



CITY OF
RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

Draft Initial Study

RIVERSIDE WARD: 1
COLTON DISTRICT: 6

1. **Case Number:** **Zoning Code Amendment (AMD) P19-0063; General Plan Amendment (GP) P19-0064; Specific Plan (SP) P19-0065; and Program Environmental Impact Report (EIR) P19-0066**
2. **Project Title:** Northside Neighborhood & Pellissier Ranch Inter-Jurisdictional Specific Plan and Program Environmental Impact Report (Northside Specific Plan)
3. **Hearing Date:** **To be determined; Winter 2020 (estimated).**
4. **Lead Agency:** City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Jay Eastman
Phone Number: (951) 826-5264
6. **Project Location:** The 1,700-acre Northside Specific Plan Area (SPA) is located within the jurisdictional boundaries of the City of Riverside, the City of Colton, and the County of Riverside. The SPA is generally east of Santa Ana River, south of the La Loma Hills, north of Fairmont Park, and west of the BNSF railroad line. State Route (SR-60) and Interstate 215 (I-215) bisect the site. See Figures 1 and 2.
7. **Project Applicant/Project Sponsor's Name and Address:**

City of Riverside
3900 Main Street, 3rd Floor
Riverside, CA 92522
(951) 826-5264
jeastman@riversideca.gov
8. **General Plan Designation:**

Industrial, Office, Business/Office Park, Commercial, Medium Density Residential, Medium-High Density Residential, Semi-rural Residential, Public Park, Private Recreation, Open Space/Natural Resources, Public Facilities/Institutional, and Downtown Specific Plan (City of Riverside); Very Low Density Residential, Light Industrial, and "Planning Focus Area" which encourages low density residential (City of Colton); and Medium Density Residential, Light Industrial, and Commercial Retail (County of Riverside). See Figure 3.

9. Zoning:

I, CS, AIR, PF, BMP, DSP-NMP, R-1-7000, R-3-3000, R-3-1500, O, CG, RR, WC, and CR (City of Riverside); VLDR and M-1 (City of Colton), and R-1, R-T, M-SC, I-P, R-3, C-1/C-P, M-SC, and R-3 (County of Riverside)

10. Description of Project:

The Northside Specific Plan has been designed to accommodate a safe, healthy and balanced community that celebrates the history and culture of the greater Riverside area, while providing recreation and open space opportunities for the region. The proposed balance of residential, commercial, employment and agriculture would be linked together through safe streets, connected trails, greenbelts and bicycle corridors. The plan also recognizes the important of community features, and proposes to establish a Spanish Town Heritage Village; and restore and enhance Springbrook Arroyo within a new neighborhood center and expanded central park area. The cultural landscape and architecture details would reflect a connection with the past, from the early settlement of La Placita and the Old Spanish Trail period, to twentieth century Riverside. The Specific Plan includes the following land use categories: Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR) Business/Office Park (B/OP), Commercial (C), Public Facilities and Institutional Uses (PF), Mixed Use (MU), Northside Village Center, (NVC), Freeway Mixed Use (FMU), Spanish Town Heritage Village (STHV), and Recreation Open Space, Parks, and Trails. In addition to the land use categories, a Transition Zone Overlay covers key areas along Main Street, Center Street, Orange Avenue and the City of Colton, including Pellissier Ranch and properties to the south. The definitions of each land use category and the overlay are included in the attached Project Description. Refer to Figure 4 for a map of the proposed Specific Plan uses.

11. Surrounding land uses and setting: Briefly describe the project’s surroundings:

	Existing Land Use	General Plan Designation	Zoning Designation
Planning Area	Developed Urban Uses and Undeveloped Areas	See Above	See Above
North	La Loma Hills (undeveloped) and Cadena Creek Mobile Home Community	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 (City of Colton)
East	Developed Urban Uses (industrial, office park and residential)	Industrial, Public Park, and Business/Office Park (City of Riverside)	R-1-7000, I, BMP, PF, WC, O (City of Riverside)
South	Developed Urban Uses (Fairmont Park, Fairmont Golf Course, residential, commercial offices) and the Santa Ana River trail	(from west to east): 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 (City of Riverside)
West	The Santa Ana River	N/A	N/A

12. Other public agencies whose approval is required (e.g., permits, financial approval, or participation agreement.):

- a. Clean Water Act Section 404 Permit by ACOE
- b. Clean Water Act Section 401 Regional Water Quality Control Board Certification
- c. California Department of Fish and Game Code Section 1600 Streambed Alteration Agreement

- d. City of Colton Approvals
- e. County of Riverside Approvals
- f. County of Riverside Airport Land Use Commission

13. Other Environmental Reviews Incorporated by Reference in this Review:

- a. City of Riverside General Plan 2025 (November 2007, as amended through 2012)
- b. City of Riverside General Plan 2025 Final Program EIR (Certified November 2007, as amended through 2012)
- c. City of Colton General Plan (1987, as updated through 2014)
- d. City of Colton General Plan Update EIR (May 2013)

14. Acronyms

AQMP	Air Quality Management Plan
B/OP	Business/Office Park
BMP	Business Manufacturing Park
C	Commercial
CAAQS	California Ambient Air Quality Standards
CBC	California Building Code
CHSC	California Health and Safety Code
CPTED	Crime Prevention through Environmental Design
EIR	Environmental Impact Report
FMU	Freeway Mixed Use
GHG	greenhouse gas
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HCP	habitat conservation plan
HDR	High Density Residential
I	Interstate
LOS	level of service
MDR	Medium Density Residential
MHDR	Medium High Density Residential
MRZ	Mineral Resource Zone
MS4	municipal separate storm sewer system
MSHCP	Multiple Species Habitat Conservation Plan
MU	Mixed Use
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollutant Discharge Elimination System
NVC	Northside Village Center
PF	Public Facilities and Institutional Uses
RPU	Riverside Public Utilities
RUWMP	Regional Urban Water Management Plan
SCAB	South Coast Air Basin
SKR HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
AICUZ -SPA	Air Installation Compatible Use Zone Study Specific Plan Area
SR	State Route
STHV	Spanish Town Heritage Village
SWPPP	Storm Water Pollution Prevention Plan
UWMP	Urban Water Management Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Service |
| <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation which reflects the independent judgment of the City of Riverside, it is recommended that:

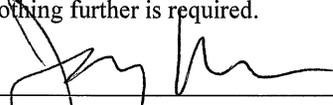
The City of Riverside finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

The City of Riverside finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

The City of Riverside finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

The City of Riverside finds that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

The City of Riverside finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature 

