High, or Moderate Fire Hazard Rating.

#### **City of Riverside Municipal Code**

The City of Riverside Municipal Code Chapter 16.32 Fire Prevention, known as the City’s Fire Code, provides regulations for development within the City of Riverside. The City’s Fire Code has adopted the 2019 CFC Standards.

#### **Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP)**

The Riverside Operational Area – Multi-Jurisdictional LHMP dated July 30, 2018 is the City’s commitment to reduce risks from natural and other hazards, and serves as a guide for decision makers as they commit resources to reducing the effects of natural and other hazards. It also serves as a basis for State OES to provide technical assistance and the prioritize project funding (City of Riverside, 2008).

#### **Emergency Operations Plan**

The Emergency Operations Plan, approved in May 2002, addresses the City’s planned response to emergencies associated with natural disasters and technological incidents – including both peacetime and wartime nuclear defense operations (City of Riverside, 2008).

#### **Hazardous Materials Response Plan**

The Riverside Fire Department has two levels of a Hazardous Materials Response Plan. The first level is for all responders and the second is specifically for the City’s Hazardous Materials Response Team. In addition, the County has a similar plan for multi-agency response (City of Riverside, 2020).

#### **County of Riverside**

#### **Riverside County Fire Department**

The Riverside County Fire Department, in cooperation with CAL FIRE, provides Fire and Emergency Services to residents of unincorporated areas of Riverside County and to Partner Cities including, City of Banning; City of Beaumont; City of Canyon Lake; City of Coachella; City of Desert Hot Springs; City of Eastvale; City of Indian Wells; City of Indio; City of Jurupa Valley; City of La Quinta; City of Lake Elsinore; City of Menifee; City of Moreno Valley; City of Norco; City of Palm Desert; City of Perris; City of Rancho Mirage; District of Rubidoux; City of San Jacinto; City of Temecula; and City of Wildomar. Additionally, the Riverside County Fire Department also responds into the cities of Calimesa; Cathedral City; Corona; Hemet; Murrieta; Palm Springs; Riverside; and Idyllwild Fire Protection District.

The Riverside County Fire Department Strategic Planning Division creates and maintains an achievable and defensible long term vision for the Fire Department through the 2009-2029 Strategic Master Plan. The 2009-2029 Strategic Plan Consistent with Strategic Master Plan goals, the Division provides the following services to unincorporated areas of Riverside County and Contract Cities in the County (Riverside County Fire Department, 2020):

- Fire Facility Planning, Design & Construction
- Policy Analysis
- Proposed Major Land Development Project Review for Fire Considerations
- Specific/Area Plan Review
- Environmental Impact Report (EIR) Review
- LAFCO Proposed Actions, Review & Commentary
- Regional Integrated Fire Protection
- Master Fire Facilities Inventory Tracking
- Fire Facilities Management
- Insurance Services Office (ISO) Determinations

**County of Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan**

The County of Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan (Riverside LHMP; July 2018) is the County’s commitment to reduce risks from natural and other hazards, and serves as a guide for decision makers as they commit resources to reducing the effects of natural and other hazards. The Disaster Mitigation Act of 2000 requires the LHMP in order for the County to be eligible for various federally funded grants and post-disaster assistance. It also serves as a basis for State Office of Emergency Management (OES) to provide technical assistance and to prioritize project funding. The purpose of this LHMP is to identify the County’s hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards. The LHMP identifies vulnerabilities, provides recommendations for prioritized mitigation actions, evaluates resources and identifies mitigation shortcomings, and provides future mitigation planning and maintenance of existing plan.

As discussed in the Riverside LHMP, wildfire is not one of the City of Riverside’s top five priority risks/hazards. However, the following policies are applicable to the Northside Specific Plan:

- S 5.1**            Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:
- a. All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire and Building and Safety departments.
  - b. All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.

- c. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus, nor hinder evacuation from fire, including potential blockage of stairways or fire doors.
- d. Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County Ordinances.
- e. Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.
- f. Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, and constructed that provide adequate defensibility from wildfires.

- S 5.2** Encourage continued operation of programs for fuel breaks, brush management, controlled burning, revegetation and fire roads.
- S 5.3** Monitor fire-prevention measures (such as fuel reduction) through a site-specific fire-prevention plan to reduce long-term fire risks in the Fire Hazard Severity Zones.
- S 5.4** Limit or prohibit development or activities in areas lacking water and access roads.
- S 5.5** Encourage proposed development in Fire Hazard Severity Zones to develop where fire and emergency services are available or planned.
- S 5.6** Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.
- S 5.8** Design to account for topography of a site and reduce the increased risk from fires in the Fire Hazard Severity Zones located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by:
- a. Providing fuel modification zones with removal of combustible vegetation, but minimizing visual impacts and limiting soil erosion.
  - b. Replacing combustible vegetation with fire resistant vegetation to stabilize slopes.
  - c. Submitting topographic map with site specific slope analysis.
  - d. Submitting erosion and sedimentation control plans.
  - e. Providing a minimum 30 foot of setback from the edge of the fuel modification zones.
  - f. Minimizing disturbance of 25% or greater natural slopes.

### **County of Riverside General Plan – Safety Element**

The County of Riverside General Plan Safety Element provides policies to eliminate earthquake-induced fire as a threat and to develop an integrated approach to minimizing the threat of wildland fires. As shown in Figure 3.18-1, County of Riverside Fire Hazards Zones, the County of Riverside General Plan Safety Element does not designate the SPA as a FHSZ (County of Riverside 2019). The following Safety Element policies are applicable to the Northside Specific Plan:

- S 5.1** Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:
  - b. All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.
  - c. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.
- S 5.2** Encourage continued operation of programs for fuel breaks, brush management, controlled burning, revegetation and fire roads.
- S 5.4** Limit or prohibit development or activities in areas lacking water and access roads.
- S 5.6** Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.

### **City of Colton**

A portion of the Northside Specific Plan is located within the City of Colton, which is a city within the County of San Bernardino. Therefore, applicable County of San Bernardino plans, policies and ordinances are also outlined below.

### **City of Colton Fire Department**

The City of Colton covers approximately 16 square miles with a current population of over 54,828, Colton is located in the East San Bernardino Valley in the middle of the Inland Empire. The City of Colton maintains four fire stations that include: three Type-1 paramedic engines, one paramedic truck, one Type-3 engine and one OES Type-1 engine. Colton ran over 7,200 calls in 2018. Colton participates in mutual aid throughout California and outside California. Members routinely respond to state and federal incident as single resources and as part of incident management teams. Fire operations division is responsible for training, manpower and personnel, apparatus, fire station maintenance, firefighter's personal protective equipment, and day to day response of emergency calls. In addition

to fire suppression the men and women of the Colton Fire Department provide advanced life support to the community. Three paramedic engines and one paramedic ladder truck staff the four Colton fire stations. Emergency medical services make up the majority of calls each year. Each FF/PM is responsible for treatment of the citizens and completing the appropriate documentation. Colton has been providing high quality EMS for its citizens for over 30 years and prides itself in delivering “personal patient care” (City of Colton Fire Department, 2020).

#### **San Bernardino County Fire Protection District**

The San Bernardino County Fire Protection District is a community-based, all hazard emergency services provider. The Fire Protection District jurisdiction encompasses approximately 19,200 square miles within San Bernardino County’s 20,160 square miles. The Fire Protection District services to more than 60 communities/cities and all unincorporated areas of the County. The Fire Protection District has adopted CAL FIRE’s “Ready, Set, Go! Personal Wildfire Action Plan” as an educational communication guide for residents, and also offers public outreach programs such as the Wildfire Residential Assessment Program (RAP) to provide citizens of the County the most current information and best methods available in an effort to protect homes and property from destructive wildfires (San Bernardino County Fire 2016).

#### **City of Colton General Plan – Safety Element**

Development along the southern border of Colton exists in this interface area and is at risk of being affected by wildfires. As shown in Figure 3.18-3, City of Colton Fire Hazards Zones, the City of Colton General Plan 2018 Safety Element indicates the SPA contains areas of Moderate, High, and Very High Wildfire Hazard Zones (City of Colton 2018). The following goal and policies from the Safety Element apply to the Northside Specific Plan:

**GOAL S-3** Safeguard the community from the threat of urban and wildfire hazards.

- Policy S-3.3** Restrict new development in wildland-urban interface areas (high and very high fire hazard severity zones), unless designed using the most up to date wildfire mitigation techniques and code requirements, in compliance with local and State Wildland-Urban Interface code requirements.
- Policy S-3.5** Require all new development to comply with fire safety standards identified in Title 15 of the Colton Municipal Code.
- Policy S-3.8** Require all new development and major redevelopment/reconstruction within the WUI (high and very high wildfire hazard severity zones) to prepare a Fire Protection Plan (City of Colton 2018).

#### **City of Colton Municipal Code**

Under Ordinance No. 0-15.19, the City of Colton adopted the 2019 CFC Standards, as compiled and adopted by the California Building Standards Commission, which also incorporates the International Fire Code 2018 Edition including the appendices thereto. The City of Colton Municipal Code (2019), includes CFC Standards in Chapter 15.16 Fire Code. The 2019 CFC became effective on January 1, 2020.

**County of San Bernardino General Plan – Land Use Element**

The County of San Bernardino General Plan does not identify the SPA as within a Fire Safety Area. The County of San Bernardino General Plan Section II – Land Use Element includes the following policy that is applicable to the Northside Specific Plan (County of San Bernardino 2007):

- LU 8.3.2**      Require developments to prepare a Fire Plan that will describe the impacts on the County Fire Department and the measures necessary to mitigate the cumulative impacts of that development on the existing service delivery system.
- M/LU 1.1**      Regulate the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion, and to preserve the forest character of the region.

Under the County of San Bernardino General Plan Section IV – Circulation and Infrastructure includes the following policies that are applicable to the Northside Specific Plan:

- CI 16.3**      Encourage development in areas that have adequate infrastructures for the provision of fire service, which include, but are not limited to, water systems capable of delivering appropriate fire flow, and transportation networks that can provide access for fire apparatus and other emergency response vehicles as well as provide efficient egress for evacuees.

Section V – Conservation Element includes the following policy that is applicable to the Northside Specific Plan:

- M/CO 2.3**      Require the re-vegetation of any graded surface with suitable native drought and fire-resistant planting to minimize erosion.

The County of San Bernardino General Plan Section VIII – Safety Element includes the following policies that are applicable to the Northside Specific Plan:

- S3.1.P7**      Require applicants for new land developments to prepare a site-specific fire protection plan, with special emphasis in areas of high and very high fire risk.
- S3.1.P8**      Require applicants to fund incremental improvements for the improvement of local fire protection services commensurate with the impacts of large developments (e.g., planned developments) in excess of 50 units.

### 3.18.3      Thresholds of Significance

The significance criteria used to evaluate a project's impacts to wildfire are based on Appendix G of the California Environmental Quality Act Guidelines. According to Appendix G, a significant impact related to wildfire would occur if the project would:

1. Substantially impair an adopted emergency response plan or emergency evacuation plan.
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

### 3.18.4 Impacts Analysis

#### ***Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?***

**No Impact.** The Northside Specific Plan must comply with the City of Riverside 2017 Emergency Operations Plan for all construction and operation (**CM-WDF-1a**), the applicable Mitigation Actions included in Table 6-2 of the City of Colton LHMP (**CM-WDF-1b**), And the goals and objectives included in Section 8.0 of the Riverside Operational Area Multi-Jurisdictional LHMP (**CM-WDF-1c**). Emergency vehicle access to the SPA during construction and operation of the Northside Specific Plan would be provided along Interstate 215, South Riverside Avenue/Main Street, and Columbia Avenue (City of Colton 2018; City of Riverside 2007).

The Northside Specific Plan includes a comprehensive Circulation, Mobility and Trails Chapter that includes a discussion regarding access to the SPA that facilitates vehicular circulation throughout the property in accordance with City standards. To minimize impediments to emergency access, all on-site roadways would be designed in compliance with the City of Riverside Fire Code, City of Colton Fire Code, and County of Riverside Uniform Fire Code (**CM-WDF-2a** through **CM-WDF-2c**). The Riverside County Sheriff's Department, San Bernardino County Sheriff's Department, California Highway Patrol, and other cooperating law enforcement agencies have primary responsibility for evacuations. These agencies work closely within the Unified Incident Command System, with their respective County Office of Emergency Services/Emergency Management Department, and with responding fire department personnel who assess fire behavior and spread, which ultimately influence evacuation decisions.

As discussed in Section 3.15, Transportation, the Northside Specific Plan would not adversely affect operations on the local and regional circulation system, nor would it negatively impact vehicles, including emergency vehicles, requiring access to the SPA. As such, the Northside Specific Plan would not impact the use of these facilities as emergency response routes. Therefore, no impact associated with an emergency response plan or emergency evacuation plan would occur.

#### ***Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?***

**Less-than-Significant Impact.** As discussed in Section 3.18.1, Existing Conditions, the SPA region faces multiple hazards that play a factor in wildfire risk, such as Santa Ana winds, drought, and undeveloped hillsides. The City of Riverside, County of Riverside, and County of San Bernardino do not characterize the SPA with a Very High, High, or Moderate Fire Hazard Rating. However, the City of Colton General Plan Safety Element identifies the project area within the City of Colton's jurisdiction as having areas of Moderate, High, and Very High Fire Hazard Zones. Subarea 1 is the only subarea of the Northside Specific Plan located within VHFHSZ. Subarea 1 and Subarea 2 are located with areas of High and Moderate FHSZs. Subarea 1 would allow for business park, commercial, open space, recreation, agriculture, and residential uses. Subarea 2 would allow for commercial, light industrial and include a residential overlay. Although the SPA is not adjacent to wildlands and is mostly comprised of existing -built out development, the area of the Northside Specific Plan within the City of Colton is designated as having a Moderate, High and Very High

Fire Hazard Rating. Thus, the Northside Specific Plan shall comply with local regulations requiring the Northside Specific Plan to prepare a site-specific Fire Protection Plan (**CM-WDF-3a through CM-WDF-3c**), for approval by the City of Riverside, City of Colton, and the County of Riverside.

The Northside Specific Plan would introduce new residences and commercial uses within this area of moderate wildfire threat, which could heighten the threat of wildfire due to increased motorized equipment, vehicles, or homes, or other flammable materials or substances. However, implementation of the Northside Specific Plan may also lessen the wildfire threat in the area by constructing and staffing on-site fire stations, which would be able to respond more quickly to wildfires in the area as compared to the more distant fire stations that currently exist. The Northside Specific Plan would also add fire suppression infrastructure, such as hydrants, in the area, and construct an emergency use heliport within the site. The Northside Specific Plan would incorporate fire safety features in compliance with 2019 CFC Standards (such as incorporation of sprinklers, maintenance of all flammable vegetation or other combustible growth within 30 feet of buildings, and other building code requirements), which would further reduce the potential for the Northside Specific Plan to exacerbate the risk of wildland fires that could result in loss, injury, or death (**CM-WDF-4**). As shown in Figure 2-6, Proposed Specific Plan Land Uses, in Chapter 2, a greenbelt buffer is proposed along the east and west boundary of the proposed development within the City of Colton. In addition, payment of relevant development impact fees and continued implementation of the City of Riverside General Plan policies PS-6.1 through PS-6.7 and PS-10.1 and PS-10.3 and City of Colton General Plan, Public Safety Element, Goal S-3 would further reduce wildfire risk to less-than-significant levels.

***Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***

**Less-than-Significant Impact.** Although the SPA is not adjacent to wildlands and is mostly comprised of existing built out development, the area of the Northside Specific Plan within the City of Colton is designated as having a Moderate, High and Very High Fire Hazard Rating. Thus, the Northside Specific Plan shall comply with local regulations requiring the Northside Specific Plan to prepare a site-specific Fire Protection Plan (**CM-WDF-3a through CM-WDF-3c**), for approval by the City of Riverside, City of Colton, and the County of Riverside. Construction of the access roads and utilities would have the potential to result in impacts related to construction air quality, noise, cultural resources, biological resources, and other resource areas. These impacts are evaluated within the context of the entire Northside Specific Plan in Sections 3.1 through 3.17 of this environmental impact report. The Northside Specific Plan involves the development of uses such as residential, commercial, recreation, and roadways that directly serve the planning area. The infrastructure proposed would include roadways, fuel modification buffers, and utilities; however, the construction and operation of the proposed infrastructure would be in compliance with applicable state and local standards regulating fire risk. For example, all dead-end fire access roads in excess of 150 feet in length shall be provided with approved provisions that allow emergency apparatus to turn around. A cul-de-sac shall be provided in residential areas where the access roadway serves more than two structures in accordance with the applicable roadway standards (City of Riverside 2020; City of Colton n.d.; County of Riverside 2007) (**CM-WDF-5**). All fuel modifications shall be installed prior to the final inspection for issuance of a certificate of occupancy. Roadway access, water supply system, and vegetation fuel modification of common roadway access areas shall be completed in each phase before a building permit is issued for any parcel within the phase (**CM-WDF-6**).

Construction of proposed access roads and utilities would have the potential to result in impacts related to air quality, noise, cultural resources, and biological resources, at a minimum. However, these impacts are evaluated within the context of the entire Northside Specific Plan in Sections 4.1 through 4.16 of this environmental impact report. For purposes of this section, impacts related to installation or maintenance of associated infrastructure and



their potential to exacerbate fire risk or result in temporary or ongoing impacts to the environment are considered less than significant.

***Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?***

**Less-than-Significant Impact.** As further discussed in Section 3.9, Hydrology and Water Quality, neither the Highgrove Channel nor Springbrook Creek can currently accommodate a 100-year flood event. Creation of additional impermeable surfaces in association with proposed development could exacerbate this existing flooding issue; however, with implementation of mitigation measures **MM-HYD-1, MM-HYD-2a through MM-HYD-2d, MM-HYD-3, and MM-HYD-5a through MM-HYD-5c**, outlined in Chapter 3.9 of this EIR, impacts related to downstream flooding and drainage changes would be reduced to less-than-significant levels.

As concluded in Section 3.6, Geology and Soils, development associated with the Northside Specific Plan would not be susceptible to landslides. Grading and construction would be completed in compliance with CBC regulations (**CM-GEO-1**) and compliance with County of Riverside Ordinances and City of Riverside and City of Colton Municipal Codes related to grading (**CM-GEO-2a and CM-GEO-2b**), thus reducing the potential for slope instability to occur. In addition, implementation of the Northside Specific Plan would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

Considering that the potential for downstream flooding and changes to the existing drainage pattern are mitigated to less-than-significant levels, the lack of landslide evidence, compliance with the CBC regulations and County of Riverside Ordinances, and compliance with City of Riverside and City of Colton Municipal Codes, potential impacts associated with post-fire flooding, runoff, or slope instability are considered less than significant.

### 3.18.5 Mitigation Measures

The Northside Specific Plan would not result in any significant impacts related to wildfire; therefore, no mitigation specific to wildfire is required.

### 3.18.6 Level of Significance After Mitigation

As analyzed in Section 3.18.4, Impacts Analysis, implementation of the Northside Specific Plan would not substantially impair an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risks and thereby pollutant concentrations; require the installation of infrastructure that may exacerbate fire risk; or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts are considered less than significant, and no mitigation is required.

# 4 Cumulative Effects

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## 4.1 Introduction

The California Environmental Quality Act (CEQA) requires that an environmental impact report (EIR) examine the cumulative impacts associated with a project, in addition to project-specific impacts. The discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone (14 CCR 15130(b)).

As stated in the CEQA Guidelines, an EIR “shall discuss cumulative impacts of a project when the project’s incremental effect is cumulatively considerable” (14 CCR 15130(a)). “Cumulatively considerable” means that “the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in Section 15130” (14 CCR 15065(c)). Section 15355 of the CEQA Guidelines states that cumulative impacts occur from “the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

A cumulative impact is not considered significant if the impact can be mitigated to below the level of significance through mitigation, including providing improvements and/or contributing funds through fee-payment programs. The EIR must examine “reasonable options for mitigating or avoiding any significant cumulative effects of a proposed project” (14 CCR 15130(a)(3) and 15130(b)(5)).

## 4.2 Cumulative Analysis Setting

The cumulative impact analysis for the proposed Northside Specific Plan is based on information contained in the City of Riverside General Plan 2025, County of Riverside General Plan, City of Colton General Plan, and the Final Northside Specific Plan prepared by Rick Engineering. The cumulative setting for each EIR topic varies depending on the resource area.

## 4.3 Cumulative Forecasting Methodology

CEQA Guidelines Section 15130(b) describes two acceptable methods for identifying a study area for purposes of conducting a cumulative impact analysis: “1) a list of past, present, and probable future projects producing related or cumulative impacts, including if necessary, those projects outside the control of the agency [the list of projects approach], or 2) a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact [the summary of projections approach].” The summary of projections approach is used in this EIR.

For the cumulative impact analyses, the cumulative study area includes the City of Colton, City of Riverside, and County of Riverside. These jurisdictions encompass the southwestern area of San Bernardino County and northwestern area of Riverside County and have similar environmental characteristics as the Northside Specific Plan Area (SPA). This area has historically been used for rural and commercial uses but has in recent decades been developed for residential and nonresidential developments ranging from rural to higher densities. This study

area exhibits similar characteristics in terms of climate, geology, and hydrology, and therefore is also likely to have similar biological and archaeological characteristics as well. This study area also encompasses the service areas of the SPA's primary public service and utility providers. Exceptions include cumulative air quality analysis, which considers the entire South Coast Air Basin (SCAB), and greenhouse gas (GHG) emissions and associated global climate change, which potentially affect all areas of Earth. Additionally, the analysis of potential cumulative hydrology and water quality effects considers other development projects located within the boundary of the Santa Ana River Basin watershed. Environmental impacts associated with buildout of the cumulative study area were evaluated in CEQA compliance documents prepared for the respective General Plans of each of the above-named jurisdictions.

## 4.4 Assessment of Cumulative Impacts

### 4.4.1 Aesthetics

For purposes of analysis herein, the Northside Specific Plan's cumulative study area for aesthetics comprises all areas visible from and visible to the SPA. Existing and planned developments located outside the Northside Specific Plan's viewshed have no potential to cumulatively contribute to visual quality effects.

#### Scenic Vistas

**Potentially Significant.** As noted under the discussion of impacts to scenic vistas, the SPA is visible from Mt. Rubidoux Park, while views from Box Springs Mountain Reserve and Sycamore Canyon Wilderness Park are obscured due to the overall distance away from the SPA. Views of the SPA from Mt. Rubidoux Park would not be substantially altered, as the SPA is characterized as a highly developed, urbanized area (with the exception of Pellissier Ranch, the former Riverside Golf Course, parks, and undeveloped lots interspersed with development), and future development resulting from proposed intensification of land uses in the SPA would be consistent with the existing urban character of the immediate surrounding area. In addition, future development located over 1 mile away from Mt. Rubidoux Park and on the valley floor would not substantially obstruct or interrupt existing available views. Effectively, the specific plan would avoid adverse effects to scenic vistas enjoyed from the public viewpoints due to the consistency of existing and proposed land uses called for in the Specific Plan, and therefore would have a less-than-significant impact. Therefore, cumulative impacts to scenic vistas are considered less than significant.

In regard to scenic road vistas, as noted in Section 3.1.4, the City of Riverside identifies Palmyrita Avenue and Marlborough Avenue as special boulevards that meet local criteria for scenic route designation and Market Street as a scenic boulevard. It was determined that implementation of the Northside Specific Plan would not substantially affect existing views from Palmyrita Avenue or Marlborough Avenue; therefore, impacts would be less than significant. In addition, the proposed land use and visual changes to the streetscape along Market Street would improve the overall visual setting and is not anticipated to disrupt occasional views to distant mountains, also resulting in a less than significant impact. Therefore, cumulative impacts to scenic vistas along roadways are considered less than significant.

