

Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

NOTICE OF AVAILABILITY and NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT

Northside Specific Plan

Comment Review Period – Thursday, March 26, 2020 to Monday, May 25, 2020

State Clearinghouse No. 2019039168

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, this notice is to advise that the City of Riverside, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2019039168, for the project as described below.

PROJECT TITLE: Northside Specific Plan (P19-0063, P19-0064, P19-0065, P19-0066)

PROJECT LOCATION: The approximately 2,000-acre Northside Specific Plan Area (SPA) is located on the border between the County of San Bernardino and County of Riverside within the Southern California region (Figure 1). 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 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.

PROJECT DESCRIPTION: The project consists of the Northside Specific Plan. The Northside Specific Plan document includes an introduction, planning context, planning framework, land use, mobility, and implementation strategies. The Northside Specific Plan is intended to provide guidance for future development of the Northside Neighborhood. The Northside Specific Plan establishes land use designations and zones to and meet the vision for the Northside Community. Proposed land uses under the Northside Specific Plan include Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High-Density Residential (HDR), Commercial (C), General Commercial (C-2), 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), Light Industrial (M-1), and Industrial Research Park (IRP). A Residential Overlay (R-O) Zone is proposed to allow additional residential uses in

some areas. In addition, the project includes a Transition Zone Overlay (TZO) to allow for continued implementation of the existing zoning until markets allow for the transition to the uses proposed. Based on the typical expectation that future development would be built out to 75% of the maximum allowed density, the project would allow for the buildout between 11,260 and 13,112 residential units and 16,559,700 square-feet of employment-based uses within the Northside Community.

Implementation of the proposed project will require the following discretionary approvals from the City of Riverside: Adoption of a Change of Zone (P19-0063), Adoption of a General Plan Amendment (P19-0064), Adoption of the Northside Specific Plan (P19-0065), and Certification of the EIR (P19-0066). The project would also require approvals from the City of Colton, including Adoption of a General Plan Amendment, Adoption of a Change of Zone, and Adoption of the Northside Specific Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The Draft EIR determined that even with feasible mitigation measures, the Northside Specific Plan would result in significant impacts to 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 that cannot be mitigated to below a level of significance. As a result, adoption of a Statement of Overriding Considerations will be required in order for the Project to be approved.

PUBLIC REVIEW PERIOD: The Draft EIR is available for public review and comment beginning Thursday, March 26, 2020 and ending Monday, May 25, 2020. A copy of the Draft EIR and associated documents are available for public review on the following websites: <https://riversideca.gov/planning/> and www.northsideplan.com.

Due to current Covid-19 guidance from the California Department of Public Health, and the current closure of government facilities, the public review period is 60 days. Copies of the Draft EIR will be made available for public viewing at the following City facilities when they return to normal hours of operation: (1) Riverside City Hall, Community & Economic Development Department, Planning Division, 3900 Main Street, Third Floor, Riverside, CA 92522; (2) the Riverside Main Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501; (3) Riverside Public Library, Arlington Branch, 9556 Magnolia Avenue, Riverside, CA 92503. Questions related to Draft EIR availability should be directed to the project contact. Responses to this Draft EIR must be sent to Jay Eastman, Principal Planner, in writing no later than Monday, May 25, 2020, by e-mail or post at the following address:

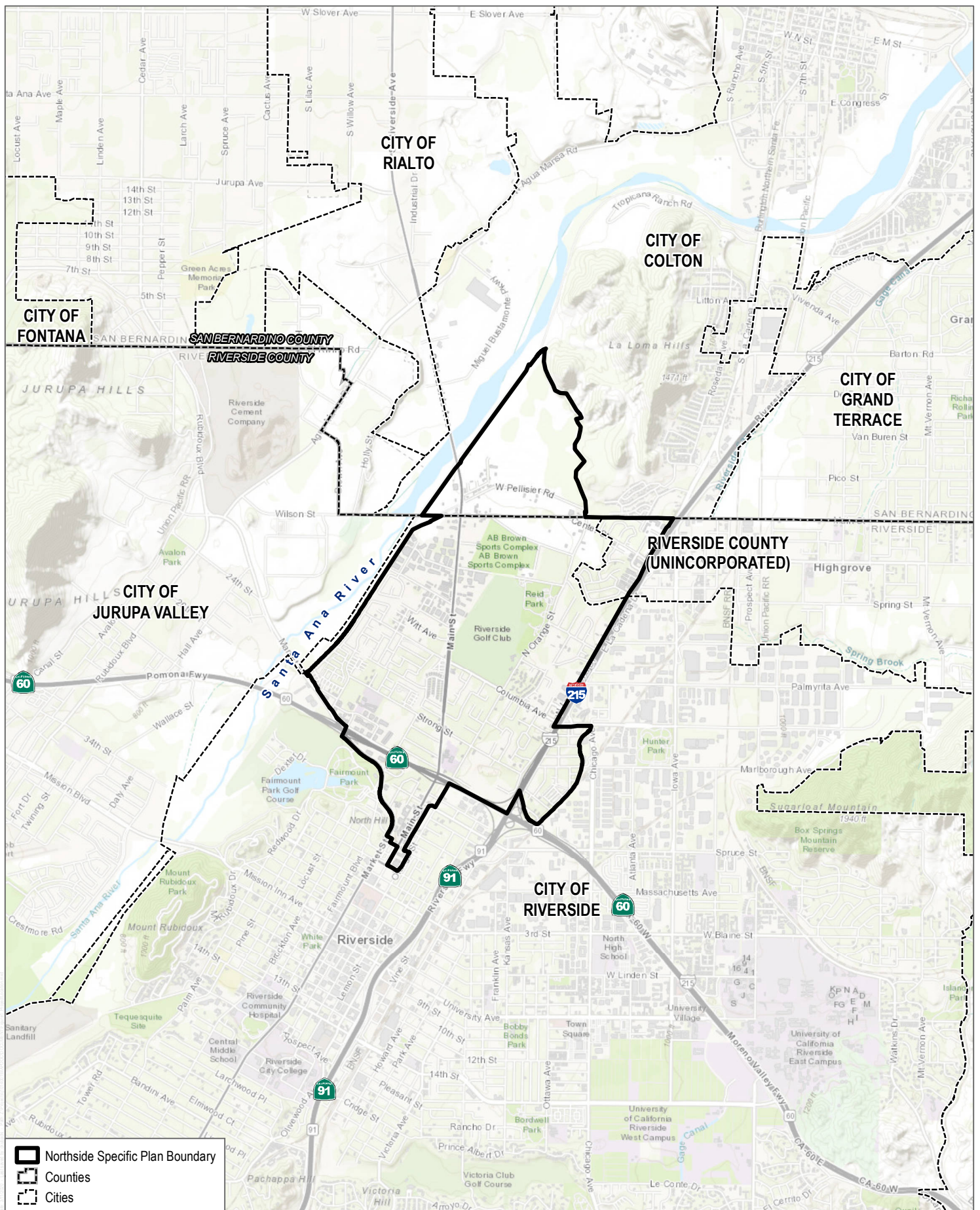
LEAD AGENCY:

City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, California 92522
Attn: Jay Eastman, Principal Planner
(951)826-5264
JEastman@riversideca.gov

PUBLIC HEARING: Notification of the date, time and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.

HAZARDOUS MATERIALS STATEMENT: There are two sites within the Specific Plan Area that are on the Cortese List pursuant to Government Code Section 65962.5; Alark Hard Chrome (2775 Main Street) and Snyder Trust Property (2511 Northbend Street). It is also noted that an 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.

NOTES: It should be noted that this project will be reviewed by the Riverside County Airport Land Use Commission for a determination of consistency with the Riverside Municipal Airport Land Use Compatibility Plan. In addition, Tribal Consultations have been conducted, and in some circumstances are ongoing.



SOURCE: City of Riverside 2020; Riverside County 2020; San Bernardino County 2020; ESRI Basemap

FIGURE 1

Project Location

Northside Specific Plan