Date March 29, 2019

Printed Name & Title Jay Eastman, Principal Planner

For City of Riverside



ENVIRONMENTAL INITIAL STUDY

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. **Earlier Analysis Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1a. Response: (Source: City of Riverside General Plan EIR) The proposed Specific Plan may have a potentially significant impact on a scenic vista. The City of Riverside General Plan Program Final EIR (PFEIR) identifies significant scenic vistas consisting of long distance views of natural terrain as well as views of the Santa Ana River. The project site is within the scenic view sheds of Box Springs Mountain Reserve to the southeast, the Jurupa Hills to the northwest, and La Loma Hills to the northeast. In addition, the site is adjacent to the Santa Ana River. The General Plan PFEIR also identifies Market Street as a scenic boulevard, and Palmyrita Avenue and Marlborough Avenue as special boulevards. Thus, there is potential for the project to alter scenic vistas. This issue will be analyzed in detail in the planned Environmental Impact Report (EIR).</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1b. Response: (Source: California Department of Transportation Scenic Highway Mapping System) While the site is located within the viewshed of SR-60 and I-215, neither of these roadways are eligible or listed as a state scenic highway according to the California Department of Transportation Scenic Highway Mapping System. As the site is not located within a viewshed of a state scenic highway, no impact to scenic resources within a state scenic highway would occur.</p>				
c. 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, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1c. Response: The proposed Specific Plan consists of a plan dictating the infill and redevelopment within a mixed urbanized and semi-rural area completely surrounded by existing development. The future development within the Specific Plan would be required to comply with the City of Riverside's Citywide Design and Sign Guidelines and zoning code regulations. The intent of the Specific Plan is to ensure the development of the Northside Neighborhood is in a harmonious and planned manner, resulting in a quality built environment. None-the-less, execution of the Specific Plan will change the existing visual character within the northern semi-rural area of the Specific Plan. Thus, a focused visual character and quality analysis will be completed in the planned EIR to address the significance of this visual change.</p>				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1d. Response: (Source: City of Riverside General Plan EIR) While the project is not located within the Mount Palomar Observatory 45-mile radius, the project would comply with the City's lighting standards, which was adopted to reduce nighttime lighting impacts. None-the-less, the proposed Specific Plan may have a potentially significant impact on light and glare. This issue will be analyzed in detail in the planned Environmental Impact Report (EIR).</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FOREST RESOURCES:				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2a. Response: (<i>Source: Important Farmland Finder</i>) The planning area is principally located within an urbanized area. A review of California Important Farmland Finder reveals that the Planning Area is not designated as, and is not adjacent to, or in proximity to any land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. These maps show the project area as "Urban and Built Up Area", with Pellissier Ranch as "Grazing Land", and small portion along Center St. and Placentia Ln. as "Other". Therefore, the project will have no impact directly, indirectly or cumulatively to agricultural uses.</p>				
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Response: The proposed planning area is within a built environment and no Williamson Act contracts are implemented on the site. The proposed project will not conflict with existing zoning for agricultural uses or any applicable Williamson Act contracts. Therefore, no impacts will occur from this project directly, indirectly or cumulatively.</p>				
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, no impacts will occur from the execution of the Specific Plan directly, indirectly or cumulatively.</p>				
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2d. Response: The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland, therefore no impacts will occur from the execution of the Specific Plan directly, indirectly or cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2e. Response: The proposed Specific Plan is principally located in an urbanized area. Additionally, the planning area is identified as urban/built out land or recreational areas and therefore does not currently support agricultural resources or operations. The Plan will not result in the conversion of designated farmland to non-agricultural uses. In addition, there are no agricultural resources or operations, including farmlands within proximity of the subject site. The City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, no impacts will occur from the execution of the Specific Plan directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.</p>				
3. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3a. Response: (<i>Source: Northside Specific Plan Baseline Report</i>) Under the Clean Air Act, National Ambient Air Quality Standards (NAAQS) are established for the following criteria pollutants: O3, CO, NO2, SO2, PM10, PM2.5, and lead. The ARB has established California Ambient Air Quality Standards (CAAQS), which are generally more restrictive than the NAAQS. The CAAQS standards are for O3, CO, SO2 (1-hour and 24-hour), NO2, PM10, and PM2.5 and visibility-reducing particles. The project site is located within the South Coast Air Basin (SCAB), which includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The SCAB is designated as a nonattainment area for federal and state O3 standards and federal and state PM2.5 standards. The SCAB is designated as a non-attainment area for state PM10 standards; however, it is designated as an attainment area for federal PM10 standards. SCAQMD has developed Air Quality Management Plans (AQMPs) to control these criteria pollutants to attainment levels. Implementation of the Specific Plan has potential to alter PM and O3 emissions during construction and operations. Additional analysis is needed to determine if the project would be consistent with the Southern California Association of Governments service area population projections and the AQMPs. This issue will be analyzed in detail in the planned EIR, and its findings will be supported by Air Quality Modeling.</p>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3b. Response: Refer to Response 3a. Implementation of the Specific Plan may result in potentially significant impacts by resulting 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. This issue will be analyzed in detail in the planned EIR, with the support of air quality modeling.</p>				
c. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3c. Response: (<i>Source: Northside Specific Plan Baseline Report</i>) In addition to the NAAQS and CAAQS, the state Air Toxics Program and California Health and Safety Code has established a list of pollutants that can affect human health. While the project is intended to provide for additional buffers between sensitive receptors (such as residences) and industrial uses, additional analysis is needed to address the exposure of sensitive receptors to stationary source and mobile source pollutants both during construction and operations. Implementation of the Specific Plan may result in potentially significant impacts by exposing sensitive receptors to substantial pollutant concentrations. This issue will be analyzed in detail in the planned EIR, with the support of air quality modeling.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3d. Response: Implementation of the Specific Plan may result in potentially significant impacts by resulting in emissions that may lead to odors affecting a substantial number of people. This issue will be analyzed in detail in the planned EIR.				
4. BIOLOGICAL RESOURCES. Would the project:				
a. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4a. Response: (<i>Source: Northside Specific Plan Baseline Report</i>) A Biological Resources Baseline Report for the City of Riverside’s Northside Specific Plan was completed by Dudek in April 2017. The results of this analysis are documented in the Northside Specific Plan Baseline Report. Note that the biological resource study area addressed included the Specific Plan project area, and a buffer around the project area. Based on this analysis, the 2,053.6-acre study area includes 9.1 acres of coastal scrub, 8.7 acres of non-native woodland, 141.9 acres of grasslands, 0.9 acre of oak woodlands and forest, 9.0 acres of riparian forest and woodland, 12.2 acre of riparian scrub, 0.7 acre of open water, 120 acres of former golf course, and 1,751.1 acre of non-natural land covers. The identified habitats within the undeveloped areas are considered sensitive and have potential to provide for habitat to sensitive plant and wildlife species.</p> <p>As a part of the Biological Resources Baseline Report, an analysis was completed to determine the potential for sensitive plant and wildlife species to be present. Potential sensitive plant species on-site include San Diego Ambrosia, Thread-Leaved Brodiaea, Santa Ana River Woollystar, and Slender-Horned Spineflower listed species, as well as special-status plant species that include the Plummer's Mariposa Lily, Smooth Tarplant, and Parry's Spineflower. Potential sensitive wildlife species on-site include the federally or state endangered or threatened Least Bell's Vireo, Southwestern Willow Flycatcher, Santa Ana Sucker, Tricolored Blackbird, and California Gnatcatcher, as well as the state fully protected White-Tailed Kite and Golden Eagle. In addition, the northern portion of the site within Pellissier Ranch includes 169.1 acres of designated critical habitat for the California Gnatcatcher; and the Santa Ana River Corridor area on-site provides 22.9 acres of designated critical habitat for the Santa Ana Sucker. The Santa Ana River corridor adjacent to the San Bernardino County portion of the project site is designated as Southwestern Willow Flycatcher critical habitat. The site also has areas with potential to support nesting raptors, which are protected by the California Department of Fish and Wildlife.</p> <p>Implementation of the Specific Plan may result in potentially significant impacts by adversely effecting special status species. This issue will be analyzed in detail in the planned EIR.</p>				
b. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4b. Response: As discussed under Response 4a, the project site contains riparian and other sensitive habitats. Implementation of the Specific Plan may result in potentially significant impacts by adversely effecting a riparian habitat or other sensitive natural communities. This issue will be analyzed in detail in the planned EIR.</p>				
c. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>4c. Response: (Source: <i>Northside Specific Plan Baseline Report</i>) Based on the Biological Resources Baseline Report, potential jurisdictional waters are present in several areas of the study area. More specifically, the site contains natural-bottom and concrete-lined drainages that may be subject to ACOE, CDFW, and/or RWQCB jurisdiction. Two tributaries to the Santa Ana River flow through the study area. One unnamed tributary (Highgrove Channel) flows west through the northern portion of the study area, and Springbrook Wash flows through the central-southern portion. One unnamed tributary to Springbrook Wash (Spruce Street Drain) occurs in the southeast portion of the study area. There are additional unnamed tributaries to Springbrook Wash and Spruce Street Drain. Some of these features may also qualify as riparian/riverine habitat as defined by the MSHCP (see section 5.1). Implementation of the Specific Plan may result in potentially significant impacts by adversely effecting federally protected wetlands. This issue will be analyzed in detail in the planned EIR.</p>				
<p>d. 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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4d. Response: (Source: <i>Northside Specific Plan Baseline Report</i>) Per the Biological Resources Baseline Report, a number of wildlife corridors and habitat linkages overlap the project area. The MSHCP identifies one linkage that overlaps the study area, the Santa Ana River (Core A). 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. Springbrook Wash has been identified 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 study area upstream of Evans Lake where it partially exists as a narrow concrete-lined channel with urban uses to either side. Implementation of the Specific Plan may result in potentially significant impacts by interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. This issue will be analyzed in detail in the planned EIR.</p>				
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4e. Response: (Source: <i>Northside Specific Plan Baseline Report, City of Riverside General Plan, City of Riverside Municipal Code</i>) The City of Riverside General Plan has a series of Open Space Element objectives and Land Use policies that are intended to protect biological resources. Colton's General Plan also has an Open Space and Conservation Element, although there are few trees within Pellissier Ranch, or the properties in Colton to the South and west of Pellissier Ranch. In addition, the MSHCP includes a program for the collection of development mitigation fees (Chapter 16.72 of the Riverside municipal code- Western Riverside County Multiple Species Habitat Conservation Plan Fee Program Ordinance). Implementation of the Specific Plan may result in potentially significant impacts by conflicting with local policies or ordinances protecting biological resources. This issue will be analyzed in detail in the planned EIR.</p>				
<p>f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4f. Response: (Source: <i>Northside Specific Plan Baseline Report</i>) The project site is located within or near several habitat conservation plans (HCPs), including Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Stephens' Kangaroo Rat HCP, and Draft Upper Santa Ana River HCP.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Western Riverside County MSCP is a comprehensive plan that addresses biological resource conservation for 1.26 million acres, including the City of Riverside, City of Colton, and County of Riverside where the project is located. The study area is located within the Highgrove and Cities of Riverside and Norco MSHCP Area Plans. It overlaps a very small portion of Criteria Cell 187, in the Santa Ana River; criteria cells are used by the MSHCP to identify target areas for potential conservation. Pursuant to the provisions of the MSHCP, all discretionary development projects within Criteria Cells are to be reviewed for compliance with the “Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy” (HANS) process or equivalent process. The project site also contains areas identified as requiring Narrow Endemic Plan Species Surveys, Burrowing Owl Surveys, and Mammal Surveys. Thus, additional information is needed to address consistency with the Western Riverside County MSHCP.</p> <p>The majority of the study area within Riverside County is subject to the Stephens’ Kangaroo Rat Habitat Conservation Plan (SKR HCP). As payment of the development fee mitigates for development impacts to the SKR for projects within the SKR HCP boundary, impacts related to SKR would be less than significant with payment of fees.</p> <p>The Draft Upper Santa Ana River HCP includes the project site. This plan proposes conservation actions near the project site, including the Evans Lake drain. This HCP’s 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.</p> <p>Implementation of the Specific Plan may result in potentially significant impacts by conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. This issue will be analyzed in detail in the planned EIR.</p>				
<p>5. CULTURAL RESOURCES.</p>				
<p>Would the project:</p>				
<p>a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	☒	☐	☐	☐
<p>5a. Response: (<i>Source: Northside Specific Plan Baseline Report</i>) A Cultural Resources Baseline Report for the Northside Specific Plan was completed by Dudek in April 2017, and was incorporated into the Northside Specific Plan Baseline Report. That analysis was based on cultural resources records search, literature review and preliminary Native American coordination. According to the records search results, there are 343 previously recorded cultural resources within the records search area, 101 of which are located within the specific plan area. These resources include the Trujillo Adobe (P-33-01984), which is a designated City of Riverside Landmark, designated County of Riverside Landmark, and is eligible for the National Register of Historic Places and California Registrar of Historic Resources. Due to the conditions of the area, there is also a high probability for unknown cultural resources to be present. Any information obtained from a current ground penetrating radar study being conducted on the Pellissier Ranch property by the Department of Geologic Sciences at California Polytechnic University, Pomona would also be considered, when the study is completed and validated. Thus, implementation of the Specific Plan may result in potentially significant impacts by causing a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines. This issue will be analyzed in detail in the planned EIR.</p>				
<p>b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	☒	☐	☐	☐
<p>5b. Response: Refer to Response 5a above. Implementation of the Specific Plan may result in potentially significant impacts by causing a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines. This issue will be analyzed in detail in the planned EIR.</p>				
<p>c. Disturb any human remains, including those interred outside of formal cemeteries?</p>	☒	☐	☐	☐

