3.13 Public Services

Based on Appendix G of the State of California Environmental Quality Act (CEQA), this section describes the existing public services conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan. Public services include fire protection, police protection, schools, and libraries. Park and recreational services are addressed in Section 3.14, Recreation.

The information and analysis presented in this section are based on the findings in the Public Services Baseline Report for the City of Riverside's Northside Specific Plan prepared by Dudek and Rick Engineering Company (Appendix B). In addition, information requests were distributed to public service providers and responses are included as Appendix J.

3.13.1 Existing Conditions

3.13.1.1 Fire and Emergency Medical Services

City of Riverside Fire Department

The City of Riverside Fire Department (RFD) is an all-hazard emergency service agency that responds to over 39,000 emergency calls annually and provides fire protection, emergency medical services (EMS), fire safety inspections, community education, and emergency preparedness planning and training for the people of Riverside (City of Riverside 2017; City of Riverside n.d.a.). The RFD provides services to approximately 330,000 people in a primary response area of over 81 square miles (Appendix J; City of Riverside 2017, n.d.a.). As of August 2019, 3,051 incidents were called into the RFD (City of Riverside RFD 2019). Incidents called into the RFD in August 2019 include 2,175 medical aids, 590 calls regarding someone who is homeless, 485 good intent calls, 77 false alarms, 44 rubbish fires, 19 vegetation fires, 9 structure fires, 9 vehicle fires, and 4 mutual aid calls (City of Riverside RFD 2019). As of December 2019, RFD employs 220 sworn uniform personnel and 22 non-sworn personnel (Munoz pers. comm. 2019).

RFD operates 14 fire stations throughout the City of Riverside (City). Fire station locations in proximity to the SPA, and station equipment are outlined in detail in Table 3.13-1, RFD – Fire Stations. Station 1, 2, 3, 4, 6, and 14 are within 10 minutes driving distance of the SPA. As of August 2019, the busiest station in the City of Riverside was Station 1 with 463 calls for service, followed by Station 2 with 361 calls, Station 5 with 357 calls, Station 4 with 317 calls, and Station 3 with 310 calls (City of Riverside RFD 2019). RFD's busiest apparatuses of August 2019 were Engine 4 with 317 usages, Engine 12 with 280, Engine 1 with 280, Squad 5 with 271, and Engine 8 with 271 (City of Riverside RFD 2019).

Stations 6 and Station 1 would serve the SPA (Munoz pers. comm. 2019). Station 6 is located within the SPA on 1077 Orange Street. Station 6 is a single engine company station staffed by Engine 6 and cross-staffed with Cal-OES Engine 836. Station 6 is staffed by four personnel including one captain, one engineer, one firefighter, and one firefighter/paramedic. This station serves the neighborhood of Northside, and portions of Hunter Industrial Park. Station 1 is a multi-company fire station that staffs Engine 1, Truck 1, Squad 1, and Battalion 1. It is located on 3401 University Avenue and is staffed by 10 personnel, including one battalion chief, two captains, two engineers, three fighter/paramedics, and two firefighters. Station 1 serves the Downtown neighborhood and portions of Northside, Wood Streets, Grand, Victoria, Eastside, and Hunter Industrial Park. Additionally, Station 1 facilitates the Small Tools and Equipment program, the EMS Supplies program, the Safety Gear program, the Foam program, and the Labeling program (City of Riverside n.d.a.).

Table 3.13-1. City of Riverside Fire Department – Fire Stations

Station	Address	Distance from SPA	Personnel	Neighborhoods served	Station Equipment
*Station 1 – Downtown and Fire Administration	3401 University Avenue	1.2 miles south	One battalion chief, two captains, two engineers, three fighter/paramedics, and two firefighters.	Downtown, portions of Northside, portions of Wood Streets, portions of Grand, portions of Victoria, portions of eastside, portions of Hunter Industrial Park	Engine 1, Truck 1, Squad 1, Battalion 1, Brush 1, ATV 1, Utility 1
Station 2 – Arlington	9449 Andrew Street	7.2 miles southwest	One battalion chief, two captains, two engineers, three firefighter/paramedics and two firefighters.	Arlington, Arlington South, portions of Arlanza, portions of La Sierra, portions of Arlington Heights, portions of Presidential Park, portions of Ramona.	Engine 2, Truck 2, Squad 2, Battalion 2, Haz Mat 2, Support 2, Utility 2
Station 3 – Magnolia Center (Midtown)	6395 Riverside Avenue	3.5 miles south	Two captains, two engineers, two firefighter/paramedics and one firefighter.	Magnolia Center, portions of Victoria, Wood Streets, portions of Grand, portions of Casa Blanca, portions of Ramona, portions of Hawarden Hills.	Engine 3, Truck 3, Rescue 3, Water Rescue 3, Utility 3, ATV 3, HART 3
Station 4 – University	3510 Cranford Avenue	1.4 miles southeast	One captain, one engineer, one firefighter, and one firefighter/paramedic.	Eastside, portions of Victoria, University, Hunter Industrial	Engine 4, Water Tender 4
Station 5 – Airport	5883 Arlington Avenue	5.4 miles southwest	One captain, one engineer, one firefighter, and two firefighter/paramedics.	Airport, portions of Ramona, portions of Grand, portions of Magnolia Center.	Engine 5, Squad 5, Engine 835, Squad 835, Breathing Support 5, Water Tender 5
*Station 6 – Northside	1077 Orange Street	Within SPA	One captain, one engineer, one firefighter, and one firefighter/paramedic.	Northside, portions of Hunter Industrial Park	Engine 6, Engine 836
Station 7 – Arlanza	10191 Cypress Avenue	5.7 miles northwest	One captain, one engineer, one firefighter, and one firefighter/paramedic.	Arlanza, portions of La Sierra Acres, portions of La Sierra Hills	Engine 7, Utility 7, Brush 7
Station 8 – La Sierra	11076 Hole Avenue	8.7 miles southwest	One captain, one firefighter, and one firefighter/paramedic.	La Sierra, portions of La Sierra Hills, portions of La Sierra Acres, portions of Arlanza.	Engine 8, Utility 8, Engine 369

Table 3.13-1. City of Riverside Fire Department – Fire Stations

Station	Address	Distance from SPA	Personnel	Neighborhoods served	Station Equipment
Station 9 – Mission Grove	6674 Alessandro Boulevard	4.6 miles south	One captain, one engineer, one firefighter, and one firefighter/paramedic.	Canyon Crest, portions of Mission Grove, portions of Sycamore Canyon, portions of Hawarden Hills, portions of Victoria, portions of Alessandro Heights.	Engine 9, Engine 839
Station 10 – Arlington Heights	2590 Jefferson Street	5.8 miles south	One captain, one engineer, one firefighter, one firefighter/paramedic.	Casa Blanca, portions of Presidential Park, portions of Arlington Heights, portions of Hawarden Hills, portions of Alessandro Heights	Engine 10
Station 11 – Orange Crest	19595 Orange Terrace Parkway	7.3 miles south	One captain, one engineer, one firefighter, one firefighter/paramedic.	Orangecrest, portions of Alessandro Heights, portions of Mission Grove, portions of Meridian JPA	Engine 11, Engine 353, Battalion 831
Station 12 – La Sierra South	10692 Indiana Avenue	8.9 miles southwest	One captain, one engineer, one firefighter, one firefighter/paramedic.	La Sierra South, portions of La Sierra, portions of Arlington South, portions of Arlington Heights	Engine 12, Brush 842, Decon 12
Station 13 – Sycamore Canyon	6490 Sycamore Canyon Boulevard	5.6 miles southeast	One captain, one engineer, one firefighter, one firefighter/paramedic.	Portions of Canyon Crest, portions of Sycamore Canyon, Sycamore Canyon Business Park and Canyon Springs, portions of Meridian JPA	Truck 13, Patrol 13, Engine 843, Utility 13
Station 14 – Canyon Crest	725 Central Avenue	3.4 miles southeast	One captain, one engineer, one firefighter, and one firefighter/paramedic.	Canyon Crest, portions of Sycamore Canyon Park, portions of University.	Engine 14, Engine 8635, Quad 14A, Quad 14B, Utility 14

Sources: Appendix J; City of Riverside n.d.b.
Note: *Station(s) that would serve the SPA.

The City of Riverside's current response time goal is seven minutes and 45 seconds at the 90th percentile timeframe (Munoz pers. comm. 2019). According to the City of Riverside's Municipal Code, Chapter 16.52, provides the City with the ability to collect development fees for the construction and purchase of land for fire stations as well as the acquisition of equipment and furnishings to equip fire stations. However, to date, the City of Riverside has not adopted a resolution establishing those development fees so no fees are currently being collected.

