

# Appendix J

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## Public Service and Utilities Coordination



November 13, 2019

10140

Tim McHargue  
Fire Chief  
Colton Fire Department  
303 East Street  
Colton, California 92324  
909.307.5100  
fire@ci.colton.ca.us

**Re:** *Request for Fire-Rescue Protection Service Information for the Northside Specific Plan EIR*

Dear Mr. McHargue:

The City of Riverside, as the proponent and Lead Agency for the Northside Specific Plan, has contracted Dudek to prepare a Program Environmental Impact Report (EIR).

Dudek is in the process of preparing the Public Services and Facilities section of the EIR. The EIR analysis must address any physical environmental impacts related to the provision of new or physically altered government facilities to service the project. We are sending this letter to you to solicit information regarding public services for this California Environmental Quality Act (CEQA) analysis. Below is a summary of the project and questions intended to obtain information needed to complete the CEQA analysis.

The Northside Specific Plan Area (SPA) is approximately 1,700 acres and generally bound by the La Loma Hills to the north, State Route 60 and downtown Riverside to the south, Interstate 215 and the Hunter Industrial Park to the east, and the Santa Ana River to the west (Figure 1, Vicinity Map). The Northside Specific Plan includes land within both the City of Riverside and the City of Colton, as well as the County of Riverside. Approximately 329 acres is located within the City of Colton, within the Pellissier Ranch area. The majority of the SPA is currently developed, with uses consisting of residential, transit and bus stations, two schools, parks, public agency offices, recreation facilities, business and office parks, industrial enterprises, neighborhood-serving commercial establishments, sport facilities and cultural landmarks. The undeveloped land is primarily within the Pellissier Ranch area, and the former Riverside Golf Course within the City of Riverside. Refer to Figure 2, Existing Land Uses, for the existing land use designations.

The proposed Northside Specific Plan is intended to guide future development and redevelopment within the Northside Neighborhood. Various community workshops have been completed to obtain input on the vision for the area. Based on this input and other planning information, the proposed Northside Specific Plan land uses were developed for 17 identified subareas, as shown in Figure 3, Proposed Land Uses. The estimated proposed land uses would result in a buildout of the following:

- 6,880–8,748 dwelling units in Subareas 1, 3–7, and 9–13
- 2,430 dwelling units in Colton Residential Overlay
- 3.9 to 4.2 million square feet of Commercial, Office, Business/Office Park, and Light Industrial Uses
- 1.8 million square feet of Business Park in Pellissier Ranch

Mr. Tim McHargue

Re: Request for Fire-Rescue Protection Service Information for the Northside Specific Plan EIR

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- 8 acres of Trujillo Adobe Heritage Village
- 232 acres of park and open space, both private and public

In addition to these land use changes, the Northside Specific Plan includes updates to the planned transportation network to accommodate “complete street” concepts. Mobility options in pedestrian- and bicycle-friendly corridors would be expanded. The project is also intended to minimize truck traffic through residential and commercial retail areas, including traffic-calming measures along Main Street and Center Street. Two options are included for Orange Street: one that includes a connection through to the north to the City of Colton and one that terminates the roadway within the City of Riverside. Other notable mobility changes include the provision of new arterials in the City of Colton, including one parallel to the Highgrove Channel, which would connect Riverside Avenue and Roquet Ranch (Pellissier Road). Overall, these mobility improvements are proposed with the consideration of the land use visions for the surrounding areas.

We are soliciting information from you in regards to the a potential for the proposed project to result in the need for new or expanded public service facilities beyond those already included in the project. Below is a list of questions that would assist us in providing adequate background information and determining if the project would cause a significant physical environmental impact under CEQA:

1. Please confirm that there are four fire stations in the City of Colton.
  - Station 211 on 303 East E Street
  - Station 212 on 1511 North Rancho Avenue
  - Station 213 on 1100 South La Cadena Drive
  - Station 214 on 1151 South Meadow Lane
2. The closest City of Colton fire station to the SPA is Station 213, and the Colton Fire Department (CFD) map indicates this station would serve as the primary response station to the SPA. Please confirm.
3. Confirm the CFD primary service/response area is 16 square miles. Please identify other jurisdictions with which the CFD has mutual-aid agreements.
4. What are the current full-time staff levels at CFD?
5. Confirm the major CFD’s equipment includes three Type-1 paramedic engines, one paramedic truck, one Type-3 engine, and one OES Type-1 engine.
6. Confirm that the CFD utilizes response times to determine fire and emergency service adequacy. Confirm the CFD’s performance standard for fire protection services and emergency medical services is 6 minutes and 30 seconds, 90% of the time.
7. What is CFD’s current 90th percentile average response time to calls for service within the City and for the primary station that would service the project?
8. Are there any existing plans for new or expanded fire facilities by the City of Colton that would potentially serve the Northside Specific Plan area? Please identify the timing and implementation criteria of any such plans.
9. Would overall implementation of the Northside Specific Plan directly or cumulatively affect CFD’s ability to meet its service goals in a manner that would require a new or expanded station or other physical environmental change to provide service?
10. If the project would affect CFD’s ability to provide adequate service, what additional physical improvements or other means would be required to provide adequate service?

Mr. Tim McHargue

Re: Request for Fire-Rescue Protection Service Information for the Northside Specific Plan EIR

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The City of Riverside would appreciate a response to this questionnaire no later than November 27, 2019.

Please include any additional information you feel may be relevant to the proposed project. If you would like to meet to discuss these items, please let us know and we can arrange a meeting. I greatly appreciate your assistance. If you have any questions or need clarification, I can be reached at csomvilay@dudek.com, or at 760.271.3587. Additionally, Project Manager Dawna Marshall can be reached at dmarshall@dudek.com or at 760.479.4290.

Sincerely,



Carolyn Somvilay  
Environmental Analyst

cc:

Jay Eastman, AICP – Principal Planner, City of Riverside

Mark Tomich, AICP – Development Services Director, City of Colton

Colton Fire Department  
Public Service Letter Information  
Received December 9, 2019  
Henry Perez, Battalion Chief

1. Please confirm that there are four fire stations in the City of Colton. **Correct**

- Station 211 on 303 East E Street
- Station 212 on 1511 North Rancho Avenue
- Station 213 on 1100 South La Cadena Drive
- Station 214 on 1151 South Meadow Lane

2. The closest City of Colton fire station to the SPA is Station 213, and the Colton Fire Department (CFD) map indicates this station would serve as the primary response station to the SPA. Please confirm.

**Correct**

3. Confirm the CFD primary service/response area is 16 square miles. Please identify other jurisdictions with which the CFD has mutual-aid agreements.

**The primary service/response area is 16 square miles. Colton Fire Department has automatic aid/mutual aid agreements with San Bernardino County Fire, City of Loma Linda Fire and California Department of Forestry.**

4. What are the current full-time staff levels at CFD?

**1 Fire Chief, 1 Fire Marshal, 3 Battalion Chiefs, 12 Captains, 12 Engineers, 12 Firefighter Paramedics**

5. Confirm the major CFD's equipment includes three Type-1 paramedic engines, one paramedic truck, ~~one-two~~ Type-3 engines, and one OES Type-1 engine.

6. Confirm that the CFD utilizes response times to determine fire and emergency service adequacy. Confirm the CFD's performance standard for fire protection services and emergency medical services is 6 minutes and 30 seconds, 90% of the time.

**Correct**

7. What is CFD's current 90th percentile average response time to calls for service within the City and for the primary station that would service the project?

**CFD's response time to calls within the city is 7 minutes, 38 seconds.  
Station 213 response time to calls is 8 minutes, 26 seconds.**

8. Are there any existing plans for new or expanded fire facilities by the City of Colton that would potentially serve the Northside Specific Plan area? Please identify the timing and implementation criteria of any such plans.