As discussed in Section 3.1.4, the Santa Ana River trail, adjacent to the western boundary of the SPA, provides opportunities for scenic views to local hills and mountains and views to the San Bernardino and San Geronio Mountains. Views to the Santa Ana River are also available within the SPA and would not be affected by future potential development. Future development that would occur within the SPA to the east of the river trail would not

obstruct or substantially interrupt south-oriented views towards Mt. Rubidoux Park because neither the river trail nor the river would be developed; the south-oriented view corridor along the river trail and river would generally be maintained for trail users. Thus, views to the Santa Ana River corridor would not be substantially altered or impacted by the implementation of the Northside Specific Plan, resulting in a less-than-significant impact. However, the potential future development of High Density Residential uses (29 to 45 dwelling units/acre and up to 60 dwelling units/acre through an impact fee) may entail the construction of multistory residential structures greater than two stories in height within Subarea 1. Due to the proximity of the High Density Residential area to the trail, and the potential for multistory residences to be constructed in Subarea 1, the currently open characteristic of east- and northeast-oriented views from the segment of the river trail adjacent to Subarea 1 would be substantially altered. Thus, while neither the City of Riverside nor the City of Colton designated views from the Santa Ana River Trail to Box Spring Mountain Reserve Park or La Loma Hills as scenic vistas, scenic vista impacts associated with future development in Subarea 1 would be considered significant. In addition, the Roquet Ranch SPA Project would significantly alter a portion of the existing topography in the La Loma Hills area in the City of Colton. That aesthetic effect would combine with the Northside Specific Plan development to result in a cumulative impact to the Santa Ana River trail scenic view of La Loma Hills. It is noted that the Northside Specific Plan would allow for further densification resulting in greater view blockage than currently allowed, as the proposed High Density Residential would be expected to yield much denser development than the existing allowed M-1 Light Industrial. Therefore, cumulative impacts to scenic vistas from the Santa Ana River Trail would be considered cumulatively significant (**Impact AES-CUM-1**). Similar to the direct impact to scenic vistas identified in Section 3.1, Aesthetics, even with implementation of mitigation measure (**MM-**) **AES-1**, cumulative impacts to scenic vistas would remain significant and unavoidable.

### State Scenic Highways

**No Impact.** As noted in the discussion in Section 3.1.4 regarding damage to scenic resources within state scenic highways, the SPA is located within the viewshed of segments of State Route (SR-) 60 and Interstate (I-) 215; however, neither of the segments are eligible or officially designated as a state scenic highway according to the California Department of Transportation Scenic Highway Mapping System (Caltrans 2020). The nearest eligible and officially designated state scenic highways are located 13 miles and 27 miles, respectively, from the SPA. Thus, the SPA and anticipated cumulative project locations would not be visible from a designated scenic route. In addition, there are no officially designated State or County Scenic Highways in the vicinity of the Roquet Ranch Project area. According to the City of Colton's General Plan Update EIR, there are no designated scenic routes within the City of Colton, thus the Roquet Ranch Project site would not be visible from a designated scenic route (City of Colton, 2013c, p. 4.1-2). Accordingly, the Northside Specific Plan, in conjunction with the Roquet Ranch Project would not contribute to a cumulatively considerable impact associated with scenic resources within a state scenic highway or scenic route. Therefore, no cumulative impact to scenic resources within a state scenic highway would occur as a result of the Northside Specific Plan.

### Conflict with Applicable Zoning and Other Regulations Governing Scenic Quality

**Less-than-Significant Impact.** As discussed in Section 3.1.4 relating to compliance with existing visual quality regulations, implementation of the Northside Specific Plan would not conflict with an applicable land use plan, policy, or regulation for the purpose of avoiding or mitigating an environmental effect, including those applicable to aesthetics and scenic quality. All City of Riverside, City of Colton, and County of Riverside General Plan policies pertaining to aesthetics and scenic quality, as identified in Section 3.1.2, Relevant Plans, Policies, and Ordinances, are addressed in Table 3.1-1, and it was determined that the Northside Specific Plan would be consistent with applicable regulations pertaining to aesthetics and scenic quality. Therefore, the Northside

Specific Plan would not conflict with any plans or policies governing scenic quality that would contribute to a cumulatively significant impact. Additionally, neither the Cities of Riverside nor Colton have ordinances governing scenic quality that apply to the Northside Specific Plan. It is assumed that other future development within the viewshed would similarly follow applicable zoning code and general plan guidance regarding visual changes. Thus, because the Northside Specific Plan is in an urbanized area and would not conflict with applicable zoning and other regulations governing scenic quality and other cumulative development would similarly follow applicable scenic quality regulations, cumulative impacts occurring due to a conflict with applicable zoning and other regulations governing scenic quality are considered less than significant.

### Light and Glare

**Less-than-Significant Impact.** With respect to potential cumulative light impacts, all new development with the City of Riverside would be required to comply with Section 19.556.020 of the City of Riverside's Municipal Code that contains the City's lighting design and development standards including regulations surrounding the use of directed, oriented, and shielded lighting to prevent light from shining onto adjacent properties, onto public rights-of-way and into driveway areas. Additionally, all new development within the City of Riverside would be required to comply with Section 19.590.707, Light and Glare, that contains regulations regarding the minimum and maximum lighting intensity requirements. Furthermore, all new development within the City of Colton would be required to comply with City of Colton Zoning Code Chapter 18.42, Performance Standards, Section 18.42.090, Light, and Section 18.42.100, Glare, that regulate lighting and glare. Additionally, development projects with artificial light sources in surrounding jurisdictions would be required to comply with the light reduction requirements applicable in their respective jurisdiction. Therefore, cumulative impacts associated with light and glare as a result of implementing the Northside Specific Plan impact are considered less than significant.

## 4.4.2 Air Quality

The SPA is located in the SCAB, and as such, all existing and reasonably foreseeable development with the potential to emit air pollutants in the SCAB is pertinent to a discussion of cumulative effects. In analyzing cumulative impacts from the Northside Specific Plan, the assessment must specifically evaluate a project's contribution to the cumulative increase in pollutants for which the SCAB is designated as nonattainment for the National Ambient Air Quality Standards or California Ambient Air Quality Standards. Past, present, and future development projects may contribute to the SCAB adverse air quality impacts on a cumulative basis.

### Consistency with Applicable Air Quality Plan

**Potentially Significant.** As discussed in the impact analysis for consistency with the applicable air quality plan, the Northside Specific Plan would allow for future development that would potentially result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, evident in estimated construction and operational emissions in excess of the South Coast Air Quality Management District (SCAQMD) emission-based significance thresholds for volatile organic compounds (VOCs), oxides of nitrogen (NO<sub>x</sub>), carbon monoxide (CO), particles less than 10 microns in diameter (PM<sub>10</sub>), and particles less than 2.5 microns in diameter (PM<sub>2.5</sub>) (Tables 3.2-12 through 3.2-14). As such, the Northside Specific Plan would potentially conflict with Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook because the Northside Specific Plan would cumulatively contribute to emissions within SPA and consequently conflict with or obstruct implementation of the 2016 Air Quality Management Plan. Accordingly, cumulative impacts due to conflicts with regional air quality plans would be cumulatively significant (**Impact AQ-CUM-1**). Similar to impact identified for consistency with

applicable air quality plans in Section 3.2, even with implementation of **MM-AQ-1** through **MM-AQ-8**, and implementation of **CM-AQ-1** through **CM-AQ-3**, cumulative impacts occurring as a result of a conflict with the SCAQMD 2016 Air Quality Management Plan would remain significant and unavoidable.

### Criteria Pollutants

**Potentially Significant.** As discussed in the impact analysis for a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment (Section 3.2-4), it was determined that project-related construction emissions would exceed the daily criteria pollutant threshold established by the SCAQMD for emissions of VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Accordingly, the Northside Specific Plan's construction emissions during the construction phase would be cumulatively considerable absent mitigation. In regard to operational-source emissions, it was determined that implementation of the Northside Specific Plan would exceed applicable SCAQMD regional thresholds of significance for VOCs, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Therefore, the Northside Specific Plan's contribution of air quality emissions to the SCAB would be cumulatively considerable as a result of long-term Northside Specific Plan-related operational-source emissions, and impacts would be cumulatively significant (**Impact AQ-CUM-2**). Similar to impacts identified for a net increase in criteria air pollutants in Section 3.2, even with implementation of **MM-AQ-1** through **MM-AQ-8**, cumulative impacts occurring as a result of a net increase in criteria air pollutants would remain significant and unavoidable.

### Sensitive Receptors

**Potentially Significant.** As discussed in the impact analysis for exposure of sensitive receptors to substantial pollutant concentrations, it was determined that potentially significant impacts would result with implementation of the Northside Specific Plan, specifically related to exceedance of Localized Significance Thresholds during construction of future projects, toxic air contaminants, and the health effects of other criteria pollutants. Even with implementation of **MM-AQ-1**, **MM-AQ-7**, **MM-AQ-8**, **MM-AQ-9**, **MM-AQ-3**, and **MM-AQ-4**, impacts to sensitive receptors remain significant and unavoidable. Therefore, the Northside Specific Plan's contribution of impacts to sensitive receptors would be cumulatively considerable, and impacts would be cumulatively significant after mitigation (**Impact AQ-CUM-3**). Similar to impact identified to sensitive receptors in Section 3.2, even with implementation of **MM-AQ-1**, **MM-AQ-3**, **MM-AQ-4**, and **MM-AQ-7** through **MM-AQ-9**, cumulative impacts occurring as a result of exposing sensitive receptors to toxic air contaminants and the associated increase in health risks would remain significant and unavoidable.

### Odors

**Potentially Significant.** As discussed in the impact analysis for other emissions (odors), it was determined that since specific land uses and tenants cannot be identified for the Northside Specific Plan, odor sources associated with future development allowed under the Northside Specific Plan and their potential to cause a significant impact to nearby sensitive receptors also could not be completely identified. Thus, the potential for the Northside Specific Plan to generate an odor impact was considered to be potentially significant. **MM-AQ-10** (Odor Siting) and **MM-AQ-11** (Odor Abatement Plan) would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These odor impacts within the City of Colton have potential to be cumulatively significant and unavoidable (**Impact AQ-CUM-4**).

### 4.4.3 Biological Resources

This cumulative impact analysis for biological resources considers development of the Northside Specific Plan in conjunction with other development projects built out pursuant to General Plans in the City of Colton and the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

#### Special-Status Plants

**Potentially Significant.** Implementation of the Northside Specific Plan would result in potentially significant direct impacts associated with the loss of the San Diego ambrosia, thread-leaved brodiaea, smooth tarplant, Parry's spineflower, and other special-status plants identified within the MSHCP located in the SPA. In addition, implementation of the Northside Specific Plan would result in potentially significant indirect and/or long-term impacts to special-status plants associated with construction activities, operational use and spill of oils and grease, increased invasive plant species, and trampling of vegetation from humans. When considered in the context of other development projects in the cumulative biological study area, these impacts could result in cumulatively considerable significant impacts (**Impact BIO-CUM-1**). **MM-BIO-1, MM-BIO-2, MM-BIO-3**, as well as **CM-BIO-2** and **CM-HYD-1**, would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-1**).

#### Special-Status Wildlife Species

**Potentially Significant.** As discussed in the impact analysis for direct impacts to special-status species outside of the MSHCP, the Northside Specific Plan would result in potentially significant impacts to the Bernardino kangaroo rat, Stephens' kangaroo rat, Riverside fairy shrimp, and coastal California gnatcatcher. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact (**Impact BIO-CUM-2**). **MM-BIO-5, MM-BIO-6, and MM-BIO-7**, would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-2**).

As discussed in the impact analysis for direct impacts to non-listed special-status species outside of the MSHCP, the Northside Specific Plan would result in potentially significant impacts. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact (**Impact BIO-CUM-3**). **MM-BIO-8 and MM-BIO-9** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-3**).

As discussed in the impact analysis for direct impacts to special-status species inside of the MSHCP, the Northside Specific Plan would result in potentially significant impacts to the Los Angeles pocket mouse and San Bernardino kangaroo rat. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-4**). **MM-BIO-9** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this

mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-4**).

As discussed in the impact analysis for direct impacts to special-status species inside of the MSHCP, before mitigation, the Northside Specific Plan would result in potentially significant impacts to the burrowing owl and Riverside fairy shrimp. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-5**). **MM-BIO-5**, **MM-BIO-6**, and **MM-BIO-8** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-5**).

In addition, significant impacts to California legless lizard (Species of Special Concern [SSC]), California glossy snake (SSC), coast patch-nosed snake (SSC), pallid bat (SSC), pallid San Diego pocket mouse (SSC), western yellow bat (SSC), and pocketed free-tailed bat (SSC) were identified. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-6**). **MM-BIO-9** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-6**).

Regarding construction-related impacts, special-status wildlife species and suitable habitat for special-status wildlife species may be indirectly impacted during construction activities. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-7**). Even with implementation of **CM-BIO-2**, **CM-HYD-1**, **MM-BIO-13**, **MM-BIO-2**, and **MM-BIO-3** impacts would be significant and unavoidable. In addition, future development allowed by the Northside Specific Plan could result in potentially significant long-term indirect impacts to special-status wildlife species. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-8**). **MM-BIO-4** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-7** and **Impact-BIO-CUM-8**).

### Sensitive Natural Communities

**Potentially Significant** As discussed in the impact analysis for impacts to sensitive natural communities, the Northside Specific Plan would result in potential for future development within the SPA and MSHCP to impact sensitive communities, resulting in a potentially significant impact. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to sensitive natural communities (**Impact BIO-CUM-9**). **MM-BIO-11**, **MM-BIO-12**, **MM-BIO-6**, **MM-BIO-2**, **MM-BIO-3**, **MM-BIO-4**, and compliance measures **CM-BIO-2** and **CM-HYD-1** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-9**).



### Jurisdictional Waters

**Potentially Significant.** Implementation of the Northside Specific Plan would result in potentially significant impacts to jurisdictional waters, which would result in cumulatively considerable impacts when considered in the context of other projects within the Northside Specific Plan vicinity, resulting in a potentially significant cumulative impact (**Impact BIO-CUM-10**). Similar to projects occurring within the SPA, impacts to jurisdictional features within other properties would be subject to permitting with the relevant regulatory agencies, including the U.S. Army Corps of Engineers, Regional Water Quality Control Board (RWQCB) and/or California Department of Fish and Wildlife. **MM-BIO-12, MM-BIO-1, and MM-BIO-2** and compliance measures **CM-BIO-2, CM-BIO-3, CM-HYD-1, CM-HYD-2a, and CM-HYD-2b** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-10**).

### Wildlife Movement

**Potentially Significant.** There is potential for indirect impacts to the Santa Ana River wildlife linkage as a result of implementing the Northside Specific Plan. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to this area and to wildlife movement (**Impact BIO-CUM-11**). **MM-BIO-1, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-12, and MM-BIO-13** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-11**).

### Local Ordinance Compliance

**Less-than-Significant Impact.** As discussed in Section 3.4.1, the Northside Specific Plan is not in conflict with any local policies or ordinances protecting biological resources in the City of Riverside. However, there is a tree ordinance in the City of Colton. The City of Colton's Municipal Code, Chapter 12.20, as discussed in Section 3.3.2.4, does not allow for the removal of trees without approval of permits by the Public Works Director. The Northside Specific Plan would remove trees within the City of Colton. The appropriate permits would be acquired in order to remove trees and shrubs as necessary for construction, and thus compliance with **CM-BIO-4** would ensure cumulative impacts due to a conflict with applicable tree preservation ordinances would be less than significant.

### Habitat Conservation Plan Compliance

**Potentially Significant.** Regarding compliance with the MSHCP, future development allowed under the Northside Specific Plan within the MSHCP would be potentially inconsistent with the MSHCP unless assurances are provided that future projects would implement measures consistent with the MSHCP, resulting in a potentially significant cumulative impact, since other development occurring within the cumulative study area could also result in a conflict with the adopted MSHCP (**Impact BIO-CUM-12**). **MM-BIO-10 and MM-BIO-14** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-12**).

The Stephens' Kangaroo Rat HCP is applicable only to western Riverside County and is not available as a mechanism to provide take coverage for impacts to Stephens' kangaroo rat in San Bernardino County. As described in Section 3.3.2.3, the SPA is not located in an Stephens' Kangaroo Rat HCP Core Reserve. Additionally, there is a low potential for Stephens' kangaroo rat to occur in the SPA. In addition, each future development project in the SPA within the Stephens' Kangaroo Rat HCP would pay the required development fees. Therefore, future development within the SPA would not conflict with Stephens' Kangaroo Rat HCP, and cumulative impacts would be less than significant. Regarding the Upper Santa Ana HCP, **MM-BIO-4** would reduce impacts to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable.

#### 4.4.4 Cultural Resources

According to CEQA, the importance of cultural resources comes from the research value and the information they contain. Therefore, the issue that must be explored in a cumulative analysis is the cumulative loss of that information. For sites that are less than significant, the information is preserved through recordation and test excavations. Significant sites that are placed in open space easements avoid impacts to cultural resources and preserve the data. Significant sites that are not placed within open space easements preserve the information through recordation, test excavations, and data recovery programs that would be presented in reports and filed with the County and the South Coastal Information Center. The artifact collections from any potentially significant site would also be curated at a facility within the County or with an affiliated tribal curation facility. Alternatively, the collections may be repatriated to a tribe of appropriate affiliation.

This cumulative impact analysis considers implementation of the Northside Specific Plan, in conjunction with other development projects pursuant to the buildout of the City of Riverside, City of Colton, and County of Riverside General Plans. These areas have a potential to yield cultural resources that have affiliation with the cultural context of the SPA.

##### Historical Resources

**Potentially Significant.** Record searches and field surveys conducted for the Northside Specific Plan indicated that, with implementation of the Northside Specific Plan, significant impacts to known and unknown historical resources would occur, as well as to the Trujillo Adobe. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to historical resources (**Impact CUL-CUM-1**). Mitigation measure **MM-CUL-1** was identified in order to minimize impacts to historical resources; however, it was determined that impacts would remain significant and unavoidable, since significant impacts to historical resources occurring within the SPA, combined with significant impacts that could occur within the cumulative project area, cannot be guaranteed to be mitigated to a less than significant level. Additionally, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. Thus, implementation of the Northside Specific Plan would result in a cumulative impact that is significant and unavoidable.

##### Archeological Resources

**Potentially Significant.** Regarding archeological resources, it was determined that potentially significant impacts to unknown archeological resources could occur. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to

archeological resources (**Impact CUL-CUM-2**). **MM-CUL-3a** through **MM-CUL-3c** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact CUL-CUM-1**).

#### Human Remains

**Potentially Significant.** Regarding the disturbance of human remains, it is not anticipated that human remains would be discovered during future development allowed by the Northside Specific Plan. However, there is potential for inadvertent finds of human remains which could lead to a significant impact if not properly handled (**Impact CUL-5**). Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to human remains (**Impact CUL-CUM-3**). **MM-CUL-5** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact CUL-CUM-2**).

### 4.4.5 Energy

**Less-than-Significant Impact.** Potential cumulative impacts on energy would result if the Northside Specific Plan, in combination with past, present, and future projects, would result in the wasteful or inefficient use of energy. This could result from development that would not incorporate sufficient building energy efficiency features, would not achieve building energy efficiency standards, or would result in the unnecessary use of energy during construction and/or operation. The cumulative projects within the areas serviced by the energy service providers would be applicable to this analysis. Projects that include development of large buildings or other structures that would have the potential to consume energy in an inefficient manner would have the potential to contribute to a cumulative impact.

Cumulative projects that could exacerbate the Specific Plan's impacts include any projects that could result in wasteful, inefficient, or unnecessary use of energy. However, the Specific Plan would not result in wasteful, inefficient, or unnecessary use of energy, in large part due to the short-term and temporary nature of the construction period. Additionally, the operational activity of the Specific Plan would be minimized through energy reduction strategies pursuant to Title 24, as described in Section 3.5.4, Impacts Analysis. For all other projects that are required to comply with Title 24, the long-term energy consumption of those projects would also be reduced. Therefore, cumulative impacts to energy use would be not be considered less than significant.

### 4.4.6 Geology and Soils

#### **Earthquake Rupture/Seismic Ground Shaking/Ground Failure and Liquefaction/Landslides/Soil Erosion and Loss of Topsoil/Geologic Instability/Expansive Soils/Septic Tanks**

**Less-than-Significant Impact.** All of Southern California lies within a seismically active region with an extremely diverse range of geologic and soil conditions that can vary substantially within short distances. Impacts of the Northside Specific Plan would be cumulatively considerable if the Northside Specific Plan, in combination with other nearby projects, would result in significant cumulative impacts. However, impacts from geologic and soil conditions are also site-specific and would only have the potential to combine with impacts of the Northside

Specific Plan if they occurred in the same general location and on similar soils or topographies. Thus, the geographic extent of the cumulative study area for potential impacts to people and structures related to geologic and seismic hazards is restricted to the Specific Plan Area and the area immediately surrounding the Specific Plan Area.

As with all development in the County of Riverside, City of Riverside, and City of Colton, development within the SPA and within the cumulative study area would be required to comply with the seismic safety, grading, and construction requirements of the California Building Code (**CM-GEO-1**), and the County of Riverside (**CM-GEO-2a**), City of Riverside (**CM-GEO-2b**), and City of Colton Building Codes (**CM-GEO-2c**). Thus, since all projects within the cumulative study area would be required to comply with the requirements of the California Building Code, the Northside Specific Plan would not result in significant cumulative impacts regarding regional geology, seismicity, or soil constraints. As such, cumulative impacts would be considered less than significant.

### **Paleontological Resources**

**Potentially Significant.** Shallow excavations within mapped areas of younger, Holocene-age Quaternary alluvium are unlikely to uncover any significant paleontological resources. However, sedimentary deposits correlative with the Pleistocene-age may be impacted at an unknown depth below native topsoil and artificial fill, and therefore future development with mass excavation within areas with Pleistocene-age deposits may encounter important and unique paleontological resources throughout the cumulative study area. Thus, future development allowed under the Northside Specific Plan, in conjunction with future development within the cumulative study area, could result in a potentially significant cumulative paleontological resource impact (**Impact GEO-CUM-1**). **MM-GEO-1** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact GEO-CUM-1**).

## 4.4.7 Greenhouse Gas Emissions

**Less-than-Significant Impact.** As GHG emissions and climate change are a global issue, any approved project regardless of its location has the potential to contribute to a cumulative global accumulation of GHG emissions (as opposed to the relatively temporary nature of pollutants related to air quality). In theory, the geographic extent of the cumulative contributions to GHGs and climate change is worldwide. However, lead agencies are only able to regulate GHG emissions within their respective jurisdictions; therefore, the geographic extent is primarily contingent upon the area over which lead agencies have authority. As such, the geographic extent for the purposes of the Northside Specific Plan is the SCAB.

As discussed in Section 3.4.1, Existing Conditions, GHG emissions inherently contribute to cumulative impacts, and thus, any additional GHG emissions would result in a cumulative impact. However, as shown in Tables 3.4-2 and 3.4-3 in Section 3.4, the Northside Specific Plan would result in GHG emissions that do not exceed the applied threshold and result in a net reduction of GHG emissions compared to the baseline scenario. Therefore, the Northside Specific Plan would not result in a cumulatively considerable impact. As such, cumulative impacts associated with GHG emissions would be considered less than significant.

## 4.4.8 Hazards and Hazardous Materials

### Routine Transport, Use or Disposal of Hazardous Materials

**Less-than-Significant Impact.** Future development, in combination with other projects proposed in the cumulative study area, could result in an increase in risk of exposure to hazardous materials, such as through the routine transport, use, or disposal of such materials. However, all projects occurring within the cumulative study area would be required to comply with existing federal, state, and local laws and regulations regarding routine transport, use, and disposal of hazardous materials, ensuring impacts would be less than significant.

### Upset and Accident Conditions Involving the Release of Hazardous Materials

**Potentially Significant.** Future development occurring within the SPA and within the cumulative study area would be required to undergo individual permitting processes, and individual site-specific hazards would be required to be addressed during future development ministerial or discretionary processing in compliance with local, state, and federal regulations. However, development occurring within sites that contain past contamination could, upon disturbance during construction, be released to the environment or, upon future occupation, cause a hazard to the public due to exposure to hazardous materials above the applicable regulatory exposure limits, resulting in a potentially significant impact. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact due to upset and accident conditions (**Impact HAZ-CUM-1**). **MM-HAZ-1** through **MM-HAZ-3** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact HAZCUM-1**).