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>5c. Response: While human remains are not anticipated, any human remain discoveries on-site shall follow California Health and Safety Code (CHSC) Section 7050.5. Remains suspected to be Native American must be treated in accordance with California Code of Regulations Section 15064.5 and Public Resources Code Section 5097.98. Implementation of the Specific Plan may result in potentially significant impacts by disturbing any human remains, including those interred outside of formal cemeteries. This issue will be analyzed in detail in the planned EIR.</p>				
<p>6. Energy. Would the project:</p>				
<p>a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6a. Response: Activities proposed as a part of construction and operations would utilize energy resources. This issue will be analyzed in detail in the planned EIR.</p>				
<p>b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6b. Response: (Source: City of Riverside, California, Five Year Integrated Resource Plan Fiscal Years 2013-2018; and Riverside Public Utilities Renewable Portfolio Standard Procurement Plan for the California Renewable Energy Resource Act) The City of Riverside has a Five Year Integrated Resource Plan (2013), which includes renewable energy and energy efficiency plans and programs. The project would not obstruct the ability of the City to continue to contract with renewable energy purchase agreements pursuant to this plan or their recent planned portfolio. In addition, the project would not preclude the City's energy efficiency and other demand-side programs intended to result in energy reductions pursuant to Assembly Bill 2021. The City's intent to obtain additional energy storage pursuant to Assembly Bill 2514 would also not be precluded. The project would allow for additional redevelopment opportunities, which would result in improve energy efficiencies considering new structures and equipment would be subject to the current energy efficiency standards. None-the-less, this issue will be analyzed in detail in the planned EIR.</p>				
<p>7. GEOLOGY AND SOILS. Would the project:</p>				
<p>a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>i. 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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7i. Response: Seismic activity is to be expected in Southern California. There are no Alquist-Priolo zones in or near the project area, nor are there any known faults. However, several faults in the region have the potential to produce seismic impacts, therefore the potential for fault rupture or cataclysmic seismic shaking is low. Compliance with the California Building Code regulations will ensure that impacts will be less than significant related to strong seismic ground shaking.</p>				
<p>ii. Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7ii. Response: The San Jacinto Fault Zone located to the northeast of the project site, or the Elsinore Fault Zone, located southwest of the City's Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Additionally, the San Andreas Fault, located east of the City of San Bernardino, also has the potential to cause potential ground shaking. Because the implementation of the Specific Plan would comply with California Building Code regulations, impacts associated with strong seismic ground shaking will have a less than significant impact directly, indirectly and cumulatively.</p>				
<p>iii. Seismic-related ground failure, including liquefaction?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>7iii. Response: Based on the liquefaction maps prepared for Riverside and San Bernardino Counties, the planning area is located in an area with various potential levels of liquefaction, including low, moderate, high and very high. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have a less than significant impact directly, indirectly and cumulatively.</p>				
<p>iv. Landslides?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7iv. Response: Based on the landslide risk maps prepared for Riverside and San Bernardino Counties, the planning area is located in an area with low potential for landslides. Compliance with the California Building Code regulations and compliance with Riverside’s Title 17 – Grading Code, and Colton’s Title 16, will ensure that impacts related to strong landslides are reduced to less than significant impact levels directly, indirectly and cumulatively.</p>				
<p>b. Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7b. Response: Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, development activities must comply with the erosion control standards (Riverside Title 18; Colton Title 16), and the Grading Code (Riverside Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Riverside Municipal Code Titles 18 and 17, and Colton Municipal Code Chapter 16.72, will ensure that soil erosion or loss of topsoil will be less than significant impact directly, indirectly and cumulatively.</p>				
<p>c. 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7c. Response: The Plan’s impact with regards to landslides is addressed in response 6a above. Adherence to local Grading and Subdivision Codes, as well as the California Building Code, in the design of developments within and near the project area will prevent lateral spreading. The Plan’s impact with regards to liquefaction is addressed in response 6a above. Adherence to City grading and building requirements will ensure that the property is adequately prepared to prevent the collapse of the graded pad and/or slopes. Therefore, compliance with existing codes and policies will ensure that impacts related to geologic conditions are reduced to less than significant impacts level directly, indirectly and cumulatively.</p>				
<p>d. 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7d. Response: Expansive soil is defined under California Building Code. While completion of the Specific Plan may result in buildings located on expansive soils, compliance with the applicable provisions of local Subdivision Codes and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a less than significant impact level for this project directly, indirectly and cumulatively.</p>				
<p>e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7e. Response: Much of the proposed Planning Area is currently served by sewer infrastructure, and new development will 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 waste water disposal is proposed; therefore, the implementation of the Specific Plan will have no impact.</p>				
<p>f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7f. Response: Implementation of the Specific Plan may result in potentially significant impacts by destroying a unique paleontological resource or site or unique geologic feature. This issue will be analyzed in detail in the planned EIR.				
8. GREENHOUSE GAS EMISSIONS.				
Would the project:				
a. Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8a. Response: Implementation of the Specific Plan may result in significant impacts due to the generation of greenhouse gases. This issue will be analyzed in detail in the EIR, and its conclusions will be supported by air quality modeling.				
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8b. Response: The planning area is under the jurisdiction of the SCAQMD. Implementation of the Specific Plan may result in significant impacts due to the generation of greenhouse gases. This issue will be analyzed in detail in the EIR, and its conclusions would be supported by GHG emission modeling.				
9. HAZARDS & HAZARDOUS MATERIALS.				
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9a. Response: Implementation of the Specific Plan may result in significant impacts by creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. This issue will be analyzed in detail in the EIR.				
b. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9b. Response: Construction and operations of the Specific Plan may result in significant impacts by creating 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. This issue will be analyzed in detail in the EIR.				
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9c. Response: Construction and operations of the Specific Plan may result in significant impacts by emitting hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. This issue will be analyzed in detail in the EIR.				
d. 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 a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9d. Response: Implementation of the Specific Plan may result in the potential development of a site included on a list of hazardous materials, therefore the Specific Plan could result in a potentially significant impact. This issue will be analyzed in detail in the planned EIR.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9e. Response: (Sources: Ontario International Airport Land Use Compatibility Plan, Riverside County Airport Land Use Compatibility Plan Policy Document, Final Air Installations Compatible Use Zones Study – March Airforce Base, Northside Specific Plan Baseline Report.) The nearest airports are the Flabob Airport located 2 miles to the southwest, Riverside Municipal Airport located 4 miles to the southwest, San Bernardino International Airport located 7 miles northeast, March Air Reserve Base located 8 miles southeast, and the Ontario International Airport located 12 miles to the west. A very small fraction of the southwestern corner of the Specific Plan is located in the Airport Influence Area and Zone E of the Flabob Airport; and a portion of the Specific Plan on the east side of the 215 freeway (Potential Area B) is located within Zone E of the March Air Reserve Base. Although no explicit upper limit on usage intensity is defined for Zone E of the Flabob Airport, land uses that attract very high concentrations of people in confined areas are discouraged. Zone E of the March Air Reserve Base requires noticing and protection of airspace. The project is not located within the Airport Influence Area of the Riverside Municipal Airport, Ontario International Airport or San Bernardino International Airport. Implementation of the Specific Plan may result in potentially significant impacts due to its proximity to airports. This issue will be analyzed in detail in the EIR.</p>				
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9f. Response: Implementation of the Specific Plan may result in potentially significant impacts impairing implementation of or physically interfere with an adopted emergency response plan. This issue will be analyzed in detail in the EIR.</p>				
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9g. Response: The specific plan is located adjacent to the currently undeveloped La Loma Hills, and the Santa Ana River. Both areas are in a natural condition, which includes seasonal vegetation and the accumulation of plant materials that can fuel wildfires. As a result, implementation of the Specific Plan may result in potentially significant impacts by exposing people or structures to a significant risk of loss, injury or death involving wildland fires. This issue will be analyzed in detail in the EIR.</p>				
<p>10. HYDROLOGY AND WATER QUALITY.</p>				
<p>Would the project:</p>				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10a. Response: (Source: Hydrology and Water Quality Letter Report) Implementation of the 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 Stormwater Pollution Prevention Plan (SWPPP) for construction activities. The SWPPP is required to identify Best Management Practices that protect stormwater runoff and ensure avoidance of substantial degradation of water quality. Post-construction, future projects would be required to comply with the municipal separate storm sewer system (MS4) permit. For MS4 permit compliance, the City requires the preparation of a project-specific Water Quality Management Plan to protect water quality during operations. Adherence to these standards ensure that the project would not substantially degrade surface or groundwater quality, and would result in less than significant impacts.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10b. Response: (<i>Source: Northside Specific Plan Baseline Report</i>) The project does not propose to pump groundwater beyond those wells that currently exist in the Northside Specific Plan area, but has potential to reduce on-site groundwater recharge. 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 for groundwater recharge. The project would allow for the introduction of additional impervious area, which would potentially reduce groundwater recharge.</p> <p>The Riverside Public Utilities is the primary water provider to the project area, and utilizes groundwater sources to provide water service. As required by the California Urban Water Management Planning Act, the Riverside Public Utilities has prepared the 2011 Urban Water Management Plan (UWMP) for its service area. Water service for the project area in the City of Colton, including Pellissier Ranch, falls within the jurisdiction of the Colton Water Department. A 2015 Regional Urban Water Management Plan (RUWMP) has been prepared and adopted by the San Bernardino Valley Regional Water District, who is the wholesale water provider for the City of Colton. Groundwater planning has been completed via this UWMP, as well as specific Ground Water Management Plans including the Integrated Regional Water Management Plan for the Upper Santa Ana River Watershed, One Water One Watershed Integrated Regional Water Management Plan, and Riverside Basin Groundwater Management Plan. The Riverside Public Utilities has several planned projects to meet future water demands, including the Pellissier Ranch Aquifer Storage Recovery Project. Additional analysis of the anticipated project changes in water demand and the water supply provided by Riverside Public Utilities is warranted.</p> <p>Implementation of the Specific Plan may result in potentially significant impacts by substantially depleting groundwater supplies or interfering substantially with groundwater recharge. This issue will be analyzed in detail in the planned EIR.</p>				
c. 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:				
i) result in substantial erosion or siltation on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c(i). Response: (<i>Source: Hydrology and Water Quality Letter Report</i>) Future development has the potential to alter drainage patterns, including via the introduction of additional impervious surfaces and alterations to the existing on-site drainages. The project would allow for the development of pervious recreational areas and open space into development with impervious surfaces. In addition, the Specific Plan would alter the existing Springbrook Arroyo, a channelized stormwater courseway that currently traverses the Specific Plan area. The Specific Plan proposes to enhance the Springbrook Arroyo by making it a natural amenity with a continuous (managed) water flow, new landscaping, and a network of trails. The enhanced arroyo as envisioned would provide more stormwater capacity than the current conditions. The future development would require adherence to local, state, and federal water-related regulations that are intended to avoid significant drainage pattern alterations and erosion/siltation. Adherence to standards would ensure that the project would not result in substantial erosion or siltation, and would result in less than significant impacts</p>				
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>c(ii). Response: (Source: <i>Hydrology and Water Quality Letter Report</i>) Refer to the response c(a) above. The project would allow for additional development and redevelopment that could alter runoff. In addition, the project would alter the existing Springbrook Arroyo in a manner that would alter the floodplain. As described above, the project would be required to control runoff in a manner that would avoid significant flooding impacts. Impacts would be less than significant. .</p>				
<p>iii) 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</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c(iii). Response: (Source: <i>Northside Specific Plan Baseline Report</i>) Storm drain improvements would be required to support development proposed as a part of the Specific Plan. None-the-less, implementation of the Specific Plan may result in potentially significant impacts by creating or contributing runoff water that could exceed the capacity of existing or planned stormwater drainage systems. This issue will be analyzed in detail in the planned EIR</p>				
<p>iv) impede or redirect flood flows?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c(iv). Response: (Source: <i>FEMA Floodplain Map; Hydrology and Water Quality Letter Report</i>) Approximately two-thirds of the Specific Plan area is located within a FEMA Zone X (“other flood area”). In addition, portions of the site are within AE (Floodway), and AE flood zones. The project would involve development and other modifications within the flood areas. As the accreditation of the Riverside Levee 2 is still pending approval, implementation of the Specific Plan may result in potentially significant impacts due to 100-year flood hazard areas. This issue will be analyzed in detail in the planned EIR.</p>				
<p>d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10d. Response: (Source: <i>Hydrology and Water Quality Letter Report</i>) There is no major body of water within or adjacent to the Specific Plan that could subject the site to a tsunami or seiche. However, portions of the site are located within potential flood hazard areas, as indicated in Response c(iv) above. The project would allow for additional development and redevelopment within these areas, including industrial development. Industrial development commonly utilizes chemicals and other materials that could lead to the release of pollutants should flooding occur. Thus, this issue will be analyzed in detail in the planned EIR</p>				
<p>e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10e. Response: The project would be required to comply with the Santa Ana Watershed Protection Program, including the MS4 Permit (Order No. R8-2010-0033, NPDES No. CAS 618033). In accordance with the City requirements, the project would be required to implement a SWPPP during construction and a WQMP during operations to address water quality. The project would adhere to local, state and federal standards ensure that the project would not substantially degrade water quality. The area also is covered by the Groundwater Management Plan for the Riverside Groundwater Basin. Groundwater sustainability will be analyzed in detail in the planned EIR</p>				
<p>11. LAND USE AND PLANNING:</p>				
<p>Would the project:</p>				
<p>a. Physically divide an established community?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>11a. Response: The majority of the Specific Plan area is already developed. Additional infill or redevelopment within these developed areas would not physically divide an established community. Development of the northern undeveloped area (Pellissier Ranch), Ab Brown sports complex, or golf course would also not physically divide an established community, as the established communities nearby are not currently connected via the undeveloped or open area. The project is intended to provide a more cohesive community with adequate buffers and connections. Implementation of the Specific Plan would result in a less than significant impact due to a potential division of community.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11b. Response: Implementation of the Specific Plan may result in potentially significant impacts due to conflict with any existing applicable land use plan, policy, or regulation. This issue will be analyzed in detail in the planned EIR.				
12. MINERAL RESOURCES.				
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12a. Response: (Source: City of Riverside General Plan FPEIR, City of Colton Zoning Code) The site is designated as Mineral Resource Zone 2 (MRZ-2) and Mineral Resource Zone 4 (MRZ-4). MRZ-2 covers areas where significant mineral resources are known or expected to occur, and MRZ-4 covers areas where mineral resources information is unknown. A loss of mineral resources could result from the Specific Plan if it would involve changing the land use of a vacant site with mineral resources where extraction could occur, to a use that does not allow for mineral extraction.</p> <p>The City of Riverside Zoning Code allows for mineral extraction via a Conditional Use Permit in several zones, including most residential zones, Commercial Retail, Commercial General, and Industrial zones. While portions of the Specific Plan area contain mineral resources and the zoning would allow for mineral extraction, the City of Riverside’s General Plan 2025 FPEIR states “the surrounding urban environment establishes inappropriate conditions for extraction and transport of mineral resources.” Thus, mineral extraction would likely not currently be allowed within the City of Riverside and the project would not result in any new loss of availability of a known resource.</p> <p>The Specific Plan area within the City of Colton is currently designated and zoned for light industrial, which does not allow for mineral extraction activities. The City of Colton Municipal Code Section 18.26.010 specifically states the light industrial zone “is intended for uses that are compatible with those in nearby commercial and residential districts, and do not produce substantial environmental nuisances (noise, odor, dust/smoke, glare, etc.).” Thus, extraction would not currently be allowed within the City of Colton Specific Plan area and the project would not result in any new loss of availability of a known resource.</p> <p>Overall, the project will have a less than significant impact on mineral resources.</p>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12b. Response: Refer to Response 12a. The project will have a less than significant impact on mineral resources.				
13. NOISE.				
Would the project result in:				
a. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>13a. Response: (Source: <i>Northside Specific Plan Baseline Report</i>) Existing noise sources in the project area include transportation noise along overflight paths, rail lines, I-215 and SR-60, and arterial roadways. Stationary source noise is currently generated by existing commercial and industrial uses, as well as residential heating, ventilation, air conditioning equipment. Recreational uses also generate noise. Measured noise levels range from 59 dBA Leq to 67 dBA Leq, as reflected in the Northside Specific Plan Baseline Report. The project is intended to provide for additional buffers between sensitive noise receptors and stationary noise generators. None-the-less, there is potential for transportation noise impacts to noise-sensitive uses as well as potential for buffers to not provide adequate noise attenuation distance. Based on the ALUCPs for the nearby airports, the project is not located in noise contours of the surrounding airports and the project would not expose people to significant airport noise (see Response 8a). Thus, the implementation of the Specific Plan may result in potentially significant impacts due to the exposure of persons to or generation of ground transportation noise or stationary noise levels in excess of established standards. This issue will be analyzed in detail in the planned EIR.</p>				
<p>b. Generation of excessive groundborne vibration or groundborne noise levels?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13b. Response: Existing rail lines, and proposed construction activities and industrial activities have potential to generate vibration. Implementation of the Specific Plan may result in potentially significant impacts due to the exposure of persons to or generation of excessive groundborne vibration. This issue will be analyzed in detail in the planned EIR.</p>				
<p>c. 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13c. Response: Refer to Response 8e. The project is located within Zone E of March Airforce Base and Flabob Airport. However, the project site is not located within the defined noise contours for any airport. Thus, the project would have a less than significant impact related to airport noise.</p>				
<p>14. POPULATION AND HOUSING. Would the project:</p>				
<p>a. 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)?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14a. Response: (Source: <i>Northside Specific Plan Baseline Report</i>) The Specific Plan will likely propose additional residential units, commercial, retail and recreational facilities that would potentially increase population. Implementation of the Specific Plan may result in potentially significant impacts by inducing substantial population growth. This issue will be analyzed in detail in the planned EIR.</p>				
<p>b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>14b. Response: The project would result in an increase in housing; therefore, no construction of replacement housing would be needed. No impact would occur.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES.				
<p>Would the project 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:</p>				
a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15a. Response: (Source: Northside Specific Plan Baseline Report) The Specific Plan would potentially increase population and new development, which could result in the requirement of additional fire services and new or expanded facilities to provide acceptable service levels. Implementation of the Specific Plan may result in potentially significant impacts by substantially increasing the demand for fire protection facilities. This issue will be analyzed in detail in the planned EIR.</p>				
b. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15b. Response: (Source: Northside Specific Plan Baseline Report) The Specific Plan would potentially increase population and new development, which could result in the requirement of additional police services and new or expanded facilities to provide acceptable service levels. Staffing for the Riverside Police Department is based on the business and residential growth. Future development would be required to implement the City of Riverside’s Crime Prevention through Environmental Design (CPTED) principles to ensure impacts on police services will be lessened. The City of Colton Police Department has identified the need for additional facilities. Implementation of the Specific Plan may result in potentially significant impacts by substantially increasing the amount of police facilities. This issue will be analyzed in detail in the planned EIR.</p>				
c. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15c. Response: (Source: Northside Specific Plan Baseline Report) Development within the project site could contribute to increases in enrollment in the Riverside Unified School District and Colton Joint Unified School District. Future development will provide payment of school fees, which provides for those districts to complete improvements or new facilities. Implementation of the Specific Plan may result in potentially significant impacts by substantially increasing the use of existing schools. This issue will be analyzed in detail in the planned EIR.</p>				
d. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15d. Response: (Source: Northside Specific Plan Baseline Report) The Specific Plan would potentially increase population and new development. While additional parkland proposed, additional analysis of the parkland to population ratio would be needed. Implementation of the Specific Plan may result in potentially significant impacts by substantially increasing the use of existing parks. This issue will be analyzed in detail in the planned EIR.</p>				
d. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15e. Response: (Source: Northside Specific Plan Baseline Report) The potential for increased development and population generated by the Specific Plan could result in additional demand for community centers and libraries over time. Implementation of the Specific Plan may result in potentially significant impacts by substantially increasing the use of other public facilities. This issue will be analyzed in detail in the planned EIR.</p>				
16. RECREATION.				
<p>a. 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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16a. Response: (Source: Northside Specific Plan Baseline Report) The Specific Plan would potentially increase population and new development, which has the potential to result in increased usage of existing parks. This issue will be analyzed in detail in the planned EIR.</p>				