**Currently there are no plans for new or expanded fire facilities that would service the Northside Specific Plan area. The Fire Department and City of Colton has discussed the possibility of relocating station 213, to a location just south of the Santa Ana River. This relocation would be to replace the existing deteriorating station 213, located at 1100 S. La Cadena Drive. The potential time frame discussed was no sooner than five years and pending a funding source.**

9. Would overall implementation of the Northside Specific Plan directly or cumulatively affect CFD's ability to meet its service goals in a manner that would require a new or expanded station or other physical environmental change to provide service?

**Yes, the increase in the volume of calls and added threat from the increase of dwellings and the 1.8 million square feet of unknown industrial type.**

10. If the project would affect CFD's ability to provide adequate service, what additional physical improvements or other means would be required to provide adequate service?

**In order to provide adequate service, CFD would require a relocated expanded fire station, located south of the Santa Ana River. A new paramedic engine and possibly the addition of a medic squad due to quicker response times to the extreme south end of the city that borders the City of Riverside.**



November 13, 2019

10140

Mark Owens  
Chief of Police  
Colton Police Department  
650 N. La Cadena Drive  
Colton, California 92324  
909.307.5000  
police@ci.colton.ca.us

**Re: Request for Police Protection Service Information for the Northside Specific Plan EIR**

Dear Mr. Owens:

The City of Riverside, as the proponent and Lead Agency for the Northside Specific Plan, has contracted Dudek to prepare a Program Environmental Impact Report (EIR).

Dudek is in the process of preparing the Public Services and Facilities section of the EIR. The EIR analysis must address any physical environmental impacts related to the provision of new or physically altered government facilities to service the project. We are sending this letter to you to solicit information regarding public services for this California Environmental Quality Act (CEQA) analysis. Below is a summary of the project and questions intended to obtain information needed to complete the CEQA analysis.

The Northside Specific Plan Area (SPA) is approximately 1,700 acres and generally bound by the La Loma Hills to the north, State Route 60 and Downtown Riverside to the south, Interstate 215 and the Hunter Industrial Park to the east, and the Santa Ana River to the west (Figure 1, Vicinity Map). The Northside Specific Plan includes land within both the City of Riverside and the City of Colton, as well as the County of Riverside. Approximately 329 acres is located within the City of Colton, within the Pellissier Ranch area. The majority of the SPA is currently developed, with uses consisting of residential, transit and bus stations, two schools, parks, public agency offices, recreation facilities, business and office parks, industrial enterprises, neighborhood-serving commercial establishments, sport facilities, and cultural landmarks. The undeveloped land is primarily within the Pellissier Ranch area and the former Riverside Golf Course within the City of Riverside. Refer to Figure 2, Existing Land Uses, for the existing land use designations.

The proposed Northside Specific Plan is intended to guide future development and redevelopment within the Northside Neighborhood. Various community workshops have been completed to obtain input on the vision for the area. Based on this input and other planning information, the proposed Northside Specific Plan land uses were developed for 17 identified subareas, as shown in Figure 3, Proposed Land Uses. The proposed land uses are anticipated to result in a buildout of the following:

- 6,880–8,748 dwelling units in Subareas 1, 3–7, and 9–13
- 2,430 dwelling units in Colton Residential Overlay
- 3.9 to 4.2 million square feet of Commercial, Office, Business/Office Park, and Light Industrial Uses
- 1.8 million square feet of Business Park in Pellissier Ranch

Mr. Mark Owens

Re: Request for Police Protection Service Information for the Northside Specific Plan EIR

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- 8 acres of Trujillo Adobe Heritage Village
- 232 acres of park and open space, both private and public

In addition to these land use changes, the Northside Specific Plan includes updates to the planned transportation network to accommodate “complete street” concepts. Mobility options in pedestrian- and bicycle-friendly corridors would be expanded. The project is also intended to minimize truck traffic through residential and commercial retail areas, including traffic-calming measures along Main Street and Center Street. Two options are included for Orange Street: one that includes a connection through to the north to the City of Colton and one that terminates the roadway within the City of Riverside. Other notable mobility changes include the provision of new arterials in the City of Colton, including one parallel to the Highgrove Channel, which would connect Riverside Avenue and Roquet Ranch (Pellissier Road). Overall, these mobility improvements are proposed with the consideration of the land use visions for the surrounding areas.

We are soliciting information from you regarding to the potential for the proposed project to result in the need for new or expanded public service facilities beyond those already included in the project. Below is a list of questions that would assist us in providing adequate background information and determining if the project would cause a significant physical environmental impact under CEQA:

1. Please confirm that the closest Colton Police Department (CPD) station to the SPA is located on 650 North La Cadena Drive and therefore would serve the SPA.
2. Please confirm that the CPD staffs 51 sworn officers and employs a fleet of 21 marked police vehicles.
3. Please confirm that CPD’s service area is approximately 18 square miles. Approximately how many people does the CPD serve?
4. Please confirm that the CPD does not have an established performance criterion regarding response times to calls.
5. Please confirm that the average CPD response time to an emergency call is within 3 to 5 minutes of the received call.
6. Are there any existing plans for new or expanded police facilities by the City of Colton that would potentially serve the Northside Specific Plan area? Does the City of Colton anticipate the construction of police facilities or additional staffing in correlation through the implementation of the Roquet Ranch Specific Plan?
7. The project includes a City of Riverside police headquarters or neighborhood station within the proposed Northside Village Center, to serve the City of Riverside. Would overall implementation of the Northside Specific Plan directly or cumulatively affect CPD’s ability to meet its service goals in a manner that would require a new or expanded CPD station or other physical environmental change to provide service?
8. If the project would affect CPD’s ability to provide adequate service, what additional physical improvements would be required to provide adequate service?

Mr. Mark Owens

Re: Request for Police Protection Service Information for the Northside Specific Plan EIR

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The City of Riverside would appreciate a response to this questionnaire no later than November 28, 2019.

Please include any additional information you feel may be relevant to the proposed project. If you would like to meet to discuss these items, please let us know and we can arrange a meeting. I greatly appreciate your assistance. If you have any questions or need clarification, I can be reached at csomvilay@dudek.com, or at 760.271.3587. Additionally, Project Manager Dawna Marshall can be reached at dmarshall@dudek.com or at 760.479.4290.

Sincerely,



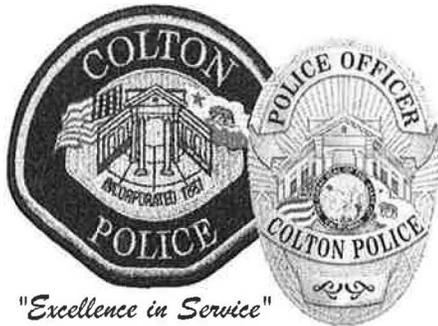
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Carolyn Somvilay  
Environmental Analyst

cc:

Jay Eastman, AICP – Principal Planner, City of Riverside  
Mark Tomlich, AICP – Development Services Director, City of Colton





"Excellence in Service"

# Colton Police Department

650 North La Cadena Drive, Colton, California 92324

**Mike Hadden, Chief of Police**

November 19, 2019

DUDEK  
605 Third Street  
Encinitas, CA 92024

To Whom It May Concern,

This letter is in response to The Request for Police Protection Service Information for the Northside Specific Plan EIR. If questions, concerns or further information is needed, please contact Lieutenant Tim Heusterberg at (909) 370-5163 or [theusterberg@coltonca.gov](mailto:theusterberg@coltonca.gov).