### Handle Hazardous Materials Within One-quarter Mile of an Existing or Planned School

**No Impact.** As discussed in Section 3.8, the Northside Specific Plan would not affect hazardous emissions or the handling of hazardous materials within these areas. Thus, the Northside Specific Plan would not contribute to a cumulative impact.

### Hazardous Material Sites

**Potentially Significant.** As noted in Section 3.8, there are multiple sites identified within the SPA that have remaining contamination in either soil, groundwater, and/or soil vapor. Development of these sites could cause an upset or accident condition where hazardous materials are released to the environment. Thus, in combination with other projects that may occur within the cumulative study area, future development occurring within the SPA could result in a potentially significant cumulative impact due to development within one of these sites (**Impact HAZ-CUM-2**). **MM-HAZ-1** through **MM-HAZ-3** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact HAZ-CUM-2**).

### Airport Safety Hazards

**Potentially Significant.** Future site-specific development projects that occur within the Airspace Protection Zone would be required to file an overflight notification document with the Federal Aviation Administration. Upon filing

with the Federal Aviation Administration, the applicant of the future project would be required to receive a “Determination of No Hazard to Air Navigation” to comply with the applicable Federal Aviation Administration regulations. Future projects occurring within the cumulative study area that do not comply with this requirement could pose a hazard to air navigation at March Air Reserve Base, which could result in a significant cumulative impact (**Impact HAZ-CUM-3**). **MM-HAZ-1** through **MM-HAZ-4** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact HAZ-CUM-3**).

#### Interference with Emergency Response/Evacuation Plan

**No Impact.** As discussed in Section 3.8, the Northside Specific Plan would not conflict with an adopted emergency response or eviction plan. Thus, when considered in conjunction with other projects occurring within the cumulative study area, implementation of the Northside Specific Plan would not contribute to a cumulative impact.

### 4.4.9 Hydrology and Water Quality

The geographic context for the analysis of cumulative impacts associated with water quality is the encompassing Santa Ana River Watershed. Cumulative development in the watershed could add new sources of stormwater runoff. Construction activities associated with development could temporarily increase the number of exposed surfaces that could contribute to sediments in stormwater runoff. Additionally, materials associated with construction activities could be deposited on surfaces and carried to receiving waters in stormwater runoff.

#### Violation of Water Quality Standard, Waste Discharge Requirements, or Degrade Surface/Groundwater Quality

**Less-than-Significant Impact.** Continued development and redevelopment within the Santa Ana River watershed could increase the amount of impervious surfaces that could increase stormwater runoff rates and amounts, as well as, changes in land use that may increase the amount of pollutants in stormwater runoff. However, all cumulative development in the watershed would be subject to the existing regulatory requirements to protect water quality and minimize increases in stormwater runoff. For example, the Construction General Permit requires development and implementation of a stormwater pollution prevention plan for all construction sites larger than 1 acre to mitigate potential impacts to water quality from polluted stormwater runoff (**CM-HYD-1**). Construction sites smaller than 1 acre would be subject to municipal regulations, such as the Municipal Separate Storm Sewer System (MS4) Permit, which requires that the project designer and/or contractor of all new development and redevelopment projects that fall under specific “priority” project categories develop a Water Quality Management Plan (**CM-HYD-2a** and **CM-HYD-2b**). Development in these municipalities would also be subject to local goals and policies related to water quality, such as the County of Riverside Water Quality Management Plan, The City of Riverside Urban Water Management Plan, and the City of Colton Water Quality Management Plan Procedures.

Every 2 years, the Santa Ana RWQCB must re-evaluate water quality within its geographic region and identify those water bodies not meeting water quality standards. For those impaired water bodies, a total maximum daily load must be prepared and implemented to reduce pollutant loads to levels that would not contribute to a violation of water quality standards. All development within the Santa Ana River Watershed are subject to the water quality standards outlined in the Basin Plan and must comply with any established total maximum daily loads. The continuing review process would ensure that cumulative development within the watershed would not substantially degrade water quality.

The County of Riverside and the Cities of Riverside and Colton are subject to requirements of their respective MS4 Permits. Currently, the MS4 permits require that the project designer and/or contractor of all new development and redevelopment projects that fall under specific “priority” project categories must develop a Water Quality Management Plan, which includes Low Impact Development (LID) design requirements related to water quality. The proposed plan would require the implementation **CM-HYD-2a and CM-HYD-2b**, which mandates the incorporation of LID features during project design, in order to reduce impervious surfaces and increase onsite filtration of contaminants in stormwater runoff. The LID features would address long-term effects on water quality within the Santa Ana River Watershed and ensure best management practices and LID designs minimize potential water quality concerns to the maximum extent practicable.

Therefore, impacts associated with water quality standards and polluted runoff in the watersheds would be minimized, and with the implementation of **CM-HYD-1** as well as **CM-HYD-2a** and **CM-HYD-2b**, the Northside Specific Plan’s contribution to cumulative impacts would be less than significant.

#### **Groundwater Recharge**

**Less-than-Significant Impact.** Future construction within the SPA could result in the build-out of undeveloped land and redevelopment of current infrastructure. Buildout of undeveloped lands would involve converting a large portion of previously pervious soils into impermeable surfaces. As a result, groundwater recharge within the cumulative study area region could be reduced. However, future projects would be required to comply with the LID requirements of the County of San Bernardino MS4 Permit and City of Riverside MS4 Permit (**CM-HYD-2a** and **CM-HYD-2b**). These requirements ensure cumulative impacts to groundwater recharge would be less than significant.

#### **Groundwater Supply**

**Less-than-Significant Impact.** With regard to groundwater supply, based on projected Riverside Public Utilities and San Bernardino Valley Regional Water District water supplies and demands within their respective service areas, water supplies would be adequate through the year 2040 to serve the existing and future population of the City of Riverside and City of Colton (WSC 2016a, 2016b). These water purveyors would be required to complete updated urban water management plans every 5 years, including 2020, 2025, 2030, etc., which would provide updated water supply information for projects proposed under the Northside Specific Plan. In addition, with implementation of planned projects aimed at meeting future water demands, coupled with regional groundwater management plans and the regulatory bindings of the Western-San Bernardino Judgment, the Northside Specific Plan would not substantially decrease groundwater supplies or impede sustainable groundwater management of the relevant groundwater basins, as described above. As result, impacts would be less than significant. Thus, cumulative impacts associated with groundwater recharge and supply would be less than significant.

#### **Substantial Erosion of Siltation On or Off Site**

**Less-than-Significant Impact.** As discussed in Section 3.9, implementation of the Northside Specific Plan, including grading and construction of individual projects within the SPA, would not substantially alter the existing drainage pattern of the site or area. Thus, the Northside Specific Plan would not contribute to a cumulative impact regarding on or off site siltation, resulting in a less-than-significant impact.

### Increase in the Rate or Amount of Surface Runoff Resulting in Flooding

**Potentially Significant.** As discussed in Section 3.9, Implementation of the Northside Specific Plan would result in development of the site with additional urban uses, including impermeable surfaces such as roads, parking lots, and buildings, as well as increase the SPA light industrial presence. Increased impermeable surfaces would result in increased stormwater runoff, which could exacerbate existing flooding conditions. As previously discussed, neither the Highgrove Channel nor Springbrook Creek can currently accommodate a 100-year flood event. Flood waters that exceed the Highgrove Channel would flow southward as unchannelized, wide spreading runoff. This runoff would likely have negative flooding impacts on the downstream reach of Springbrook Creek through the length of the SPA. In addition, the northern half of the SPA contains very limited storm drain systems. Stormwater runoff occurs primarily along streets and as overland sheet flow in undeveloped areas. Creation of additional impermeable surfaces in association with SPA development could exacerbate the existing potential for flooding in these areas. Development would be required to comply with the applicable MS4 permits and associated LID requirements to control runoff (**CM-HYD-2a** and **CM-HYD-2b**). Adherence to these requirements would reduce significant impacts related to flooding to a degree, but cannot guarantee that all future project-level impacts of the Northside Specific Plan or combined project-level impacts would be below a level of significance. Thus, cumulative impacts are considered potentially significant (**Impact HYD-CUM-1**). **MM-HYD-1, MM-Hyd2a, MM-HYD-2b, MM-HYD-2c, and MM-HYD-3** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact HYD-CUM-1**).

### Exceed Capacity of Existing/Planned Stormwater Drainage Systems/Impede or Redirect Flood Flows

**Potentially Significant.** The geographic context for the analysis of cumulative impacts related to storm drainage is the Santa Ana River Watershed. Cumulative development within the watershed could potentially increase the amount of impervious surfaces that could cause or contribute to storm drain and creek bed capacity exceedance and/or require construction of new or expanded flood control infrastructure, resulting in a potentially significant cumulative impact (**Impact HYD-CUM-2**). New development within the watersheds would be subject to the environmental review process and compliance with local stormwater regulations, such as the Construction General Permit, the Section 404 permit process of the Clean Water Act (**CM-BIO-3**), local municipal code requirements, and local water quality management plan requirements. The Northside Specific Plan would require implementation of **CM-HYD-2a** and **CM-HYD-2b**, which mandates incorporation of LID features during Northside Specific Plan design in order to reduce impervious surfaces and reduce stormwater runoff. In addition, the Northside Specific Plan would require implementation of mitigation measures **MM-HYD-1** through **MM-HYD-4**, which mandate drainage features within the SPA be upgraded and that a Hydrology/Drainage Report be developed during the design of individual projects proposed as part of the Northside Specific Plan. The Hydrology/Drainage Report would demonstrate that stormwater runoff flow volumes and flow rates, associated with specific projects, would be less than or equal to existing conditions to prevent on- and off-site flooding. In addition, **MM-HYD-5** would require Federal Emergency Management Agency approval of flood map revisions and levee accreditation prior to proposed Northside Specific Plan development, to prevent development within 100-year floodplains.

Similar to the Northside Specific Plan, other projects in the Santa Ana River Watershed would incorporate hydromodification features such that drainage rates and volumes would be less than or equal to existing conditions. However, because the improvement would be located within the jurisdiction and control of the Riverside County Flood Control and Water Conservation District and Federal Emergency Management Agency and the City of Riverside cannot assure that they will permit the improvements to be made. Therefore, the Northside



Specific Plan would contribute to a significant cumulative impact (**Impact HYD-CUM-2**) associated with the exceedance of the capacity of existing and planned stormwater drainage systems or the Impeding or redirection of flood flows.

### **Flooding Hazards**

**Potentially Significant.** The SPA and cumulative study area is not located in proximity to the Pacific Ocean and therefore not subject to inundation by tsunami. Similarly, the SPA and cumulative study area is not located in proximity to a standing body of water that might be susceptible to a seiche. However, portions of the SPA are located within a flood hazard zone, subject to possible dam inundation and creek bank overflow. The Northside Specific Plan would result in development and renovations adjacent to the 100-year creek flood hazard areas. Additionally, according to the City of Colton's Flood Zone Map, the SPA is susceptible to inundation if the Seven Oaks Dam were to fail. The actual area affected by any failure of Seven Oaks Dam would depend on the nature of the failure and the amount of water impounded by the dam at the time (City of Colton 2018a). The Northside Specific Plan includes the buildout of industrial zones, which can use toxic chemicals and other materials that would be detrimental to the neighboring environment should flooding occur, resulting in a potentially significant cumulative impact (**Impact HYD-CUM-3**). Federal Emergency Management Agency flood map revisions and levee accreditation, as outlined in **MM-HYD-5a**, **MM-HYD-5b** and **MM-HYD-5c**, would prevent development within the 100-year floodplain, would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable. Therefore, the Northside Specific Plan would contribute to a significant cumulative impact (**Impact HYD-CUM-1**).

### **Water Quality Control Plans/Groundwater Management Plans**

**Less-than-Significant Impact.** With regards to compliance with water quality control plans or sustainable groundwater management plans, the Northside Specific Plan would be required to comply with the Santa Ana Watershed Protection Program, including the San Bernardino County MS4 Permit and Riverside MS4 Permit (**CM-HYD-2a** and **CM-HYD-2b**). In accordance with the City of Colton and City of Riverside requirements, projects proposed as part of the Northside Specific Plan would be required to implement a stormwater pollution prevention plan during construction and a water quality management plan during operations to address water quality (**CM-HYD-1**). These projects would be required to adhere to local, state, and federal standards to ensure that projects completed as part of the Northside Specific Plan would not conflict with or obstruct implementation of the Santa Ana RWQCB Basin Plan. Thus, cumulative impacts would be less than significant.

With respect to groundwater management, urban water management plans completed by the Riverside Public Utilities and the San Bernardino Valley Regional Water District have identified adequate supplies to meet anticipated water demands through 2040, during normal, single-dry year, and multiple-dry year scenarios. The SPA is also governed in accordance with the Groundwater Management Plan for the Riverside Groundwater Basin. The Riverside Public Utilities has several planned projects to meet future water demand needs of the proposed Northside Specific Plan. As such, the proposed Northside Specific Plan would not conflict with or obstruct implementation of a sustainable groundwater management plan. Thus, the Northside Specific Plan would not conflict with applicable water quality control plans or sustainable groundwater management plans. Cumulative impacts would be considered less than significant.

## 4.4.10 Land Use and Planning

### Division of Established Community

**No Impact.** Implementation of the Northside Specific Plan is intended to provide a more cohesive community with adequate buffers and connections. Therefore, implementation of the Northside Specific Plan would not result in physically dividing an established community. As such, the Northside Specific Plan has no potential to result in cumulatively considerable impacts associated with the physical arrangement of an established community.

### Consistency with Adopted Land Use Plans

**Potentially Significant.** Regarding consistency with adopted land use plans, to ensure consistency between the Northside Specific Plan and the agencies' general plan land use designations, the Northside Specific Plan would include approval of a General Plan Amendment from the City of Riverside, City of Colton, and County of Riverside concurrently with the adoption of the Northside Specific Plan to incorporate and recognize that the proposed land uses replace the existing land uses within the SPA. In order to ensure consistency between the Specific Plan and the agencies' municipal codes, the Northside Specific Plan would include application for a Change of Zone with the City of Riverside, City of Colton, and County of Riverside to incorporate zoning designations that are consistent with the amended general plan land uses, where applicable. With adoption of the requested project approvals, including the Change of Zone, the Northside Specific Plan would be consistent with the City of Riverside, City of Colton, and County of Riverside zoning for the SPA. As discussed in Section 3.3, the Northside Specific Plan would be consistent with all related policies underlined in the Western Riverside County MSHCP. As discussed in Section 3.7, the Northside Specific Plan would be consistent with the applicable Climate Action Plans for each jurisdiction. Thus, implementation of the Northside Specific Plan would not result in a cumulatively considerable impact in relation to consistency with land use plans, zoning codes, the MSHCP, or climate action plans. Cumulative impacts would be less than significant.

However, the standards related to land use and planning under the South Coast Air Quality Management Plan as described in Section 3.1.3, Relevant Plans, Policies, and Ordinances, discuss reducing source emissions through lowered vehicle miles traveled, compliance with criteria air pollutant emission standards, and compliance with air toxics emission standards. All development within the Northside Specific Plan would comply with all air quality standards on a federal, state, and local level. As discussed earlier, the creation of bike lanes, sidewalks, and complete streets and establishment of mixed-use zones would encourage a decrease of vehicle miles traveled. However, implementation of the Northside Specific Plan would create significant and unavoidable impacts due to the lack of project-specific information available at this time. As a result, the effectiveness in reducing construction and operational emissions cannot be accurately quantified, and there would be a potential conflict with the South Coast Air Quality Management Plan. Therefore, the Northside Specific Plan would be inconsistent with the South Coast Air Quality Management Plan and would result in a cumulatively significant impact (**Impact LU-CUM-1**). Even with implementation of mitigation measures **MM-AQ-1** through **MM-AQ-8**, this impact would remain cumulatively significant and unavoidable. Additionally, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction.

## 4.4.11 Noise

### Ambient Noise Levels: Construction Noise Impacts

**Potentially Significant.** Construction activities associated with implementing the Northside Specific Plan, especially involving heavy construction equipment, would create intermittent periods of noise when construction equipment is in operation and cause a short-term increase in ambient noise levels. As shown in Table 3.11-10, noise from construction activities related to implementation of the Northside Specific Plan would potentially be significant when they are sufficiently proximate to on-site and off-site receptors. Noise associated with the demolition, site preparation, and building construction for projects approved under the Northside Specific Plan would result in potential short-term noise impacts to noise-sensitive receptors that include the following: (1) existing off-site residential communities, schools, and hospitals that adjoin the Northside Specific Plan boundary; (2) pre-existing residences, schools, and hospitals within SPA; and, (3) newly created residences, schools, and hospitals associated with development projects implemented under the Northside Specific Plan. Thus, construction activities combined with foreseeable construction noise from nearby development could result in a cumulatively considerable substantial increase in ambient noise levels in the cumulative study area, resulting in a potentially significant cumulative impact (**NOI-CUM-1**). **MM-NOI-1**, would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact NOI-CUM-1**).

### Ambient Noise Levels: Traffic Noise Impacts

**Potentially Significant.** Regarding traffic noise impacts, while specific information on future development sites and their locations within the Northside Specific Plan and cumulative study area are unknown at this time, existing requirements within each jurisdiction require site-specific noise analysis to be completed prior to issuance of permits (**CM-NOI-1**, **CM-NOI-2**, and **CM-NOI-3**). Future projects within the SPA and cumulative study area would be required to demonstrate compatibility with respect to the appropriate jurisdictional guidance and policies, which may include project-specific acoustical analyses that evaluate the effects of adequate building sound insulation and other noise-reducing measures. However, in some cases, such predictive analyses of proposed development may conclude that noise impacts may be significant and unavoidable. For this reason, on-site traffic noise impacts for the Northside Specific Plan are anticipated to be potentially significant and unavoidable, while off-site (cumulative study area) traffic noise impacts would be potentially significant and unavoidable as well (**Impact NOI-CUM-2**). No mitigation measures were identified in order to reduce traffic noise level impacts. Thus, implementation of the Northside Specific Plan would result in cumulative impacts that would be significant and unavoidable.

### Ambient Noise Levels: Stationary Noise

**Less-than-Significant Impact.** As summarized in Section 3.11.2.3, policies from the noise elements of the Riverside County, City of Riverside, and City of Colton general plans require noise studies for proposed land use developments that may be potentially incompatible with the proximate existing outdoor sound environments (**CM-NOI-1**, **CM-NOI-2**, and **CM-NOI-3**). Further, noise ordinances for these same jurisdictions feature either limits on hours of operation for various noise-generating activities, exterior and interior noise thresholds that must not be exceeded, or both (**CM-NOI-4**, **CM-NOI-5**, and **CM-NOI-6**). These criteria would be applied as future development is proposed within the SPA and cumulative study area, and potential impacts from site-specific stationary sources of

noise emission (e.g., building HVAC) would be determined. At the program-level assessment discussed herein, it can be reasonably concluded that the juxtaposition of proposed land uses envisioned by the Northside Specific Plan would result in potentially significant noise impacts at the project-by-project level, and noise-reducing project design features would be required to demonstrate that compliance or compatibility with relevant Riverside County, City of Riverside, and/or City of Colton standards would be anticipated and achieved. For this reason, stationary source operation noise impacts for the Northside Specific Plan are anticipated to be less than significant with appropriate project-specific design features applied at the site-specific level. Thus, the Northside Specific Plan would not contribute to a cumulative impact, and impacts would be less than significant.

#### **Excessive Groundborne Vibration or Noise Levels**

**Potentially Significant.** Vibration levels associated with future development short-term construction activities within the SPA have the potential to result in significant impacts. In addition, other cumulative projects in the vicinity of the Northside Specific Plan could result in a cumulatively considerable impact regarding ground-borne vibration and ground-borne noise during construction (**Impact NOI-CUM-3**). However, development within the SPA, as well as other projects within the cumulative study area, would be required to comply with applicable noise standards and implement mitigation measures to reduce potential ground-borne vibration and ground-borne noise impacts. **MM-NOI-2**, would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact NOI-CUM-3**).

#### **Noise Exposure Due to Proximity to Airports**

**Less-than-Significant.** The Northside Specific Plan does not involve the construction, operation, or use of any public airports, public use airports, or private airstrips. There are no conditions associated with the SPA that would contribute airport noise or exposure of additional people to unacceptable levels of airport noise. Accordingly, the Northside Specific Plan would have no potential to cumulatively contribute to impacts associated with noise from any public airports, public use airports, or private airstrip. Additionally, the SPA does not lie within an airport land use plan, or within 2 miles of a public airport or public use airport or a private airstrip. Thus, cumulative impacts would be less than significant.

### 4.4.12 Population and Housing

The cumulative impact area for population and housing is the City of Riverside, City of Colton, and County of Riverside. Implementation of the Northside Specific Plan and cumulative development projects could contribute to significant cumulative impacts to population and housing if they would induce substantial population growth or displace substantial numbers of existing housing units requiring the construction of replacement housing.

#### **Induce Substantial Population Growth**

**Less-than-Significant Impact.** The Northside Specific Plan would allow for a substantial amount of growth in both the near-term and buildout (Year 2040) conditions. However, such growth would be consistent with the planned growth for the region. As shown in Table 3.12-1, Current and Forecasted Populations, the City of Riverside has a population of 330,063 people. The City of Riverside is forecasted to have a population of 386,600 by 2040 (SCAG 2016). This represents a forecasted growth of 53,537 people within the City of Riverside. At buildout year 2040, the Northside Specific Plan is projected to increase the population within the City of Riverside by 20,645

people, which would be aligned with the Southern California Association of Governments' (SCAG's) growth forecasts for this jurisdiction. Thus, the proposed growth allowed by the Northside Specific Plan would not constitute unplanned growth within the City of Riverside, and cumulative impacts would be less than significant.

The County of Riverside has a population of 2,415,954, as of 2018 (Table 3.12-1, Current and Forecasted Populations). The County of Riverside is forecasted to have a population of 3,183,700 by 2040 (SCAG 2016). This represents a forecasted growth of 767,746 people within the County of Riverside. At full buildout, the Northside Specific Plan is anticipated to increase the population in unincorporated regions of the County of Riverside by 1,282 people. The projected population increase from the Northside Specific Plan would be aligned with SCAG's growth forecasts for this jurisdiction and would not induce substantial unplanned population growth to the region. Thus, the proposed growth allowed by the Northside Specific Plan would not constitute unplanned growth within the County of Riverside, and cumulative impacts would be less than significant.

The City of Colton has a population of 54,828, as of 2018 (Table 3.12-1, Current and Forecasted Populations). The City of Colton is forecasted to have a population of 69,100 by 2040 (SCAG 2016). This represents a forecasted growth of 14,272 people within the City of Colton. At full buildout, the Northside Specific Plan is projected to increase the population in the City of Colton by 4,606 people (Table 3.12-4, Estimated Population Increase within Northside SPA Buildout). With the Residential Overlay, the total potential population increase would be 12,601 people. The projected population increase from the Northside Specific Plan would be aligned with SCAG's growth forecasts for this jurisdiction and would not induce substantial unplanned population growth to the City of Colton. Thus, the proposed growth allowed by the Northside Specific Plan would not constitute unplanned growth within the City of Colton, and cumulative impacts would be less than significant.

## Housing

**Less-than-Significant Impact.** The Northside Specific Plan would retain all the Medium Density Residential (MDR) areas and other residential areas within the SPA boundary, and would convert nonresidential land uses (i.e., Business/Office Parks, Light Industrial) to residential land uses. The Northside Specific Plan would not displace a substantial number of existing people or housing and would instead increase housing as discussed above. Therefore, implementation of the Northside Specific Plan would not displace a substantial number of people requiring the construction of replacement housing within the cumulative study area. Cumulative impacts would be less than significant.

## 4.4.13 Public Services

Cumulative projects in the City of Riverside, the City of Colton, and Riverside County have the potential to result in a significant cumulative impact in which substantial adverse physical impacts are observed in association with the expansion of public service buildings or the building of new public service buildings to accommodate the new residents brought on by other projects.