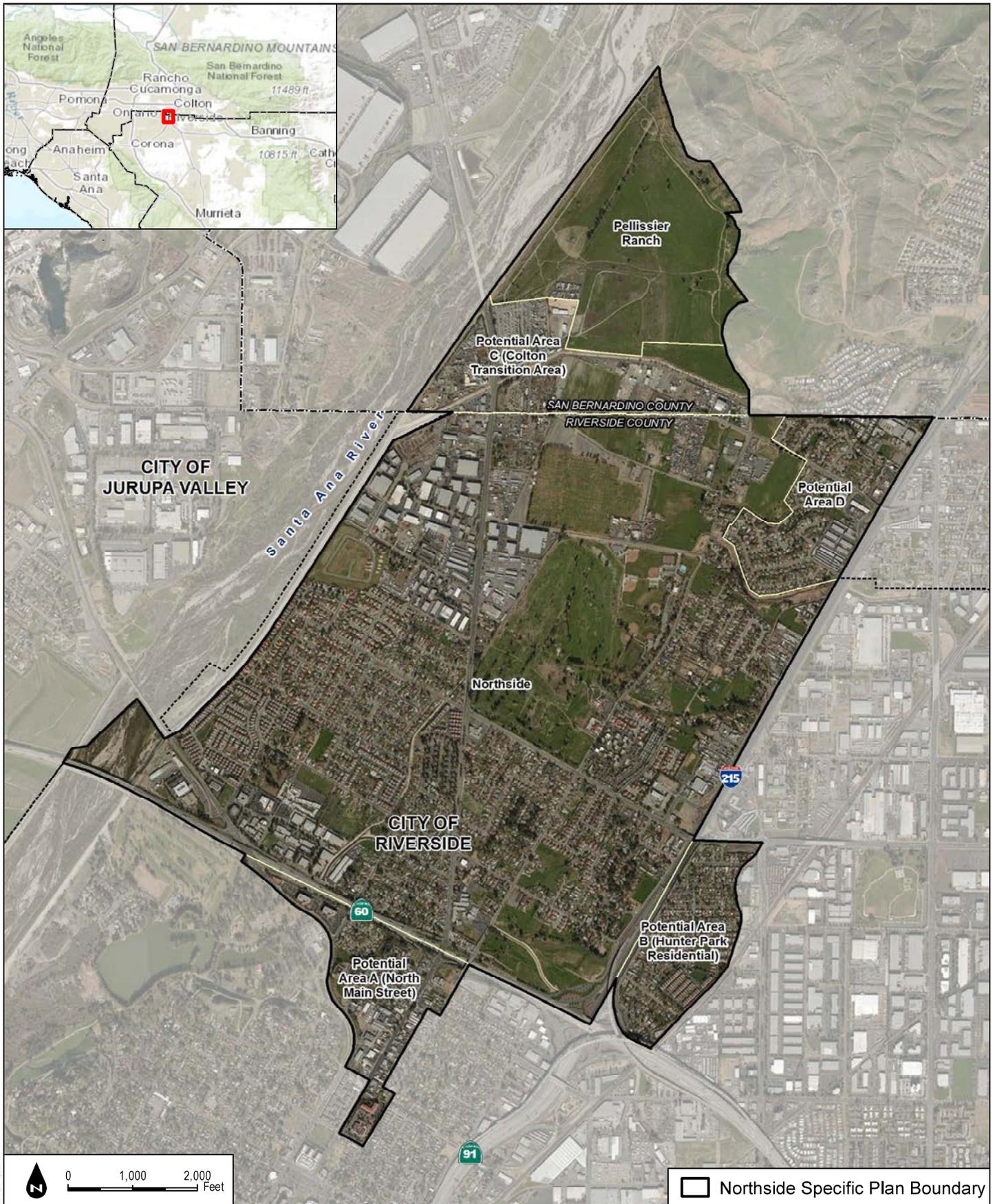
ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16b. Response: (Source: <i>Northside Specific Plan Baseline Report</i>) The Specific Plan would potentially increase population and new development, which has potential to result in the need for additional recreational facilities or expansion of existing facilities. This issue will be analyzed in detail in the planned EIR.				
17. TRANSPORTATION. Would the project result in:				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>17a. Response: (Source: <i>Northside Specific Plan Baseline Report, City of Riverside Public Works Department Traffic Impact Analysis Preparation Guide</i>). A preliminary transportation analysis was completed as a part of the <i>Northside Specific Plan Baseline Report</i>. Per the City's standard traffic methodology, this analysis was based on the Highway Capacity Manual and consisted of a Level of Service (LOS) analysis. Based on the baseline analysis, the study area includes the following six intersections that operate below acceptable LOS D:</p> <ul style="list-style-type: none"> • West La Cadena Drive & I-215 SB Ramps/Stephens Avenue (LOS E, AM Peak; LOS F, PM Peak) • West La Cadena Drive & I-215 SB Ramps/Interchange Street (LOS E, PM Peak) • East La Cadena Drive & I-215 NB Ramps (LOS F, AM Peak; LOS F, PM Peak) • Main Street & Placentia Lane (LOS E, AM PEAK; LOS F, PM PEAK) • Main Street & Garner Road (LOS F, AM PEAK; LOS F, PM PEAK) • Orange Street & SR-60 WB Ramps/Oakley Avenue (LOS E, PM Peak) <p>The baseline analysis also determined the following three segments operate at below the acceptable volume-to-capacity levels:</p> <ul style="list-style-type: none"> • Orange Street – Columbia Avenue to Strong Street • Orange Street – Strong Street to Oakley Avenue • West La Cadena Drive – Chase Road to I-215 SB Ramps <p>Due to the proposed changes to land uses and potential for roadway changes, the project has potential to impact traffic flows at these roadway segments and intersections that are operating unacceptably. In addition, the project has potential to cause additional intersections and/or roadway segments to operate unacceptably. Due to the project proximity to freeways, the project may also affect freeway ramp operations. Implementation of the Specific Plan may result in potentially significant impacts by conflicting with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance. This issue will be analyzed in detail in the planned EIR.</p>				
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17b. Response: Implementation of the Specific Plan may result in changes in transportation conditions. Riverside Transit Agency provides transit service to the area, including Bus Routes 12, 29, and 204. This issue will be analyzed in detail in the planned EIR.				
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>17c. Response: (Source: <i>Northside Specific Plan Baseline Report</i>) The project area currently includes a mix of standard passenger vehicles as well as heavy truck traffic associated with industrial and commercial uses. In addition, the area has existing transportation mode conflicts due to the lack of roadway system hierarchy, lack of bike lanes, and narrow parkways and sidewalks. The project is intended to promote complete streets, which may involve roadway diets and increases in sidewalks and parkways. The project also is intended to provide a defined roadway hierarchy with improved gateways and way finding. None-the-less, additional analysis is warranted to address potential traffic hazards. This issue will be analyzed in detail in the planned EIR.</p>				
<p>d. Result in inadequate emergency access?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>17d. Response: Implementation of the Specific Plan may result in potentially significant impacts by resulting in inadequate emergency access. This issue will be analyzed in detail in the planned EIR.</p>				
<p>18. TRIBAL CULTURAL RESOURCES.</p>				
<p>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:</p>				
<p>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), or</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18a. Response: As indicated in Response 5a, the project area and surrounding vicinity have potential historical resources. Implementation of the Specific Plan may result in potentially significant impacts by causing a substantial change to a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources. This issue will be analyzed in detail in the planned EIR as a part of the Cultural section.</p>				
<p>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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18b. Response: As indicated in Response 5a, the project area and surrounding vicinity have potential archaeological resources. Based on the known archaeological sites and the potential for unknown resources, there is potential for tribal cultural resources to be present and additional analysis is needed. Implementation of the Specific Plan may result in potentially significant impacts by causing a substantial change to a resource determined to be significant pursuant to criteria set forth in Public Resources Code Section 5024.1. This issue will be analyzed in detail in the planned EIR as a part of the Cultural section.</p>				
<p>19. UTILITIES AND SYSTEM SERVICES.</p>				
<p>Would the project:</p>				
<p>a. 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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>18a. Response: (Source: <i>Northside Specific Plan Baseline Report</i>) The project would allow for additional development within the Specific Plan area, which may result in the need for additional utility demands. The northern area of the Specific Plan within the City of Colton does not currently have utility infrastructure. Implementation of the Specific Plan may result in potentially significant impacts by requiring or result in the construction of new utility facilities and infrastructure, or expansion of existing facilities. This issue will be analyzed in detail in the planned EIR.</p>				
<p>b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?</p>	☒	☐	☐	☐
<p>18b. Response: (Source: <i>Northside Specific Plan Baseline Report</i>) The Riverside Public Utilities (RPU) water supply consists primarily of groundwater from the Bunker Hill Basin and the Riverside North and South sub-basins. 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 would be adequate through the year 2040 to serve the existing and future population of the City of Riverside.</p> <p>The City of Colton’s water supply consists entirely of groundwater extracted from the San Bernardino Basin Area, the Rialto-Colton Basin, and the Riverside North Basin. The City of Colton anticipates that water supply would be adequate through the year 2040 to serve the existing and future population of the City of Colton. It is possible, if needed or desired, for the City of Riverside Public Utility to enter into a service agreement to provide water to Specific Plan properties within the City of Colton.</p> <p>The proposed Specific Plan has potential to result in an increase in development and population, which would increase water supply demand. Implementation of the Specific Plan may result in potentially significant impacts to water supplies by requiring new or expanded entitlements. This issue will be analyzed in detail in the planned EIR.</p>				
<p>c. 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?</p>	☒	☐	☐	☐
<p>18c. Response: The proposed Specific Plan has potential to result in an increase in development and population, which would increase wastewater treatment demand. Implementation of the Specific Plan may result in potentially significant impacts to wastewater treatment providers. This issue will be analyzed in detail in the planned EIR.</p>				
<p>d. 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?</p>	☒	☐	☐	☐
<p>18d. Response: Implementation of the Specific Plan may result in potentially significant impacts to solid waste disposal. This issue will be analyzed in detail in the planned EIR.</p>				
<p>e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</p>	☒	☐	☐	☐
<p>18e. Response: Implementation of the Specific Plan may result in potentially significant impacts by not complying with federal, state, and local statutes and regulations related to solid waste. This issue will be analyzed in detail in the planned EIR.</p>				
<p>20. WILDFIRE. Would the project:</p>				
<p>a. Substantially impair an adopted emergency response plan or emergency evacuation plan?</p>	☒	☐	☐	☐
<p>20a. Response: Refer to Response 9f.</p>				
<p>b. 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?</p>	☒	☐	☐	☐