1. Please confirm that the closest Colton Police Department station to the SPA is located on 650 North La Cadena Drive and therefore would serve the SPA.

Yes

2. Please confirm that the CPD staffs 51 sworn officers and employs a fleet of 21 marked police vehicles.

No. CPD currently has 52 sworn officers and 22 marked patrol vehicles.

3. Please confirm that CPD's service area is approximately 18 square miles. Approximately how many people does CPD serve?

Yes, CPD service area covers approximately 18 square miles and has a population of approximately 52,000 (as of the 2010 census).

4. Please confirm that the CPD does not have an established performance criterion regarding response times to calls.

Correct, we do not have an established performance criterion for response times.

5. Please confirm that the average CPD response time to an emergency call is within 3 to 5 minutes of the received call.

The average response time to emergency calls is 3-7 minutes.

6. Are there existing plans for new or expanded police facilities by the City of Colton that would potentially serve the North Specific Plan? Does the City of Colton anticipate the construction

of police facilities or additional staffing in correlation through the implementation of the Roquet Ranch Specific Plan?

No

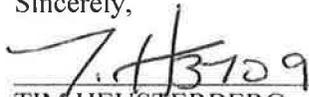
7. The project includes a City of Riverside police headquarters or neighborhood station within the proposed Northside Village Center, to serve the City of Riverside. Would overall implementation of the Northside Specific Plan directly or cumulatively affect CPD's ability to meet its service goals in a manner that would require a new or expanded CPD station or other physical environmental change to provide service?

Yes, because CPD has already outgrown its current station, the increase in population of the City and surrounding area will require a new or expanded station or a substation. CPD does not currently operate out of a substation or neighborhood station.

8. If the project would affect CPD's ability to provide adequate service, what additional physical improvements would be required to provide adequate service?

Due to the increase in personnel, vehicles and related equipment would need to be purchased.

Sincerely,

  
\_\_\_\_\_  
TIM HEUSTERBERG,  
Police Lieutenant

November 13, 2019

10140

Martin Guerrero  
Wastewater Utility Manager  
City of Colton Wastewater Department  
160 S. 10th Street  
Colton, California 92324  
909.370.6131  
mguerrero@ci.colton.ca.us

**Re: Request for Wastewater Services Information for the Northside Specific Plan EIR**

Dear Mr. Guerrero:

The City of Riverside, as the proponent and Lead Agency for the Northside Specific Plan, has contracted Dudek to prepare a Program Environmental Impact Report (EIR).

Dudek is in the process of preparing the Utilities section of the EIR. The EIR analysis must address any physical environmental impacts related to the provision of new or expanded infrastructure to service the project. We are sending this letter to you to solicit information regarding utilities for this CEQA analysis. Below is a summary of the project and questions intended to obtain information needed to complete the CEQA analysis.

The Northside Specific Plan Area (SPA) is approximately 1,700 acres and generally bound by the La Loma Hills to the north, State Route 60 and downtown Riverside to the south, Interstate 215 and the Hunter Industrial Park to the east, and the Santa Ana River to the west (Figure 1, Vicinity Map). The Northside Specific Plan includes land within both the City of Riverside and the City of Colton, as well as the County of Riverside. Approximately 329 acres is located within the City of Colton, within the Pellissier Ranch area. The majority of the SPA is currently developed, with uses consisting of residential, transit and bus stations, two schools, parks, public agency offices, recreation facilities, business and office parks, industrial enterprises, neighborhood-serving commercial establishments, sport facilities and cultural landmarks. The undeveloped land is primarily within the Pellissier Ranch area and the former Riverside Golf Course within the City of Riverside. Refer to Figure 2, Existing Land Uses, for the existing land use designations.

The proposed Northside Specific Plan is intended to guide future development and redevelopment within the Northside Neighborhood. Various community workshops have been completed to obtain input on the vision for the area. Based on this input and other planning information, the proposed Northside Specific Plan land uses were developed for 17 identified subareas, as shown in Figure 3, Proposed Land Uses. The proposed land uses are anticipated to result in a buildout of the following:

- 6,880–8,748 dwelling units in Subareas 1, 3–7, and 9–13
- 2,430 dwelling units in Colton Residential Overlay
- 3.9 to 4.2 million square feet of Commercial, Office, Business/Office Park, and Light Industrial Uses
- 1.8 million square feet of Business Park in Pellissier Ranch

Mr. Martin Guerrero

Re: *Request for Wastewater Services Information for the Northside Specific Plan EIR*

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- 8 acres of Trujillo Adobe Heritage Village
- 232 acres of park and open space, both private and public

We are soliciting information from you regarding the potential for the proposed project to result in the need for new or expanded utility infrastructure beyond that already included in the project. Below is a list of questions that would assist us in providing adequate background information and determining if the project would cause a significant physical environmental impact under CEQA:

1. Per the 2017 Northside Specific Plan Baseline Opportunities and Constraints Analysis (Rick Engineering 2017), “[there] are no active sewer lines within the portion of the Study Area located in the City of Colton, including Pellissier Ranch.” Please confirm that this is true.
2. Please confirm that 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.
3. Please confirm that the Colton Wastewater Reclamation Facility (CWRP) will provide wastewater treatment and disposal services to Subareas 1 and 2 of the SPA.
4. Are there any existing plans for new, expanded, or relocated wastewater facilities by the City of Colton that would potentially serve the SPA beyond those discussed above?
5. Confirm the CWRP is designed to treat a maximum of 10.4 million gallons per day (mgd) and current average daily flows are 5.6 mgd.
6. If the Northside Specific Plan is implemented, would new or expanded public infrastructure improvements beyond those already planned be needed to serve the project? If so, what would such improvements consist of?
7. With the implementation of the Northside Specific Plan in conjunction with other planned projects within the City of Colton, would new or expanded public infrastructure improvements be needed? If so, what would such improvements consist of?

The City of Riverside would appreciate a response to this questionnaire no later than November 27, 2019.

Please include any additional information you feel may be relevant to the proposed project. If you would like to meet to discuss these items, please let us know, and we can arrange a meeting. I greatly appreciate your assistance. If you have any questions or need clarification, I can be reached at [csomvilay@dudek.com](mailto:csomvilay@dudek.com), or at 760.271.3587. Additionally, Project Manager Dawna Marshall can be reached at [dmarshall@dudek.com](mailto:dmarshall@dudek.com) or at 760.479.4290.

Sincerely,



Carolyn Somvilay  
Environmental Analyst

cc:

*Jay Eastman, AICP – Principal Planner, City of Riverside*  
*Mark Tomlich, AICP – Development Services Director, City of Colton*

Mr. Martin Guerrero

Re: *Request for Wastewater Services Information for the Northside Specific Plan EIR*

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## Reference

Rick Engineering. 2017. *Northside Specific Plan Baseline Opportunities and Constraints Analysis*. Prepared for City of Riverside. August 2017. Accessed November 12, 2019. [http://northsideplan.com/wp-content/uploads/2017/09/Northside-Specific-Plan-Baseline-Report\\_August2017.pdf](http://northsideplan.com/wp-content/uploads/2017/09/Northside-Specific-Plan-Baseline-Report_August2017.pdf).

## Dawna Marshall

---

**From:** Stephanie Vargas <svargas@coltonca.gov>  
**Sent:** Monday, December 16, 2019 4:38 PM  
**To:** Carolyn Somvilay  
**Cc:** Jacqueline Shook; Bill Smith  
**Subject:** City of Colton-PRA-Somvilay-12/9/19 (Response)  
**Attachments:** Colton City Clerk\_public records request form.pdf; City of Colton Wastewater Department Memo\_Team Review\_rJE.PDF

Good afternoon,

Below you will find Hye Jin Lee's, the Assistant Director of Public Works and Utility Services, response to your Public Record Request.