## Fire Protection

**Less-than-Significant Impact.** Future growth in the area would generate additional demand on fire protection services, which may require the construction or expansion of services and facilities to maintain acceptable travel times and adequate levels of service. Although some cumulative projects are located outside of the SPA, mutual aid agreements between cities could potentially cause an impact on the SPA's fire protection services. However, in the even in which another city requests aid is rare and therefore negligible. As required by the City of

Riverside's Municipal Code, Chapter 16.32 – Fire Prevention, and City of Colton Municipal Code, Chapter 15.16 – Fire Code, each cumulative project would be required to ensure adequate availability for fire service and that travel times are met. If a project results in potential impacts on fire service or travel times, that project would be required to mitigate such impacts. In addition, each cumulative project would be required to demonstrate compliance with all applicable laws and regulations regarding fire protection services and facilities. Therefore, cumulative impacts to fire protection services or facilities would be less than significant.

## **Law Enforcement**

**Less-than-Significant Impact.** Development of the Northside Specific Plan would result in an incremental increase in demand on law enforcement services and, when combined with the demand associated with anticipated population growth and other potential cumulative development projects, additional police personnel, support staff, and related equipment and facilities would be required to effectively meet the demands of the Northside Specific Plan and anticipated future development in the surrounding area. Although some cumulative projects are located outside of the City of Riverside and the City of Colton, mutual aid agreements between cities could potentially cause an impact on the SPA's police protection services. However, the event in which another city requests aid is rare and therefore negligible. Payment of the required development impact fees would be required by the Northside Specific Plan and all other cumulative projects. The development impact fees address a project's proportional impact on capital facilities, such as structures and equipment, associated with police protection. Public funds such as property taxes, sales taxes, and fees generated by the cumulative projects would be used to cover the incremental costs associated with providing police services. Therefore, cumulative impacts to law enforcement services or facilities would be less than significant.

The Northside Specific Plan includes a new police facility within the Northside Village Center (see Chapter 2, Project Description). Future growth in the cumulative area would generate additional demand for law enforcement protection to maintain acceptable response times and adequate levels of service. The cumulative increase in demand for law enforcement could result in the expansion of existing facilities or the construction of new facilities, which could have adverse impacts on the environment; however, all new or expanded facilities would be required to undergo environmental review and be required to demonstrate compliance with applicable regulations. As stated above, the Northside Specific Plan's financial contribution through taxes accumulated from future residents would contribute to the future expansion or construction of new facilities to maintain adequate levels of service. Therefore, because the expansion of existing or the construction of new facilities would be required to undergo CEQA review, and because the Northside Specific Plan would contribute its fair share financial contribution through ongoing tax assessments to maintain adequate levels of service, cumulative impacts to police protection services or facilities would be less than significant.

## **Schools**

**Less-than-Significant Impact.** Cumulative projects that involve residential development would increase the public school population in the cumulative study area. The Riverside Unified School District and Colton Joint Unified School District services the SPA in addition to other cities and communities. The increase in demand for school facilities could result in the expansion of existing or the construction of new facilities, which could have adverse impacts on the environment; however, all new or expanded facilities would be required to undergo environmental review and be required to demonstrate compliance with applicable regulations and general plans. The Northside Specific Plan would be subject to assessment of applicable school fees at the rate in effect at the time of issuance of building permits; therefore, the Northside Specific Plan would not result in a cumulatively

considerable contribution to the additional demand on existing school facilities within the district, and cumulative impacts would be less than significant.

## Parks

A cumulative impact analysis for parks is found in Section 3.14, Recreation.

## Other Public Facilities

**Less-than-Significant Impact.** Population-inducing projects would generate the need for additional public libraries or increased square footages at existing public libraries; however, the Riverside Public Library and Colton Public Library has no concrete plans to expand an existing library or to construct a new library to service the Northside Specific Plan. In the future, if new or expanded libraries are proposed, they would be subject to the same environmental review procedures as all other development projects. Any identified significant impacts would be required to be mitigated to the extent feasible. Therefore, cumulative impacts would be less than significant.

### 4.4.14 Recreation

**Less-than-Significant Impact.** Cumulative projects that involve residential development would increase the population in the cumulative study area which may increase the use of existing neighborhood and regional parks within the cumulative study area. The increase in demand for neighborhood and regional parks could result in the expansion of existing or the construction of new facilities, which could have adverse impacts on the environment; however, all new or expanded facilities would be required to undergo environmental review and be required to demonstrate compliance with applicable regulations and general plans.

Future residential projects that would be developed under the Northside Specific Plan would be required to provide on-site recreational amenities and/or payment of development impact fees (**CM-PS-1**, **CM-REC-1a**, **CM-REC-1b**, **CM-REC-2**, and **CM-REC-3**) towards future construction or expansion of recreational facilities. Thus, with the implementation of these mitigation measures, the Northside Specific Plan would not result in a cumulatively considerable impact on recreation facilities. Cumulative impacts would be less than significant.

### 4.4.15 Transportation

**Potentially Significant.** As concluded in Section 3.15, Transportation, the addition of traffic generated by the Northside Specific Plan would result in significant cumulative impacts to intersections and roadway segments due to the generation of an increase in average daily trips. Additionally, under the Horizon Year (2040) traffic analysis, as discussed in Section 3.15, significant impacts to intersections and roadway segments would also occur. The projected increase in average daily trips and potentially significant impacts identified for the Northside Specific Plan, taken in conjunction with cumulative development in the City of Colton and County of Riverside, would result in a potentially significant cumulative traffic (**Impact TR-CUM-1**). Even with implementation of **MM-TR-1** through **MM-TR-16**, transportation impacts would remain significant and unavoidable. Additionally, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact TR-CUM-1**). Refer to Section 3.15 for additional details.

#### 4.4.16 Tribal Cultural Resources

**Potentially Significant.** As concluded in Section 3.16, while the City has determined that no known tribal cultural resources (TCRs) are present within the SPA, future development could result in a significant impact TCRs, as there exists the potential for unknown subsurface TCRs to be impacted by future development allowed under the Northside Specific Plan. Cumulative development in the City of Riverside, City of Colton, and County of Riverside creates the potential for additional impacts to TCRs (**Impact TCR-CUM-1**). Cumulative development in the City would undergo environmental and design review on a project-by-project basis pursuant to CEQA to evaluate potential impacts to TCRs. Cumulative impacts to TCRs would be mitigated on a project-by-project basis through compliance with respective jurisdictions general plan polices, general plan mitigation measures, and site-specific mitigation measures, and in accordance with the established regulatory framework concerning the protection of TCRs. **MM-TCR-1** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact TCR-CUM-1**).

#### 4.4.17 Utilities and Service Systems

##### Water/Wastewater Facilities

**Less-than-Significant Impact.** As discussed in Section 3.17, implementation of the Northside Specific Plan would not require or result in the relocation or construction of new or expanded water facilities. Nor would not require or result in the relocation or construction of new or expanded wastewater facilities. As such, implementation of the Northside Specific Plan would not result in significant impacts due to the construction or relocation of water or wastewater facilities, and thus would not contribute to a cumulatively considerable impact.

##### Stormwater Drainage Facilities

**Less-than-Significant Impact.** Although new storm drain facilities would be anticipated to be constructed in order to adequately serve buildout of the Northside Specific Plan, it is not anticipated to cause environmental impacts beyond what was planned within the SPA because construction-related impacts would be temporary and properly mitigated (such as **MM-AQ-1**, **MM-AQ-2**, **MM-AQ-6**, **MM-NOI-1**, and **MM-NOI-2**), and applicable codes and policies would be adhered to. Thus, construction of new storm drain facilities would not contribute to a cumulatively considerable impact.

##### Electric Power, Natural Gas, or Telecommunications Facilities

**Less-than-Significant Impact.** Regarding new electric, natural gas, or telecommunication facilities, new, upgraded, or expanded electric utility facilities needed to serve the Northside Specific Plan at buildout would comply with all applicable mitigation measures and compliance measures to reduce potential impacts as a result of construction. The construction new, upgrades, or expanded electricity utility facilities is already anticipated and planned in the Northside Specific Plan, the Riverside Public Utilities Integrated Resource Plan, the Riverside Public Utilities 2017–2021 Strategic Plan, the Riverside Transmission Reliability Project, and the Colton Electric Department Integrated Resource Plan. Thus, the construction of these facilities would not contribute to a cumulatively considerable impact. Impacts would be less than significant.



### Solid Waste Generation/Compliance with State Regulations

**Less-than-Significant Impact.** The Northside Specific Plan would not generate solid waste in excess of State or local standards, nor would it impair the attainment of solid waste reduction goals. The sustainability goals highlighted in the Northside Specific Plan would work towards the solid waste and sustainability goals for each respective jurisdiction within the cumulative study area. The Northside Specific Plan would be compliant with all applicable standards, inclusive of the standards that require solid waste regulations and reductions. Thus, implementation of the Northside Specific Plan would not contribute to a cumulatively considerable impact in relation to generation of solid waste in excess of State or local standards. Cumulative impacts would be less than significant.

With regard to compliance with solid waste reduction regulations, collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these mandatory requirements would reduce the amount of solid waste generated by the project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. This would ensure the City of Riverside, City of Colton, and County of Riverside are able to achieve the mandated goals of the Integrated Waste Management Act, the City of Colton Municipal Code Section 15.58.030, and the California Solid Waste Reuse and Recycling Act of 1991 (California Public Resources Code Section 42911). Since all future residential development within the SPA would be required to comply with all applicable solid waste statutes and regulations, cumulative impacts would be less than significant.

### 4.4.18 Wildfire

#### Emergency Response Plans

**No Impact.** The Northside Specific Plan would be required to comply with the City of Riverside 2017 Emergency Operations Plan for all construction and operation (**CM-WDF-1a**), the applicable Mitigation Actions included in Table 6-2 of the City of Colton Local Hazard Mitigation Plan (**CM-WDF-1b**), and the goals and objectives included in Section 8.0 of the Riverside Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan (**CM-WDF-1c**). Thus, implementation of the Northside Specific Plan would not result in a cumulative impact.

#### Exposure to Pollutant Concentrations as a Result of Wildfire

**Less-than-Significant Impact.** As analyzed in Section 3.18.4, implementation of the Northside Specific Plan would not exacerbate wildfire risks and thereby pollutant concentrations. Although the SPA is not adjacent to wildlands and is comprised of existing buildout development, considering the Northside Specific Plan is designated as Moderate, High and Very High Fire Hazard Ratings within the City of Colton, the Northside Specific Plan shall comply with local regulations requiring the Northside Specific Plan to prepare a site-specific Fire Protection Plan (**CM-WDF-3a** through **CM-WDF-3c**). The Northside Specific Plan would incorporate fire safety features in compliance with 2016 CFC Standards (such as incorporation of sprinklers, maintenance of all flammable vegetation or other combustible growth within 30 feet of buildings, and other building code requirements), which would further reduce the potential for the Northside Specific Plan to exacerbate the risk of wildland fires that could result in loss, injury, or death (**CM-WDF-4**). Thus, the Northside Specific Plan would not result in a cumulative impact related to pollutant exposure due to wildfires. Impacts would be less than significant.

**Installation/Maintenance of Infrastructure that May Exacerbate Fire Risk**

**Less-than-Significant Impact.** Although the SPA is not adjacent to wildlands and is comprised of existing built out development, considering the Northside Specific Plan is designated as Moderate, High and Very High Fire Hazard Ratings within the City of Colton, the Northside Specific Plan would be required comply with local regulations requiring future projects developed under the Northside Specific Plan to prepare a site-specific Fire Protection Plan (**CM-WDF-3a** through **CM-WDF-3c**). The infrastructure proposed would include roadways, fuel modification buffers, and utilities; however, the construction and operation of the proposed infrastructure would be in compliance with applicable state and local standards regulating fire risk. Thus, the Northside Specific Plan would not contribute to a cumulative impact. Impacts would be less than significant.

**Exposure to Significant Risks Due to Runoff, Post-Fire Slope Instability, or Drainage Changes**

**Less-than-Significant Impact.** Considering that the potential for downstream flooding and changes to the existing drainage pattern are mitigated to less-than-significant levels, the lack of landslide evidence, compliance with the California Building Code regulations and County of Riverside Ordinances, and compliance with City of Riverside and City of Colton Municipal Codes, potential cumulative impacts associated with post-fire flooding, runoff, or slope instability are considered less than significant.

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# 5 Other CEQA Considerations

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## 5.1 Effects Found Not to be Significant

Section 15128 of the California Environmental Quality Act (CEQA) Guidelines requires that an environmental impact report (EIR) briefly describe potential environmental effects that were determined not to be significant and therefore were not discussed in detail in the EIR. The environmental issues discussed in the following sections are considered less than significant in the Notice of Preparation and Initial Study documents and do not require mitigation. The reasons for the conclusion of less than significant are discussed below.

### 5.1.1 Agriculture and Forestry Resources

A significant impact related to agriculture and forestry resources would occur if the Northside Specific Plan would:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
  - b) Conflict with existing zoning for agricultural use, or a Williamson Act contract.
  - c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).
  - d) Result in the loss of forest land or conversion of forest land to non-forest use.
  - e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.
- a) ***Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

**No Impact.** The Northside Specific Plan Area (SPA) is principally located in urban areas within the City of Riverside and County of Riverside, and a portion of the City of Colton that is mostly undeveloped. No area within the SPA is designated as, adjacent to, or in close proximity to any land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The SPA consists largely of Urban and Built-Up Land in the Northside Neighborhood in the City of Riverside, and Grazing Land in Pellissier Ranch in the City of Colton (DOC 2016a, 2016b). There is a small area in the Northside Neighborhood designated as Farmland of Local Importance (DOC 2016a). Urban and Built-Up Land, as defined by the California Department of Conservation, is land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Grazing Land is defined as land on which the existing vegetation is suited to the grazing of livestock. Farmland of Local Importance is defined as farmlands, which include areas of soils that meet all the characteristics of Prime, Statewide, or Unique Farmland and which are not irrigated. No area within the SPA is designated as, adjacent to, or in close proximity to any land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2016a, 2016b). The Northside Specific Plan would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use. Therefore, the Northside Specific Plan would have no impact.

**b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

**No Impact.** The Northside Specific Plan does not conflict with existing zoning for agricultural use. The current zoning for the SPA does not include zoned uses for agriculture (see Section 3.10, Land Use and Planning). According to the California Department of Conservation, the SPA is listed as Non-Enrolled Land and Urban and Built-Up Land (DOC 2016c, 2016d). The Northside Specific Plan includes a citrus grove within the Trujillo Adobe Heritage Village area and encourages the development of community gardens and agriculture as part of new development in the community. The Northside Specific Plan also includes a goal to “develop an agriculture business community” and is intended to allow for farmland in a manner that would be consistent with the existing and planned community. Thus, the Northside Specific Plan would not likely increase agricultural opportunities in the community and would not conflict with any existing agricultural zoning. The SPA is not subject to the Williamson Act contract. Overall, the Northside Specific Plan would have no impact.

**c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?***

**No Impact.** The SPA does not contain any timber or forest resources and does not meet the criteria for forest land or timberland. The SPA is located in a largely urban area, comprised of residential, commercial, and light industrial use. Current zoning designations in the SPA are discussed in Section 3.10, Land Use and Planning. The Northside Specific Plan would not conflict with existing zoning for forest land or timberland as defined by the significance threshold and therefore would have no impact related to zoning conflicts.

**d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?***

**No Impact.** See Section 5.1.1(c) above. The Northside Specific Plan would have no impact, as no forest land is located within or adjacent to the SPA.

**e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?***

**No Impact.** See Sections 5.1.1(a) through and 5.1.1(d) above. No agricultural farmland or forest land resources are located on or in the vicinity of the SPA, and the Northside Specific Plan would not involve other changes in the existing environment which could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. The Northside Specific Plan would have no impact related to the conversion of agricultural or forest land.

## 5.1.2 Mineral Resources

A significant impact related to mineral resources would occur if the project would:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

**No Impact.** As mandated by the Surface Mining and Reclamation Act of 1975, the California State Mining and Geology Board classifies the state’s mineral resources with the Mineral Resource Zone (MRZ) system. This system includes identification of presence/absence conditions for meaningful sand and gravel deposits. The SPA is located in MRZ-2 and MRZ-3 (City of Riverside 2012). MRZ-3 is defined as areas containing known or inferred mineral occurrences of undetermined mineral resource significance (City of Riverside 2012). MRZ-2 is a state-classified zone with known mineral resources; however, mineral extraction does not play a major role in the City of Colton’s or City of Riverside’s economy. Therefore, the development over MRZ-2 would not result in a loss of known mineral resources that would be of value to the region and residents of the state. Thus, the Northside Specific Plan would have no impact.

- b) *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

**No Impact.** See answer to Section 6.1.2(a). The Northside Specific Plan is located in MRZ-2 and is listed in the City of Riverside General Plan 2025 Open Space and Conservation Element. However, as discussed above, these mineral resources are not locally important to the City of Riverside or the City of Colton, and mineral extraction land uses would be incompatible with the existing and planned land uses within and around the SPA. Therefore, the Northside Specific Plan would not result in the loss of availability of a locally important mineral resource recovery site, and there would be no impact.

## 5.2 Growth-Inducing Effects

CEQA Guidelines Section 15126.2(d) mandates that the growth-inducing nature of the Northside Specific Plan be discussed. The CEQA Guidelines state that growth-inducing analysis is intended to address the potential for a proposed project to “foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” Furthermore, the CEQA Appendix G Checklist section addressing Population and Housing also mandates that a CEQA document address a proposed project’s likelihood to induce substantial population growth in an area, either directly (e.g., by proposed new homes or businesses) or indirectly (e.g., through extension of roads or other infrastructure) (14 CCR 15000 et seq.).

A proposed project may be distinguished as either facilitating planned growth or inducing unplanned growth. Facilitating growth is relating to the establishment of direct employment, population, or housing growth that would occur within a project site. Inducing growth is related to lowering or removing barriers to growth or by creating an amenity or facility that attracts new population/economic activity. For purposes of this EIR analysis, a significant growth-inducement impact would occur if the Northside Specific Plan, and all associated infrastructure improvements, removes obstacles to growth directly or indirectly such that the induced growth would significantly burden existing community services or the environment, or cause a demand for general plan amendments. This section provides a discussion of the growth-inducing factors related to the Northside Specific Plan and as defined under CEQA Guidelines Section 15126.2(d). A project is defined as growth-inducing when it directly or indirectly:

1. Fosters population growth
2. Fosters economic growth
3. Includes the construction of additional housing in the surrounding environment

4. Removes obstacles to population growth
5. Taxes existing community service facilities, requiring construction of new facilities that could cause significant environmental effects.
6. Encourages or facilitates other activities that could significantly affect the environment, either individually or cumulatively.

It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

### 5.2.1 Population Growth

The Northside Specific Plan is a programmatic document. It does not provide details on development, but rather serves as a guide for potential future development in the region. Refer to Section 3.12, Population and Housing, of this EIR for a full discussion of potential growth-inducing impacts. As discussed in Section 3.12, the proposed land use designation changes would result in the addition of approximately 4,854 to 6,072 dwelling units in the City of Riverside, 900 to 1,400 dwelling units in the City of Colton, and 259 to 393 dwelling units in the County of Riverside.. The potential increase in dwelling units coincides with an estimated introduction of 16,504 to 20,645 residents to the City of Riverside, 2,961 to 4,606 residents to the City of Colton, and 845 to 1,282 residents in the County of Riverside. The Northside Specific Plan's estimated population is based on the population rate coefficient of 3.40 persons per dwelling unit for the City of Riverside, 3.29 persons per dwelling unit for the City of Colton, and 3.26 persons per dwelling unit for the County of Riverside (U.S. Census Bureau 2017a, 2017b). The Northside Specific Plan land use designations would also result in approximately 16.5 million square feet of commercial, office, business/office park, and light industrial uses; 8 acres of Trujillo Adobe Heritage Village, and 232 acres of park. The increase in recreational spaces and spaces appropriate for businesses would result in economic stimulus and support an increase in population.

The Northside Specific Plan would not introduce a population beyond what is planned for the City of Riverside, the City of Colton, and other related regions. Northside Specific Plan's contribution towards growth is consistent with the Southern California Association of Governments' growth projections for both cities and the County of Riverside, as well as both cities' Regional Housing Needs Assessment goals. The Northside Specific Plan would construct additional housing and commercial development within the project boundary, but that growth is considered by the City of Riverside's General Plan 2025, the City of Colton's General Plan, the Northside Specific Plan, and zoning codes. The Northside Specific Plan would result in growth consistent with the planned growth for the area.

### 5.2.2 Requiring Extension of Expansion of Utilities

Growth-inducing impacts may result from extension or expansion of public services to a project site. As stated earlier, the Northside Specific Plan is a programmatic document. It does not provide details about development, but rather serves as a guide for potential future development in the region. The Pellissier Ranch area of the SPA is an undeveloped portion of land and therefore contains minimal water lines, sewer lines, storm drain infrastructure, and dry utility infrastructure. Implementation of the Northside Specific Plan would require the extension and expansion of utilities largely into the Pellissier Ranch region. In addition, other utility improvements would be required (see Section 3.9, Hydrology and Water Quality, and Section 3.17, Utilities and Service Systems). The majority of the SPA is surrounded by developed and urbanized land; therefore, utility improvements are not likely

to induce growth by providing more opportunities for infrastructure connections beyond that already planned for. Pellissier Ranch is bordered to the west by the Santa Ana River and a developed industrial area of the City of Colton. To the east, Pellissier Ranch is bordered largely by La Loma Hills. The La Loma Hills area is anticipated to be developed due to the approval of the Roquet Ranch Specific Plan, and development of Pellissier Ranch property would support the approved Roquet Ranch Specific Plan. According to the City of Colton's General Plan, the Pellissier Ranch area is currently identified for industrial development, but is also identified as a Planning Focus Area that could accommodate lower density or clustered residences. Therefore, the Pellissier Ranch area has been planned for potential future development (City of Colton 2013). Due to these factors, utility improvements in Pellissier Ranch are not likely to induce growth beyond that planned for by providing more opportunities for infrastructure connections. The proposed utility improvements would be intended to serve the Northside Specific Plan only, and are not considered to trigger additional growth beyond that already planned for.

### 5.2.3 Economic Stimulus (Construction of Commercial Uses or Other Uses Providing Employment Opportunities)

One criterion by which growth inducement can be measured involves economic growth. Economic growth considerations range from a demand for temporary and permanent employees, to an increase in the overall revenue base for an area, to a new demand for supporting services such as retail, restaurant, and entertainment uses. Implementation of the Northside Specific Plan would potentially foster growth through three primary means: (1) the creation of new jobs, (2) an increase in business and tax revenues, and (3) an increase in the demand for supporting services.

The Northside Specific Plan would induce economic growth by introducing temporary employment opportunities associated with construction of the plan. Additionally, the Northside Specific Plan would induce economic growth by resulting in a yield of commercial, business/office park, and industrial land uses to approximately 16.5 million square feet (Chapter 2, Project Description). The Northside Specific Plan would provide recurring revenues that would include property taxes and sales taxes. Consumer spending by new residents would also support the generation of new revenues from local commercial establishments throughout the Northside Specific Plan Area. This everyday spending would cause an increase in the volume of dollars flowing through the cities' economies, resulting in a multiplicative economic benefit. The Northside Specific Plan would also introduce permanent jobs associated with ongoing maintenance and operations of the residences and commercial uses. While the Northside Specific Plan would include these additional employment opportunities, these opportunities are intended for existing and planned residents of the Northside Specific Plan community and surrounding area. As indicated in the Northside Specific Plan, the intent of the Northside Specific Plan is to develop a more sustainable mix of uses. This includes maintaining or improving employment and business opportunities within the project area, and creating a housing and employment balance. Thus, these additional jobs generated would not be considered growth-inducing.