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>20b. Response: (Source: CalFire Fire Hazard Severity Zone Maps) The site is located within a primarily urbanized area with the exception of the area to the north. This area to the north of the Specific Plan is designated as a very high fire hazard severity zone per the CalFire Fire Hazard Severity Zone Maps. While the project would promote redevelopment and allow for increased development, the future development would be outside of the very high fire severity zone. All future development allowed per the Specific Plan would be required to comply with California Building Code (CBC), and is not anticipated to exacerbate wildfire risk. None-the-less, this issue will be analyzed further in the planned EIR in order to further assess compliance with the CBC fire safety requirements.</p>				
<p>c. 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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>20c. Response: (Source: CalFire Fire Hazard Severity Zone Maps) The majority of the Specific Plan area is urbanized and is serviced by existing infrastructure or would no have potential to affect wildfire risk. The Specific Plan area not currently serviced by infrastructure that has potential to alter fire risk would be located to the north of Pellissier Road. Development in this area would require the extension of infrastructure adjacent to an area identified as a very high fire hazard severity zone per the CalFire Fire Hazard Severity Zone Maps. This issue will be analyzed further in the planned EIR in order to further assess the potential wildland fire risk and environmental impacts.</p>				
<p>d. 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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>20d. Response: As mentioned above, the area to the north of the Specific Plan is designated as a very high fire hazard severity zone per the CalFire Fire Hazard Severity Zone Maps. The proposed Specific Plan would allow for development of the Pellissier Ranch area that is directly adjacent to this undeveloped very high fire hazard area. Thus, there is potential for exposure of people or structures to potential runoff or slope stability issues due to post-fire conditions. This issue will be analyzed further in the planned EIR in order to further assess the potential wildland fire risk and indirect environmental impacts.</p>				