Colton Fire Department

The City of Colton's Fire Department (CFD) provides fire suppression and EMS to approximately 55,000 residents Colton over a 16 square mile service area (City of Colton n.d.a.; Perez, pers. comm. 2019). The CFD has an automatic aid agreement with members of the Confire Joint Powers Authority (JPA). Participants of the Confire JPA include the County of San Bernardino and the cities of Rialto, Loma Linda, Redlands and Colton (Appendix J). Additionally, the CFD is signed onto the California Master Mutual Aid Agreement, which states that fire departments shall assist all participating agencies in need of help, without charge, during major emergencies (City of Colton n.d.a.).

As of December 2019, the CFD's full-time staff levels include one Fire Chief, one Fire Marshal, three Battalion Chiefs, 12 Captains, 12 Engineers, and 12 Firefighter Paramedics (Perez, pers. comm. 2019). American Medical Response (AMR) provides ambulance services to the City of Colton. As of 2018, the CFD responded to over 7,200 calls. Approximately 70% of calls to the CFD required EMS response (City of Colton n.d.a.).

The CFD operates four fire stations. Fire Station 211 is located on 303 East E Street and serves the areas near downtown City of Colton. This station is the administrative headquarters and has the Fire Chief, one Battalion Chief, all administrative support staff, three suppression crew members, one captain, one engineer, and one firefighter paramedic. Fire Station 212 is located at 1511 North Rancho Avenue in the northwest portion of the City of Colton. One captain, one engineer, and one firefighter paramedic staff this station. Fire Station 213 is located at 1100 South La Cadena Drive in the southwest portion of the City of Colton. One captain, one engineer, and one firefighter paramedic staff this station. This station serves the La Loma Hills area and therefore would serve the SPA. Fire Station 214 is located at 1151 South Meadow Lane in the southeast portion of City of Colton. One captain, one engineer, and one firefighter paramedic staffs Fire Station 214 (City of Colton n.d.a.). Additionally, a 0.8 acre fire station site is proposed in the La Loma Hills region of the City of Colton as part of the approved Roquet Ranch Specific Plan (adopted by the City of Colton (Ordinance No. 07-047-18), on June 5, 2018). Existing fire station locations, their proximity to the SPA, and equipment used at each station are outlined in Table 3.13-2, City of Colton Fire Department – Fire Stations.

For emergency services, AMR has an established agreement to respond to 90% of calls within nine minutes. As of December 2019, CFD's current 90th percentile average response times for calls for service for the City of Colton is seven minutes and 38 seconds. The primary station that would serve the SPA is Station 213. Station 213's current 90th percentile average response times for calls for service is eight minutes and 26 seconds (Perez, pers. comm. 2019). Funding for CFD facilities comes from various sources, including City of Colton required development impact fees (DIF), property taxes, grants, cost recovery/fines, and service fees. Future development within the City of Colton is subject to development fees that would go towards supporting adequate CFD performance (City of Colton 2013b).

Table 3.13-2 City of Colton Fire Department – Fire Stations

Station	Address	Distance from SPA	Personnel	Station Equipment
Station 211 – (Administrative Headquarters)	303 East E Street	3.4 miles northeast	One Fire Chief, one Battalion Chief, all administrative support staff, three suppression crew members, one captain, one engineer, and one firefighter paramedic.	The facility is equipped with a ladder truck and one engine, and staffed by a Fire Chief, administrative and suppression personnel, a battalion chief, captain, engineer, and firefighter/paramedic
Station 212	1511 North Rancho Avenue	3.7 miles north	One captain, one engineer, and one firefighter paramedic.	The facility is equipped with one fire engine, and staffed by a captain, engineer, and firefighter/paramedic, and is the Arson Investigation Unit headquarters
*Station 213	1100 South La Cadena Drive	2.0 miles north	One captain, one engineer, and one firefighter paramedic.	The facility is equipped with one fire engine, and staffed by a captain, engineer, and firefighter/paramedic and is the Heavy Rescue Unit headquarters
Station 214	1151 South Meadow Lane	3.2 miles northeast	One captain, one engineer, and one firefighter paramedic.	The facility is equipped with two fire engines, and staged by a captain, engineer, and firefighter/paramedic.

Sources: Appendix J; City of Colton n.d.a.
Note: *Station(s) that would serve the SPA.

Riverside County Fire Department

In addition to the 14 fire stations provided by RFD, the Riverside County Fire Department (RCFD) provides additional services to unincorporated territory within the City of Riverside's sphere of influence (SOI). The RFD has an automatic aid agreement with the RCFD. There are no RCFD stations within the Northside Specific Plan. RCFD services are provided through the City of Moreno Valley, approximately 10 miles southeast of the SPA. The City of Moreno Valley contracts RCFD for its fire protection services.

According the RCFD Strategic Plan, approved November 2009, approximately 175 people are employed with the RCFD. The RCFD serves approximately 1.3 million residents in an area of 7,004 square miles. The RCFD serves unincorporated areas of the County of Riverside, is contracted by 18 cities and operates 93 fire stations (RCFD 2009). The majority of these stations would not serve the SPA due to its distance. The closest RCFD stations to the SPA are in the community of Highgrove (RCFD Station 19) and Rubidoux (RCFD Station 38), which are located within five miles of the SPA.

RCFD capital projects are partially funded by DIFs (RCFD 2009). According to the 2019 County of Riverside Fee Schedule, all per acre fees are based on the gross acreage of the project site. Multiple fees would go towards the RCFD, which would fund the RCFD's ability to continue providing adequate service to its service areas (County of Riverside 2019a).

3.13.1.2 Police

City of Riverside Police Department

The City of Riverside's Riverside Police Department (RPD) provides police protection services to approximately 330,000 people across an estimated 81 square miles (Munoz pers. comm. 2019). The RPD divides the City into 133 reporting districts, grouped into four neighborhood-policing centers (NPCs) (City of Riverside n.d.c.). The four NPCs are the North, East, Central, and West NPC. The SPA is located in the North NPC, which is approximately 14 square miles and is comprised of 36 reporting districts (City of Riverside n.d.c.)

RPD headquarters is located on 4102 Orange Street and is the closest station to the SPA. The headquarters location houses the Office of the Chief of Police, the Administrative division, a Records branch, the Communications bureau, and the emergency operations center (EOC). The Magnolia Neighborhood Policing Center is the base of operations for the Central and West Neighborhood Policing Centers (NPC) Field Operations, Central and Special Investigations, Traffic Division, Special Operations, Community Policing, Training, and the Records bureau. The North and East NPC Field Operations are based at the Lincoln Station on 8181 Lincoln Avenue. Additional police facilities are located throughout the City of Riverside.

RPD police officers strive to respond within 7 minutes to Priority 1 calls (life threatening). Officers will strive to respond to less-urgent Priority 2 calls within 12 minutes (non-life threatening).

Colton Police Department

The City of Colton's Police Department (CPD) provides police protection to approximately 52,000 people within the Colton City limits and its Sphere of Influence (SOI), which covers approximately 18 square miles. CPD headquarters are located at the City Hall Campus on 650 North La Cadena Drive in the City of Colton, between East D Street and East E Street. There are two divisions in the CPD, the Administration division and the Operations

division. The Administration division provides services related to code compliance, animal services, professional standards, information technology support, and property and evidence (City of Colton n.d.b.). The Operations division manages the citizen volunteer program, maintains the honor guard team, and provides detective, K-9, and traffic services (City of Colton n.d.b.). As of December 2019, CPD is staffed with approximately 52 sworn officers and has 22 marked patrol vehicles.

The CPD does not have an established performance criterion for response times. The average CPD response time to an emergency call is between three to seven minutes (Heusterberg, pers. comm. 2019). Ideally, response times would be one to two minutes for an officer patrolling the project area (Appendix J).

Funding for the CPD comes from various sources, including City requires DIFs, property taxes, grants, cost recovery/fines, and service fees.

Riverside County Sheriff's Department

The Riverside County Sheriff's Department (RCSD) staffs over 3,600 employees, is contracted as police service for 17 cities, services unincorporated Riverside County areas, and operates ten sheriff stations). These stations include Colorado River, Thermal, Palm Desert, Hemet, Cabazon, Southwest, Perris, Elsinore, Moreno Valley, and Jurupa Valley sheriff station areas (Riverside County Sheriff's Department n.d.a.).

The RCSD's Jurupa Valley station would serve the unincorporated Riverside County portion of the SPA. According to the RCSD's website, the RCSD Jurupa Valley station is commanded by a Captain and has a patrol and investigative function. The Jurupa Valley station provides police services for the cities Narco, Eastvale, and Jurupa Valley, and services for the unincorporated areas of Coronita, El Cerrito, Highgrove, Home Gardens, and Lake Hills (Riverside County Sheriff's Department n.d.b.).

3.13.1.3 Schools

The City of Riverside is served by two public school districts; the Riverside Unified School District (RUSD) and the Alvord Unified School District (AUSD) (Appendix J). The City of Colton is served by two public school districts: Rialto Unified School District (RiUSD) and Colton Joint Unified School District (CJUSD) (Appendix J).