1. Per the 2017 Northside Specific Plan Baseline Opportunities and Constraints Analysis (Rick Engineering 2017), "[there] are no active sewer lines within the portion of the Study Area located in the City of Colton, including Pellissier Ranch." Please confirm that this is true. **True**
2. Please confirm that 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. **True**
3. Please confirm that the Colton Wastewater Reclamation Facility (CWRP) will provide wastewater treatment and disposal services to Subareas 1 and 2 of the SPA. **True**
4. Are there any existing plans for new, expanded, or relocated wastewater facilities by the City of Colton that would potentially serve the SPA beyond those discussed above? **No**
5. Confirm the CWRP is designed to treat a maximum of 10.4 million gallons per day (mgd) and current average daily flows are 5.6 mgd. **True**
6. If the Northside Specific Plan is implemented, would new or expanded public infrastructure improvements beyond those already planned be needed to serve the project? If so, what would such improvements consist of? **None at this time**
7. With the implementation of the Northside Specific Plan in conjunction with other planned projects within the City of Colton, would new or expanded public infrastructure improvements be needed? If so, what would such improvements consist of? **None at this time**

This records request is now considered complete.

Thank you,

*Stephanie M. Vargas*

Office of the City Clerk  
City of Colton | 650 N. La Cadena Drive | Colton, CA 92324  
T: 909.370.5191 | F: 909.370.5154 | EMAIL: [SVargasOffice@coltonca.gov](mailto:SVargasOffice@coltonca.gov)

November 13, 2019

10140

George Hanson  
Assistant General Manager, Energy  
3750 University Avenue  
Riverside, California 92501

**Re:** *Request for Energy Services Information for the Northside Specific Plan EIR*

Dear Mr. Hanson:

The City of Riverside, as the proponent and Lead Agency for the Northside Specific Plan, has contracted Dudek to prepare a Program Environmental Impact Report (EIR).

Dudek is in the process of preparing the Utilities section of the EIR. The EIR analysis must address any physical environmental impacts related to the provision of new or expanded infrastructure to service the project. We are sending this letter to you to solicit information regarding utilities for this CEQA analysis. Below is a summary of the project and questions intended to obtain information needed to complete the CEQA analysis.

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- 1.8 million square feet of Business Park in Pellissier Ranch
- 8 acres of Trujillo Adobe Heritage Village
- 232 acres of park and open space, both private and public

Mr. George Hanson

Re: Request for Energy Services Information for the Northside Specific Plan EIR

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We are soliciting information from you regarding the potential for the proposed project to result in the need for new or expanded utility infrastructure beyond those already included in the project. Below is a list of questions that would assist us in providing adequate background information and determining if the project would cause a significant physical environmental impact under CEQA:

1. Please confirm that Riverside Public Utilities (RPU) would provide energy and electric utility services to the SPA within the City of Riverside.
2. The 2017 Northside Specific Plan Baseline Report (Rick Engineering 2017) stated that there are existing electrical facilities within the SPA, which includes the following. Please confirm that this is a correct summary of the major dry utility infrastructure within the SPA.
  - a. Time Warner Cable communication lines that are mainly located in the residential tracts east of the large undeveloped parcels (former Riverside Golf Course, AB Sports Complex, and Placentia Lane Parcels)
  - b. Sunesys fiber-optic lines located along Strong Street from Americana Drive to Orange Street and along Fairmount Boulevard
  - c. Underground and overhead facilities either on or adjacent to AB Brown Sports Complex and the Riverside Golf Course
3. Are there any existing plans for new or expanded energy infrastructure by the RPU that would potentially serve the Northside SPA?
4. With implementation of the Northside Specific Plan, would upgrades or new energy infrastructure be required?
5. Are there any existing plans for new or expanded energy infrastructure by the RPU that would potentially serve the SPA?
6. With the implementation of the Northside Specific Plan, would upgrades or new energy infrastructure be required? If so, what would such infrastructure consist of?

The City of Riverside would appreciate a response to this questionnaire no later than November 27, 2019.

Please include any additional information you feel may be relevant to the proposed project. If you would like to meet to discuss these items, please let us know, and we can arrange a meeting. I greatly appreciate your assistance. If you have any questions or need clarification, I can be reached at [csomvilay@dudek.com](mailto:csomvilay@dudek.com), or at 760.271.3587. Additionally, Project Manager Dawna Marshall can be reached at [dmarshall@dudek.com](mailto:dmarshall@dudek.com) or at 760.479.4290. Thank you.

Sincerely,



Carolyn Somvilay  
Environmental Analyst

cc:

Jay Eastman, AICP – Principal Planner, City of Riverside

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Rick Engineering. 2017. *Northside Specific Plan Baseline Opportunities and Constraints Analysis*. Prepared for City of Riverside. August 2017. Accessed November 12, 2019. [http://northsideplan.com/wp-content/uploads/2017/09/Northside-Specific-Plan-Baseline-Report\\_August2017.pdf](http://northsideplan.com/wp-content/uploads/2017/09/Northside-Specific-Plan-Baseline-Report_August2017.pdf).

Riverside Public Utilities  
Public Service Letter Information  
Received November 27, 2019  
Efren Mejia, Engineering Manager

**Riverside Public Utilities (RPU) – Energy Delivery Engineering**  
**Responses to: DUDEK - Request for Energy Services Information for the Northside Specific Plan EIR**  
**11/27/2019**

1. Please confirm that Riverside Public Utilities (RPU) would provide energy and electric utility services to the SPA within the City of Riverside.  
RPU will provide electric utility services to the Northside SPA within the City of Riverside.
2. The 2017 Northside Specific Plan Baseline Report (Rick Engineering 2017) stated that there are existing electrical facilities within the SPA, which includes the following. Please confirm that this is a correct summary of the major dry utility infrastructure within the SPA.
  - c. Underground and overhead facilities either on or adjacent to AS Brown Sports Complex and the Riverside Golf Course

Yes, there are existing 4kV and 12kV underground and overhead electrical facilities in the vicinity of the AB Brown Sports Complex and Riverside Golf Course. Additional electric facilities will be required to serve future loads in this area, including the extension of new 12kV circuits to the vicinity out of the Hunter Substation. This additional infrastructure may be required to be extended from the Hunter Substation located near Marlborough Ave and Chicago Ave.

3. Are there any existing plans for new or expanded energy infrastructure by the RPU that would potentially serve the Northside SPA?

RPU plans to upgrade the Hunter Substation by 2023. There will be electric capacity at the Substation to serve additional load at the Northside SPA. Additional electric facilities will be required to serve future loads in this area, including the extension of new 12kV circuits out of the Hunter Substation. This additional infrastructure will be required to be extended from the Hunter Substation located near Marlborough Ave and Chicago Ave.

4. With implementation of the Northside Specific Plan, would upgrades or new energy infrastructure be required?

The implementation of the Northside SPA will require upgrades and expansion of RPU's electric infrastructure. Overhead and Underground facilities will be required to be extended, modified, and/or upgraded to extend up to 3-4 additional 12kV circuits for the Northside Specific Plan within the City of Riverside, at build-out.

5. Are there any existing plans for new or expanded energy infrastructure by the RPU that would potentially serve the SPA?

RPU plans to upgrade the Hunter Substation by 2023, located near Marlborough Ave and Chicago Ave. There will electric capacity at the Substation to serve additional load at the Northside SPA. Additional electric infrastructure will be required to serve the Northside SPA, including the construction and extension of new 12kV circuits out of the Hunter Substation.

6. With the implementation of the Northside Specific Plan, would upgrades or new energy infrastructure be required? If so, what would such infrastructure consist of?