## 5.3 Mandatory Findings of Significance

## 5.4 Significant Unavoidable Impacts

CEQA Guidelines Section 15126.2(b) requires that an EIR describe any significant impacts that cannot be avoided, including those impacts that can be mitigated but not reduced to a less-than-significant level. Section 5.1, Effects Found Not To Be Significant, analyzes and discusses CEQA topic areas where the project will not have a significant



impact. Chapter 4, Environmental Analysis, of this EIR describes the potential environmental impacts of the Northside Specific Plan, and recommends mitigation measures to reduce impacts, where feasible. As discussed in this EIR, implementation of the Northside Specific Plan would result in potentially significant and unavoidable impacts that were found for the issues of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, and Tribal Cultural Resources. These issue areas where it is not possible to reduce impacts to below a level of significance are considered to constitute significant and unavoidable impacts. Refer to EIR Sections 3.1 (Aesthetics), 3.3 (Biological Resources), 3.2 (Air Quality), 3.4 (Cultural Resources), 3.6 (Geology and Soils), 3.8 (Hazards and Hazardous Materials), 3.9 (Hydrology and Water Quality), 3.10 (Land Use and Planning), 3.11 (Noise), and 3.15 (Transportation) for additional information regarding these significant and unavoidable impacts.

## 5.5 Significant Irreversible Environmental Changes

CEQA Guidelines Section 15126.2(g) requires that an EIR identify any significant irreversible environmental changes associated with a proposed project. That section describes irreversible effects as:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified. (See Public Resources Code section 21100.1 and Title 14, California Code of Regulations, section 15127 for limitations to applicability of this requirement.)

Per Section 15127, irreversible changes are only required to be addressed in EIRs when connected with the adopted amendment of a local plan, policy or ordinance; adoption by a local agency formation commission of a resolution making determinations, or when the project is subject to National Environmental Policy Act and requires an environmental impact statement.

Implementation of the Northside Specific Plan would allow future generations access to a master-planned mixed-use neighborhood with an increase of 4,854 to 6,072 dwelling units in the City of Riverside, 900 to 1,400 dwelling units in the City of Colton, and 259 to 393 dwelling units in the County of Riverside. In addition to this, approximately 16.5 million square feet of commercial, office, business/office, and industrial uses would be designated within the Northside Specific Plan. The implementation of the Northside Specific Plan would allow for construction and operations of new structures and areas, which would require the use of resources that include but are not limited to soils, gravel, concrete, and asphalt; lumber and other related forest products; petrochemical construction materials; steel, copper, and other metals; water; fuels; and energy. Because the Northside Specific Plan would result in an increase in population and the number of people entering the SPA (for employment or leisure), it would result in an increase in the consumption of resources such as water, fuels, and electricity during long-term operation and occupancy. As such, the Northside Specific Plan would result in the long-term use of fossil fuels and other nonrenewable resources.

# 6 Project Alternatives

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This section addresses potential alternatives to the proposed Northside Specific Plan pursuant to Section 15126.6 of the California Environmental Quality Act (CEQA) Guidelines. As detailed below, this alternatives analysis is intended to identify potentially feasible alternatives to the project that would meet the basic project objectives while reducing significant impacts of the project.

## 6.1 Scope and Purpose

Section 15126.6(a) of the CEQA Guidelines requires that an EIR “describe a range of reasonable alternatives to the Project, or to the location of the Project, that would feasibly attain most of the basic objectives but would avoid or substantially lessen any of the significant environmental effects of the Project, and evaluate the comparative merits of the alternatives” (14 CCR Section 15126.6a). Section 15126.6(a) also provides that an EIR need not consider every conceivable alternative to a project. Instead, the EIR must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation, but is not required to consider alternatives that are infeasible. There is no ironclad rule governing the nature or scope of the alternatives to be discussed in an EIR, other than the “rule of reason.” The “rule of reason” governing the range of alternatives specifies that an EIR should only discuss those alternatives necessary to foster meaningful public participation and informed decision making. CEQA requires consideration of a “No Project” alternative to allow decision makers to compare the impacts of approving the project with the impacts of not approving the project (14 CCR Section 15126.6(e)).

Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (California Public Resources Code, Section 21002.1), the purpose of an EIR’s alternatives discussion is to focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if the alternatives would impede to some degree the attainment of the project’s objectives or be more costly. Further, CEQA requires that an EIR identify the environmentally superior alternative from among the alternatives.

## 6.2 Criteria for Selection, Analysis, and Feasibility of Alternatives

The criteria for the selection and analysis of alternatives are provided in CEQA Guidelines, Section 15126.6(c). The alternatives must (1) meet most of the Project objectives, (2) be feasible, and (3) avoid or substantially lessen any significant impacts of the project. The Project objectives are contained in Chapter 2, Project Description, of this EIR and listed below.

The underlying purpose of the Northside Specific Plan is to guide future development within the SPA in a manner that considers land use, mobility, sustainability, social equity, and economics goals of the City. Thus, the Northside Specific Plan objectives consist of:

1. Develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.
2. Improve the quality of life for residents, including through creating a sense of place, and providing community recreation and gathering spaces.
3. As redevelopment and development occurs, ensure the provision of adequate medical and health facilities, public services and infrastructure.
4. Promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas.
5. Eliminate or minimize truck traffic through residential and commercial neighborhoods
6. Provide buffers for agricultural, industrial, residential and recreation land uses to address potential land use conflicts such as noise, emissions, and dust.
7. Preserve and interpret important cultural and historic resources in the SPA, including the Trujillo Adobe.
8. Restore the Springbrook Arroyo as a natural ecological system while also improving flood control.
9. Maintain or improve employment and business opportunities within the SPA, including commercial, industrial and agricultural-related opportunities.

The potential impacts of the alternative relative to the Northside Specific Plan will be evaluated to determine the “comparative merits of the alternatives” (CEQA Guidelines section 15126.6[a]). This analysis will be based, in part, on a comparison to the Project’s impacts. It also will include a discussion of the relative feasibility of each alternative.

CEQA Guidelines Section 15126.6(f)(1) identifies the factors to be taken into account to determine the feasibility of alternatives. The factors include site suitability; economic viability; availability of infrastructure; general plan consistency; other plans or regulatory limitations; jurisdictional boundaries; and whether the applicant can reasonably acquire, control, or otherwise have access to the alternative site. No one of these factors establishes a fixed limit on the scope of reasonable alternatives. An alternative does not need to be considered if its environmental effects cannot be reasonably ascertained and if implementation of such an alternative is remote or speculative.

In determining the nature and scope of alternatives to be examined in an EIR, CEQA and the case law have stated that local agencies must be guided by the doctrine of “feasibility.” As defined by CEQA, “feasible” means “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.” (Public Resources Code Section 21061.1; see also 14 CCR Section 15364 [same definition but with the addition of “legal” factors].) The concept of feasibility under CEQA also encompasses “desirability” to the extent that desirability is based on a reasonable balancing of the relevant economic, social, technological, and other factors.<sup>1</sup>

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<sup>1</sup> See *City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3rd 401, 417.

## 6.3 Rationale for the Selection of Alternatives

The criteria discussed above and information received during the CEQA Notice of Preparation and scoping process were used to select alternatives to the Project.

The “No Project” alternative must be evaluated along with any impacts (14 CCR Section 15126.6[e][1]). If the environmentally superior alternative is the “No Project” alternative, the EIR must identify an environmentally superior alternative among the other alternatives (14 CCR Section 15126.6[e][2]). In addition, the EIR must identify any alternatives that were considered but rejected by the lead agency, and briefly explain the reasons behind the lead agency’s rejection determination.

An EIR need not evaluate the environmental effects of alternatives in the same level of detail as the project, but must include enough information to allow meaningful evaluation, analysis, and comparison with the project. The alternatives discussion is intended to focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the Project objectives. Thus, the analysis below identifies if the alternative would substantially lessen, have similar, or substantially increase impacts relative to the Northside Specific Plan.

In addition to the No Project Alternative, the Old Spanish Town Village District and City of Riverside Alternatives are considered in this EIR. These alternatives were taken forward for analysis considering their ability to reduce significant impacts of the project. Other alternatives were considered but rejected, as described further below in Section 6.4.

## 6.4 Alternatives Considered but Rejected from Further Analysis

### **Alternative Project Location**

In accordance with CEQA Guidelines Section 15126.6(f)(2), an alternative location for a project should be considered if development of another site is feasible and if such development would avoid or substantially lessen the significant impacts of the project. Factors that may be considered when identifying an alternative site location include the size of the site, its location, the General Plan land use designation, and availability of infrastructure. CEQA Guidelines Section 15126.6(f)(2)(A) states that a key question in addressing an off-site alternative is “whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location.”

As the basic purposes of the project is to guide development in the Northside Community, it is not potentially feasible to complete this project in an alternative project location. The project is specifically intended to guide development in a specific area. As such, the Alternative Project Location was considered but rejected from further analysis due to infeasibility and ability to meet the basic project objectives.

### **Increased Residential Alternative**

Due to the general need for housing, an earlier iteration of the project in 2019 included designating Subarea 2 east of Riverside Avenue as High Density Residential (HDR). This Increased Residential Alternative also designated the area south of Pellissier Road west of Riverside Avenue as Commercial. A Transition Overlay Zone would be included over all of Subarea 2 under this alternative. All other aspects of this alternative would be the same as the Northside Specific Plan, including the inclusion of Village Center, increased mixed-use areas, Springbrook Arroyo realignment, and complete streets components (see Chapter 2, Project Description). The designation of this area as HDR would be expected to yield an increase in residential units and reduction in industrial uses. Based on coordination with the City of Colton, the project has since been revised to include a base zone of Light Industrial with a Residential Overlay in this Subarea. This change was made due to allow flexible of future development in this area that can be adjusted based on market demands for housing. Without this flexibility, there was potential that the project would force these areas to be undeveloped until the market allowed for this change to occur. For these feasibility reasons, an increased residential alternative has been rejected from further consideration.

### **Historic Building Preservation Alternative**

In order to avoid potentially significant and unmitigated impacts associated with impacts to historic resources, the City considered a potential alternative where all existing historic buildings must be retained and remain unmodified. As discussed in Section 3.4, Cultural Resources, there are significant historic resources and potentially significant historic resources located within the Northside Specific Plan Area. Due to the nature of these resources and inability to guarantee that impacts to such resources could be mitigated at the project level, the only feasible way to avoid all significant historic resource impacts would be to retain such resources in place and not allow future modifications to such resources. However, it would not be reasonable to assume no changes would occur to historic buildings. This is due to more recent requirements for building code potentially triggering changes to the historical resources, resulting in potentially significant impacts. In addition, no changes or repairs being completed also has the potential to result in continued deterioration of historic buildings to the point that impacts could occur. As an example, the Trujillo adobe condition is deteriorating over time and decreasing in integrity. Completing no restoration or preventing continued deterioration has potential to impact historic resources relative to a restoration plan completed in accordance with the SHPO requirements. For this feasibility reason, a Historic Building Preservation Alternative has been rejected from further consideration.

## **6.5 Analysis of the No Project Alternative**

### **6.5.1 No Project Alternative Description and Setting**

CEQA requires evaluation of the “No Project” alternative so that decision makers can compare the impacts of approving the Project with the impacts of not approving it. According to CEQA Guidelines Section 15126.6(e), the No Project Alternative must include the assumption that conditions at the time of the Notice of Preparation (i.e., baseline environmental conditions) would not be changed since the Project would not be implemented. As the applicable plans already allow for additional development to occur and such development has been historically occurring, it is not reasonable to assume that no additional development would occur within the Northside Specific Plan Area (SPA). Thus, the No Project alternative for

this analysis is focused on the No Project/Development in Accordance with Applicable Plans (CEQA Guidelines Sections 15126.6(e)(2) and 15126.6(e)(3)(A)).

Under the No Project Alternative, development would be expected to proceed in accordance with the applicable City of Riverside General Plan 2025 (City of Riverside 2017), City of Colton General Plan Land Use Element (City of Colton 2013), and the County of Riverside General Plan Land Use Element (County of Riverside 2019). Figure 2-5, Existing General Plan Designations, illustrates these allowed land uses. In addition, refer to Section 2.1, Environmental Setting, for more information regarding the anticipated buildout of the SPA that would occur without the implementation of the project. This information is also summarized in Table 6-1, No Project (General Plan Buildout) Alternative Allowed Land Use. The major components of the development that would be allowed under the No Project Alternative consist of:

- Development of Subarea 1 and buildout of the remaining undeveloped parcels in Subarea 2 with Light Industrial Uses
- Buildout of the remaining undeveloped parcels in Subareas 4, 7 and 10 with Business/Office Park
- Buildout of Subarea 11 with Office
- Buildout of undeveloped pockets with residential uses in Subareas 12 and 13
- Buildout of Subarea 16 with Business/Office Park and preservation of the Trujillo Adobe in its current state

This alternative would not include the realignment of the Springbrook Channel, establishment of the Trujillo Adobe Heritage Village, provision of the Northside Village Center, change towards more mixed-use areas (office and business/office park areas), and the intensification of residential uses (Subareas 1 to 5). AB Sports Complex and the former Riverside Golf Course would be retained in their current state. Complete streets corridor changes included in the project would not occur under this alternative. The programmatic compliance measures and development standards would also not be established under the No Project alternative. Table 6-1, No Project (General Plan Buildout) Alternative, presents the overall allowed buildout under the existing applicable General Plans. As shown, the No Project Alternative would result in approximately half as much residential units and twice as much employment-based uses relative to the Northside Specific Plan.

**Table 6-1. No Project (General Plan Buildout) Alternative Allowed Land Use**

Subarea	Land Use	Jurisdiction	Acreage	DUs	Square-feet
1	Light Industrial	C	184	-	4,000,000
	Very Low Density Residential	C	3	6	-
2	Light Industrial	C	108	-	2,300,000
3	Business/Office Park*	R	22	-	1,400,000
4	Business/Office Park*	R	32	-	2,100,000
5	Business/Office Park*	R	15	-	980,000
	Commercial*	R	3	-	43,600
6	Business/Office Park*	R	11	-	718,700
7	Business/Office Park*	R	39	-	2,500,000
8	Public Park	R	45	-	-
	Public Facilities/Institutions*	R	9	-	392,000
	Private Recreation	R	130	-	-

**Table 6-1. No Project (General Plan Buildout) Alternative Allowed Land Use**

Subarea	Land Use	Jurisdiction	Acreage	DUs	Square-feet
	Medium Density Residential*	R	8	64	-
	Light Industrial	C	42	-	914,800
9	Private Recreation	R	41	-	-
10	Business/Office Park*	R	45	-	2,900,000
	Light Industrial*	CR	18	-	470,400
	Commercial*	R	4	-	87,100
	Commercial Retail	CR	3	-	45,700
11	Commercial*	R	1	-	21,800
	Downtown Specific Plan	R	33	Various	-
	Medium Density Residential*	R	2	16	-
	Office*	R	35	-	1,500,000
12	Business/Office Park*	R	31	-	2,200,000
	Commercial Retail*	CR	2	-	45,700
	Downtown Specific Plan	R	11	Various	—
	Industrial*	R	2	-	52,300
	Medium Density Residential*	R	521	4,200	-
	Medium Density Residential*	CR	60	300	-
	Office*	R	1	-	43,600
	Semi Rural Residential*	R	1	7	-
13	Medium High Density Residential*	R	40	566	-
14	Public Facilities/Institutions*	R	9	-	392,000
15	Business/Office Park*	R	138	-	9,000,000
	Medium Density Residential*	R	11	88	-
16	Business/Office Park*	R	7	-	457,400
	Public Facilities/Institutions*	R	1	-	43,600
17	Commercial*	R	5	-	108,900
<b>Total</b>				<b>5,247</b>	<b>32,717,600</b>

**Note:**

\*Maximum du/acre or FAR/acre was used

R= City of Riverside; C= City of Colton; RC= County of Riverside

This does not include roadway areas, so the land use total acreage does not represent the total acreage within the Northside Specific Plan.

## 6.5.2 Ability to Meet Project Objectives

The No Project Alternative would not meet the basic project objectives. The No Project Alternative would not meet Objective 1 to develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses. Under this Alternative, there would be minimal mixed-use areas, and the goal to provide residential uses closer and integrated with employment uses would not occur. This Alternative would not include the revitalization of the AB Brown Sports Complex or Former Riverside Golf Course identified in Objective 2, as these areas would remain as-is. Thus, this alternative would not meet Objective 2. Infrastructure improvements would be completed via the applicable DIF programs, and thus would meet Objective 3. However, no police station would be provided via the Northside Village Center pursuant to Objective 3, and thus would meet this objective to a

lesser extent. A focus on multi-modal transportation and truck routing in accordance with Objectives 4 and 5 would also not be provided by the No Project Alternative and would therefore not meet these objectives. Since no land use changes would occur under the No Project Alternative, no buffers for agricultural, industrial, residential and recreation land uses to address potential land use conflicts such as noise, emissions, and dust would occur. Therefore, this alternative would not meet Objective 6. For Objectives 7 and 8, the Trujillo Adobe and Springbrook Arroyo improvements would not be planned for under this alternative and would therefore not meet these objectives. Regarding Objective 9, the No Project Alternative would maintain employment and business opportunities to the extent feasible under the existing land use plans and would therefore meet Objective 9. Overall, the No Project Alternative would meet two of nine project Objectives. Thus, this alternative does not meet the majority of the basic project Objectives pursuant to CEQA alternatives section criteria.

### 6.5.3 Comparison of the Effects of the No Project Alternative to the Project

#### 6.5.3.1 Aesthetics

The Northside Specific Plan would result in a potentially significant impact to the Santa Ana River trail scenic view across the currently undeveloped area of Subarea 1 of the distant hillsides and ridgelines.

The current land use designations (see Figure 2-5) of Light Industrial would allow development within Subarea 1 that would result in visual changes that would partially block scenic views from the Santa Ana River trail and result in an urbanized character in the foreground of the view. The existing Light Industrial designation would result in the future development of larger, spread out structures similar to existing Light Industrial developments in the area. This would allow for more potential of view corridors through the area of the hillsides and ridgelines to be preserved relative to the Northside Specific Plan. The proposed HDR land use area that would entail an increased number of buildings that would be closer together. As such, implementation of the No Project Alternative would result in less of an impact to scenic views associated with the Santa Ana River Trail, but would remain significant and unavoidable.

#### 6.5.3.2 Air Quality

The Northside Specific Plan results in significant **Impacts AQ-1 to AQ-10**, as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include the conflict with air quality plans (**Impact AQ-1**), impacts associated with the cumulatively considerable increase of criteria pollutants (**Impacts AQ-2 through AQ-5**), impacts due to the exposure of sensitive receptors to substantial pollutant concentrations (**Impacts AQ-6 through AQ-9**), and odor impacts (**Impact AQ-10**). Refer to Section 3.2, Air Quality, for additional details.

Under the No Project Alternative, development would be expected to proceed in accordance with the applicable City of Riverside General Plan 2025 (City of Riverside 2017), City of Colton General Plan Land Use Element (City of Colton 2013), and the County of Riverside General Plan Land Use Element (County of Riverside 2019). Thus, the No Project Alternative would not conflict with or obstruct implementation of the SCAG 2016 RTP/SCS, thereby avoiding this significant impact identified for the Northside Specific Plan.



Under this alternative, the potential for short-term construction emissions and long-term operational air pollution emissions to exceed allowable thresholds would remain, since construction activity within the SPA would occur pursuant to the existing land use plans. However, these emissions would be less than those anticipated under the land use plan proposed for the Northside Specific Plan, due to a reduction in the overall allowed acreage and density of development.

Additionally, the No Project Alternative could expose sensitive receptors to substantial pollutant concentrations. This alternative would involve increased industrial uses as well as potentially more diesel trucks through residential areas than the Northside Specific Plan. While industrial uses would continue to be required to follow applicable air quality regulations, the general increase in industrial uses and heavy trucks within neighborhoods would potential increase TAC emissions. However, this alternative would not include the R-O on the industrial uses that would allow for a mix of residential and industrial. This alternative would also allow less residential to be built out near major freeways considering the Northside Specific Plan changes in Subareas 10 and 11, which would expose additional residents to elevated diesel particulate matter. Focusing on the impact of the project on the environment, the overall exposure would be less considering the reduced construction areas as well as decreased operational mixing of residential and industrial land uses.

Regarding toxic air contaminants, the No Project Alternative would result in the potentially significant impacts associated with construction and operational activities, since development within the SPA would occur pursuant to existing land use plans. However, the overall levels of TAC exposure would be less than that anticipated under the Northside Specific Plan, as less construction and less intermixing of residential and industrial land uses under No Project Alternative would occur relative to the Northside Specific Plan. The No Project Alternative would also result potentially significant impacts due to health effects of other criteria air pollutants considering the reduced development. Similar to the Northside Specific Plan construction and operation No Project Alternative could result in exceedances of the SCAQMD significance thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>, and the potential health effects associated with criteria air pollutants would be considered potentially significant. However, the overall levels of these criteria air pollutants would be reduced under the No Project Alternative, since the overall level of development intensity, and associated construction activity, would be reduced as compared to the Northside Specific Plan.

Regarding odor impacts, the No Project Alternative could subject people to odor emissions due the generation of odors from vehicles and equipment exhaust emissions during construction activity occurring under the No Project Alternative, as well as from incompatible land uses being located next or near to one another. Although odor impacts would not be completely avoided considering the potential industrial uses and commercial uses would continue to be allowed, the impacts under the No Project Alternative would be less than those under the Northside Specific Plan considering fewer residences would be placed in proximity to those uses.

### 6.5.3.3 Biological Resources

The proposed Northside Specific Plan results in significant **Impacts BIO-1 to BIO-17**, as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include direct and indirect impacts to sensitive species (**Impacts BIO-1a to 10**), direct and indirect impacts to sensitive habitat (**Impact BIO-11 to 13**), direct and indirect impacts to jurisdictional waters (**Impacts BIO-14 to 16**), and MSHCP compliance impacts (**Impacts BIO-17 and BIO-18**). Refer to Section 3.3, Biological Resources, for additional details.

The No Project Alternative involves retaining the existing land use designations within the SPA, which would allow for additional development to occur. Pertinent to biological resources, this includes buildout of areas that are not currently developed and development adjacent to undeveloped areas. These undeveloped areas have the highest potential to contain biological resources, as discussed in Section 3.3, Biological Resources. Considering that this alternative would include buildout of the majority of the SPA, this alternative would result in similar biological resource impacts to the Northside Specific Plan, except for impact reductions related to the retention of the southern area of the former Riverside Golf Course and the retention of the Springbrook Channel in its current location. The elimination of these changes would reduce impacts to potential sensitive species, sensitive habitats and jurisdictional waters and in these areas. All other potential biological resource impacts would remain potentially significant, similar to the Northside Specific Plan.

#### 6.5.3.4 Cultural Resources

The Northside Specific Plan would result in potentially significant impacts related to cultural resources. More specifically, the Northside Specific Plan would result in potentially significant and unmitigated impacts related to historical resources (**Impact CUL-1**) and the historic Trujillo Adobe (**Impact CUL-2**). The SPA also has potential for unknown archaeological resources to be present, as well as known but unevaluated archaeological resources. Future development could potentially impact these archaeological resources, resulting in potentially significant impacts (**Impacts CUL-3 and 4**). .

Under the No Project Alternative, additional development and redevelopment would occur pursuant to the build out of applicable land use plans. Development that would occur would affect undeveloped land as well as presently developed areas although to a lesser extent than the Northside Specific Plan. As such, this alternative would potentially result in less impacts to the historic built resources as well as archaeological resources than the Northside Specific Plan (see details below), with the exception of the historic Trujillo Adobe. The No Project Alternative would not include the restoration of the adobe, and it is assumed that the adobe would continue to deteriorate over time as is currently occurring. Thus, the No Project Alternative impact to the adobe could be potentially worse than what would occur under the Northside Specific Plan.

#### Historic Resources

**Subarea 1:** Due to the potential presence of historic resources associated with previous rural residential and farms in this area, the No Project Alternative develop of this area into industrial uses would result in potentially significant impacts, the same as the Northside Specific Plan

**Subarea 2:** The majority of this area is built out with industrial uses with the exception of one area north of the La Placentia Lane/Center Street intersection. The existing designations call for the continuation of industrial uses, and redevelopment would not be anticipated to occur that could affect historical resources. The Northside Specific Plan would allow for additional redevelopment of this area due to the inclusion of commercial uses as well as a Residential Overlay Zone. As such, this No Project Alternative would result in reduced potential impacts to historical resources in Subarea 2.