Riverside Unified School District

According to RUSD's 2019-2020 Local Control Accountability Plan (LCAP), RUSD serves 43,900 students in an area covering 92 square miles. This area includes most of the City of Riverside, and unincorporated areas of Highgrove and Woodcrest. Out of those 43,900 students, approximately 42,000 are preschool through twelfth grade students and 1,900 are adults in the Riverside Adult School. RUSD employs approximately 4,500 employees. RUSD operates 47 school campuses, including 29 elementary schools, seven middle schools, five comprehensive high schools, three alternative schools, a STEM specialty school, a preschool, and an adult education campus.

The SPA falls within the boundaries of the following RUSD campuses: Patricia Beatty Elementary School, Fremont Elementary School, Central Middle School, University Heights Middle School, Polytechnic High School, and John W. North High School (Appendix J; RUSD 2018a). Additional information regarding these schools can be found in Table 3.13-3, Riverside Unified School district (RUSD) School Statistics. During the 2017-2018 school year, Patricia Beatty Elementary School had 654 students enrolled, Fremont Elementary School had 544 students

enrolled, Central Middle School had 617 students enrolled, University Heights Middle School had 799 students enrolled, Polytechnic High School had 2,607 students enrolled, and John W. North High School had 2,294 students enrolled (RUSD 2018b).

Table 3.13-3. Riverside Unified School District (RUSD) School Statistics

Name	Address	2017-2018 Total Enrollment
Patricia Beatty Elementary School	4261 Latham Street	654
Fremont Elementary School	1925 N Orange Street	544
Central Middle School	4795 Magnolia Avenue	617
University Heights Middle School	1155 Massachusetts Avenue	799
Polytechnic High School	5450 Victoria Avenue	2,607
John W. North High School	1550 Third Street	2,294

Source: RUSD 2018b.

According to the City of Riverside Municipal Code, Chapter 16.56, the Northside Specific Plan would be subject to a school development fee. The purpose of the school development fee is to accommodate growth and reduce overcrowding, and all future residential development has the potential to have significant environmental effects on school services. The school development fee is determined by the school district being potentially impacted (RUSD 2019). RUSD would impose developer fees on new development in portions of the SPA that falls within RUSD boundaries in order to provide school services to new students.

Colton Joint Unified School District

CJUSD serves a broad geographic area that includes the Cities of Colton, Bloomington, and Grand Terrace, as well as portions of the Cities of Fontana, Rialto, Loma Linda, and San Bernardino (CJUSD 2018a). CJUSD serves approximately 22,500 students across 27 school campuses (CJUSD 2018a). Schools within CJUSD include 18 elementary schools, four middle schools, five high schools, and one preschool. CJUSD elementary schools include Abraham Lincoln, Alice Birney, Cooley Ranch, Crestmore, Grand Terrace, Jurupa Vista, Mary B. Lewis, Michael D'Arcy, Paul J. Rogers, Reche Canyon, Ruth Grimes, Smith Tech Academy, Sycamore Hills, Terrace View, Ulysses S. Grant, Walter Zimmerman, William McKinley, and Woodrow Wilson Elementary (CJUSD n.d.a.). CJUSD middle schools include Colton, Joe Baca, Ruth O. Harris, and Terrace Hills Middle School (CJUSD n.d.a.). CJUSD high schools include Bloomington, Colton, Grand Terrace, Slover Mountain, and Washington High School (CJUSD n.d.a.). CJUSD's adult education school is Adult Education campus. CJUSD's preschool is San Salvador Preschool.

The SPA falls within the service boundaries of Crestmore Elementary School, Joe Baca Middle School, Slover Mountain High School, and Bloomington High School. Statistics on these schools are located on Table 3.13-4, Colton Joint Unified School District (CJUSD) School Statistics. Additionally, a 10.3 acre school site would be built in the La Loma Hills region of the City of Colton as part of the approved Roquet Ranch Specific Plan (adopted by the City of Colton (Ordinance No. 07-047-18), on June 5, 2018). During the 2017-2018 school year, Crestmore Elementary School enrolled 797 students, Joe Baca Middle School enrolled 867 students, Bloomington High School enrolled 2,322 students, and Slover Mountain High School enrolled 218 students.

Table 3.13-4 Colton Joint Unified School District (CJUSD) School Statistics

Name	Location	2017–2018 Total Enrollment
Crestmore Elementary School	18870 Jurupa Avenue, Bloomington, CA 92316	797
Joe Baca Middle School	1640 South Lilac Avenue, Bloomington, CA 92316	867
Slover Mountain High School	18829 Orange Street, Bloomington, CA 92316	218
Bloomington High School	10750 Laurel Avenue, Bloomington, CA 92316	2,322

Source: CJUSD 2019.

According to the City of Colton Municipal Code, Chapter 16.92, new developments that could potential lead to overcrowding in schools is subject to DIFs to help mitigate these potential impacts. The specific amount of fees is determined by the school district being impacted (CJUSD 2018b). Additionally, Chapter 16.95 of the City of Colton's Municipal Code establishes a school facilities fee for residential development projects throughout the City of Colton to help pay for school facilities and services.

3.13.1.4 Libraries

City of Riverside Public Libraries

The City of Riverside's Public Library (RPL) system has a collection of approximately 425,000 books and other library materials, and an annual circulation of 1.23 million items (City of Riverside n.d.d.). RPL operates eight libraries: the Main Library on 3581 Mission Inn Avenue, the Arlanza Library on 8267 Philbin Avenue, the Arlington Neighborhood Library on 9556 Magnolia Avenue, the SSgt. Salvador J. Lara Casa Blanca Library on 2985 Madison Street, La Sierra Neighborhood Library on 4600 La Sierra Avenue, Orange Terrace Neighborhood Library on 20010-B Orange Terrace Parkway, and SPC. Jesus S. Duran Eastside Library on 4033-C Chicago Avenue (City of Riverside 2007, n.d.d.). There are existing plans to move the Main Library from 3581 Mission Inn Avenue to 3911 University Avenue by 2020 (City of Riverside 2018a).

As of November 2019, there are 66 people employed by the RPL (Christmas, pers. comm. 2019). This includes seven full-time Library Administrative staff, 10 part-time staff, and 49 full-time staff (librarians, associates, techs and assistants (Christmas, pers. comm. 2019). The City of Riverside's General Plan 2025 does not define the service requirements for the RPL (City of Riverside 2007).

City of Colton Public Libraries

Colton Public Library's (CPL) three facilities provide library services to the City of Colton. These libraries include the Main Public Library on 656 North 9th Street, the Luque Branch Library on 294 East "O" Street, and the Carnegie Building – Advance to Literacy Center on 380 North La Cadena Drive (City of Colton n.d.c.). These facilities serve approximately 60,000 borrowers annually and house over 67,000 items in circulation (City of Colton n.d.c.). The City of Colton's General Plan does not define the service requirements for CPL. The funding for library services and facilities comes from various sources, including DIFs, property taxes, grants, cost recovery/fines, and donations.

3.13.2 Relevant Plans, Policies, and Ordinances

Federal

National Fire Protection Association

The National Fire Protection Association recommends that fire departments respond to fire calls within six minutes of receiving the request for assistance 90% of the time. These time recommendations are based on the demands created by a structural fire. It is crucial to attempt to arrive and intervene at a fire scene prior to the fire spreading beyond the room of origin. Total structural destruction typically starts within eight to ten minutes after ignition. Response time is general defined as one minute to receive and dispatch the call, one minute to prepare to respond to the fire station or field and four minutes (or less) travel time.

State

California Government Code 66000

According to California Government Code 66000, a qualified agency, such as a local school district, may impose fees on developers to compensate for the impact that the project will have on existing facilities or services. The State of California legislature passed SB 50 in 1998 that inserted new language into the Government Code (Sections 65995.5-65995.7), which authorized school districts to impose fees on developers of new residential construction in excess of mitigation fees authorized by Government Code 66000. School districts must meet a list of specific criteria, including the completion and annual update of School Facility Needs Analysis, in order to be legally able to impose the additional fees.

Leroy F. Green School Facilities Act

California Government Code Section 65995 (The Leroy F. Green School Facilities Act of 1998) set base limits and additional provisions for school districts to levy DIFs and to help fund expanded facilities to house new pupils that may be generation by the development project. Sections 65996(a) and (b) state that such fees collected by school districts provide full and complete school facilities mitigation under CEQA. These fees may be adjusted by the District over time as conditions change.

The Quimby Act (Government Code Section 66477)

The Quimby Act, enacted in 1975, creates a framework that allows cities and counties to provide parks for growing communities. The Quimby Act authorizes jurisdictions to adopt ordinances that require parkland dedication or payment of in-lieu fees as a condition of approval of residential subdivisions, The Quimby Act also specifies acceptable uses and expenditures of such funds, such as allowing developers to set aside land, donate conservation easements, or pay direct fees for park improvements.