The implementation of the Northside SPA will require upgrades and expansion of RPU's electric infrastructure. Overhead and Underground facilities will be required to be upgraded and construction of new facilities for the extension of three to four new 12kV circuits for the Northside Specific Plan within the City of Riverside at build-out. RPU currently has plans to upgrade the existing substation transformers to provide additional capacity in the area. New infrastructure such as overhead poles, wires, down-guys, and associated distribution facilities will be required. New underground facilities will also be required, including new trenching, duct-banks, vaults, manholes, pad-mounted switches, cables and terminations, and associated underground distribution facilities.



November 13, 2019

10140

Chief Jennifer McDowell  
Fire Marshal  
1900 Main Street  
Riverside, California 92501  
951.826.5321  
fire@riversideca.gov

**Re: Request for Fire-Rescue Protection Service Information for the Northside Specific Plan EIR**

Dear Ms. McDowell:

The City of Riverside, as the proponent and Lead Agency for the Northside Specific Plan, has contracted Dudek to prepare a Program Environmental Impact Report (EIR).

Dudek is in the process of preparing the Public Services and Facilities section of the EIR. The EIR analysis must address any physical environmental impacts related to the provision of new or physically altered government facilities to service the project. We are sending this letter to you to solicit information regarding public services for this California Environmental Quality Act (CEQA) analysis. Below is a summary of the project, and questions intended to obtain information needed to complete the CEQA analysis.

The Northside Specific Plan Area (SPA) is approximately 1,700 acres and generally bound by the La Loma Hills to the north, State Route 60 and downtown Riverside to the south, Interstate 215 and the Hunter Industrial Park to the east, and the Santa Ana River to the west (Figure 1, Vicinity Map). The Northside Specific Plan includes land within both the City of Riverside and the City of Colton, as well as the County of Riverside. Approximately 329 acres is located within the City of Colton, within the Pellissier Ranch area. The majority of the SPA is currently developed, with uses consisting of residential, transit and bus stations, two schools, parks, public agency offices, recreation facilities, business and office parks, industrial enterprises, neighborhood-serving commercial establishments, sport facilities, and cultural landmarks. The undeveloped land is primarily within the Pellissier Ranch area, and the former Riverside Golf Course within the City of Riverside. Refer to Figure 2, Existing Land Uses, for the existing land use designations.

The proposed Northside Specific Plan is intended to guide future development and redevelopment within the Northside Neighborhood. Various community workshops have been completed to obtain input on the vision for the area. Based on this input and other planning information, the proposed Northside Specific Plan land uses were developed for 17 identified subareas, as shown in Figure 3, Proposed Land Uses. The proposed land uses are anticipated to result in a buildout of approximately:

- 6,880–8,748 dwelling units in Subareas 1, 3–7, and 9–13
- 2,430 dwelling units in Colton Residential Overlay
- 3.9 to 4.2 million square feet of Commercial, Office, Business/Office Park, and Light Industrial Uses
- 1.8 million square feet of Business Park in Pellissier Ranch

- 8 acres of Trujillo Adobe Heritage Village
- 232 acres of park and open space, both private and public

In addition to these land use changes, the Northside Specific Plan includes updates to the planned transportation network to accommodate “complete street” concepts. Mobility options in pedestrian-and bicycle-friendly corridors would be expanded. The project is also intended to minimize truck traffic through residential and commercial retail areas, including traffic-calming measures along Main Street and Center Street. Two options are included for Orange Street: one that includes a connection through to the north to the City of Colton and one that terminates the roadway within the City of Riverside. Other notable mobility changes include the provision of new arterials in the City of Colton, including one parallel to the Highgrove Channel, which would connect Riverside Avenue and Roquet Ranch (Pellissier Road). Overall, these mobility improvements are proposed with the consideration of the land use visions for the surrounding areas.

We are soliciting information from you regarding the potential for the proposed project to result in the need for new or expanded public service facilities beyond those already included in the project. Below is a list of questions that would assist us in providing adequate background information and determining if the project would cause a significant physical environmental impact under CEQA:

1. Please confirm that there are 14 fire stations in the City of Riverside.
  - Station 1 on 3401 University Avenue
  - Station 2 on 9449 Andrew Street
  - Station 3 on 6395 Riverside Avenue
  - Station 4 on 3510 Cranford Avenue
  - Station 5 on 5883 Arlington Avenue
  - Station 6 on 1077 Orange Street
  - Station 7 on 10191 Cypress Avenue
  - Station 8 on 11076 Hole Avenue
  - Station 9 on 6674 Alessandro Boulevard
  - Station 10 on 2590 Jefferson Street
  - Station 11 on 19595 Orange Terrace Parkway
  - Station 12 on 10692 Indiana Avenue
  - Station 13 on 6490 Sycamore Canyon Boulevard
  - Station 14 on 725 Central Avenue
2. According to the Riverside Fire Department (RFD) website, Station 1 and Station 6 would serve portions of the project area. Please confirm that these stations would serve as the primary response station to the SPA.
3. Please confirm that the RFD’s primary response area is 81 square miles and provides services to approximately 330,000 people.
4. What are the current full-time staff levels at RFD?
5. According to the City’s General Plan, Public Safety Element, Policy PS-6.2 states:

“Endeavor to meet/maintain a response time of five minutes for Riverside’s urbanized areas.”

Please confirm that that this is the response time goal for RFD’s fire protection and emergency medical services (EMS). If not, what are the response time goals for the RFD?
6. What is the average response time for on-site response to calls for service for the City of Riverside?
7. Are there any existing plans for new or expanded fire facilities by the City of Riverside that would potentially serve the Northside Specific Plan area?

Chief Jennifer McDowell

Re: Request for Fire-Rescue Protection Service Information for the Northside Specific Plan EIR

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- 8. Would overall implementation of the Northside Specific Plan directly or cumulatively affect RFD's ability to meet its service goals in a manner that would require a new or expanded station or other physical environmental change to provide service?
- 9. If the project would affect RFD's ability to provide adequate service, what additional physical improvements would be required to provide adequate service?

The City of Riverside would appreciate a response to this questionnaire no later than November 27, 2019.

Please include any additional information you feel may be relevant to the proposed project. If you would like to meet to discuss these items, please let us know and we can arrange a meeting. I greatly appreciate your assistance. If you have any questions or need clarification, I can be reached at csomvilay@dudek.com, or at 760.271.3587. Additionally, Project Manager Dawna Marshall can be reached at dmarshall@dudek.com or at 760.479.4290.

Sincerely,



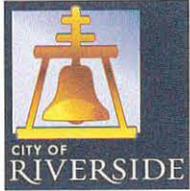
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Carolyn Somvilay  
Environmental Analyst

cc:

*Jay Eastman, AICP – Principal Planner, City of Riverside*





City of Arts & Innovation

**Fire Department**

Michael D. Moore  
Fire Chief

December 23, 2019

Carolyn Somvilay  
Environmental Analyst  
605 Third St.  
Encinitas, CA 92024

*REF: Request for Fire-Rescue Protection Service Information for the Northside Specific Plan EIR*

Dear Ms. Somvilay,

This correspondence is in response to your letter that you sent to Chief McDowell who is out of the office at this time. Therefore, I am responding on her behalf to the following questions posed.