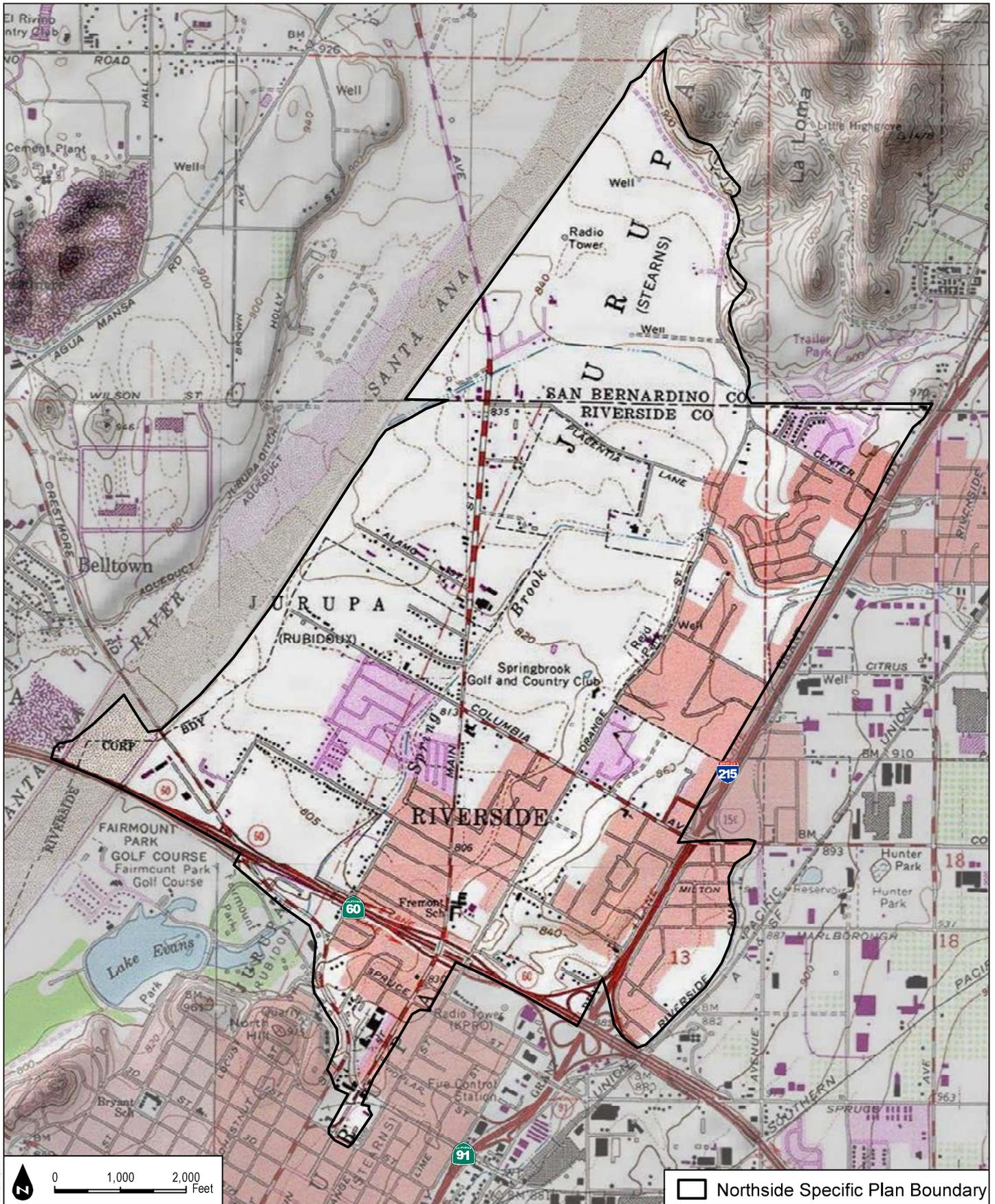
ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19a. Response: The proposed Specific Plan has potentially significant impacts that may degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The planned EIR will analyze each environmental impact in a cumulative sense in its associated section.				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19b. Response: The proposed Specific Plan has potentially significant impacts that may have cumulative significance. The planned EIR will analyze each environmental impact in a cumulative sense in its associated section.				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19c. Response: The proposed Specific Plan has potentially significant impacts that may have environmentally significant effects on human beings. The planned EIR will analyze effects on human beings by evaluating the Plan’s aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and traffic impacts in a cumulative sense in its associated section.				



SOURCE: City of Riverside 2017; Bing Maps 2017; ESRI 2017

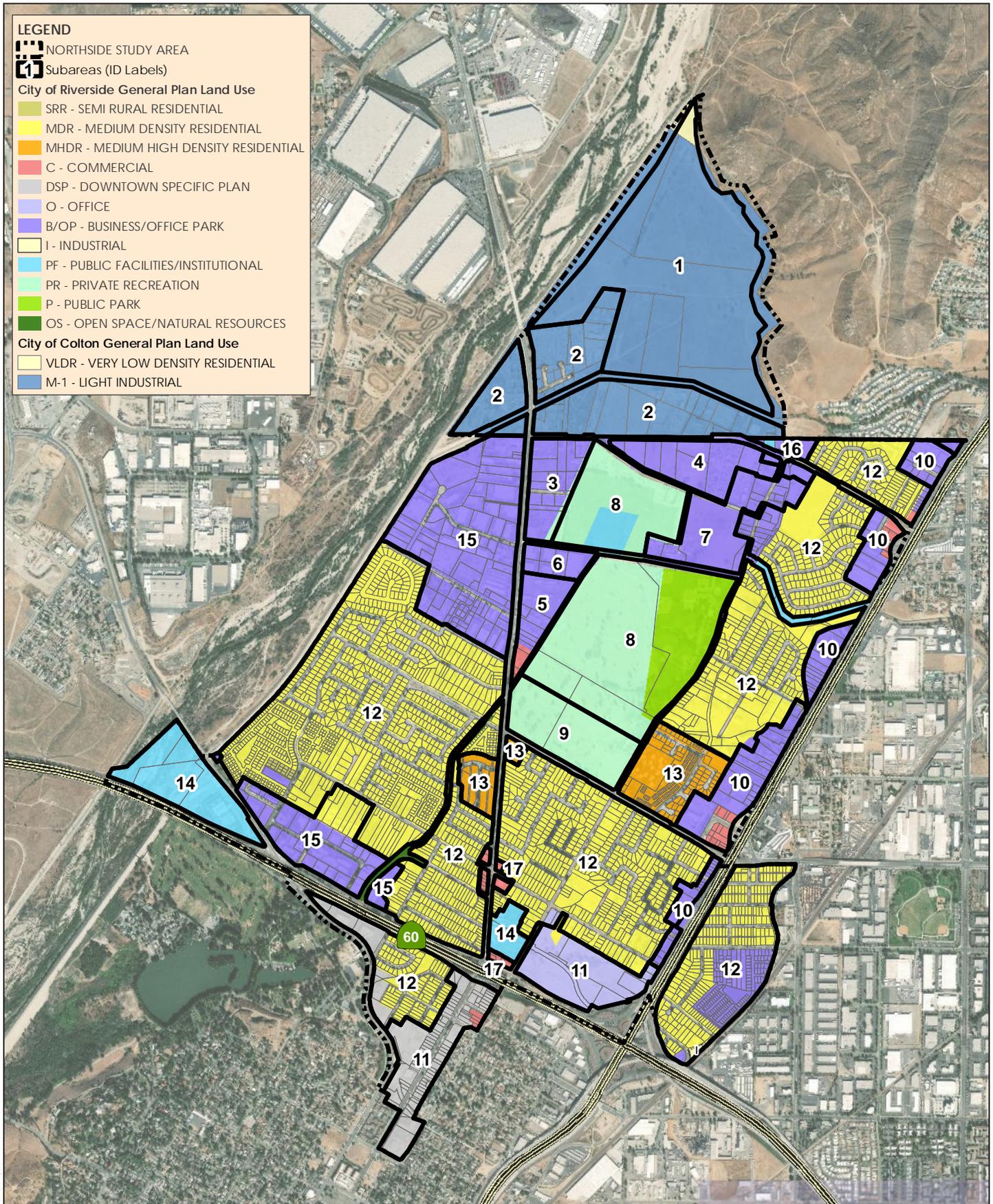
FIGURE 1

Overview Map
Northside Specific Plan



SOURCE: City of Riverside 2017; USGS 7.5-Minute Series Fontana, Riverside East, and San Bernardino South Quadrangles

FIGURE 2
 Topographic Map
 Northside Specific Plan

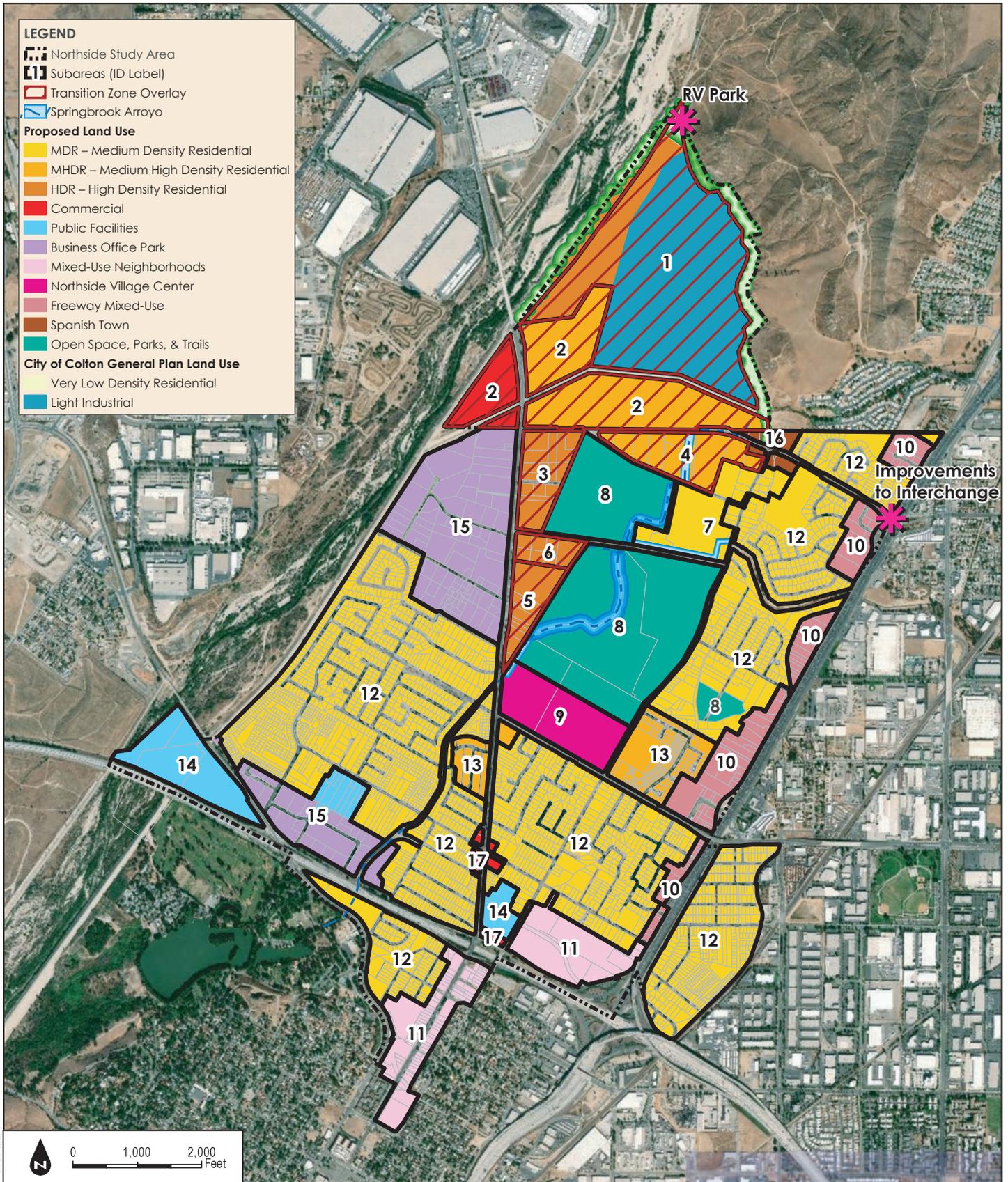


SOURCE: ESRI World Imagery Baselayer; City of Riverside; City of Colton; County of Riverside; SANBA

FIGURE 3

Existing General Plan Designations

Northside Specific Plan



SOURCE: ESRI World Imagery Baselayer; City of Riverside; City of Colton; County of Riverside; SANBA

FIGURE 4

Proposed Specific Plan Land Uses

Northside Specific Plan

Northside Neighborhood & Pellissier Ranch Specific Plan

Project Description

Introduction

The Northside Specific Plan has been designed to accommodate a safe, healthy and balanced community that celebrates the history and culture of the greater Riverside area, while providing recreation and open space opportunities for the region. Residential, commercial, employment and agriculture will be linked together through safe streets, connected trails, greenbelts and bicycle corridors create a unique part of the cities of Riverside and Colton. A special focus of the community includes the creation of the Spanish Town Heritage Village; and the restoration and enhancement of the Springbrook Arroyo, which would be a feature of a new neighborhood retail center and expanded central park. The area's landscaping and architectural details will reflect a connection with the past, from the early settlement of La Placita and the Old Spanish Trail period, to twentieth century Riverside.