2019 California Fire Code

The California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard life and property against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety and assistance to firefighters and emergency responders during emergency operations. The provisions of the Fire

Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout the State of California. The Fire Code includes regulations regarding fire-resistance-rate construction, fire protection systems such as alarm and sprinkler systems, fire service features such as fire apparatus access roads, means of egress fire safety during construction and demolition, and wildland-urban interface areas.

Local

City of Riverside

Chapter 16.32.020 of the City of Riverside Municipal Code – Uniform Fire Code

The Northside Specific Plan would be required to comply with provisions of Chapter 16.32.020 of the City of Riverside's Municipal Code, the adopted Uniform Fire Code. The 2018 International Fire Code as amended by the California State Fire Marshal, also known as the 2019 California Fire Code, prescribes regulations consistent with nationally recognized good practice for safeguarding, to a reasonable degree, of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices and from conditions hazardous to life or property in the use or occupancy of buildings or premises.

Chapter 16.56.010 of the City of Riverside's Municipal Code – School Development Fee

The Northside Specific Plan would be required to comply with provisions of Chapter 16.56 of the City of Riverside's Municipal Code. Future residential development has the potential to have a significant environmental effect on school services. For the purpose of mitigating the impact of residential development on a school district's ability to provide the normal functioning of educational programs, a school development fee may be required pursuant to the provisions of Chapter 16.56.

Measure C and Measure I

In 2002, the City of Riverside placed a $19 annual parcel tax (i.e., Measure C) on the ballot to secure a dedicated funding source for local libraries. The measure passed but had a 10-year term that expires in June 2012. In 2011, Measure I was placed on the ballot to extend the $19 annual parcel tax for another 10 years. The measure also passed. Therefore, the library parcel tax will continue to be collected and used for library services in the City of Riverside through June 2022. In the past, the Riverside Public Library used Measure C and I funds (along with general funds) to serve City residents through extended hours of operation, books, electronic resources, homework and reading programs, new programming and acquisitions of new computers.

City of Riverside General Plan 2025 – Public Safety Element (2018)

The City of Riverside General Plan 2025 Public Safety Element was adopted in 2007 and amended in 2018 (City of Riverside 2018b). The following are the relevant objectives and policies included in the Public Safety Element:

Objective PS-6 Protect property in urbanized and nonurbanized areas from fire hazards.

Policy PS-6.1 Ensure that sufficient fire stations, personnel and equipment are provided to meet the needs of the community as it grows in size and population.

Policy PS-6.2 Endeavor to meet/maintain a response time of five minutes for Riverside's urbanized areas.

Policy PS-6.3 Integrate fire safety considerations in the planning process.

Policy PS-6.7 Continue to involve the City Fire Department in the development review process.

Policy PS-6.10 Identify noncontiguous streets and other barriers to rapid response and pursue measures to eliminate the barriers.

Objective PS-7 Provide high-quality police services to all residents and businesses in Riverside.

Policy PS-7.1 Deploy human and financial resources to ensure adequate and equitable distribution of police services.

Policy PS-7.2 Support the transition of the Riverside Police Department from a centralized agency to one built around precincts as a means of providing more rapid, equitable and proactive community policing services.

Policy PS-7.4 Coordinate with the Riverside County Sheriff in its efforts to provide law enforcement services within Sphere of Influence areas.

Policy PS-7.5 Endeavor to provide minimum response times of seven minutes on a Priority 1 calls and twelve minutes on all Priority 2 calls.

Policy PS-7.6 Empower police, public safety personnel and residents to develop innovative methods to reduce or prevent crime.

Policy PS-7.7 Continue to implement and annually update the Police Department's Strategic Plan by utilizing strategic planning and informed decision-making.

Objective PS-8 Improve community safety and reduce opportunities for criminal activity through appropriate physical design.

Policy PS-8.1 Maximize natural surveillance in all new development through physical design features that promote visibility.

Policy PS-8.2 Promote land use and design policies and regulations which encourage a mixture of compatible land uses to promote and increase the safety of public use areas and pedestrian travel.

Policy PS-8.3 Involve the Police Department in the development review process of public areas relative to building and site plan vulnerabilities to criminal activities.

Policy PS-8.4 Coordinate efforts between the Police Department and Planning Division to develop guidelines for implementation of CPTED-related issues.

Objective PS-9 Minimize the effects from natural and urban disasters by providing adequate levels of emergency response services to all residents in Riverside.

Objective PS-10 Improve the community's ability to respond effectively to emergencies.

Policy PS-10.1 Ensure that Police and Fire service facilities are strategically located to meet the needs of all areas of the City.

Policy PS-10.2 Consider means to develop joint police and general community facilities within the City.

Policy PS-10.3 Ensure that public safety infrastructure and staff resources keep pace with new development planned or proposed in Riverside and the Sphere of Influence.

Policy PS-10.6 Improve communications between public safety agencies and other City departments, particularly with regard to new development or annexation areas.

Policy PS-10.7 Encourage the development of financial programs to improve emergency response services.

Policy PS-10.8: Investigate and pursue additional funding mechanisms available to fund City services for hazard response and recovery.

Policy PS-10.9 Maintain a safe and secure, technologically advanced Emergency Operations Center allowing for room to expand as the City grows.

City of Riverside General Plan 2025 – Education Element

The City of Riverside Education Element was adopted in 2007 (City of Riverside 2007). The following are the relevant public services objectives and policies included in the Education Element:

Objective ED-1 Accommodate the growth of all educational facilities.

Policy ED-1.1 Provide an adequate level of infrastructure and services to accommodate campus growth at all educational levels.

Policy ED-1.2 Work with the school districts to locate school sites where infrastructure already exists to minimize costs to the various districts in new school construction.

Policy ED-1.3 Include school district staff in the review of annexation proposals to guide campus site selection and desirable design elements.

Policy ED-1.4 Streamline the permitting process for educational facilities as practicable.

Policy ED-1.5 Support the creation of professional schools at UCR which could include future schools of law and medicine.

Policy ED-1.7 Develop and support programs that promote housing for educators.

Policy ED-1.8 Support establishment of arts based education facilities.

Objective ED-2 Capitalize upon the opportunities offered by the educational community.

Policy ED-2.1 Collaborate on strong joint-use arrangements, using as a key resource the Major's Joint Use Committee to create partnerships with the City, Riverside Unified School District and Alvord Unified School District and to develop methods to remove barriers to joint use, especially in new neighborhoods.

Policy ED-2.2 Cooperate with Riverside Unified School District and Alvord Unified School District in efforts to plan magnet school programs in conjunction with other initiatives, such as the creation of an arts school with an art museum.

Policy ED-2.4 Mobilize municipal resources to promote education, cultural and employment opportunities.

Policy ED-2.6 Provide partnerships and collaborations between the school districts and public and private agencies that foster vocational education opportunities and career counseling programs that improve the basic work skills of students.

Objective ED-3 Plan proactively for all education needs.

Objective ED-5 Ensure that the library system remains a premier information and independent learning resource for the Riverside residents and a complement to formal education.

Policy ED-5.1 Provide ample and convenient library facilities.

Policy ED-5.2 Outreach to the community to assess, select, organize and maintain collections of materials and information sources of value desired by the community.

Policy ED-5.3 Partner with the school districts, universities, colleges and community and child care centers to operate joint-use learning and information resource centers.

Policy ED-5.4 Encourage joint exhibits and functions between the Central Branch of the Riverside Public Library, Riverside Municipal Museum and the Museum of the Mission Inn Foundation.

City of Riverside General Plan 2025 - Housing Element (2018)

The City of Riverside Housing Element was amended in 2018 based on the 5th cycle Regional Housing Needs Assessment (City of Riverside 2018c). The following are the objectives and policies included in the Housing Element that are relevant to Public Services:

Objective H-1 To provide livable neighborhoods evidenced by well-maintained housing, ample public services, and open space that provide a high quality living environment and instill community pride.

Policy H-1.5 Public Facilities and Infrastructure. Provide quality community facilities, physical infrastructure, traffic management, public safety, and other public services to promote and improve the livability, safety, and vitality or residential neighborhoods.

Riverside Unified School District

Riverside Unified School District Developer Fees

Property owners and developers pay developer fees to school districts to mitigate the impact created by new development within a school district's boundaries on the school district's facilities (RUSD 2019). The Level I RUSD Developer Fees was approved in June 5, 2018, and expired in two years. The Level II Fees were approved in May 7, 2019, and expires in one year. Level I and Level II fees are primarily applied to industrial and commercial buildings, and additions above 500 square feet. Level II fees are for all new residential developments. The RUSD are not authorized to collect Level III fees.