1. Please confirm that there are 14 fire station in the City of Riverside; and the addresses were listed.  
*Yes, I am confirming that there are 14 fire stations in the City of Riverside. The address provided for fire station 2 has an address correction of 9450 Andrew St.*
2. According to the Riverside Fire Department (RFD) website, Station 1 and Station 6 would serve portions of the project area. Pease confirm that these stations would serve as the primary response station to the SPA?  
*Yes, RFD Station 1 and Station 6 would serve portions of this project area.*
3. Please confirm that the RFD's primary response area is 81 square miles and provides services to approximately 330,000 people?  
*Yes, the primary response area expands over 81 square miles and serves approximately 330,000 people.*
4. What are the current full-time staff levels at RFD?  
*The full-time staff levels consist of 220 sworn uniform personnel and 22 non-sworn personnel.*
5. According to the City's General Plan, Public Safety Element, Policy PS-6.2 states:  
"Endeavor to meet/maintain a response time of five minutes for Riverside's urbanized areas."

Please confirm that this is the response time goal for RFD's fire protection and emergency medical services (EMS). If not, what are the response time goals for the RFD?

**Prevention Division**

3900 Main Street, 3<sup>rd</sup> Floor, Riverside, CA 92522 | Phone: (951) 826-5737 | [RiversideCA.gov/Fire](http://RiversideCA.gov/Fire)

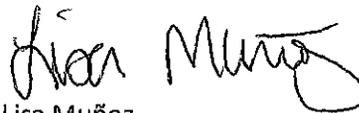


The response time of five minutes is not current. The current response time goal is seven minutes and 45 seconds at the 90<sup>th</sup> percentile for the first unit to arrive on scene.

6. What is the average response time for on-site response to calls for service for the City of Riverside?  
*There is no average response time for on-site response to call for service, but rather utilizing the 90<sup>th</sup> percentile timeframe as stipulated.*
  
7. Are there any existing plans for new or expanded fire facilities by the City of Riverside that would potentially serve the Northside Specific Plan area?  
*There are ongoing discussions on expanding fire facilities and/or apparatus as the Northside development continues to grow with more commercial and residential buildings which has increased the call volume. Continual evaluation is being done.*
  
8. Would overall implementation of the Northside Specific Plan directly or cumulatively affect RFD's ability to meet its service goals in a manner that would require a new or expanded station or other physical environmental change to provide service?  
*At this time, no determination has been made if the overall implementation of the Northside Specific Plan directly or cumulatively would affect RFD's ability to meet its service goals in a manner that would require a new or expanded station or other physical environmental change to provide service. As mentioned previously, there are ongoing discussions continuing to evaluate the needs of the department, and, nothing determined at this time.*
  
9. If the project would affect RFD's ability to provide adequate service, what additional physical improvements would be required to provide adequate service?  
*Should the project have an affect on RFD's ability to provide adequate service, what would be considered to be required to provide adequate service would be to add a second engine company at the downtown station 1. Having another fire apparatus would allow quicker response time with reduced outcomes.*

Should you have any other questions, please feel free to give me a call at (951) 826-5480.

Sincerely,



Lisa Muñoz

Deputy Fire Marshal

cc: Chief McDowell, Fire Marshal

November 13, 2019

10140

Erin Christmas  
Library Director  
Riverside Public Library  
3581 Mission Inn Ave., 2nd Floor  
Riverside, California 92501  
EChristmas@Riversideca.gov

**Re:** *Request for Riverside Public Library Information for the Northside Specific Plan EIR*

Dear Ms. Christmas:

The City of Riverside, as the proponent and Lead Agency for the Northside Specific Plan, has contracted Dudek to prepare a Program Environmental Impact Report (EIR).

Dudek is in the process of preparing the Public Services and Facilities section of the EIR. The EIR analysis must address any physical environmental impacts related to the provision of new or physically altered government facilities to service the project. We are sending this letter to you to solicit information regarding public services for this California Environmental Quality Act (CEQA) analysis. Below is a summary of the project and questions intended to obtain information needed to complete the CEQA analysis.

The Northside Specific Plan Area (SPA) is approximately 1,700 acres and generally bound by the La Loma Hills to the north, State Route 60 and downtown Riverside to the south, Interstate 215 and the Hunter Industrial Park to the east, and the Santa Ana River to the west (Figure 1, Vicinity Map). The Northside Specific Plan includes land within both the City of Riverside and the City of Colton, as well as the County of Riverside. Approximately 329 acres is located within the City of Colton, within the Pellissier Ranch area. The majority of the SPA is currently developed, with uses consisting of residential, transit and bus stations, two schools, parks, public agency offices, recreation facilities, business and office parks, industrial enterprises, neighborhood-serving commercial establishments, sport facilities, and cultural landmarks. The undeveloped land is primarily within the Pellissier Ranch area and the former Riverside Golf Course within the City of Riverside. Refer to Figure 2, Existing Land Uses, for the existing land use designations.

The proposed Northside Specific Plan is intended to guide future development and redevelopment within the Northside Neighborhood. Various community workshops have been completed to obtain input on the vision for the area. Based on this input and other planning information, the proposed Northside Specific Plan land uses were developed for 17 identified subareas, as shown in Figure 3, Proposed Land Uses. The proposed land uses are anticipated to result in a buildout of the following:

- 6,880–8,748 dwelling units in Subareas 1, 3–7, and 9–13
- 2,430 dwelling units in Colton Residential Overlay
- 3.9 to 4.2 million square feet of Commercial, Office, Business/Office Park, and Light Industrial Uses
- 1.8 million square feet of Business Park in Pellissier Ranch

Ms. Erin Christmas

Re: Request for Riverside Public Library Information for the Northside Specific Plan EIR

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- 8 acres of Trujillo Adobe Heritage Village
- 232 acres of park and open space, both private and public

We are soliciting information from you regarding the potential for the proposed project to result in the need for new or expanded public service facilities beyond those already included in the project. Below is a list of questions that would assist us in providing adequate background information and determining if the project would cause a significant physical environmental impact under CEQA:

1. Please confirm that the City of Riverside operates eight public library locations:
  - Main Library on 3581 Mission Inn Avenue
  - Arlanza Library on 8267 Philbin Avenue
  - Arlington Neighborhood Library on 9556 Magnolia Avenue
  - SSgt. Salvador J. Lara Casa Blanca Library on 2985 Madison Street
  - Marcy Neighborhood Library on 6927 Magnolia Avenue
  - La Sierra Neighborhood on 4600 La Sierra Avenue
  - Orange Terrace Neighborhood Library on 20010-B Orange Terrace Parkway
  - SPC. Jesus S. Duran Eastside Library on 4033-C Chicago Avenue
2. How many people are currently employed with Riverside Public Libraries (RPL)? Please specify the number of employees for specific positions (i.e., librarians, clerical staff, temporary).
3. There are existing plans to move the Main Library from 3581 Mission Inn Avenue to 3911 University Avenue by 2020. Are there additional existing plans for new or expanded library facilities by the City of Riverside that would potentially serve the SPA?
4. Would overall implementation of the Northside Specific Plan directly or cumulatively affect RPL's ability to provide adequate service in a manner that would require a new or expanded library, or other physical environmental change to provide library service?
5. If the project would affect RPL's ability to provide adequate library service, what additional physical improvements would be required to provide adequate service?

The City of Riverside would appreciate a response to this questionnaire by November 27, 2019.

Please include any additional information you feel may be relevant to the proposed project. If you would like to meet to discuss these items, please let us know, and we can arrange a meeting. I greatly appreciate your assistance. If you have any questions or need clarification, I can be reached at [csomvilay@dudek.com](mailto:csomvilay@dudek.com), or at 760.271.3587. Additionally, Project Manager Dawna Marshall can be reached at [dmarshall@dudek.com](mailto:dmarshall@dudek.com) or at 760.479.4290.