**Subareas 3, 4, 5, 6:** The majority of the historical resources in this subarea were previously destroyed, including single-family residence located at 220 N. Main Street, built in c. 1898 (P-33-006971) in Subarea 3, as well as other former residential and ranch uses. 3667 Placentia Lane, built in c. 1922 (P-33-006973)

is an unevaluated resources within Subarea 4. Subarea 5 also includes unevaluated residential uses that may be over 45 years old and may qualify as historic resources. Subarea 6 includes a former residence constructed circa 1953 that was removed between 2005 and 2009. Considering that this area is currently designated as business park/office, there is potential for former residential buildings to be redeveloped or modified into business park/office uses. Similar to the Northside Specific Plan, this alternative identifies this area for development or redevelopment; thus, the No Project Alternative would result in potentially significant impacts to historic resources in these subareas.

**Subarea 7:** Portions of this subarea remain undeveloped, but the developed portions contain industrial uses. The applicable plan identifies this area for business park/office uses, so redevelopment of this area is anticipated under the No Project Alternative. Similar to the Northside Specific Plan, potential impacts to buildings over 45 years of age may occur and impacts to historic resources would be potentially significant.

**Subareas 8 and 9:** This No Project Alternative would not include development within the former Riverside Golf Course or AB Brown Sports Complex, and therefore would avoid potential historic impacts related to the Reid Park/Sports Complex (circa 1965), Spring Brook Golf Club (circa 1953) and the Riverside Fire Station 6 (circa 1962). Impacts to potential historic resources in this Subarea would be avoided by the No Project Alternative.

**Subarea 10:** As detailed in Section 3.4, there are several previously recorded resources within Subarea 10 that consist of single-family homes, canals, and commercial buildings. This area is presently developed as a mix of commercial and residential uses. The applicable plans designate these areas for business park and commercial uses. As such, there is potential for this area to include redevelopment or modifications to buildings over 45 years old under the No Project Alternative. Similar to the Northside Specific Plan, impacts to historic resources would be potentially significant in this subarea.

**Subarea 11:** This area includes a portion of the Downtown Specific Plan area. While there were previously identified potential historic resources in this area, all but the Riverside Lower Canal have been demolished per the CHRIS records search. The HRI indicates there are an additional 52 properties with 2 as eligible for listing, 48 unevaluated, and 2 not eligible for listing. It is assumed that these areas would not be redeveloped under the No Project Alternative, and thus significant impacts that may occur under the Northside Specific Plan related to the change in designation of this area to mixed-use would be avoided with implementation of this alternative.

**Subarea 12:** As detailed in Section 3.4, this subarea includes a substantial number of potential historic resources as well as known historic resources. This area is designated for Medium Density Residential, Business/Office Park, Downtown Specific Plan, Industrial, Semi-Rural Residential, Commercial, and Office. It is assumed that these areas would not be redeveloped under the No Project Alternative, and thus significant impacts that may occur under the Northside Specific Plan related to the re-designation for residential uses would be avoided with implementation of this alternative.

**Subarea 13:** This area was evaluated and determined to not include any potentially significant resources and is not anticipated to be redeveloped under the No Project Alternative. As with the Northside Specific Plan, this alternative would not alter the land use designation for this subarea, and impacts to historical resources in this area would be less than significant.

**Subarea 14:** Fremont Elementary School currently comprises this subarea. Because there are no proposed changes to the use of Subarea 14 under the No Project Alternative and no recorded historical resources within Subarea 14, future development of this area would have a less than significant impact on historical resources, the same as the Northside Specific Plan.

**Subarea 15:** This area is currently utilized as a Business/Office Park, and all former historical structures have already been redeveloped. Similar to the Northside Specific Plan, no impact to historical resources in this subarea would occur under the No Project Alternative.

**Subarea 16:** This area includes undeveloped area and the Trujillo Adobe, which is a significant historical resource. Current land use designations for Subarea 16 include Business/Office Park and Public Facilities/Institutions. Under this No Project Alternative, no improvements to the adobe would be expected to occur but the remaining area may be developed with additional Business/Office Park uses. The adobe would continue to degrade under the No Project Alternative, and the adobe would have further reduced integrity than under the restored condition that would occur under the Northside Specific Plan (with mitigation) conditions.

**Subarea 17:** This subarea is designated and developed as commercial, and includes 11 previous recorded properties (see Section 3.4). There are no significant changes proposed to the use of Subarea 17 under the Northside Specific Plan or the No Project Alternative. Thus, the No Project Alternative would have less than significant impacts to historical resources within Subarea 17, the same as the Northside Specific Plan.

### **Archaeological Resources**

As discussed in Section 3.4, a total of 101 previously recorded cultural sites are located within the SPA and 17 of those included archaeological resources. While twelve of these sites have been determined ineligible for the NRHP and CRHR, there is potential for the remaining resources to be significant (**Impact CUL-4**) and there is potential for unanticipated discoveries of significant archaeological resources (**Impact CUL-3**) with the implementation of the Northside Specific Plan.

The No Project Alternative would include buildout of the majority of the SPA, with the exception of the 41-acre Village Center area located in the southern area of the former Riverside Golf Course. Thus, the No Project Alternative would have slightly lessened ground disturbances than the Northside Specific Plan and the associated potential impact to archaeological resources would be slightly. However, this decrease wouldn't be considered substantial. Thus, the No Project Alternative would have a similar potential to result in potentially significant impacts to archaeological resources and inadvertent discoveries of archaeological resources.

### **Human Remains**

The Northside Specific Plan would result in a less than significant impact to human remains if inadvertent discoveries occur. The No Project Alternative allows for additional development and redevelopment in accordance with applicable plans, and therefore also has potential to result in inadvertent discovery of human remains, the same as the Northside Specific Plan. Such inadvertent finds would be required to follow California Health and Safety Code section 7050.5, which would ensure impacts would be below a level of significance.

### 6.5.3.5 Geology and Soils

The Northside Specific Plan would result in potentially significant impacts to paleontological resources due to the allowance of future grading within areas of high paleontological sensitivity (**Impact GEO-1**). These areas of high paleontological sensitivity generally are located in the eastern half of the SPA (Figure 3.6-2).

The No Project Alternative would allow for development of the majority of the remaining open space areas in the SPA, as well as redevelopment of existing developed areas. Specifically regarding potential areas of ground disturbance within areas of high paleontological sensitivity, the No Project Alternative would result in less potential to impact paleontological resources than the Northside Specific Plan, considering the elimination of the Village Center development within the former Riverside Golf Course (Subarea 9), less redevelopment within the Freeway Mixed-Use areas of the Northside Specific Plan (Subarea 10), and no complete street improvements.

### 6.5.3.6 Hazards and Hazardous Materials

The Northside Specific Plan would result in potentially significant hazards and hazardous material impacts related to future development allowed in areas with soil, groundwater, and soil vapor contamination (**Impact HAZ-1**), listed hazardous sites (**Impact HAZ-2**), pesticide and herbicide contamination (**Impact HAZ-3**), and March Air Reserve Base Airport Protection Zone designation (**Impact HAZ-4**).

The No Project Alternative would allow for development of undeveloped areas and assumes redevelopment may occur in areas that are not in conformance with the applicable land use plans. Based on the areas where potential development may occur under the No Project Alternative, there is potential for the No Project Alternative to result in impacts associated with existing site contamination, listed hazardous sites, pesticide and herbicide contamination and March Air Reserve Base Airport Protection Zone designation similar to the Northside Specific Plan (Figure 3.8-1). Thus, potential hazard impacts from the No Project Alternative would be similar to the Northside Specific Plan.

### 6.5.3.7 Hydrology and Water Quality

The proposed Northside Specific Plan results in significant impacts **Impact HYD-1** through **HYD-6** as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include impacts associated with surface water runoff (**Impact HYD-1** through **HYD-3**), impacts due to runoff that would exceed the capacity of stormwater drainage systems (**Impact HYD-4**), impacts due to the impeding or redirecting of flood flows (**Impact HYD-5**), and impacts due to the release of pollutants due to inundation as a result of flood, tsunami, or seiche hazards (**Impact HYD-6**). Refer to Section 3.9, Hydrology and Water Quality, for additional details.

Under the No Project Alternative, surface water runoff impacts would be similar to those under the Northside Specific Plan, as future development under the No Project Alternative could increase impervious surface area. However, flood control improvements of Highgrove Channel and Springbrook Wash would not occur under this alternative. Flooding impacts (**Impacts HYD-1** to **HYD-3**) of the No Project Alternative would be greater than the Northside Specific Plan, as improvements would not be completed.

Under the No Project Alternative, impacts associated with runoff that could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff would be similar to the Northside Specific Plan, as a similar area of impervious would be added to Subareas 1 and 2.

Under the No Project Alternative, impacts associated with impeding or redirecting flood flows would be greater than the Northside Specific Plan, as no floodway or floodplain enhancements would occur. The Springbrook Wash and Highgrove Overflow channel would remain in their unimproved state and remain unable to handle the 100-year storm.

Under the No Project Alternative, impacts associated with the risk of release of pollutants due to inundation would be similar to the Northside Specific Plan, as buildout of industrial zones, which use toxic chemical and other materials that would be detrimental to the neighboring environment, within areas that are subject to flooding could occur, would occur under the No Project Alternative.

### 6.5.3.8 Land Use and Planning

The Northside Specific Plan would result in potentially significant land use impacts due to a conflict with the South Coast AQMP (**Impact LU-1**).

Under the No Project Alternative, the impact would be the same as under the Northside Specific Plan, as the No Project Alternative would create significant and unavoidable impacts due to the lack of project-specific information available at this time. As a result, the effectiveness in reducing construction and operational emissions cannot be accurately quantified and there would be a potential conflict with the South Coast Air Quality Management Plan under the No Project Alternative, the same as the Northside Specific Plan.

### 6.5.3.9 Noise

The Northside Specific Plan would result in potentially significant noise impacts related to future development due to construction noise (**Impact NOI-1**), on-site traffic noise impacts (**Impact NOI-2**), and groundborne vibration and noise levels (**Impact NOI-3**).

While less redevelopment and less intensity would occur under the No Project Alternative, future development still has potential to result in impacts. Future development within the SPA under current land use plans would result in future construction activities that generate noise associated with the demolition, site preparation, and building construction for projects approved under existing land use plan that could result in potentially significant short-term noise impacts to noise-sensitive receptors. However, the potentially significant impacts of the No Project Alternative would be less than the Northside Specific Plan considering the reduced number of noise-sensitive residential receivers, elimination of the Village Center, and the elimination of residential in Subarea 1 and 2.

Regarding on-site traffic noise impacts under the No Project Alternative, similar to the Northside Specific Plan, future projects accruing under the existing land use plan are expected to comply with the corresponding land use compatibility requirements. As needed, future projects would be required to demonstrate compatibility with respect to the appropriate jurisdictional guidance and policies, which may

include project-specific acoustical analyses that evaluate the effects of adequate building sound insulation and other noise-reducing measures. While traffic noise levels may be less than under the Northside Specific Plan, compatibility levels would likely be exceeded under this alternative considering the location of parks and residential along major roadways. In some cases, such predictive analyses of proposed development may conclude that noise and vibration impacts may be significant and unavoidable. However, the No Project Alternative would place fewer residences near roadways than the Northside Specific Plan. For this reason, on-site noise compatibility impacts for the No Project Alternative would be less than the Northside Specific Plan.

Under the No Project Alternative, groundborne vibration impacts could occur during future construction projects that may result in significant impacts to sensitive receptors due to the proximity of existing sensitive receptor land uses to new construction and development projects. Impacts would be similar to the Northside Specific Plan.

#### 6.5.3.10 Transportation

The Northside Specific Plan would result in potentially significant transportation impacts related to intersections and roadway segments (**Impacts TR-1 to TR-16**).

Under the No Project Alternative, future development would occur within the SPA and may result in the additional of roadway traffic that could impact intersection and roadway segment operations. However, the overall allowable residential, commercial, and industrial development density would be less under the No Project Alternative than under the Northside Specific Plan; as such, the No Project Alternative would result in a reduction of potential traffic volumes within the SPA, and impacts would be less than those anticipated under the Northside Specific Plan.

#### 6.5.3.11 Tribal Cultural Resources

The Northside Specific Plan would result in potentially significant tribal cultural resource impacts related to future development due to the inadvertent discovery of tribal cultural resources (**Impact TCR-1**).

Under the No Project Alternative, future development would occur within the SPA and may result in the uncovering or discovery of tribal cultural resources that have not been previously identified. As such, impacts under the No Project Alternative related to the inadvertent discovery of tribal cultural resources would be the same as the Northside Specific Plan.

## 6.6 Analysis of Old Spanish Town Village District Alternative

### 6.6.1 Old Spanish Town Village District Alternative Description

The Old Spanish Town Village District Alternative was developed based on the Notice of Preparation (NOP) comment provided by the Springbrook Heritage Alliance (Appendix A). This alternative was identified by this group with the intent of increasing cultural and tribal heritage resource preservation and enhancement,

preservation of visual resources and community character, increase in community amenities, protection of water resources and reduction of flooding issues, provision of biological enhancement, and reduction of conflicts between land uses. The intent also includes providing a cohesive historical village district. The main “Old Spanish Town Village District” components proposed under this alternative include:

- Old La Placita Historic Park;
- Expanded Trujillo Adobe restoration, museum, and historic use area;
- An expanded Ab Brown Sports Complex;
- Additional Community Space;
- Reuse of the Former Riverside Golf Course as the Springbrook Arroyo Park;
- A bike trail along the Santa Ana River and connections through the area; and
- Restoration of the Springbrook Arroyo.

Under this alternative, the undeveloped area of Pellissier Ranch to the north of Old Pellissier Road would be the Old La Placita Historic Park. The Old La Placita Historic Park area could include uses such as a working 19<sup>th</sup>-century farm, and historical park planted with various fruit trees typical of the period. This alternative would eliminate the development of additional industrial and residential uses in this area. This area is represented on Figure 6-1 as the blue area in the northern area of the Northside Specific Plan and is similar to the location of Subarea 1 area of the SPA.

The Old Spanish Town Village District Alternative would include an expanded adobe restoration area with structures reminiscent of the former village that was historically present in the area. This area would include the Trujillo Adobe Cultural Center, as well as 19<sup>th</sup>-century southwestern-style houses, shops and museums. Buildings could be constructed as adobe structures, when possible. Part of the expansion of this area would include an extension along Old Pellissier Road in order to provide an enhanced gateway connection to the Santa Ana River corridor trail system similar to a trail that was historically provided in this area. This area would allow for more community-serving uses along this corridor, and enhanced pedestrian walkways. This expanded Trujillo Adobe Heritage Village area is represented on Figure 6-1 by the pink areas along Old Pellissier Road and Orange Avenue.

The Old Spanish Town Village District Alternative would expand the Ab Brown Sports Complex to include an additional area to the north of Placentia Lane (gold area shown on Figure 6-1). It is assumed that additional active sports fields as well as parking would be provided consistent with the other areas of the AB Brown Sports Complex. This includes the use of the area for youth soccer, as it has been historically used for. This alternative would not include any additional field lighting or stadium seating improvements at the Ab Brown Sports Complex.

Additional Community Use areas proposed under this alternative would potentially include a farmer’s market, community garden, botanical or native garden, natural open space, and/or agricultural preserve. These proposed Community Use areas are shown as pea green on Figure 6-1.

This alternative would involve the reuse of the entire former Riverside Golf Course as the Springbrook Arroyo Park. This revitalization would include removal of dead trees and the replacement with a drought-resistant native arboretum, decomposed granite cross-country running course, new 19<sup>th</sup>-century steel fencing, restoration of ponds, and decomposed granite access roadways. It would be available for use or rental to groups such as Scouts or Living History groups. Parking would also be provided. No buildings would be proposed within this area. The Springbrook Arroyo Park area is shown as green on Figure 6-1.



Similar to the Northside Specific Plan, this alternative includes the restoration of the Springbrook Arroyo. However, this alternative does not include partial realignment of Springbrook Arroyo from the edge of the former Riverside Golf course to a location within the proposed park.

Other features to be included in this alternative include the use of small street-car busses with frequent service. Trails are also an important component of this Alternative with decomposed walking trails provided through the proposed parkland system that would connect to adjacent areas. It is also envisioned that any new offices would be restricted to Main Street and no new mixed-use areas would be provided. This alternative also considers the addition of a library near Fremont Elementary School. It is assumed that all other areas of the Northside Specific Plan would remain as identified under the applicable general plan land use designation.

Overall, the Old Spanish Town Village District Alternative would result in less development than the Northside Specific Plan. Relative to the Northside Specific Plan, these differences in land use include:

- Old La Placita Historic Park parkland would take the place of the Northside Specific Plan HDR and M-1 in Subarea 1, and potentially extend further into the City of Colton.
- The expanded Trujillo Adobe Heritage Village uses would replace portions of Northside Specific Plan M-1, HDR and MDR areas, as well as extend into the City of Colton.
- The additional Ab Brown Sports Complex recreational area would replace the Northside Specific Plan HDR use in that area.
- Additional Community Use areas would replace Northside Specific Plan M-1 in the City of Colton and MDR within the City of Riverside.
- The extended Springbrook Arroyo Park would eliminate the Northside Specific Plan 41-acre Village Center.

The Springbrook Heritage Alliance envisions the implementation of this Old Spanish Town Village District Alternative via volunteers, community and special interest group fund raising, grants, and the City. The feasibility of such implementation strategies is uncertain at this time, but has been considered potentially feasible for the purposes of this preliminary program-level analysis.

The Riverside Public Utilities currently owns Subarea 1 and the former Riverside Golf Course areas, which is where two of the main components of this alternative are located. As a consumer-owned water and electric utility provider, the Riverside Public Utilities must show that actions taken are in the best interest of the rate payer (City of Riverside 2017). Thus, the reuse of these areas as parks that may occasionally host special events to generate revenue may not be feasible.

Other areas included in this alternative for Community Uses are currently privately owned, and there has not been any feasibility analysis completed on the ability to obtain grants or other funding to utilize these areas in the manner proposed by this Alternative. Ultimately, projects have been recently approved on portions of these areas for uses that are different than specified in this Alternative. This includes the area to the north of the Placentia Lane and Center Street intersection that was recently approved for development into a warehouse (City of Colton 2017).

Additional analysis of feasibility would be warranted prior to any adoption of this alternative or of CEQA statements of findings.

## 6.6.2 Ability to Meet Project Objectives

This alternative does not meet Objective 1, as it would separate land uses and reduce the intensification of housing near commercial and employment uses. As this alternative would improve community amenities with a focus on the heritage of the area and sensitive of place, the Old Spanish Town Village District Alternative would meet Objective 2. The intent of this alternative is also to provide for adequate public services and infrastructure as it is needed, and therefore meets Objective 3. With the inclusion of a trolley car, bike trail and pedestrian connections, it is assumed that this alternative could meet the multi-modal intent of Objective 4. This alternative does not identify truck routes, but would minimize truck traffic in residential areas by the elimination of the potential mixed residential and industrial area in Pellissier Ranch. Thus, this alternative is assumed to meet Objective 5, although to a lesser extent than the Northside Specific Plan. This alternative includes the elimination of additional industrial and residential mixed uses, identifies that offices should not be mixed within other areas, eliminates the Village Center area, and designates for potential agricultural uses away from residential; thereby meeting Objective 6. The Old Spanish Town Village District Alternative also is aimed at cultural and historic resources, and would meet Objective 7. This alternative also restores the Springbrook Arroyo and eliminates much of the development within the floodplain, and therefore meets Objective 8. This alternative does not meet Objective 9, as it eliminates much of the areas intended for future commercial and industrial uses and would not achieve additional economic growth beyond that of the existing applicable plans. Overall, the Old Spanish Town Village District Alternative would meet seven of nine project Objectives. Thus, this alternative is considered to meet the majority of the basic project Objectives pursuant to CEQA alternatives section criteria.

## 6.6.3 Comparison of the Effects of the Old Spanish Town Village District Alternative to the Project

### 6.6.3.1 Aesthetics

The Northside Specific Plan would result in a potentially significant impact to the Santa Ana River trail scenic view across the currently undeveloped area of Subarea 1 of the distant hillsides and ridgelines (**Impact AES-1**).

Under this alternative, the undeveloped area of Pellissier Ranch to the north of Old Pellissier Road would be the Old La Placita Historic Park. The Old La Placita Historic Park area could include uses such as a working 19<sup>th</sup>-century farm and/or historical park planted with various fruit trees typical of the period. This alternative would eliminate the development of additional industrial and residential uses in this area. This area is represented on Figure 6-1 as the blue area in the northern area of the Northside Specific Plan and is similar to the location of Subarea 1 area of the SPA. With this reduction in overall density of development and change of land use, the impact identified for the Northside Specific Plan would be reduced to a less than significant level, as views to the Santa Ana River Trail across Pellissier Ranch would not be as disturbed or changed as compared to the existing condition. Thus, under this alternative, the aesthetic impact would be avoided.

### 6.6.3.2 Air Quality

The Northside Specific Plan results in significant **Impacts AQ-1** to **AQ-10**, as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include the conflict with air quality plans (**Impact AQ-1**), impacts associated with the cumulatively considerable increase of criteria pollutants (**Impacts AQ-2** through **AQ-5**), impacts due to the exposure of sensitive receptors to substantial pollutant concentrations (**Impacts AQ-6** through **AQ-9**), and odor impacts (**Impact AQ-10**).

Under this alternative, development within the SPA would occur at a reduced level of intensity and density as compared to the Northside Specific Plan. Pellissier Ranch would become the site of a historic park (rather than High Density Residential/Light Industrial) and the AB Brown Sports complex, Historic Trujillo Adobe area, community space, and Springbrook arroyo park would all be expanded, reducing the overall level of allowable development. Thus, this alternative would reduce the potential conflict with Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook.

Under this alternative, the potential for short-term construction emissions and long-term operational air pollution emissions to exceed allowable thresholds would be reduced, since construction activity within the SPA would be reduced.

Additionally, the Old Spanish Town Village District Alternative could expose sensitive receptors to substantial pollutant concentrations; however, the emission of these pollutant and level of concentration would be substantially less than that would occur under the Northside Specific Plan, due to a reduction in overall allowed density of development within the SPA and reduction in construction activity associated with development in the area.

The overall levels of TAC exposure would be less than that anticipated under the Northside Specific Plan, as development under this alternative would occur in less density and intensity than that proposed under the Northside Specific Plan due to the expanded park areas and reduction in development area discussed above. In addition, no industrial uses would be proposed, and residential uses would not be as intermixed with commercial and industrial uses. Overall, TAC exposure under the Old Spanish Town Village District Alternative would be reduced from the Northside Specific Plan potential.

The overall levels of criteria air pollutants would be reduced under this alternative, since the overall level of development intensity, and associated construction activity, would be reduced as compared to the Northside Specific Plan. Thus, the associated health effects from exposure to these criteria air pollutants would be reduced under the Old Spanish Town Village District Alternative relative to the Northside Specific Plan.

While construction activities, food-related uses, and farm/agriculture uses allowed under this alternative could result in odor impacts, less nuisance odor issues would occur considering there would be a reduced mix of uses and industrial uses would be eliminated. Although impacts would not be avoided, the impacts under the Old Spanish Town Village District Alternative would be less than those under the Northside Specific Plan.

### 6.6.2.3 Biological Resources

The Northside Specific Plan results in significant **Impacts BIO-1** through **BIO-17**, as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include direct and indirect impacts to sensitive species (**Impacts BIO-1a to 10**), direct and indirect impacts to sensitive habitat (**Impact BIO-11 to 13**), direct and indirect impacts to jurisdictional waters (**Impacts BIO-14 to 16**), and MSHCP compliance impacts (**Impacts BIO-17 and BIO-18**).