City of Colton

City of Colton's Municipal Code Chapter 12.32, Developer Impact Fees

The City of Colton collects DIFs for proposed projects to offset incremental increases in service demand on civic center, fire, library, park police, and transportation facilities. The City of Colton has adopted a local ordinance implementing the provisions of the Quimby Act. The ordinance requires dedication of land, payment of fees in-lieu of parkland dedication, or a combination thereof at a rate of three acres of parkland per 1,000 residents for proposed residential subdivisions. The City also collects parkland fees as part of its Development Impact Fee program to fund the acquisition and/or improvement of parkland. These parkland impact fees are applicable to both residential and non-residential land uses.

City of Colton Capital Improvement Plan

The City's Public Works Department maintains a five-year Capital Improvement Plan, or CIP, that identifies public works projects planned and funded on a rolling five-year basis, the most recent of which is a draft for the years 2014-2015. The CIP includes anything from resurfacing of streets to major projects like remodeling public facilities and buildings, retrofitting/replacing bridges to meet seismic and safety standards, bike paths and trails, traffic signals, road widening and realignment.

City of Colton General Plan – Safety Element (2018)

The City of Colton General Plan Safety Element was adopted in 2018 (City of Colton 2018. This element is focused on safety risks, with some policies overlapping with public services considering their related implementation through police and fire services. These policies relevant to public services are as follows:

Policy S-3.6 Integrate key metrics and recommendations from the Colton and Loma Linda Fire Departments Strategic Plan to ensure adequate service is provided to residents and businesses.

Policy S-3.7 Locate new critical facilities outside of wildfire hazard severity zones, unless no alternative location is available or feasible.

Policy S-3.8 Require all new development and major redevelopment/reconstruction within the WUI (high and very high wildfire hazard severity zones) to prepare a Fire Protection Plan.

Policy S-3.9 Consider the relationship between existing and future development on the current and future demands for Fire and Emergency Services facilities and personnel.

City of Colton General Plan Land Use Element (2013)

The City of Colton General Plan Land Use Element was adopted in 2013, and identifies land use goals and policies (City of Colton 2013b). Considering the additional development of land uses generate a need for public services, this element includes several goals and policies related to public services. These goals and policies relevant to public services are:

Goal-LU-3 Ensure a strong and diversified economic base to provide for fiscal stability and sustainability.

Policy LU-3.4 Pursue a variety of funding approaches, including grants, impact fees, assessments, and transportation funds, to support public services, municipal programs, and capital investments that support City businesses.

Goal LU-14 Ensure adequate land area is available to support desired levels of City-provided public facility services.

Policy LU-14.1 Review City public facilities physical plants and sites on a regular basis to determine whether adjustments are needed consistent with the Land Use Plan adopted City policies and ordinances.

Goal LU-21 Create a residential neighborhood in the Pellissier Ranch/La Loma Hills area that consists largely of low-density or clustered residential development, with support neighborhood commercial uses, open space, and compatible uses that complement the natural landscape, the Santa Ana River, and the La Loma Hills.

Policy LU-21.3 Provide adequate public, community, and educational facilities to meet residential needs.

Policy LU-21.9 Require that new development assumes the full fair-share cost of public improvements which are necessitated by that development.

Colton Joint Unified School District

CJUSD Developer Fees

Property owners and developers pay developer fees to school districts to mitigate the impact created by new development within a school district's boundaries on the school district's facilities. Fees are adjusted by the CJUSD and are dependent on the type of construction and how large the construction would be (CJUSD 2018b). Level I fees would collect fees for new residential construction, residential addition construction, and commercial, industrial, and senior housing construction (CJUSD 2018b).

County of Riverside

County of Riverside Municipal Code, Title 4 – Revenue and Finance, Chapter 4.60 – Development Impact Fee, Section 4.60.070 – Development Impact Fee

The County of Riverside adopted this code to assist in providing revenue to acquire or construct the facilities needed to serve a new development. DIFs shall be paid for each residential unit, development project, or a portion thereof to be constructed. There are 7 categories of fees: single family residential, multi-family residential, commercial, office, industrial, surface mining, and wineries. The amount of DIFs will vary depending on the location of the property.

Riverside County Fire Department Strategic Plan (2009 – 2029)

The Riverside County Fire Department's Strategic Plan (RCFD 2009) was adopted in November 2009. The RCFD Strategic Plan details the RCFD's goals and priorities to guide the RCFD up until 2029. The department's six goals are:

Goal 1: The RCFD seeks fiscal sustainability to ensure uninterrupted services.

Goal 2: The RCFD seeks to have well-trained and certified individuals to enable the department to carry out its mission and all responsibilities.

Goal 3: The RCFD seeks efficient and effective performance in its operations, measures its performance, and continuously improves its work methods.

Goal 4: The RCFD is committed to maintaining a strong relationship with its cooperative partners and providing cost effective services while maintaining the highest level of customer service.

Goal 5: The RCFD seeks to ensure that effective and efficient support services are in place to support the mission of the department.

Goal 6: The RCFD seeks to have well maintained facilities, equipment, technology and apparatus that enable personnel to perform their jobs safely and efficiently.

County of Riverside Development Impact Fee (Study Update) Draft Final Report (2013)

The County of Riverside's Development Impact Fee (Study Update) Draft Final Report was adopted in December 2013 and updates the County of Riverside's existing DIF programs and fees. This report states that fees calculated are intended to cover the cost of new facilities needed to accommodate projected new development in the unincorporated areas of the County of Riverside. These DIFs apply to criminal justice public facilities, library construction, fire protection, traffic improvement facilities, traffic signals, regional parks, regional trails, flood control, library books, and regional multi-service centers. What the fees would fund are described below:

- Criminal Justice Facility fees are related to demands that residents and businesses place on Countywide provided services, including jails, Sheriff administration of jail facilities, juvenile hall and other countywide facilities including public safety ratio towers.
- The Library Construction fee is meant to generate revenue to fund the construction of new libraries needed to serve the development.
- The Library Books/Media fee would generate revenue to fund the library books and other materials (volumes) needed to serve new unincorporated area development in the County of Riverside.
- The Fire Protection Facilities fee would fund fire protection facilities needed to serve new development in the RCFD service area.
- The Traffic Improvement Facilities fee would fund improvements to the local transportation system needed to serve new development.
- The Traffic Signals fee would generate revenue to fund additional County traffic signals and related facilities needed to serve new development.
- The Regional Parks fee would generate revenue to fund the share of planned improvements to the regional county parks that would serve new development in unincorporated areas.
- The Regional Trails fee would generate revenue to fund the share of planned improvements to these region-serving trails attributed to new development in unincorporated areas. This fee provides a revenue source to help fund facilities that would benefit development in unincorporated areas.
- The Flood Control fee would generate revenue to fund flood control facilities in the Upper San Jacinto Valley and Mead Valley/Good Hope Area Plans. This fee would enable the County of Riverside to construct flood control facilities needed to serve new development.
- The Regional Multi-Service Centers fee would generate revenue to fund the regional multi-service venter facilities needed to serve new development. These regional multi-service centers provide a variety of services including family care centers, health care clinics, mental health services and public social services.

County of Riverside General Plan – Land Use Element (2019)

The County of Riverside General Plan Land Use Element was adopted in 2019 (County of Riverside 2019b). This land use element includes the following policies related to the provision of public services:

LU 5.1	Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, education and day care centers transportation systems, and fire/police/medical services.

LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service.

LU 5.4 Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of public facilities. This policy will ensure that the public facilities designation governs over that otherwise may be inferred by the large-scale general plan maps.

LU 10.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.

County of Riverside General Plan – Safety Element (2019)

The County of Riverside General Plan Safety Element was adopted in 2019 (County of Riverside 2019c). This Safety Element includes the following policies related to the provision of public services:

S-5.6 Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.

S-5.9 Reduce fire threat and strengthen fire-fighting capability so that the County could successfully respond to multiple fires.

S-5.12 Conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sector.

S-5.14 Periodically review inter-jurisdictional fire response agreements, and improve firefighting resources as recommended in the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan to keep pace with development, including construction of additional high-rises, mid-rise business parks, increasing numbers of facilities housing immobile populations, and the risk posed by multiple ignitions, to ensure that

- Fire reporting and response times do not exceed the goals listed in the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan identified for each of the development densities described.
- Fire flow requirements (water for fire protection) are consistent with Riverside County Ordinance 787.
- The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development desired.

S-5.18 Ensure that the Fire Department has appropriate municipal staffing and fire protection planning staff that meet the needs of development pressure and adequately respond to long range fire safety planning

3.13.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to public services are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to public services would occur if the project would:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
    a. Fire protection
    b. Police protection
    c. Schools
    d. Parks
    e. Other public facilities

3.13.4 Impacts Analysis

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire protection?

Less-than-Significant Impact. Implementation of the Northside Specific Plan would result in an increased building density, as specified in Chapter 2, Project Description. Due to the increase in buildings and population in the SPA, demand for fire services from the RFD and the CFD would increase compared to existing conditions.