Sincerely,



Carolyn Somvilay  
Environmental Analyst

cc:

Jay Eastman, AICP – Principal Planner, City of Riverside

## Dawna Marshall

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**From:** Christmas, Erin <EChristmas@riversideca.gov>  
**Sent:** Monday, November 25, 2019 3:25 PM  
**To:** Carolyn Somvilay  
**Cc:** Eastman, Jay  
**Subject:** Request for RPL Info for the Northside Specific Plan EIR

Hello Carolyn,

I wanted to respond to your questions re: the Northside Specific Plan EIR.

1. Yes, these are the correct locations.
2. 7 fulltime Library Administrative staff, 10 part time staff, 49 fulltime staff (librarians, associates, techs and assistants)
3. The SPC Jesus S. Duran Eastside Library is in a phase one design phase for a potential new location. Funding has not been identified for this project. The approved proposed location is 4060 University Ave at Bobby Bonds Park.
4. No
5. N/A

Thank you,

**Erin Christmas**

Library Director

City of Riverside

Riverside Public Library, Library Administrative Office

Main: 951.826.5213

Office: 951.826.5385

Cell: 951.323.9766

[RiversideCA.gov](http://RiversideCA.gov)

November 13, 2019

10140

Craig Justice  
Deputy Director  
City Hall  
3900 Main Street  
Riverside, California 92522

**Re:** *Request for Wastewater Services Information for the Northside Specific Plan EIR*

Dear Mr. Justice:

The City of Riverside, as the proponent and Lead Agency for the Northside Specific Plan, has contracted Dudek to prepare a Program Environmental Impact Report (EIR).

Dudek is in the process of preparing the Utilities section of the EIR. The EIR analysis must address any physical environmental impacts related to the provision of new or expanded infrastructure to service the project. We are sending this letter to you to solicit information regarding utilities for this California Environmental Quality Act (CEQA) analysis. Below is a summary of the project and questions intended to obtain information needed to complete the CEQA analysis.

The Northside Specific Plan Area (SPA) is approximately 1,700 acres and generally bound by the La Loma Hills to the north, State Route 60 and downtown Riverside to the south, Interstate 215 and the Hunter Industrial Park to the east, and the Santa Ana River to the west (Figure 1, Vicinity Map). The Northside Specific Plan includes land within both the City of Riverside and the City of Colton, as well as the County of Riverside. Approximately 329 acres is located within the City of Colton, within the Pellissier Ranch area. The majority of the SPA is currently developed, with uses consisting of residential, transit and bus stations, two schools, parks, public agency offices, recreation facilities, business and office parks, industrial enterprises, neighborhood-serving commercial establishments, sport facilities, and cultural landmarks. The undeveloped land is primarily within the Pellissier Ranch area and the former Riverside Golf Course within the City of Riverside. Refer to Figure 2, Existing Land Uses, for the existing land use designations.

The proposed Northside Specific Plan is intended to guide future development and redevelopment within the Northside Neighborhood. Various community workshops have been completed to obtain input on the vision for the area. Based on this input and other planning information, the proposed Northside Specific Plan land uses were developed for 17 identified subareas, as shown in Figure 3, Proposed Land Uses. The proposed land uses are anticipated to result in a buildout of the following:

- 6,880–8,748 dwelling units in Subareas 1, 3–7, and 9–13
- 2,430 dwelling units in Colton Residential Overlay
- 3.9 to 4.2 million square feet of Commercial, Office, Business/Office Park, and Light Industrial Uses
- 1.8 million square feet of Business Park in Pellissier Ranch;
- 8 acres of Trujillo Adobe Heritage Village; and,

Mr. Craig Justice

Re: Request for Wastewater Services Information for the Northside Specific Plan EIR

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- 232 acres of park and open space, both private and public.

We are soliciting information from you regarding the potential for the proposed project to result in the need for new or expanded utility infrastructure beyond those already included in the project. Below is a list of questions that would assist us in providing adequate background information and determining if the project would cause a significant physical environmental impact under CEQA:

1. Please confirm that the Regional Water Quality Control Plant (RWQCP) would provide wastewater services to the SPA.
2. What are the current average daily flows being treated at the RWQCP? Would the proposed Northside Specific Plan result in the need for a new or expanded RWQCP?
3. Are there any existing plans for new, expanded, or relocated wastewater facilities by the City of Riverside that would potentially serve the Northside Specific Plan area?
4. Per the Northside Specific Plan Baseline Opportunities and Constraints Analysis (Rick Engineering 2017), it is understood that the following wastewater improvements would be needed to serve the project:
  - a. The 8-inch pipeline west of the AB Brown Sports Complex along Main Street would need to be improved or upsized to match the upstream and downstream 18-inch line.
  - b. One area that is running at over 90% capacity is a 15-inch line that runs along Strong Street from Main Street to Fairmount Boulevard and then runs south to the intersection at Shamrock, which would require improvements.
  - c. Additional study may be required on capacity of the existing main lines crossing under State Route 60, depending on the potential scale of development.
  - d. The Pellissier Ranch Area would require sewer infrastructure since that area does not currently contain infrastructure.
  - e. The undeveloped parcels east of Seck Road, west of Orange Street, south of Placentia Lane, and north of Garner Road (AB Brown Sports Complex) would require sewer infrastructure since none exists.

Do you foresee any other areas that would require a major public wastewater line improvement to provide adequate wastewater service the Northside Specific Plan?

The City of Riverside would appreciate a response to this questionnaire no later than November 27, 2019.

Please include any additional information you feel may be relevant to the proposed project. If you would like to meet to discuss these items, please let us know and we can arrange a meeting. I greatly appreciate your assistance. If you have any questions or need clarification, I can be reached at [csomvilay@dudek.com](mailto:csomvilay@dudek.com), or at 760.271.3587. Additionally Project Manager Dawna Marshall can be reached at [dmarshall@dudek.com](mailto:dmarshall@dudek.com) or at 760.479.4290.

Sincerely,



Carolyn Somvilay  
Environmental Analyst

cc:

Jay Eastman, AICP – Principal Planner, City of Riverside

Mr. Craig Justice

Re: Request for Wastewater Services Information for the Northside Specific Plan EIR

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## Reference

Rick Engineering. 2017. *Northside Specific Plan Baseline Opportunities and Constraints Analysis*. Prepared for City of Riverside. August 2017. Accessed November 12, 2019. [http://northsideplan.com/wp-content/uploads/2017/09/Northside-Specific-Plan-Baseline-Report\\_August2017.pdf](http://northsideplan.com/wp-content/uploads/2017/09/Northside-Specific-Plan-Baseline-Report_August2017.pdf).

## Dawna Marshall

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**From:** Scully, Chris <CScully@riversideca.gov>  
**Sent:** Thursday, December 5, 2019 3:49 PM  
**To:** Dawna Marshall  
**Cc:** Carolyn Somvilay  
**Subject:** RE: [External] RE: NSP EIR Info Request  
**Attachments:** NSPP EIR Info.pdf

Hello Dawna/Carolyn,

Please see responses below to the attached questions:

1. Yes, the RWQCP would provide wastewater services to the SPA.
2. The current average daily flows are 27 MGD. There is currently sufficient treatment volume.
3. Nothing currently.
4. No, although the City Sewer Collection division of Public Works would like to see the City Sewer Model updated for the change in land use so that any deficiencies in the existing collection system can be identified.

Sincerely,

Chris

---

**From:** Dawna Marshall <dmarshall@dudek.com>  
**Sent:** Monday, December 02, 2019 9:05 AM  
**To:** Scully, Chris <CScully@riversideca.gov>  
**Cc:** Carolyn Somvilay <csomvilay@dudek.com>  
**Subject:** [External] RE: NSP EIR Info Request

Chris-

Per our call, here is the website for the project. The 2017 Baseline report is posted here.

<http://northsideplan.com/>

We understand that you need additional time to get back to us, and will get back to us this Thursday. Feel free to call if you have any questions.