The Old Spanish Town Village District Alternative involves the retention of current open space/undeveloped areas within the SPA, including the reduction of allowable development within Pellissier Ranch as compared to the Northside Specific Plan, and the elimination of the Northside Village Center by expanding the proposed open space park into this area. These areas are currently undeveloped and have the highest potential to contain biological resources (as discussed in Section 3.3, Biological Resources). Considering that this alternative would include buildout of the majority of the SPA, similar to the Northside Specific Plan, this alternative would result in similar biological resource impacts except in areas related to the retention of the southern area of the former Riverside Golf Course and the retention of Pellissier Ranch in a semi-undeveloped state. The elimination of the proposed land use designation within these two areas would reduce impacts to potential sensitive species and sensitive habitats as compared to the Northside Specific Plan; however, impacts would remain potentially significant, similar to the Northside Specific Plan. Jurisdictional waters impacts would be similar to the Northside Specific Plan, as this alternative would include the Springbrook Arroyo restoration.

### 6.6.3.4 Cultural Resources

The Northside Specific Plan would result in potentially significant and unmitigated impacts related to historical resources (**Impact CUL-1**) and the historic Trujillo Adobe (**Impact CUL-2**). There is also the potential for unknown archaeological resources to be present, as well as known but unevaluated archaeological resources within the SPA. Future development could potentially impact these archaeological resources, resulting in potentially significant and unmitigated impacts (**Impacts CUL-3 and 4**).

Under the Old Spanish Town Village District Alternative, additional development and redevelopment would occur pursuant to the land use plan proposed for this alternative. Development that would occur would affect undeveloped land as well as presently developed areas. As such, this alternative would potentially result in impacts to the historic built resources as well as archaeological resources as discussed in more detail below.

#### Historic Resources

**Subarea 1:** Due to the potential presence of historic resources associated with previous rural residential and farms in this area, the development of this area into the Old La Placita Historic Park area, which could include uses such as a working 19<sup>th</sup>-century farm and/or a historical park planted with various fruit trees typical of the period would still result in potentially significant impacts since any potential construction work within this area could impact historical resources. Impacts would be the same as the Northside Specific Plan.

**Subarea 2:** The majority of this area is built out with industrial uses, with the exception of one area north of the La Placentia Lane/Center Street intersection. The land use designations under the Northside Specific Plan call for the continuation of industrial uses, and redevelopment would not be anticipated to occur that could affect historical resources. This alternative would reduce the overall area of industrial land use acreage within this Subarea, and would include the expansion of the Trujillo Adobe site, which could lessen impacts to potential historical resources. As such, this alternative would result in reduced potential impacts to historical resources in Subarea 2.

**Subareas 3, 4, 5, 6:** The majority of the historical resources in this area were previously destroyed, including a single-family residence located at 220 N. Main Street, built in c. 1898 (P-33-006971) (located in Subarea 3), as well as other former residential and ranch uses. 3667 Placentia Lane, built in c. 1922 (P-33-006973) is an unevaluated resource within Subarea 4. Subarea 5 also includes unevaluated residential uses that may be over 45 years old and may qualify as historic resources. Subarea 6 includes a former residence constructed circa 1953 that was removed between 2005 and 2009. This alternative would not change the proposed land uses for these Subareas; thus, the Old Spanish Town Village District would result in potentially significant impacts to historic resources in these subareas, the same as the Northside Specific Plan.

**Subarea 7:** Portions of this subarea remain undeveloped, but the developed portions contain industrial uses. The Old Spanish Town Village District Alternative identifies portions of this area for community use areas and the expanded Trujillo Adobe area, which would include an expanded adobe restoration area with structures reminiscent of the former village that was historically present in the area, such as the Trujillo Adobe Cultural Center, as well as 19<sup>th</sup>-century southwestern-style houses, shops and museums. Buildings would be constructed as adobe structures, as possible. Therefore, redevelopment of this area is anticipated under this alternative, which would also be anticipated under the Northside Specific Plan. Similar to the Northside Specific Plan, potential impacts to buildings over 45 years of age may occur and impacts to historic resources would be potentially significant.

**Subareas 8 and 9:** The Old Spanish Town Village District Alternative would not include development within the former Riverside Golf Course or AB Sports Complex, and therefore would avoid potential historic impacts related to the Reid Park/Sports Complex (circa 1965), Spring Brook Golf Club (circa 1953) and the Riverside Fire Station 6 (circa 1962). Impacts to potential historic resources in this Subarea would be avoided under this alternative.

**Subarea 10:** As detailed in Section 3.4, there are several previously recorded resources within Subarea 10 that consist of single-family homes, canals, and commercial buildings. This area is presently developed as a mix of commercial and residential uses. The Old Spanish Town Village District Alternative would not change the proposed land use designations within this Subarea. As such, there is potential for this area to include redevelopment or modifications to buildings over 45 years old under this alternative. Similar to the Northside Specific Plan, impacts to historic resources would be potentially significant.

**Subarea 11:** This area is proposed for redevelopment as a mixed use area under the Northside Specific Plan, and under this alternative, this land use designation would not be changed. While there were previously identified potential historic resources in this area, all but the Riverside Lower Canal have been demolished per the CHRIS records search. The HRI indicates there are an additional 52 properties with 2 as eligible for listing, 48 unevaluated, and 2 not eligible for listing. Under this alternative, significant impacts that may occur under the change in designation of this area to mixed-use would be the same as the Northside Specific Plan.

**Subarea 12:** As detailed in Section 3.4, this subarea includes a substantial number of potential historic resources as well as known historic resources. This area is designated for Medium Density Residential. It is assumed that these areas would be redeveloped under the Old Spanish Town Village District Alternative, and thus significant impacts that may occur under the Northside Specific Plan would be the same under this alternative.

**Subarea 13:** This area was evaluated and determined to not include any potentially significant resources and is not anticipated to be redeveloped under the Old Spanish Town Village District Alternative. As with the Northside Specific Plan, no alteration of the land use designation for this subarea would occur and impacts to historical resources in this area would be less than significant.

**Subarea 14:** Fremont Elementary School currently comprises this subarea. Because there are no proposed changes to the use of Subarea 14 under the Old Spanish Town Village District Alternative and no recorded historical resources within Subarea 14, future development of this area would have a less than significant impact on historical resource, the same as the Northside Specific Plan.

**Subarea 15:** This area is currently utilized as a Business/Office Park, and all former historical structures have already been redeveloped. Similar to the Northside Specific Plan, no impact to historical resources in this subarea would occur under the Old Spanish Town Village District Alternative.

**Subarea 16:** This area includes undeveloped land and the Trujillo Adobe, which is a significant historical resource. Current land use designations for Subarea 16 include Business/Office Park and Public Facilities/Institutions. Under the Old Spanish Town Village District Alternative, this subarea would include an expanded adobe restoration area with structures reminiscent of the former village that was historically present in the area. This area would include the Trujillo Adobe Cultural Center, as well as 19<sup>th</sup>-century southwestern-style houses, shops and museums. Buildings would be constructed as adobe structures, when possible. In addition, this Subarea would be expanded to include an extension along Old Pellissier Road in order to provide an enhanced gateway connection to the Santa Ana River corridor trail system similar to a trail that was historically provided in this area. This area would allow for more community-serving uses along this corridor, and enhanced pedestrian walkways. Thus, due to the potential for future development and restoration of the Trujillo Adobe within this Subarea, this alternative would have the potential to cause a significant impact to an important historical resource. Thus, impacts to historical resources would be potentially significant within Subarea 16, similar to the Northside Specific Plan.

**Subarea 17:** This subarea is designated and developed as commercial, and includes 11 previous recorded properties (see Section 3.4). There are no significant changes proposed to the use of Subarea 17 under the Northside Specific Plan or this alternative. Thus, the Old Spanish Town Village District Alternative would have less than significant impacts to historical resources within Subarea 17, the same as the Northside Specific Plan.

### **Archaeological Resources**

As discussed in Section 3.4, a total of 101 previously recorded cultural sites are located within the SPA and 17 of those included archaeological resources. While twelve of these sites have been determined ineligible for the NRHP and CRHR, there is potential for the remaining resources to be significant (**Impact CUL-4**) and there is potential for unanticipated discoveries of significant archaeological resources (**Impact CUL-3**) with the implementation of the Northside Specific Plan.

The Old Spanish Town Village District Alternative land use plan is similar to the Northside Specific Plan, with the exception of an increase in the open space areas/park areas within Pellissier Ranch and the Springbrook Arroyo Park, removal of the proposed Northside Village Center, and expansion of the Trujillo Adobe site and community park areas. As such, development of vacant land, as well as redevelopment of previously developed parcels, could occur under this alternative. However, the overall level of potential development, and thus ground-disturbing activities, would be reduced as compared to the Northside Specific Plan. While ground disturbance under this alternative would be less than that anticipated under the Northside Specific Plan, ground disturbing activities would still occur, and would have a similar potential to result in potentially significant impacts to archaeological resources and inadvertent discoveries of archaeological resources. This alternative would include restoration of the Trujillo adobe similar to the Northside Specific Plan, and associated potential impacts would be similar.

### Human Remains

The Northside Specific Plan would result in potential impacts to human remains if inadvertent discoveries occur). The Old Spanish Town Village District Alternative allows for additional development and redevelopment in accordance with the land use plan proposed for this alternative, and therefore also has potential to result in inadvertent discovery of human remains, similar to the Northside Specific Plan. Such inadvertent finds would be required to follow California Health and Safety Code section 7050.5, which would ensure impacts would be below a level of significance.

#### 6.6.3.5 Geology and Soils

The Northside Specific Plan would result in potentially significant impacts to paleontological resources due to the allowance of future grading within areas of high paleontological sensitivity (**Impact GEO-1**). These areas of high paleontological sensitivity generally are located in the eastern half of the SPA (Figure 3.6-2).

The Old Spanish Town Village District Alternative would allow for development within some remaining open space areas in the SPA, as well as redevelopment of existing developed areas. Regarding potential areas of ground disturbance within areas of high paleontological sensitivity, the Old Spanish Town Village District Alternative would result in less potential to impact paleontological resources than the Northside Specific Plan considering the elimination of the Village Center development within the former Riverside Golf Course (Subarea 9) and elimination of the proposed residential and light industrial land uses within Pellissier Ranch. Farming or tree planting activities in Subarea 1 are not expected to extend into subsurface paleontological resource areas. Overall, the potential to impact paleontological resources would be reduced under this alternative relative to the Northside Specific Plan.

#### 6.6.3.6 Hazards and Hazardous Materials

The Northside Specific Plan would result in potentially significant hazards and hazardous material impacts related to future development allowed in areas with soil, groundwater, and soil vapor contamination (**Impact HAZ-1**), listed hazardous sites (**Impact HAZ-2**), pesticide and herbicide contamination (**Impact HAZ-3**), and March Air Reserve Base Airport Protection Zone designation (**Impact HAZ-4**).

The Old Spanish Town Village District Alternative would allow for development of undeveloped areas and assumes redevelopment may occur in areas that are not in conformance with the applicable land use plans. Based on the areas where potential development may occur under this alternative, there is potential for the Old Spanish Town Village District Alternative to result in significant impacts associated with existing site contamination, listed hazardous sites, pesticide and herbicide contamination, and March Air Reserve Base Airport Protection Zone designations, the same as the Northside Specific Plan.

#### 6.6.3.7 Hydrology and Water Quality

The Northside Specific Plan results in significant Impacts HYD-1 through HYD-6 as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include impacts associated with surface water runoff (**Impact HYD-1** through **HYD-3**), impacts due to runoff that would exceed the capacity of stormwater drainage systems (**Impact HYD-4**), impacts due to the impeding or redirecting of flood flows (**Impact HYD-5**), and impacts due to the release of pollutants due to inundation as a result of flood, tsunami, or seiche hazards (**Impact HYD-6**).

Under the Old Spanish Town Village District Alternative, surface water runoff impacts would be less than those under the Northside Specific Plan, as future development under this alternative would result in a reduction of impervious area due to the expansion and retention of open space/park areas associated with Pellissier Ranch and the Springbrook Arroyo Park, while the flood control improvements of Highgrove Channel and Springbrook Wash would occur.

Under the Old Spanish Town Village District Alternative, impacts associated with runoff that could exceed the capacity of existing or planned stormwater drainage systems would be reduced, as the Pellissier Ranch area would primarily remain as pervious surfaces.

Under the Old Spanish Town Village District Alternative, impacts associated with impeding or redirecting flood flows would be the same as the Northside Specific Plan, as the proposed floodway and floodplain enhancements identified within the Northside Specific Plan would occur under this alternative, similar to the Northside Specific Plan. The Springbrook Wash and Highgrove Overflow channel would be improved to handle the 100-year storm, similar to the Northside Specific Plan.

Under the Old Spanish Town Village District Alternative, impacts associated with the risk of release of pollutants due to inundation would be the same as the Northside Specific Plan. The working farms constructed within Pellissier Ranch may introduce chemicals and other pollutants associated with agricultural uses within areas that are subject to flooding, which could release toxic chemicals if inundated.

#### 6.6.3.8 Land Use and Planning

The Northside Specific Plan would result in potentially significant land use impacts due to a conflict with the South Coast AQMP (**Impact LU-1**).

Under the Old Spanish Town Village District Alternative, the impact would be the same as under the Northside Specific Plan, as the Old Spanish Town Village District Alternative would create significant and unavoidable impacts due to the lack of project-specific information available at this time. As a result, the effectiveness in reducing construction and operational emissions cannot be accurately quantified and there would be a potential conflict with the South Coast Air Quality Management Plan under the Old Spanish Town Village District Alternative, the same as the Northside Specific Plan.



### 6.6.3.9 Noise

The Northside Specific Plan would result in potentially significant noise impacts related to future development due to construction noise (**Impact NOI-1**), on-site traffic noise impacts (**Impact NOI-2**), and groundborne vibration and noise levels (**Impact NOI-3**).

Future development within the SPA under the proposed land use plan associated with this alternative would result in future construction activities that generate noise associated with the demolition, site preparation, and building construction for projects approved under existing land use plan that could result in potential short-term noise impacts to noise-sensitive receptors. However, impacts of the Old Spanish Town Village District Alternative would be less than the Northside Specific Plan considering the reduced construction as well as the reduction in noise-sensitive residential uses.

Regarding on-site traffic noise impacts under the Old Spanish Town Village District Alternative, similar to the Northside Specific Plan, future development projects occurring under the proposed land use plan associated with this alternative are expected to comply with the corresponding land use compatibility requirements. As needed, future projects would be required to demonstrate compatibility with respect to the appropriate jurisdictional guidance and policies, which may include project-specific acoustical analyses that evaluate the effects of adequate building sound insulation and other noise-reducing measures. In some cases, such predictive analyses of proposed development may conclude that noise and vibration impacts may be significant and unavoidable. While this may occur in the park areas, the Old Spanish Town Village District Alternative would have a lesser impact due to the fewer number of residents proposed near roadways. For this reason, on-site traffic noise impacts for the Old Spanish Town Village District Alternative would be less than the Northside Specific Plan.

Under the Old Spanish Town Village District Alternative, groundborne vibration impacts could occur during future construction projects that may result in significant impacts to sensitive receptors due to the proximity of existing sensitive receptor land uses to new construction and development projects. Impacts would be the same as under the Northside Specific Plan.

### 6.6.3.10 Transportation

The Northside Specific Plan would result in potentially significant transportation impacts related to intersections and roadway segments (**Impacts TR-1 to TR-16**).

Under the Old Spanish Town Village District Alternative, future development would occur within the SPA and may result in the additional of roadway traffic that could impact intersection and roadway segment operations. However, the overall allowable residential, commercial, and industrial development density would be less under the Old Spanish Town Village District Alternative than under the Northside Specific Plan, with the removal of the Northside Village Center, removal of the Light Industrial and High Density Residential from the Pellissier Ranch portion of the SPA, and reduction of Medium Density Residential area around the Trujillo Adobe Heritage Village area. As such, the Old Spanish Town Village District Alternative would result in a reduction of potential traffic volumes within the SPA, since overall population or traffic-growth-inducing land uses would be reduced as compared to the Northside Specific Plan, and traffic impacts would be less than those anticipated under the Northside Specific Plan.

### 6.6.3.11 Tribal Cultural Resources

The Northside Specific Plan would result in potentially significant tribal cultural resource impacts related to future development due to the inadvertent discovery of tribal cultural resources (**Impact TCR-1**).

Under the Old Spanish Town Village District Alternative, future development would occur within the SPA and may result in the uncovering or discovery of tribal cultural resources that have not been previously identified. While less development would occur, ground disturbance would generally be a similar area as the Northside Specific Plan under this alternative. As such, impacts under the Old Spanish Town Village District Alternative related to the inadvertent discovery of tribal cultural resources would be similar to the Northside Specific Plan.

## 6.7 City of Riverside Alternative

### 6.7.1 City of Riverside Alternative Description and Setting

The City of Riverside Alternative consists of changes to the City of Riverside controlled properties only. Within the Specific Plan Area, the City of Riverside properties include Subarea 1 within Pellissier Ranch, the AB Sports complex and former Riverside Golfcourse within Subarea 8, and the former Riverside Golfcourse area in Subarea 9. Under this alternative, these City-owned areas would be designated with the land uses identified in by the Northside Specific Plan and all other areas would be retained as their current land uses. Thus, the main components of the City of Riverside Alternative consist of:

- Subarea 1 with High Density Residential, and Light Industrial with the Transition Overlay Zone.
- Subarea 8 retained as Open Space, Parks & Trails with restoration and realignment of the Springbrook Arroyo; and
- Subarea 9 redeveloped into the 41-acre Northside Village Center.

The City of Riverside Alternative would not include the Trujillo Adobe Heritage Village (Subarea 16), increases in mixed-use areas (Subareas 10 and 11), increased residential (Subareas 3 to 6), complete streets components, or other changes included in the Northside Specific Plan.

### 6.7.2 Ability to Meet Project Objectives

This alternative does not meet Objective 1, as it would not create a sustainable community by placing employment near residential uses, or integrate residential uses to create mixed-use areas. Also, the majority of the SPA would be unchanged. This alternative would improve the quality of life for residents through the creation of a sense of place, the revitalization of Ab Brown Sports Complex and redevelopment of the former Riverside Golf Course, and thus would meet Objective 2. This alternative could provide for adequate public services and infrastructure as it is needed, and therefore meets Objective 3. This alternative would not include multi-modal pedestrian and bicycle improvements, and thus would not meet the intent of Objective 4. This alternative does not identify truck routes or changes to roadways, so it would not meet Objective 5. This alternative would include buffers within the areas changed, and would meet Objective 6. This alternative would not include the Trujillo Adobe Heritage Village area and thus would not meet Objective 7. This alternative would restore the Springbrook Arroyo and eliminates much of the

development within the floodplain, and therefore meets Objective 8. This alternative would meet Objective 9, as it would maintain areas intended for commercial and industrial uses and would achieve additional economic growth. Overall, the City of Riverside Alternative would meet five of nine Project Objectives. Thus, this alternative would meet the majority of the basic Project Objectives pursuant to CEQA alternatives section criteria.

### 6.7.3 Comparison of the Effects of the City of Riverside Alternative to the Project

#### 6.7.3.1 Aesthetics

The Northside Specific Plan would result in a potentially significant impact to the Santa Ana River trail scenic view across the currently undeveloped area of Subarea 1 of the distant hillsides and ridgelines (**Impact AES-1**).

Under this alternative, Pellissier Ranch (Subarea 1) would retain the same land use designations as proposed under the Northside Specific Plan (Light Industrial and High Density Residential). As such, implementation of this alternative would result in the same impacts to the Santa Ana River trail scenic view across the undeveloped portion of Subarea 1, resulting in the same potentially significant impact.

#### 6.7.3.2 Air Quality

The proposed Northside Specific Plan results in significant **Impacts AQ-1 to AQ-10**, as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include the conflict with air quality plans (**Impact AQ-1**), impacts associated with the cumulatively considerable increase of criteria pollutants (**Impacts AQ-2 through AQ-5**), impacts due to the exposure of sensitive receptors to substantial pollutant concentrations (**Impacts AQ-6 through AQ-9**), and odor impacts (**Impact AQ-10**).

Under this alternative, redevelopment within the SPA would occur at a reduced level of intensity and density as compared to the Northside Specific Plan, since no land use designations would change outside of Subareas 1, 8 and 9. However, future development within the SPA under this alternative would continue to have the potential to result in a significant impact associated with the violation of an air quality standard in relation to estimated construction and operational emissions in excess of the SCAQMD emission-based significance thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Thus, this alternative would potentially conflict with Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook, the same as the Northside Specific Plan, but to a lesser extent.

Construction emissions would be less than those anticipated under the land use plan proposed for the Northside Specific Plan, due to a reduction in the overall allowed density of development. Although emissions could remain significant and unavoidable.

Additionally, the City of Riverside Alternative could expose sensitive receptors to substantial pollutant concentrations; however, the emission of these pollutant and level of concentration would be less than that would occur under the Northside Specific Plan, due to a reduction in overall allowed density of development within the SPA and reduction in construction activity associated with development in the area. Emissions would be reduced and exposure of sensitive receptors to pollutant concentrations would be reduced as compared to the Northside Specific Plan.

The overall levels of TAC exposure would be less than that anticipated under the Northside Specific Plan, as development under this alternative would occur in less density and intensity than that proposed under the Northside Specific Plan.

The overall levels of criteria air pollutants would be reduced under this alternative, since the overall level of development intensity, and associated construction activity, would be reduced as compared to the Northside Specific Plan.

Regarding odor impacts, this alternative could subject people to odor emissions due the generation of odors from vehicles and equipment exhaust emissions during construction activity occurring under this alternative, as well as from incompatible land uses being located next or near to one another. Although impacts would not be avoided, the impacts under the City of Riverside Alternative would be less than those under the Northside Specific Plan.

### 6.7.3.3 Biological Resources

The Northside Specific Plan results in significant impacts (**Impacts BIO-1 to BIO-17**), as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include direct and indirect impacts to sensitive species (**Impacts BIO-1a to 10**), direct and indirect impacts to sensitive habitat (**Impact BIO-11 to 13**), direct and indirect impacts to jurisdictional waters (**Impacts BIO-14 to 16**), and MSHCP compliance impacts (**Impacts BIO-17 and BIO-18**).

The City of Riverside Alternative involves only land use changes to areas owned by the City of Riverside, which includes the undeveloped lands within Subarea 1, 8 and 9. These land use changes would allow for additional development to occur that are currently undeveloped. These undeveloped areas have the highest potential to contain biological resources, as discussed in Section 3.3, Biological Resources. Considering that this alternative would include buildout of Subarea 1, 8 and 9, this alternative would result in similar biological resource impacts that would occur under the Northside Specific Plan.

### 6.7.3.4 Cultural Resources

The Northside Specific Plan would result in potentially significant and unmitigated impacts related to historical resources (**Impact CUL-1**) and the historic Trujillo Adobe (**Impact CUL-2**). There is also the potential for unknown archaeological resources to be present within the SPA, as well as known but unevaluated archaeological resources. Future development could potentially impact these archaeological resources, resulting in potentially significant impacts (**Impacts CUL-3 and 4**).

Under the City of Riverside Alternative, additional development and redevelopment would occur pursuant to the land use plan proposed for this alternative in areas that could contain cultural resources. Development that would occur would affect undeveloped land as well as presently developed areas. As such, this alternative would potentially result in impacts to the historic built resources as well as archaeological resources.

### **Historic Resources**

Impacts within Subareas 2 through 8 and 10 through 17 would be reduced as compared to the Northside Specific Plan, since no land use designation changes would occur within these Subareas. Development and redevelopment could occur within these subareas however, pursuant to the existing land use plan for the area. Impacts would still be significant, but the occurrence of significant impacts would be reduced as compared to the Northside Specific Plan.

Regarding Subareas 1, 8 and 9, impacts would be the same as under the Northside Specific Plan, since the land use changes to these subareas would be the same. incorporated.

This alternative would not include any improvements to the historic Trujillo adobe. While no impact would result from this alternative to this resource, no improvements would be provided to prevent additional deterioration of the adobe. For disclosure purposes to decision makers, this PEIR identifies that impacts to the adobe would increase if no improvement were made, but implementation of this alternative would not necessitate mitigation for this no action impact.

### **Archaeological Resources**

As discussed in Section 3.4, a total of 101 previously recorded cultural sites are located within the SPA and 17 of those included archaeological resources. While twelve of these sites have been determined ineligible for the NRHP and CRHR, there is potential for the remaining resources to be significant (**Impact CUL-4**) and there is potential for unanticipated discoveries of significant archaeological resources (**Impact CUL-3**) with the implementation of the Northside Specific Plan.