As discussed in Section 3.13.1.1, Fire and Emergency Medical Services, the RFD and the CFD have 18 stations combined, with 14 stations operated by the RFD and four stations operated by the CFD (see Table 3.13-5, Riverside and Colton Fire Department Response Times). Both fire departments are entered in a mutual aid agreement, therefore responses to emergencies would be provided by the closest resources, regardless of jurisdiction. The closest station to the SPA is RFD's Fire Station 6 on 1077 Orange Street located within the SPA. The nearest emergency medical facility is Riverside Community Health on 4445 Magnolia Avenue, approximately two miles southwest of the SPA.

The RFD's and CFD's response time goals and actual response times are listed in Table 3.13-5, Riverside and Colton Fire Department Response Times. Correspondence with Lisa Munoz, RFD's Deputy Fire Marshal, in December 2019 indicated that there is no average response time for on-site response to calls for service. CFD's average response time is seven minutes and 38 seconds, which is beyond the performance standard defined by the CFD.

Table 3.13-5 Riverside and Colton Fire Department Response Times

Fire Department Name	Number of Stations	Response Time Goal	Average Response Time
Riverside Fire Department (RFD)	14	7 minutes and 45 seconds*	—
Colton Fire Department (CFD)	4	6 minutes and 30 seconds*	7 minutes and 38 seconds

Sources: Perez, pers. comm. 2019; Munoz, pers. comm. 2019.
Note: *90% of the time.

According to December 2019 correspondence with Henry Perez, CFD's Battalion Chief, discussion of possible relocations and station improvements has been ongoing within the CFD to continue to provide adequate service. The Northside SPA's buildout would potentially increase demand on the CFD, however the CFD's ability to meet its service goals is an existing condition not caused by the implementation of the Northside SPA. The RFD's ability to meet its service goals is not anticipated to be adversely impacted with the implementation of the Northside SPA (Munoz, pers. comm. 2019). As stated previously, the RFD and CFD are entered in a mutual aid agreement that stipulates that the closest station would respond to emergencies regardless of jurisdiction. RFD's Fire Station 6 is within the SPA, and there are two more RFD stations, Stations 3 and 4, within a five-mile radius of the SPA. Additionally, RCFD operated stations in the community of Highgrove (RCFD Station 19) and Rubidoux (RCFD Station 38) are located within five miles of the SPA. Although CFD's Fire Station 213, the Northside SPA's primary response station in the City of Colton, have stated potential difficulties providing adequate service to the Northside SPA, the services provided by the RFD and RCFD stations would be able to adequately provide services to the project area.

Each jurisdiction within the SPA has policies related to providing adequate fire services to the area. With the implementation of the Northside Specific Plan, each jurisdiction would plan for fire services assuming the buildout of the proposed Northside Specific Plan uses in accordance with their policies.

The City of Riverside policies include Policy PS-6.1 to provide adequate fire service as the city grows. The City of Riverside Policies and Municipal Codes also require all future development to be completed in accordance with fire safety regulations, as detailed in EIR Section 3.18, Wildfire, and iterated in **CM-WDF-1a, CM-WDF-2a, CM-WDF-3a,** and **CM-WDF-4**. Compliance with these measures assist with reducing fire risks and associated fire service needs. To provide for future fire facilities as needed, the City of Riverside has adopted Municipal Code Chapter 16.52, Development Fees for Fire Stations. The City of Riverside, however, does not currently assess development impact fees for fire protection services, but this municipal code allows the City of Riverside Council to establish a fire station development fee by resolution. As indicated above, no additional fire facility is assessed to be needed at this time in the City of Riverside to serve the project.

The City of Colton includes General Plan Land Use Element Policy LU-14.1 that requires updates to facility planning based on needs consistent with the Land Use Plan adopted and requires that future development provides for their fair-share of costs for public improvements that are necessitated by that development. As such, in accordance with City of Colton's Municipal Code Section 12.32, any future development within the City of Colton would be required to pay applicable DIFS towards future fire station service needs (**CM-SRV-1**). The City of Colton Policies and Municipal Codes also require all future development to be completed in accordance with fire safety regulations, as detailed in EIR Section 3.18, Wildfire, and iterated in **CM-WDF-1b, CM-WDF-2b, CM-WDF-3b,** and **CM-WDF-4**. Compliance with these measures assist with reducing fire risks and associated fire service needs. As indicated above, the City of Colton is not currently meeting its fire service goals and has indicated they have an existing need for additional fire services. The CFD has stated they are considering relocating Station 213 closer to

the SPA to service additional development within the SPA (Appendix J), but it is currently speculative to assess associated physical environmental impacts of the facility relocation and the need is independent of the Northside Specific Plan. While the Northside Specific Plan buildout would allow for future development within the City of Colton that would further increase demand for fire services, the City of Colton would require future development contribute their fair-share towards fire services via their DIF fee program and would utilize those funds in accordance with the City of Colton General Plan policies to implement fire service improvements. As discussed above, fire service to the City of Colton area within the Northside Specific Plan is currently expected be serviced via the RFD and CFD mutual aid agreement that stipulates that the closest station would respond to emergencies regardless of jurisdiction. The RFD has indicated that they could provide fire service to the SPA adequately.

Similar to the cities, the County of Riverside General Plan Safety Element Policies S-5.12, S-5.14 and S-5.18 indicates that the County of Riverside is to evaluate fire facilities and services periodically to keep pace with development and expected future development. The Riverside County Fire Department's Strategic Plan (RCFD 2009) also guides the development of fire station facilities. Any future development within the County of Riverside would be required to pay applicable DIFS towards those identified future fire station service needs (**CM-SRV-1**). In addition, future development within the County of Riverside would also be required to comply with fire safety regulations, as detailed in EIR Section 3.18, Wildfire, and iterated in **CM-WDF-1c, CM-WDF-2c, CM-WDF-3c,** and **CM-WDF-4.** The nearest RCFD stations are located approximately 5 miles away. While those stations would respond to calls for service from the SPA potentially, it is expected that other closer stations would provide the primary response to the SPA via the mutual aid agreements. The RFD has indicated that they could provide fire service to the SPA adequately.

Overall, all development within the SPA would comply with all applicable fire regulations and codes (**CM-WDF-1a** to **CM-WDF-4**) and would pay all required fire facility DIFs (see Section 3.13.2; **CM-SRV-1** and **CM-SRV-2**). Payment of these fees would go towards fire service departments to add funds that would assist in their ability to provide adequate services to the project buildout. Implementation of the Northside Specific Plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection. The services provided by the RFD and the RCFD would be able to adequately serve the Northside SPA. As such, the Northside Specific Plan would have a **less than significant** impact related to fire service.

It is noted that there are no high fire severity zones within the SPA. However, there is a Very High Fire Severity Zone (VHFSZ) bordering immediately north of Subarea 2. This is further discussed in Section 3.18, Wildfire. Refer to Section 3.18 for additional information regarding wildfire and associated emergency response plans.

Police protection?

Less-than-Significant Impact. As discussed above, the Northside Specific Plan would increase residential, commercial, and industrial building density (see also Section 3.12, Population and Housing). An increase in population and people within the SPA would coincide with the increased number of dwelling units and employment-generating uses. The Northside Specific Plan would increase demand for police protection services from the RPD, CPD, and RCSD with the introduction of increased population and people within the SPA. The Northside SPA proposes on the east side of the Northside Village Center (Chapter 2, Project Description) for the potential construction of a new police facility, which would alleviate increased demand for police services in the SPA. As it is a part of the Northside Specific Plan, the environmental impacts of this police facility is already addressed in this Program EIR as a potential site for a new Police Department Headquarters.

While there are no DIFs that would fund the RPD services, the Northside Specific Plan would comply with the City of Riverside's General Plan 2025 – Public Safety Element Objective PS-7, which states that the project should provide "police services to all residents and businesses in Riverside", and Policy PS-7.1, which states that the City of Riverside should "deploy human and financial resources to ensure adequate and equitable distribution of police services." The proposed police facility within the Northside Village Center would be aligned with these policies because it would help to provide police services to the SPA. Further, if the Northside Specific Plan is adopted, then the City of Riverside annual police service planning would consider the expected changes in City buildout with the Northside Specific Plan implementation and changes needed to meet response time goals in accordance with the City of Riverside General Plan 2025 - Public Safety Element Policy PS-7.5 and PS-7.7. The City of Riverside General Plan 2025 - Public Safety Element Policy PS-7.4 also indicates the City of Riverside would coordinate with the County of Riverside to provide police service within the Sphere of Influence areas that are within the SPA.