Planning Approach and Community Engagement

Over the last few years, the Riverside community has been actively discussing the future of the Northside Neighborhood with City 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 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, 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) responds to many of the comments received.

Goals

The following identifies the Northside Specific Plan goals:

Land Use

- Goal: Develop a Sustainable Community through the Integration of a Mix of Land Uses, Open Space and Public Spaces
- Goal: Characterize Placemaking Excellence through Architecture and Cultural Landscape Enhancements that Promote a “Sense of Place” within the Northside Specific Plan
- Goal: Buffer Industrial, Residential and Recreation Land Uses

Mobility

- Goal: Expand Mobility Options in Pedestrian and Bicycle Friendly Corridors
- Goal: Increase Open Space Connectivity throughout the Specific Plan and into the Santa Ana River
- Goal: Improve Community Air Quality through Design Strategies that Promote Alternative Modes of Transportation
- Goal: Eliminate or Minimize Truck Traffic through Residential and Commercial Neighborhoods

Sustainability

- Goal: Capitalize on Sustainable Environmental Technologies that Generate Fiscal Value
- Goal: Develop Water Management Strategies for Environmental Health of Ecological Systems
- Goal: Preserve and Interpret Important Cultural and Historic Resources in the Specific Plan Area
- Goal: Utilize Green Infrastructure and Material Resources for Increased Sustainable Project Lifecycles
- Goal: Restore the Springbrook Arroyo as a Natural Ecological System

Social Equity

- Goal: Foster Increased Quality of Social Conditions for Northside Residents through Community Based Projects
- Goal: Expand Necessary Community Services for Public Safety and Infrastructure for Roads, Access to Freeways and Sewer
- Goal: Improve Quality of Life for the Workforce System within the Northside Neighborhood

Economics

- Goal: Capitalize on Market Potential of Proposed Development
- Goal: Collaborate with Local Higher Education Facilities for Innovation Programs and Projects
- Goal: Develop an Agriculture Business Community
- Goal: Ensure Future Development within the Northside is Economically Viable

Description of Project

The Northside Specific Plan is organized into the following land use categories:

- Medium Density Residential (MDR)
- Medium High Density Residential (MHDR)
- High Density Residential (HDR)

- Business/Office Park (B/OP)
- Commercial (C)
- Public Facilities and Institutional Uses (PF)
- Mixed Use (MU)
- Northside Village Center (NVC)
- Freeway Mixed Use (FMU)
- Spanish Town Heritage Village (STHV)
- Recreation Open Space, Parks, and Trails

In addition to the “base” land use categories above, a Transition Zone Overlay (TZO) covers key areas along Main Street, Center Street, Orange Avenue and the City of Colton, including Pellissier Ranch. The TZO would apply to Subareas 1 through 6 as shown on the Draft Specific Plan Subarea Map, which is approximately 405 acres of land. For a majority of the Subareas, the TZO allows the property owner to operate under the B/OP land use designation, which is similar to the existing zoning; or develop the property per the proposed base zone designation. In most cases the base zone is residential. Once the property is developed under the base zone, the TZO designation would be automatically removed. Further description of the Transition Zone Overlay for each subareas is discussed below. The land use and approximate yields are also listed in the Draft Land Use Calculations Table.

The result of changes to the land use designations, as proposed by the Northside Specific Plan, would result in a buildout of approximately:

- 7,672 to 9,540 dwelling units;
- 2.2 to 2.5 million square feet of Commercial, Office, Business/Office Park, and Light Industrial Uses;
- 2.0 million square feet of Business Park in Pellissier Ranch;
- 8 acres of Spanish Town Heritage Village, which would be a collection of structures representing the historic settlement of the region; and,
- 232 acres of park, with opportunities for both private and public recreation and open space.

The Specific Plan also includes Complete Street concepts to encourage pedestrian and bicycle activity, and an Urban Transit Connector to establish a mobility link to Downtown. Moreover, due to the increase in residential density, an additional school facility may be required.

Additional details pertaining to the Northside Specific Plan are described below. The Draft Land Use Calculations Table, General Plan Land Use Subarea Map, and the Draft Specific Plan Map also correlate with the following descriptions:

Subarea 1

The land use designations for Subarea 1 are currently Very Low Density Residential (VLDR) and Light Industrial (LI), consistent with the City of Colton’s General Plan. The area designated VLDR is a small parcel at the most northern end of Pellissier Ranch. However, Colton’s General Plan currently identifies the Pellissier Ranch area, in its entirety, as a Planning Focus area that encourages low density or clustered residential housing (General Plan LU-21). The proposed Northside Specific Plan responds to Colton’s General Plan policies by allowing for a range of land uses, composed principally of Business/Office Park (B/OP) uses, with High Density Residential (HDR) fronting an open space/recreation buffer along the Santa Ana River. A Transition Zone Overlay zone will apply to the HDR and B/OP base zones, which will allow for the continued development and use of Light Industrial

activities as currently permitted. The corresponding yield for the proposed land use changes would be approximately 2.0 million square feet of business park and commercial uses, 20 acres of open space/private recreation along the Santa Ana River, and 22 acres of agriculture/open space belt. Additionally, there will be 1,044 to 1,620 dwelling units based on 29 to 45 dwelling units per acre.

Subarea 2

The land use designation for Subarea 2 is currently Light Industrial. The area is also identified as a Focus Planning Area in the Colton General Plan, which encourages Low Density or clustered residential housing (General Plan LU-21). Consistent with the community vision and amenities planned for the area, the Northside Specific Plan proposes “base” land use designations of Medium High Density Residential (MHDR) and Commercial, which would yield 792 dwelling units based on 12 dwelling units per acre (du/ac), and 326,700 square feet of commercial at the corner of Placentia Lane and Riverside Avenue (aka, Main Street).

However, Subarea 2 would also have a Transition Zone Overlay, which would allow for the Light Industrial land use to continue. The City of Colton’s existing Light Industrial land designation is intended to provide a variety of fabrication, manufacturing, assembly, distribution, and warehouse uses and, to a lesser degree, supporting commercial and office uses. Uses may include low-intensity packing, assembly, storage, and similar uses that do not adversely affect surrounding residential, office, educational or commercial land uses. Light Industrial developments should be visually attractive, reflect high-quality development standards, provide adequate buffering from less-intensive land uses, and have adequate access to major transportation routes. The approximate yield for the Transition Zone Overlay in Subarea 2 would be 2.3 million square feet of light industrial uses.

Subarea 3

The land use designation for Subarea 3 is currently B/OP. The Northside Specific Plan proposes to rezone the properties in Subarea 3 to High Density Residential (HDR), which would allow for 479 to 743 dwelling units based on a minimum density of 29 du/ac, and maximum density of 45 du/ac. Additionally, there is an opportunity to increase the density to 60 du/ac through an impact fee, which shall be programmed to expand the recreation and trail system in the area.

This area would also 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 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 approximate yield in Subarea 3 for development under the Transition Zone Overlay is 1.4 million square feet of business/office park uses.

Subarea 4

The land use designation for Subarea 4 is currently B/OP. The Northside Specific Plan proposes to rezone properties in Subarea 4 to Medium High Density Residential (MHDR), which would yield 432 dwelling units based on a density of 18 du/ac.

This area would also 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 approximate yield in Subarea 4 for development under the Transition Zone Overlay is 2.1 million square feet of business/office park uses.

Subarea 5

The land use designation for Subarea 5 is currently B/OP, with some Commercial. The Northside Specific Plan proposes to rezone properties in Subarea 5 to High Density Residential (HDR), which would allow for 370 to 574 dwelling units based on a minimum density of 29 du/ac and maximum density of 45 du/ac. Additionally, there is an opportunity to increase the density to 60 dwelling units per acre through an impact fee, which shall be programmed to expand the recreation and trail system in the area.

Subarea 5 would also be subject to a Transition Zone Overlay, which would allow the existing uses to continue to operate under a Business/Office Park and Commercial land use designation. The approximate yield for the Transition Zone Overlay in Subarea 5 is 43,500 square feet of commercial, and 980,000 square feet of business/office park.

Subarea 6

The land use designation for Subarea 6 is currently B/OP. The Northside Specific Plan proposes to rezone the properties in Subarea 6 to High Density Residential (HDR), which would allow for 240 to 372 dwelling units based on a minimum density of 29 du/ac, and maximum density of 45 du/ac. Additionally, there is an opportunity to increase the density to 60 dwelling units per acre through an impact fee, which shall be programmed to expand the recreation and trail system in the area.

Subarea 6 would also be subject to a Transition Zone Overlay, which would allow the existing uses to continue to operate under a Business/Office Park land use designation. The approximate yield for the Transition Zone Overlay in Subarea 6 is 718,700 square feet of business/office park.

Medium Density Residential (MDR) and Medium High Density Residential (MHDR)

A majority of the land uses with existing Medium Density Residential (MDR) and Medium High Density Residential (MHDR) land use designations would maintain the same land use and zoning designations. This includes Subareas 12 and 13. These existing residential areas include the single-family residences on the east and west sides of Main Street and Orange Avenue. The MDR land use designations south of State Route 60 (SR-60), east and west of Interstate 215 (I-215) would also continue to be MDR. Also, the MDR designation west of I-215, in the northern portion of West La Cadena Drive, would remain under the existing County of Riverside zoning.

The Northside Specific Plan proposes to change the land use designations in Subarea 7 on Orange Avenue, between Burl Drive and Center Street, from Business/Office Park (B/OP) to MDR. This proposed change is to be consistent with the existing and surrounding uses. Additionally, the B/OP land use designation located in Subarea 12, east of I-215, would be changed to MDR, in order to be consistent with the existing residential uses in the Hunter Park residential neighborhood.

Business/Office Park

The Business/Office Park designation north of State Route 60 (SR-60) on the west side of Main Street and east side of Market Street (Subareas 15) will remain, but will have 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). Although most business parks are controlled through deed restrictions or single ownership of multi-tenant space, business park standards can be applied to existing parcels in separate ownership. Common features of business parks are high quality design, building materials, landscaping and absence of nuisances.