The City of Riverside Alternative land use designation changes proposed in Subareas 1, 8 and 9 could result in new development and construction activity. Ground disturbance would occur within these subareas, and could occur throughout the rest of the SPA, as the existing land use plan would allow for redevelopment through the SPA under this alternative. Redevelopment within the subareas not included in this alternative land use plan may occur at a reduced rate and in less density as compared to what could occur under the Northside Specific Plan; thus, while ground disturbance under this alternative would be less than that anticipated under the Northside Specific Plan, it would result in the potential for future development to engage in ground disturbing activities. Thus, the City of Riverside Alternative would have a similar potential to result in potentially significant impacts to archaeological resources and inadvertent discoveries of archaeological resources.

### **Human Remains**

The Northside Specific Plan would result in potential impacts to human remains if inadvertent discoveries occur. The City of Riverside Alternative allows for additional development and redevelopment in accordance with the land use plan proposed for this alternative, and therefore also has potential to result in inadvertent discovery of human remains, the same as the Northside Specific Plan. Such inadvertent finds would be required to follow California Health and Safety Code section 7050.5, which would ensure impacts would be below a level of significance.

### 6.7.3.5 Geology and Soils

The Northside Specific Plan would result in potentially significant impacts to paleontological resources due to the allowance of future grading within areas of high paleontological sensitivity (**Impact GEO-1**). These areas of high paleontological sensitivity generally are located in the eastern half of the SPA (Figure 3.6-2).

The City of Riverside Alternative would allow for development within some of the remaining open space areas in the SPA, as well as redevelopment of existing developed areas. Regarding potential areas of ground disturbance within areas of high paleontological sensitivity, the City of Riverside Alternative would result in a reduced potential to impact paleontological resources as the Northside Specific Plan considering the reduced footprint.

### 6.7.3.6 Hazards and Hazardous Materials

The Northside Specific Plan would result in potentially significant hazards and hazardous material impacts related to future development allowed in areas with soil, groundwater, and soil vapor contamination (**Impact HAZ-1**), listed hazardous sites (**Impact HAZ-2**), pesticide and herbicide contamination (**Impact HAZ-3**), and March Air Reserve Base Airport Protection Zone designation (**Impact HAZ-4**).

The City of Riverside Alternative would allow for development within undeveloped areas and assumes redevelopment may occur in areas that are not in conformance with the applicable land use plans. Based on the areas where potential development may occur under this alternative, there is potential for the City of Riverside Alternative to result in significant impacts associated with existing site contamination, listed hazardous sites, and pesticide and herbicide contamination, the similar to the Northside Specific Plan.

### 6.7.3.7 Hydrology and Water Quality

The Northside Specific Plan results in significant Impacts HYD-1 through HYD-6 as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include impacts associated with surface water runoff (**Impact HYD-1** through **HYD-3**), impacts due to runoff that would exceed the capacity of stormwater drainage systems (**Impact HYD-4**), impacts due to the impeding or redirecting of flood flows (**Impact HYD-5**), and impacts due to the release of pollutants due to inundation as a result of flood, tsunami, or seiche hazards (**Impact HYD-6**).

Under the City of Riverside Alternative, surface water runoff impacts would be similar as those under the Northside Specific Plan, as implementation of this alternative would result in development that introduces additional urban uses, including impermeable surfaces such as roads, parking lots, and buildings to undeveloped areas within the SPA. Increased impermeable surfaces would result in increased stormwater runoff, which could exacerbate existing flooding conditions. Under this alternative, no improvements to the Highgrove Channel would occur, leaving this channel unable to accommodate the 100-year flood. Improvements to the Springbrook Channel would occur under this alternative, thereby reducing impacts associated with surface water runoff into this channel, similar to the Northside Specific Plan. However, since improvements to the Highgrove Channel would not be made, impacts associated with surface water runoff would be greater under this alternative than the Northside Specific Plan, resulting in a significant and unmitigated impact.

Under the City of Riverside Alternative, impacts associated with runoff that could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff would be greater than the Northside Specific Plan, as the Highgrove Channel would not be improved as part of this alternative. Development within Pellissier Ranch (Subarea 1) could exacerbate current deficiencies in stormwater infrastructure by creation of additional impervious surfaces, resulting in contribution of runoff water that would exceed the capacity of existing or planned drainage systems, and provide additional sources of polluted runoff. Thus, implementation of this alternative could result in greater impacts in comparison to the Northside Specific Plan.

Under the City of Riverside Alternative, impacts associated with impeding or redirecting flood flows would be the same as the Northside Specific Plan. The Springbrook Wash would be improved to handle the 100-year storm, which would also occur under the Northside Specific Plan. The Highgrove Channel improvements would not occur under this alternative; however, no further impacts would result as this alternative would not introduce new land uses to the area that could be impacted by flooding within this channel.

Under the City of Riverside Alternative, impacts associated with the risk of release of pollutants due to inundation would be the same as under the Northside Specific Plan, as buildout of industrial zones, which use toxic chemical and other materials that would be detrimental to the neighboring environment, within areas that are subject to flooding could occur, would occur under this alternative.

#### 6.7.3.8 Land Use and Planning

The Northside Specific Plan would result in potentially significant land use impacts due to a conflict with the South Coast AQMP (**Impact LU-1**).

Under the City of Riverside Alternative, this impact would be the same as under the Northside Specific Plan, as this alternative would create significant and unavoidable impacts due to the lack of project-specific information available at this time. As a result, the effectiveness in reducing construction and operational emissions cannot be accurately quantified and there would be a potential conflict with the South Coast Air Quality Management Plan under the Old Spanish Town Village District Alternative, the same as the Northside Specific Plan.

#### 6.7.3.9 Noise

The Northside Specific Plan would result in potentially significant noise impacts related to future development due to construction noise (**Impact NOI-1**), on-site traffic noise impacts (**Impact NOI-2**), and groundborne vibration and noise levels (**Impact NOI-3**).

Future development within the SPA under the proposed land use plan associated with this alternative would result in future construction activities that generate noise associated with the demolition, site preparation, and building construction for projects approved under existing land use plan that could result in potential short-term noise impacts to noise-sensitive receptors. However, less construction would occur and construction-related noise impacts would be less under the City of Riverside Alternative.

Regarding on-site traffic noise impacts under the City of Riverside Alternative, similar to the Northside Specific Plan, future projects occurring under the proposed land use plan associated with this alternative are expected to comply with the corresponding land use compatibility requirements. As needed, future projects would be required to demonstrate compatibility with respect to the appropriate jurisdictional guidance and policies, which may include project-specific acoustical analyses that evaluate the effects of adequate building sound insulation and other noise-reducing measures. In some cases, such predictive analyses of proposed development may conclude that noise and vibration impacts may be significant and unavoidable such as with the park areas. However, this alternative would result in fewer residences located adjacent to noisy roadways. For this reason, on-site traffic noise impacts for the City of Riverside Alternative would be less than the Northside Specific Plan.

Under the City of Riverside Alternative, groundborne vibration impacts could occur during future construction projects that may result in significant impacts to sensitive receptors due to the proximity of existing sensitive receptor land uses to new construction and development projects. Impacts would be the same as under the Northside Specific Plan.

#### 6.7.3.10 Transportation

The Northside Specific Plan would result in potentially significant transportation impacts related to intersections and roadway segments (**Impacts TR-1 to TR-16**).

Under the City of Riverside Alternative, future development would occur within the SPA and may result in the additional of roadway traffic that could impact intersection and roadway segment operations. However, the overall allowable residential, commercial, mixed-use density would be less under the City of Riverside Alternative than under the Northside Specific Plan, as the increases in mixed-use areas (Subareas 10 and 11) and increased allowable residential density (Subareas 3 to 6) would not occur. With the reduction in overall allowable development density, increased traffic levels within the SPA would be less than those anticipated under the Northside Specific Plan.

#### 6.7.3.11 Tribal Cultural Resources

The Northside Specific Plan would result in potentially significant tribal cultural resource impacts related to future development due to the inadvertent discovery of tribal cultural resources (**Impact TCR-1**).

Under the City of Riverside Alternative, future development would occur within the SPA and may result in the uncovering or discovery of tribal cultural resources that have not been previously identified. As such, impacts under this alternative, impacts associated with the inadvertent discovery of tribal cultural resources would be the same as the Northside Specific Plan.

## 6.8 Determination of Environmentally Superior Alternative

As shown in Table 6-2, Comparison of Significant Impacts, implementation of the Old Spanish Town Village District Alternative would result in the greatest reduction in significant impacts when compared to the Northside Specific Plan, considering that this Alternative would result in the least development within the



SPA. This alternative would fully avoid the significant aesthetics impact, and significantly reduce impacts associated with air quality, biological resources, cultural resources, paleontological resources, hydrology and water quality, noise, and transportation. Thus, this alternative is considered to be the environmentally superior alternative. However, as shown in Table 6-3, Comparison of Alternatives Relative to Project Objectives, the Old Spanish Town Village District Alternative would not meet Project Objectives 1 and 9, and, at this time, no potentially feasible implementation strategy has been identified. The Riverside Public Utilities currently owns Subarea 1 and the former Riverside Golf Course areas, which is where two of the main components of this alternative are located. As a consumer-owned water and electric utility provider, the Riverside Public Utilities must show that actions taken are in the best interested of the rate payer (City of Riverside 2017). Thus, the reuse of these areas as parks that may occasionally host special events to generate revenue may not be feasible. Other areas included in this alternative for Community Uses are currently privately owned, and there has not been any feasibility analysis completed on the ability to obtain grants or other funding to utilize these areas in the manner proposed by this Alternative. Ultimately, projects have been recently approved on portions of these areas for uses that are different than specified in this Alternative. This includes the area to the north of the Placentia Lane and Center Street intersection that was recently approved for development into a warehouse (City of Colton 2017).

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Aesthetics				
Impact AES-1: Scenic Vistas	SU	▼	▼	—
Air Quality				
Impact AQ-1: Conflict with Air Quality Plans	SU	▼	▼	▼
Impact AQ-2: Construction Emissions	SU	▼	▼	▼
Impact AQ-3: Operational Emissions	SU	▼	▼	▼
Impact AQ-4: Cumulatively Considerable Net Increase of Criteria Pollutants	SU	▼	▼	▼
Impact AQ-5: Impact on Public Health	SU	▼	▼	▼
Impact AQ-6: Impacts to Sensitive Receptors	SU	▼	▼	▼
Impact AQ-7: Construction TAC Emissions	SU	▼	▼	▼
Impact AQ-8: Operational TAC Emissions	SU	▼	▼	▼
Impact AQ-9: Health Effects from Criteria Pollutants	SU	▼	▼	▼
Impact AQ-10: Odors	SU	▼	▼	▼
Biological Resources				
Impact BIO-1a: Special status plants - inside MSHCP	SU	—	▼	—
Impact BIO-1b: Special status plants - outside MSHCP	SU	—	▼	—
Impact BIO-2: Indirect construction-related impact to special status plants	SU	—	▼	—
Impact BIO-3: Indirect long-term impacts to special status plants	SU	—	▼	—
Impact BIO-4a: San Bernardino kangaroo rat and Stephens' kangaroo rat - outside MSHCP	SU	—	▼	—

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact BIO-5a: listed fairy shrimp - outside MSHCP	SU	—	▼	—
Impact BIO-6a: Coastal California gnatcatcher - outside MSHCP	SU	—	▼	—
Impact BIO-7a: Non-listed special-status species - outside MSHCP	SU	—	▼	—
Impact BIO-8a Burrowing owl - outside MSHCP	SU	—	▼	—
Impact BIO-4b: San Bernardino kangaroo rat and Stephens' kangaroo rat - inside MSHCP	SU	—	▼	—
Impact BIO-5b: Listed fairy shrimp - inside MSHCP	SU	—	▼	—
Impact BIO-6b: Coastal California gnatcatcher - inside MSHCP	SU	—	▼	—
Impact BIO-7b: Non-listed special-status species - inside MSHCP	SU	—	▼	—
Impact BIO-8b Burrowing owl - inside MSHCP	SU	—	▼	—
Impact BIO-9 Indirect construction-related impact to special-status wildlife species	SU	—	▼	—
Impact BIO-10 Long-term indirect impacts to special-status wildlife	SU	—	▼	—
Impact BIO-11a Sensitive communities – outside MSHCP	SU	—	▼	—
Impact BIO-11b Sensitive communities –inside MSHCP	SU	—	▼	—
Impact BIO-12: Indirect construction-related impact to sensitive communities	SU	—	▼	—

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact BIO-13: Indirect long-term impacts to sensitive communities	SU	—	▼	—
Impact BIO-14: Jurisdictional waters	SU	▼	—	—
Impact BIO-15: Indirect construction-related impacts to jurisdictional waters	SU	—	▼	—
Impact BIO-16: Indirect long-term impacts to jurisdictional waters	SU	—	▼	—
Impact BIO-17: Compliance with MSHCP requirements for Least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo	SU	—	▼	—
Impact BIO-18: Compliance with MSHCP requirements for Delhi Sands Flower-Loving Fly	SU	—	▼	—
<b>Cultural Resources</b>				
Impact CUL-1: Historic Resources	SU	▼	▼	▼
Impact CUL-2: Historic Trujillo Adobe	SU	▲	—	▲
Impact CUL-3: Unknown archaeological resources	SU	—	▼	—
Impact CUL-4: Unevaluated archaeological resources	SU	—	▼	—
Impact CUL-5: Human remains	SU	—	—	—
<b>Geology and Soils</b>				
Impact GEO-1: Paleontological resources	SU	▼	▼	▼
<b>Hazards and Hazardous Materials</b>				
Impact HAZ-1: Soil, groundwater, and soil vapor contamination	SU	—	—	—

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact HAZ-2: Listed hazardous sites	SU	—	—	—
Impact HAZ-3: Pesticide and herbicide contamination	SU	—	—	—
Impact HAZ-4: March Air Reserve Base Airport Protection Zone air navigation hazard	SU	—	—	▼
<b>Hydrology and Water Quality</b>				
Impact HYD-1: Flooding at Highgrove Channel	SU	▲	▼	▲
Impact HYD-2: Flooding at Springbrook Wash	SU	▲	▼	—
Impact HYD-3: Subarea 1 and 2 Contribution to Flooding	SU	▲	▼	▲
Impact HYD-4: Storm drain system	SU	—	▼	—
Impact HYD-5: Alterations to Flood flows	SU	▲	—	—
Impact HYD-6: Inundation of development in floodplain resulting in pollutants	SU	—	▼	—
<b>Noise</b>				
Impact NOI-1: Construction Noise	SU	▼	▼	▼
Impact NOI-2: Traffic Noise Compatibility	SU	▼	▼	▼
Impact NOI-3: Construction Vibration Impacts	SU	—	—	—
<b>Transportation</b>				
Impact TR-1a: Center Street / Stephens Avenue (AM: LOS F) under Existing Plus Project Conditions – Scenario 1.	SU	▼	▼	▼
Impact TR-2a: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-3a: Center Street / Highgrove Place (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-4a: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-5a: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-6a: Columbia Avenue / E. La Cadena Drive (AM: LOS E; PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-7a: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-8a: Main Street / Garner Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-9a: Main Street / Strong Street (PM: LOS E) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-10a: Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM/PM: LOS D) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-11a: Orange Street / Center Street (PM: LOS C under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-12a: S. Riverside Avenue / Pellissier Road (PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-13a: Columbia Avenue, from Primer Street to E. La Cadena Drive under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-1b: Center Street / Stephens Avenue (AM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-2b: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-3b: Center Street / Highgrove Place (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-4b: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM: LOS E; PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-5b: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-6b: Columbia Avenue / E. La Cadena Drive (AM: LOS D; PM: LOS E) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-7b: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-8b: Main Street / Garner Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-9b: Main Street / Strong Street (PM: LOS E) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-12b: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼



Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		<i>No Project (Development in Accordance with Adopted Plans )</i>	<i>Old Spanish Town Village District</i>	<i>City of Riverside</i>
Impact TR-13b: Columbia Avenue, from Primer Street to E. La Cadena Drive under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-2c: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-3c: Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-4c: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-5c: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-6c: Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-7c: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-8c: Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-10c: Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-12c: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-13c: Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		<i>No Project (Development in Accordance with Adopted Plans )</i>	<i>Old Spanish Town Village District</i>	<i>City of Riverside</i>
Impact TR-14c: Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension without the Orange Street Extension	SU	▼	▼	▼
Impact TR-15c: Orange Street / Columbia Avenue (AM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension without the Orange Street Extension	SU	▼	▼	▼
Impact TR-16c: Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-2d: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-3d: W. Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		<i>No Project (Development in Accordance with Adopted Plans )</i>	<i>Old Spanish Town Village District</i>	<i>City of Riverside</i>
Impact TR-4d: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-5d: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-6d: Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-7d: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-8d: Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		<i>No Project (Development in Accordance with Adopted Plans )</i>	<i>Old Spanish Town Village District</i>	<i>City of Riverside</i>
Impact TR-10d: Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-12d: S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-13d: Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-14d: Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-15d: Orange Street / Columbia Avenue (AM/PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		<i>No Project (Development in Accordance with Adopted Plans )</i>	<i>Old Spanish Town Village District</i>	<i>City of Riverside</i>
Impact TR-16d: Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-2e: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-3e: W. Center Street / Highgrove Place (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-4e: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-5e: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		<i>No Project (Development in Accordance with Adopted Plans )</i>	<i>Old Spanish Town Village District</i>	<i>City of Riverside</i>
Impact TR-7e: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-8e: Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-12e: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-13e: Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-16e: Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-17e: Pellisier Road, from S. Riverside Avenue to Roquet Ranch under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension	SU	▼	▼	▼
Impact TR-2f: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-3f: W. Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-4f: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-5f: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼



Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-6f: Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-7f: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-8f: Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-10f: Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-11f: Orange Street / Center Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans )	Old Spanish Town Village District	City of Riverside
Impact TR-12f: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-13f: Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-14f: Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-16f: Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
<b>Tribal Cultural Resources</b>				
Impact TCR-1: Disturbance of Unknown Tribal Cultural Resources	SU	—	—	—

- ▲ Alternative is likely to result in greater impacts to issue when compared to Project.  
 — Alternative is likely to result in similar impacts to issue when compared to Project.  
 ▼ Alternative is likely to result in reduced impacts to issue when compared to Project.  
 NS Not a potentially significant impact  
 SU Potentially significant and unavoidable impact

Table 6-3 Comparison of Alternatives Relative to Project Objectives

Objectives	No Project/ Development in Accordance with Adopted Plans	Old Spanish Town Village District Alternative	City of Riverside Alternative
1. Develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.	Does not meet objective.	Does not meet objective.	Does not meet objective.
2. Improve the quality of life for residents, including through creating a sense of place and providing community recreation and gathering spaces.	Does not meet objective.	Meets the objective.	Meets the objective.
3. As redevelopment and development occurs, ensure the provision of adequate medical and health facilities, public services and infrastructure.	Does not meet objective.	Meets the objective.	Meets the objective.
4. Promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas	Does not meet objective.	Meets the objective.	Does not meet objective.
5. Eliminate or minimize truck traffic through residential and commercial neighborhoods.	Does not meet objective.	Meets the objective.	Does not meet objective.
6. Provide buffers for agricultural, industrial, residential and recreation land uses to address potential land use conflicts such as noise, emissions, and dust.	Does not meet objective.	Meets the objective.	Meets the objective.
7. Preserve and interpret important cultural and historic resources in the SPA, including the Trujillo Adobe	Does not meet objective.	Meets the objective.	Does not meet objective.
8. Restore the Springbrook Arroyo as a natural ecological system while also improving flood control	Does not meet objective.	Meets the objective.	Meets the objective
9. Maintain or improve employment and business opportunities within the SPA, including commercial, industrial and agricultural-related opportunities	Meets the objective.	Does not meet objective.	Meets the objective

# 7 References

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## Chapter 1: Introduction

14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

California Public Resources Code, Section 21000-21177. California Environmental Quality Act (CEQA), as amended.

## Chapter 2: Project Description

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## Chapter 3: Environmental Analysis

### Section 3.1: Aesthetics

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# 8 Individuals/Agencies Consulted

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## 8.1 City of Riverside

### **Riverside Public Works, Land Development**

Christ Scully, Principal Engineer

### **Riverside Public Utilities (RPU)**

Efren Mejia, PE, Engineering Manager. – Energy Delivery

Leo Ferrando, Senior Water Engineer

Todd Jorgenson. Assistant General Manager – Water

### **Riverside Fire Department (RFD)**

Lisa Munoz. Deputy Fire Marshal

### **Riverside Public Libraries (RPL)**

Erin Christmas. Library Director

## 8.2 City of Colton

### **Colton Fire Department (CFD)**

Henry Perez. Battalion Chief

### **Colton Police Department (CPD)**

Tim Heusterberg. Police Lieutenant

### **Colton Public Works and Utility Services**

Hye Jin Lee. Assistant Director of Public Works and Utility Services

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# 9 Certification

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## 9.1 City of Riverside

Mark Tomich, AICP Colton Development Services Director

Mary Kopaskie Brown, AICP, MCIP, OPPI, City Planner, Community & Economic Development

Jay Eastman, AICP, Principal Planner, Community & Economic Development Department

Nathan Mustafa, Traffic Engineer

Ed Cortez, Engineer, Riverside Public Utilities, Energy Delivery

Fady Megala, Engineer, Riverside Public Utilities, Energy Delivery

Rudy Villavicencio, Engineer, Riverside Public Utilities, Energy Delivery

Rick Small, Water Engineer, Riverside Public Utilities

Efren Mejia, P.E., Engineering Manager, Riverside Public Utilities

Scott Watson, Historic Preservation, Community & Economic Development

## 9.2 Rick Engineering

Robert Stockton, PE, LEED AP, Principal

Brian F. Mooney, FAICP, Principal, Community Planning & Landscape Architecture

Michiko (Mimi) Morisaki, AICP, Senior Community Planner

Britt Palmberg, AICP, Principal Community Planner

Brian Stephenson, PE, TE, PTOE, Associate Principal, Traffic Planning Manager

David Mizell, AICP, Traffic Planner

Mario Terrazas, Assistant GIS Project Manager

Brendan Hastie, Principal, Water Resources Manager

Nobuya Murakami, PE, Water Resources Project Engineer

Brendan Hastie, PE, LEED AP, Principal

## 9.3 Design Workshop

Kurt Culbertson, Chairman, CEO

Jason Ficht, AICP, CUD, Associate

Chen Liu, Associate

Xiaojian Fan, LEED Green Associate, CDT

## 9.4 Dudek

Carey Fernandes, CEQA Group Manager

Dawna Marshall, CEQA Project Manager

Wendy Worthey, CEQA Senior Project Manager

Rica Nitka, CEQA Senior Project Manager

Shannon Baer, CEQA Environmental Analyst

Vanessa Curie, CEQA Environmental Analyst

Andrew Capobianco, CEQA Environmental Analyst

Carolyn Somvilay, CEQA Environmental Analyst

Audrey Nickerson, CEQA Planner

Joe Harrison, CEQA Associate Analyst

Josh Saunders, AICP, Senior, Visual Quality Specialist

Jennifer Reed, Air Quality Services Manager, Air Quality, GHG, and Energy

David T. Larocca, Senior Technical Specialist, Air Quality, GHG, and Energy

Samantha Murray, MA, Historic Built Environment Lead

Micah Hale, Archaeological Resources Lead

Heather McDevitt, Cultural and Historic Specialist

Linda Kry, Cultural and Historic Specialist

Perry W. Russell, P.G., Geologist

Audrey Herschberger, PE, Hazardous Materials Specialist

Glenna McMahon, PE, Hazardous Materials Lead

Megan Enright, Biological Senior Specialist

Mark Storm, Senior Noise Technical Specialist

Conner Burke, Noise Technical Analysts

Andrew Greis, GIS Specialist

Carrie Kubacki, GIS Analyst

Curtis Battle, Mapping/Surveying Specialist

Raoul Ranoa, Senior Graphic Designer

Amy Seals, Senior Technical Editor