The CPD has indicated their current police station is inadequate to service the City of Colton, however, no new or expanded facilities are currently proposed (Appendix J). As indicated above, the Northside Specific Plan allows for additional buildout of residential uses, in addition to the currently allowed Light Industrial uses within the City of Colton, which may increase the demand for police service. The City of Colton includes one main police station and does not include neighborhood substations. Due to the nature of police services in the City of Colton, many of the services provided consist of mobile services provided via police staff within patrol vehicles. As such, the additional need for police services generated by the Northside Specific Plan is anticipated to result in a need for additional personnel, vehicles and equipment (Appendix J). The Northside Specific Plan would not result in the direct need for a new or expanded police station in the City of Colton and, as discussed above, the Northside Specific Plan includes a new police station within the southern portion of the SPA. The additional City of Colton police resources required to serve the SPA would be provided via DIF fees to be collected from future SPA development within the City of Colton (**CM-SRV-1**). Payment of such fees would be consistent with the City of Colton General Plan Land Use Policies (LU-3.4, Goal LU-14, Policy LU-14.1, Goal LU-21.3 and Policy LU-21.9) that require public facilities be provided to service development and that development is to provide fair-share contributions towards those public facilities.

The Northside Specific Plan would allow for additional intensification of land uses within the County of Riverside area along La Cadena Drive and would accordingly increase demand for sheriff services. Expected increases in services may result in the need for additional mobile patrol units within the SPA, but no additional sheriff stations or expanded police stations within the County of Riverside are expected to be warranted as a result of the Northside Specific Plan buildout. As with the City of Colton, the County of Riverside requires payment of DIFs towards sheriff services (**CM-SRV-2**) to offset the additional demand generated by future development. Payment of such fees would be consistent with the County of Riverside General Plan Land Use Element Policies (LU-5.1, LU-5.2, and LU-10.1) that require public facilities be provided to service new and future development, and that development is to provide fair-share contributions towards those public facilities.

In conclusion, the increase in population would cause an increased demand on police services on the RPD, CPD, and RCSD. However, the Northside Specific Plan would not cause the RPD, CPD, or RCSD to create new, relocated, or expanded stations beyond those addressed herein that would adversely impact the environment. Although demand on services would increase, the payment of applicable City of Colton and County of Riverside DIFs (**CM-SRV-1** and **CM-SRV-2**) in addition to the proposed police station to be built in the Northside Village Center would allow the police departments to sufficiently serve the SPA. Therefore, impacts to police service would be **less than significant**.

Schools?

Less-than-Significant Impact. The Northside Specific Plan would increase the number of dwelling units and population in the SPA, therefore generating a sizeable number of students (see Section 3.12, Population and Housing). Residents of the Northside Specific Plan site within the City of Riverside jurisdiction would send students to RUSD's Patricia Beatty Elementary School, Fremont Elementary School, Central Middle School, University Heights Middle School, Polytechnic High School, and John W. North High School. Residents in the SPA within the City of Colton would send students to CJUSD's Crestmore Elementary School, Joe Baca Middle School, Slover Mountain High School, and Bloomington High School. Due to the increase in population resulting from Northside Specific Plan, RUSD and CJUSD cannot ensure that all students would be accommodated within the existing schools. The additional population generated by the Northside Specific Plan could potentially overcrowd schools and result in the need for additional schools. As detailed in Section 3.13.2, schools are funded through the payment of DIFs pursuant to SB 50/Government Code Section 65995 (**CM-SRV-3**). These fees are required to be paid by future development prior to issuance of building permits. According to SB 50, payment of DIFs constitutes adequate "mitigation"[1] related to impacts to school facilities.

As of October 2019, RUSD collects Level I fees for residential additions and commercial/industrial construction based on the square footage of new developments. Similarly, RUSD collects Level II fees for new residential construction based on the square footage of new developments (RUSD 2019). The CJUSD collects Level I fees for new residential construction, residential addition construction, and commercial/industrial/senior housing based on the square footage of new developments (CJUSD 2018b). Fees paid by the developer would be used to offset the impact of the number of new students generated by the development of the Northside Specific Plan.

In recognition of the impact on school facilities created by new development, the school district and the development have the option of entering into various alternative mitigation agreements to ensure the timely construction of school facilities to house students from new residential development. The primary financing mechanism authorized in these mitigation agreements is the formation of a community facilities district, pursuant to the Mello-Roos Community District Act of 1982.

In lieu of an alternative mitigation agreement, the future development would be required to pay state-mandated school facilities fees to RUSD and CJUSD (Level I and/or Level II) to contribute to a fair-share amount to help maintain adequate school facilities and levels of service. Regulatory compliance ensures that there would be sufficient facilities to serve the Northside Specific Plan's additional students. Ultimately, the provision of schools is the responsibility of the school district. SB 50 provides that the statutory fees found in the Government and Education Codes are the exclusive means of considering and mitigating for school impacts. Imposition of the statutory fees constitutes full and complete mitigation (Government Code Section 65995[b]).

The future development would either pay the state-mandated school fees or enter into a School Mitigation Agreement(s) to ensure that schools are built as population increases during the phased development. Development of a new school would be undertaken by the school district and an environmental document would be prepared at such time. Pursuant to Education Code Section 17620(a)(1), the governing board can authorize the levy of a fee, charge, dedication, or other requirements against any construction within District boundaries, and with the District's collection of Statutory and Alternative fees developers could fully mitigation their impact. Therefore, impacts related to school facilities would be less than significant.

[1] It is noted that the term "mitigation" in this sentence is in reference to language within SB 50 and is not in reference to CEQA mitigation.

Parks?

Less than Significant Impact. Impacts associated with parks and open space are discussed in Section 3.14, Recreation. As discussed in that section, the future development allowed by the Northside Specific Plan would result in the demand for additional parks. Accordingly, the jurisdictions require each future development to address potential park, open space and recreation needs. Dedication of parkland or payment of in-lieu fees is regulated pursuant to Chapters 16.44, 16.60, and 16.76 in the City of Riverside's Municipal Code, Chapter 16.58 of the City of Colton's Municipal Code, and the County of Riverside Municipal Code Section 4.60.070 (**CM-REC-1a, CM-REC-1b, CM-REC-2**, and **CM-REC-3**). As discussed in Section 3.14, impacts to parks would be less than significant. Refer to Section 3.14 for additional details.

Other public facilities?

Less-than-Significant Impact. Implementation of the Northside Specific Plan would result in an increased dwelling units and an increased population within the SPA (see Section 3.12, Population and Housing). As a result, the SPA's demand for library services in the City of Riverside, the City of Colton, and County of Riverside would become greater, as compared to existing conditions. The City of Colton and the County of Riverside would be subject to required DIFs in order to support the expansion of library services with the Northside Specific Plan (**CM-SRV-1** and **CM-SRV-2**).

While there are no DIFs that would fund the RPL system, the project would comply with the City of Riverside's General Plan 2025 – Education Element Objective ED-5, which states that the project should help to ensure that the library system remains a premier information and independent learning resource for the Riverside residents and a complement to formal education, and Policy ED-5.1, which states that the City should help to provide ample and convenient library facilities. The City of Riverside is currently planning an additional library (SPC Jesus S. Duran Eastside Library) at 4060 University Ave at Bobby Bonds Park to serve the anticipated future needs of the City consistent with these policies. However, the Northside Specific Plan is not anticipated to affect the City of Riverside's ability to provide adequate libraries and would not result in the need for a new or expanded library (Appendix J).

As no new or expanded public library facilities would be required and the appropriate policies would be followed and DIFs would be paid, public library facility impacts would be **less than significant**.

3.13.5 Mitigation Measures

As previously stated, all potential impacts to public services as a result of the Northside Specific Plan would be less than significant, and no mitigation would be required.

3.13.6 Level of Significance After Mitigation

Impacts associated with the construction of new or expansion of existing public facilities would be **less than significant**.

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3.14 Recreation

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

3.14.1 Existing Conditions

3.14.1.1 City of Riverside

The City of Riverside (City) has 68 parks and additional open space areas totaling approximately 2,940.61 acres of city-owned parkland (City of Riverside 2020). The acreage for each park type is shown in detail in Table 3.14-1, Acreage for Existing Parks and Recreation Facilities in the City of Riverside, and locations of parks that would serve the SPA are shown on Figure 3.14-1, Existing Recreational Facilities. According to the City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan, adopted in February 4, 2020, the City of Riverside plans to create seven new park sites in underserved areas of the City of Riverside and to revitalize existing parks. The underserved areas identified in the Comprehensive Park, Recreation, and Community Services Master Plan are not located within the SPA's boundaries (City of Riverside 2020).

Table 3.14-1. Acreage for Existing Parks and Recreation Facilities in the City of Riverside

Park Category	City of Riverside Acreage	City of Riverside Park Acreage within Project Boundaries
Developed Parks		
Pocket Parks	3.5	—
Neighborhood Parks	225.57	—
Community Parks	370.18	42.3
Regional Parks	279.45	—
Joint-Use Facilities	—	—
Special Use Facilities	97.54	56.0
Natural Parks		
Regional Reserve	1,615.33	—
Miscellaneous Facilities		
Undeveloped city-owned property	349.05	—
Total City-Owned Acres	**2,940.61**	**98.3**
Total City-Owned Acres excluding Undeveloped City-Owned Property	**2,595.07**	**98.3**

Source: City of Riverside 2020.