Public Facilities and Institutional Uses

The Northside Specific Plan does not propose any changes to the Public Facilities and Institutional Uses designation in the southwest corner of the Plan area and east of Main Street (Subareas 14 and 15). 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.

Commercial

The City of Riverside's Commercial designation provides for retail, sales, service and office uses that serve multiple neighborhoods within the City of Riverside. The Northside Specific Plan does not include changes to the existing Commercial land use designations located on the east and west sides of Main Street, near Strong Street (Subareas 17).

Mixed Use

The North Main Street area of the Downtown Specific Plan (DSP) is currently a commercial business corridor with multi-family residential units and auto-related businesses (Subarea 11). This area would transition from a Downtown Specific Plan (DSP) designation 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 would mimic the area's existing "main street" character and historic architecture.

The remaining Mixed Use area in the Northside Specific Plan is approximately 35 acres 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.

Northside Village Center

Subarea 9 is 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 historic Springbrook Arroyo. The Village Center would be located on the former Riverside Golf Course at the corner of Main Street and Columbia Avenue. The Village Center would consist of 41 acres, of which nine to ten blocks would include housing and retail uses, with up to 461,000 square feet of commercial space and 1,200 residential units. Retail options could include community amenities, such as a grocery store, daycare, a gym, coffee shops and restaurants. The design of the Village Center would promote a farm-to-fork concept, in which the restaurants would serve their dishes with the latest harvests from the Agriculture Belt and other farms in the region. 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 buildings within Village Center would have an architectural theme similar to the Spanish Town Heritage Village.

Freeway Mixed Use

A mix of commercial and residential uses currently makes up the two-mile long corridor on West La Cadena Drive (Subarea 10). Parts of this narrow corridor, approximately 71 acres, would transition from B/OP and Office General Plan land uses to include residential and commercial uses, with future uses that respectfully correspond to the surrounding residential homes. Additionally, existing residential uses are located in the northern most area of West La Cadena Drive, and are under the County of Riverside jurisdiction – this area would remain a residential land use designation (i.e., Subarea 12), and the

Northside Specific Plan does not propose to change the zoning within the County of Riverside jurisdiction.

The Freeway Mixed Use designation could accommodate approximately 601,100 to 751,400 square feet of commercial and office area, which 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.

The residential density for Freeway Mixed Use would range between 18 and 24 dwelling units per acre, which yields between 621 and 828 units. Building heights for mixed use residential development would range between three to five stories.

Spanish Town Heritage Village

Subarea 16 is the Spanish Town Heritage Village, which is comprised of parcels on the four corners of the existing intersection of Orange Avenue and Center Street. The Spanish Town Heritage Village 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. Spanish Town Heritage Village consists of approximately 8 acres, and 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 total size would for Subarea 16 is 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. Spanish Town Heritage Village would also feature a citrus grove, to serve as a natural and picturesque backdrop to the Trujillo Adobe.

Recreation Open Space, Parks, and Trails

The Northside Specific Plan restores and enhances the Springbrook Arroyo, which would become one of the main features of the Northside community. The arroyo would flow from the east along its existing course, with some adjustments as it traverses the Northside's central park (Subarea 8). 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 (Subarea 9), following the existing course of the Springbrook Arroyo to Orange Street, and potentially eastward to the Specific Plan boundary at West La Cadena Drive. An additional open space connection would lead north from the Springbrook Arroyo to Spanish Town Heritage Village, through Pellissier Ranch along the Open Space/Agriculture buffer area, and connect to the Santa Ana River. The width of the Arroyo Trail would principally vary between 100 and 200 feet, which will include the trail surface and enhancements.

The Northside Community would include approximately 175 acres of parkland (Subareas 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/operated 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 private facility would provide public accesses and use, which will need to be negotiated with the City.

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

will accommodate two cross-country course lengths; one would be two miles, and the other would be three miles (5 km).

The cities of Riverside and Colton, and the Northside community specifically, have a history of farming and agriculture. The Northside Specific Plan identifies several areas throughout the community that would allow residents to live healthier lives by growing fresh fruits and vegetables; these designated farming areas would also include areas for professional farmers to capitalize on fertile lands and provide produce to local restaurants. The Northside Community Agriculture/Open Space is comprised of the citrus grove in the Spanish Town Heritage Village, a 22-acre agriculture/open space Belt at the base of the hills in Pellissier Ranch, and opportunities for community farming plots.

Additionally, the City of Riverside was awarded a grant for the 7.58-acre Northside Heritage Meadows project (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 project includes numerous partners, including but not limited to the Urban Conservation Corp., Inland Urban Forest Council, Raincross Farms, and the Riverside Foods Systems Alliance.

Northside Specific Plan
Draft Land Use Calculations

Subarea ID	General Plan Land Use	Acreage	General Plan Allowed Density/Intensity	General Plan Yield	Draft Proposed Land Use	Transition Zone Overlay? Y/N	Draft Proposed Yield**	Transition Zone Overlay Yield
1	LI - Light Industrial (City of Colton)	212	0.5 FAR	4M s.f.		Y	Business/Office Park: 1.8M square feet (s.f.) Commercial: 196,020 s.f. Open Space/Private Recreation/Agriculture: 42 ac Residential: 1,044 to 1,620 du	Light Industrial: 4M s.f. Residential: 6 du maximum
1	VLDR - Very Low Density Residential (City of Colton)	3	0.1 to 2.0 du/ac	6 du maximum	Business/Office Park, High Density Residential, Commercial, Open Space, Parks, & Trails	Y		
2	LI - Light Industrial (City of Colton)	108	0.5 FAR	2.3M s.f.	MHDR - Medium High Density Residential, Commercial (City of Colton)	Y	Commercial: 326,700 s.f. Residential: 792 du	Light Industrial: 2.3M s.f.
3	B/OP - Business/Office Park*	22	1.5 FAR	1.4M s.f.	HDR - High Density Residential	Y	Residential: 479 to 743 du	B/OP: 1.4M s.f.
4	B/OP - Business/Office Park*	32	1.5 FAR	2.1M s.f.	MHDR - Medium High Density Residential*	Y	Residential: 432 du	B/OP: 2.1M s.f.
5	B/OP - Business/Office Park*	15	1.5 FAR	980,000 s.f.		Y	Residential: 370 to 574 du	Commercial: 43,500 s.f. B/OP: 980,000 s.f.
5	C - Commercial*	2	0.5 FAR	43,500 s.f.	HDR - High Density Residential	Y		
6	B/OP - Business/Office Park*	11	1.5 FAR	718,700 s.f.	HDR - High Density Residential	Y	Residential: 240 to 372 du	B/OP: 718,700 s.f.
7	B/OP - Business/Office Park*	39	1.5 FAR	2.5M s.f.	MDR - Medium Density Residential*	N	Residential: 234 to 293 du	--
8	P - Public Park	43	N/A	N/A	Open Space, Parks, & Trails	N	N/A	--
8	PF - Public Facilities/Institutions*	9	1.0 FAR		Open Space, Parks, & Trails	N	N/A	--
8	PR - Private Recreation	130	N/A	N/A	Open Space, Parks, & Trails	N	N/A	--
8	MDR - Medium Density Residential*	8	8 du/ac with PRD Permit	64 du maximum	Open Space, Parks, & Trails	N	N/A	--
9	PR - Private Recreation	41	N/A	N/A	Northside Village Center	N	Commercial: 461,000 s.f. Residential: 1,200 du	--
10	B/OP - Business/Office Park*	63	1.5 FAR	4.1M s.f.	Freeway-Mixed Use	N	Business/Office Park/Commercial: 601,128 to 751,400 s.f. Residential: 621 to 828 du	--
10	C - Commercial*	6	0.5 FAR	130,700 s.f.	Freeway-Mixed Use	N		

Northside Specific Plan
Draft Land Use Calculations

Subarea ID	General Plan Land Use	Acreage	General Plan Allowed Density/Intensity	General Plan Yield	Draft Proposed Land Use	Transition Zone Overlay? Y/N	Draft Proposed Yield**	Transition Zone Overlay Yield
11	C - Commercial*	1	0.5 FAR	21,800 s.f.	Mixed Use Neighborhoods	N	Office/Commercial: 627,264 to 784,080 s.f. Residential: 1,278 to 1,704 du	--
11	DSP - Downtown Specific Plan	34	Various	---	Mixed Use Neighborhoods	N		
11	MDR - Medium Density Residential*	2	8 du/ac with PRD Permit	16 du maximum	Mixed Use Neighborhoods	N		
11	O - Office*	35	1.0 FAR	1.5M s.f.	Mixed Use Neighborhoods	N		
12	B/OP - Business/Office Park*	34	1.5 FAR	2.2M s.f.	MDR – Medium Density Residential*	N	Residential: 272 du maximum	--
12	C - Commercial*	1	0.5 FAR	21,800 s.f.	MDR – Medium Density Residential*	N	Residential: 8 du maximum	--
12	DSP - Downtown Specific Plan	11	Various	---	MDR – Medium Density Residential*	N	Residential: 88 du maximum	--
12	I - Industrial*	3	0.6 FAR	78,400 s.f.	MDR – Medium Density Residential*	N	Residential: 24 du maximum	--
12	MDR - Medium Density Residential*	585	8 du/ac with PRD Permit	4,760 du maximum	MDR – Medium Density Residential*	N	No change	--
12	O - Office*	1	1.0 FAR	43,560 s.f.	MDR – Medium Density Residential*	N	Residential: 8 du maximum	--
12	SRR - Semi Rural Residential*	2	3.3 du/ac with PRD Permit	7 du maximum	MDR – Medium Density Residential*	N	Residential: 16 du maximum	--
13	MHDR - Medium High Density Residential*	39	14.5 du/ac	566 du maximum	MHDR – Medium High Density Residential*	N	No change	--
14	PF - Public Facilities/Institutions*	46	1.0 FAR	2.0M s.f.	Public Facilities	N	No change	--
15	B/OP - Business/Office Park*	137	1.5 FAR	9.0M s.f.	Business/Office Park*	N	No change	--
15	Public Facilities/Institutions*	11	1.0 FAR	5.0M s.f.	Public Facilities	N	No change	--
16	B/OP - Business/Office Park*	7	1.5 FAR	457,400 s.f.	Spanish Town Heritage Village	N	Adobe, Cantina, Schoolhouse, Museum/Interpretive Center: 9,300 s.f. Retail/Commercial: 36,000 s.f.	--
16	PF - Public Facilities/Institutions*	1	1.0 FAR	43,500 s.f.	Spanish Town Heritage Village	N		
17	C - Commercial*	5	0.5 FAR	108,900 s.f.	Commercial*	N	No change	--

*Maximum du/acre or FAR/acre was used

**Draft Proposed Yield for land uses in the Transition Zone Overlay were calculated based on 75% of the total acreage being dedicated to light industrial, commercial, B/OP, or residential