Sincerely,

Dawna

**Dawna Marshall**  
Project Manager

**DUDEK**  
T: 760.479.4290  
C: 619.208.2778



November 13, 2019

10140

Todd Jorgenson  
Assistant General Manager, Water  
3750 University Avenue  
Riverside, California 92501

**Re:** *Request for Water Services Information for the Northside Specific Plan EIR*

Dear Mr. Jorgenson:

The City of Riverside, as the proponent and Lead Agency for the Northside Specific Plan, has contracted Dudek to prepare a Program Environmental Impact Report (EIR).

Dudek is in the process of preparing the Utilities section of the EIR. The EIR analysis must address any physical environmental impacts related to the provision of new or expanded infrastructure to service the project. We are sending this letter to you to solicit information regarding utilities for this California Environmental Quality Act (CEQA) analysis. Below is a summary of the project and questions intended to obtain information needed to complete the CEQA analysis.

The Northside Specific Plan Area (SPA) is approximately 1,700 acres and generally bound by the La Loma Hills to the north, State Route 60 and downtown Riverside to the south, Interstate 215 and the Hunter Industrial Park to the east, and the Santa Ana River to the west (Figure 1, Vicinity Map). The Northside Specific Plan includes land within both the City of Riverside and the City of Colton, as well as the County of Riverside. Approximately 329 acres is located within the City of Colton, within the Pellissier Ranch area. The majority of the SPA is currently developed, with uses consisting of residential, transit and bus stations, two schools, parks, public agency offices, recreation facilities, business and office parks, industrial enterprises, neighborhood-serving commercial establishments, sport facilities, and cultural landmarks. The undeveloped land is primarily within the Pellissier Ranch area and the former Riverside Golf Course within the City of Riverside. Refer to Figure 2, Existing Land Uses, for the existing land use designations.

The proposed Northside Specific Plan is intended to guide future development and redevelopment within the Northside Neighborhood. Various community workshops have been completed to obtain input on the vision for the area. Based on this input and other planning information, the proposed Northside Specific Plan land uses were developed for 17 identified subareas, as shown in Figure 3, Proposed Land Uses. The proposed land uses are anticipated to result in a buildout of the following:

- 6,880–8,748 dwelling units in Subareas 1, 3–7, and 9–13
- 2,430 dwelling units in Colton Residential Overlay
- 3.9 to 4.2 million square feet of Commercial, Office, Business/Office Park, and Light Industrial Uses
- 1.8 million square feet of Business Park in Pellissier Ranch
- 8 acres of Trujillo Adobe Heritage Village
- 232 acres of park and open space, both private and public

We are soliciting information from you regarding the potential for the proposed project to result in the need for new or expanded utility infrastructure beyond that already included in the project. Below is a list of questions that would assist us in providing adequate background information and determining if the project would cause a significant physical environmental impact under CEQA:

1. Please confirm that Riverside Public Utilities (RPU) would provide water utility services to the SPA within the City of Riverside.
2. The 2017 Northside Specific Plan Baseline Report (Rick Engineering 2017) stated that water lines in the SPA include a 6-inch line within Market Street, a 12-inch line within Fairmont Boulevard, an 8-inch line within Main Street, a 12-inch line within Palmyrita Avenue, a 12-inch line within Villa Street, and an 8-inch line within Center Street. Please confirm that this is a correct summary of the major water infrastructure within the SPA.
3. Are there any existing plans for new or expanded water infrastructure by the RPU that would potentially serve the Northside Specific Plan area?
4. With the implementation of the Northside Specific Plan, would upgrades or new waterlines, or other public infrastructure be required?
5. Table 1 presents the RPU water supply and demand information. As shown in this table and stated in the 2017 Northside Specific Plan Baseline Report (Rick Engineering 2017), the “RPU anticipates that water supply will be adequate through the year 2040 to serve the existing and future population of the City of Riverside.” With the implementation of the project, would the RPU continue to be able to provide adequate water service through 2040?

**Table 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 1st, 2nd, and 3rd Year <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 1st, 2nd, and 3rd Year	7,143	10,830	11,149	8,575	5,907

Source: RPU 2016

Notes: Units in acre-feet per year.

<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.

Mr. Todd Jorgenson

Re: Request for Water Services Information for the Northside Specific Plan EIR

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- <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 State Water Project water.
- <sup>3</sup> RPU does not anticipate an increase in water demand by condition.

The City of Riverside would appreciate a response to this questionnaire no later than November 27, 2019.

Please include any additional information you feel may be relevant to the proposed project. If you would like to meet to discuss these items, please let us know, and we can arrange a meeting. I greatly appreciate your assistance. If you have any questions or need clarification, I can be reached at [csomvilay@dudek.com](mailto:csomvilay@dudek.com), or at 760.271.3587. Additionally, Project Manager Dawna Marshall can be reached at [dmarshall@dudek.com](mailto:dmarshall@dudek.com) or at 760.479.4290. Thank you.

Sincerely,



Carolyn Somvilay  
Environmental Analyst

cc:

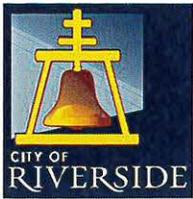
Jay Eastman, AICP – Principal Planner, City of Riverside

## References

Rick Engineering. 2017. *Northside Specific Plan Baseline Opportunities and Constraints Analysis*. Prepared for City of Riverside. August 2017. Accessed November 12, 2019. [http://northsideplan.com/wp-content/uploads/2017/09/Northside-Specific-Plan-Baseline-Report\\_August2017.pdf](http://northsideplan.com/wp-content/uploads/2017/09/Northside-Specific-Plan-Baseline-Report_August2017.pdf).

RPU (City of Riverside Public Utilities). 2016. *2015 Urban Water Management Plan for Riverside Public Utilities Water Division*. Riverside, CA. June 2016. Accessed August 2019. Available at: [https://www.riversideca.gov/utilities/about-rpu/pdf/RPU\\_2015\\_UWMP\\_June.pdf](https://www.riversideca.gov/utilities/about-rpu/pdf/RPU_2015_UWMP_June.pdf).





City of Arts & Innovation

November 27, 2019

Carolyn Somvilay, Environmental Analyst  
605 Third Street  
Encinitas, CA 92024

RE: Request for Water Service Information for the Northside Specific Plan EIR

Dear Mrs. Somvilay:

This is in response to your letter dated November 13, 2019 in which you requested the following information be confirmed:

1. Riverside Public Utilities (RPU) can provide water utility services for the current Specific Plan proposal within the limits of the City of Riverside.
2. I can confirm those waterlines are correct summary of the major infrastructure included in the area. Please note that the diameter of the waterlines along the referenced streets vary depending on the segment in interest. The 8-inch line along Main Street only extends from Stoddard Avenue up to Strong Street. Also, Villa Street has a 12-inch, only from the 215 Freeway to Iowa Avenue.
3. As of today, RPU does not have plans for new upgrades or waterlines in this area.
4. Any necessary upgrades will depend on the specific type of development being proposed and the demand for that development density. Also, a Water Supply Assessment may be required for a specific development proposal within the Specific Plan.
5. The table referenced in your letter, Table 1, appears to contain data from RPU's 2015 Urban Water Management Plan (UWMP). This data is still current as of today; however, this data may be revised during the upcoming 2020 UWMP update.

Please feel free to contact Leo Ferrando, Senior Water Engineer, at 951-826-5694 or at [LFerrando@riversideca.gov](mailto:LFerrando@riversideca.gov) if you should have any further questions.

Sincerely,

Todd Jorgenson,  
Assistant General Manager - Water

CC: Michael Plinski, Water Engineering Manager