The City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan defines parks as "intended as public green space where city dwellers can escape from the rush of urban life." The City of Riverside categorizes its parks into three categories: Developed Parks, Natural Parks, and Miscellaneous Facilities (City of Riverside 2020). Each category is further broken down into sub-categories. These are described below.

Developed Parks

Pocket Parks

A pocket park is generally very small in size and serves only the immediate neighborhood. Pocket parks are frequently created on a single, vacant building lot or on small, irregular pieces of land and are generally less than 0.5 acre in size. These areas provide a landscaped respite from neighborhoods and often offer places to sit. The parks may contain limited assets such as a bench, a picnic table, and or a drinking fountain. The SPA would not be served by any pocket parks.

Neighborhood Park

A neighborhood park typically serves the surrounding neighborhoods within 0.5-mile radius (10- to 15-minute walk) without significant architectural barriers for multiple uses. Park development may include play areas, small fields, benches, picnic tables, and improved paths, but generally do not include restrooms. Hunter Hobby Park is located approximately 0.5 mile southeast of the SPA boundary, across the Interstate (I-) 215 freeway.

Community Park

Community parks meet the recreational needs of several neighborhoods and may also preserve unique landscapes and open spaces. These parks serve multiple uses, provide recreational facilities, and accommodate group activities not provided in neighborhood parks. Community park sites should be accessible by arterial and/or collector streets. Geographic range of users is up to 3 miles or city-wide if the park contains a recreation complex. Reid Park is located within the SPA, and contains multiple recreation facilities, including an indoor recreation center, baseball fields, basketball courts, a swimming pool and picnic areas. Reid Park accommodates numerous traditional sports leagues and youth programs, as well as regionally unique ones, such the Riverside Rugby Club, a SCRFU Division 3 organization. Ryan Bonaminio Park is located approximately 2.5 miles southwest of the SPA. Bobby Bonds Park is located approximately 2 miles southeast of the SPA, across State Route (SR-) 91.

Regional Parks

Regional parks are defined as at least 30 acres in size, including both land and water area. The area must have established regional recreational facilities or the potential to provide the opportunities for regional facilities such as swimming, fishing, camping, and boating. The area must lend itself to development for a variety of uses that meet recreational needs and it must be able to withstand intensive public use. Regional parks may also contain outstanding natural features including significant flora and fauna. Fairmount Regional Park is the only regional park in the City of Riverside. Fairmount Regional Park is less than 1 mile west of the SPA, and as a result would serve the residents of the Northside Specific Plan.

Joint-Use Facilities

Joint-use facilities are often school district sites that supplement community parks during non-school hours, serving a broader recreational needs. These parks contain various assets, often for active recreation, and are programmed accordingly. Restroom facilities and parking are generally provided for users. Geographic range of users is citywide. The three Joint Use Facilities are the Aquatics Complex at Riverside Community College (RCC), Ramona High School Stadium, and Riverside Sports complex at University of California – Riverside (UCR). RCC is located approximately 3 miles southwest of the SPA, across SR-60. The Riverside Sports Complex at UCR is located approximately 3.5 miles southeast of the SPA, across I-215. The Ramona High School Stadium is located approximately 8 miles southwest of the SPA, across SR-60.

Special Use Facility

This category refers to stand-alone parks that are designed to serve one particular use such as a sports complex, senior center, golf course, or community garden. These recreation facilities may also serve as a neighborhood or community park for parkland needs and secondary uses, such as picnicking, walking paths and open space, but the primary use is prioritized with regard to design, maintenance, and funding decisions. Ab Brown Sports Complex is the only special use facility located in the SPA.

While not included in the City of Riverside Comprehensive Park, Recreation, & Community Services Master Plan (City of Riverside 2020), the City of Riverside also has two public golf facilities: Fairmount Golf Course and Riverside Golf Course. The Fairmount Golf course less than 1 mile west of the southernmost SPA boundary and would serve the residents of the Northside Specific Plan. Riverside Golf Course is located within the SPA. However, the Riverside Golf Course closed in 2009, and is no longer operating as a golf facility. The former Riverside Golf Course is bounded by Columbia Avenue to the south, Main Street to the west, Garner Road to the north, and North Orange Street to the east. The lot encompasses 125 acres and is currently zoned as Private Recreation. The facility has been used in recent years as a cross-country course for high school tournaments and practice. See Figure 2-5, Existing General Plan Land Uses.

Natural Parks

Regional Reserve

Regional reserves are established for the protection and stewardship of wildlife, habitat, and other natural systems support functions. Some natural areas may be accessible for low-impact use. Minimal infrastructure may include access, trails, and signage, where it will not adversely affect habitat or natural systems functions. Larger natural areas may be accessible for low-impact use; have small sections developed as staging areas; and include parking, restrooms, picnic tables, and other support facilities. Optional assets may include benches, play areas, viewpoints, public gathering spaces, and flat grassy areas for informal activity. The six regional reserves include the Box Spring Mountain Open Space, Challen Park, Mountain Rubidoux Park, Pachappa Hill Open Space, Quail Run Open Space, and Sycamore Canyon Wilderness Park. All of these regional reserves are assumed to serve the SPA, although none of the reserves are located in the SPA.

Miscellaneous Facilities

Private Use Parks

Private use parks are developed parkland that is available for use within the local community such as homeowners association's facilities including trails, neighborhood, and/or community facilities.

Undeveloped City-Owned property

Undeveloped City of Riverside-owned property is land owned by the City of Riverside, or leased for a short-term use, and may be currently unavailable for public use. This land may be proposed as a future park site, but should not be included in any calculations of acres per thousand until developed as parkland.

Trails

While not included in the City of Riverside Comprehensive Park, Recreation, & Community Services Master Plan (City of Riverside 2020), the City of Riverside has a trail system utilized for recreational purposes. There are approximately 24 miles of trails within the City of Riverside (City of Riverside 2020). The Santa Ana River Trail is a multi-use trail complex that is located adjacent to the SPA and runs alongside to the Santa Ana River, crossing the County of Riverside and the County of San Bernardino (City of Riverside 2020).

City of Riverside Parks Summary

Fifteen park sites would serve the SPA. This was determined based on their service radius as defined by the City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan (City of Riverside 2020). Table 3.14-2, City of Riverside Parks Serving the Northside SPA, provides a summary of parks that would serve the Northside SPA.

Table 3.14-2. City of Riverside Park Facilities Serving the Northside SPA

Park Sites	Location	Amenities	Total Acres
Neighborhood Park			
Hunter Hobby Park	1404 Iowa Avenue	One lit baseball field (youth), two full basketball courts	32.35
Community Parks			
Bobby Bonds Park	2060 University Avenue	One-half baseball field (youth), one full basketball court, one childcare center with playground, one community center, one-half lit football field (adult)	13.67
Reid Park	701 North Orange Street	One lit baseball field (adult), two and a half lit baseball field (youth), two half basketball courts, two full basketball courts, one community center with playground, one concessions building	42.28
Ryan Bonaminio Park	5000 Tequesquite Avenue	One lit baseball field (adult), one-half lit baseball field (youth), two full basketball courts, one community garden, one group fitness station	43.65
Regional Park			
Fairmount Regional Park	2601 Fairmount Boulevard	One amphitheater	279.45
Joint Use			
Aquatics Complex at RCC	4800 Magnolia Avenue	—	—
Ramona High School Stadium	3885 Jefferson Street	—	—
Riverside Sports Complex at University of California – Riverside	1000 Blaine Street	—	—
Special Use			
Ab Brown Sports Complex	3700 Placentia Lane	—	55.97

Table 3.14-2. City of Riverside Park Facilities Serving the Northside SPA

Park Sites	Location	Amenities	Total Acres
Regional Reserve			
Box Springs Mountain Open Space	Pidgeon Pass Road (off Highway 60)	—	50.07
Challen Park*	4602 Challen Avenue	—	33.03
Mount Rubidoux Park *	Mt. Rubidoux Drive at 9th Street	—	169.30
Pachappa Hill Open Space	—	—	0.39
Quail Run Open Space	5020 Quail Run Road	—	27.09
Sycamore Canyon Wilderness Park	400 Central Avenue	—	1,335.45
		Total	2,082.7

Source: City of Riverside 2020.
Note: *Not owned by the City of Riverside.

Two recreational facilities, Ab Sports Complex and Reid Park, are located within the SPA. Ab Sports Complex is a special use facility, which are sites generally dedicated to a specialized use or a group of related uses that serve the entire City of Riverside (City of Riverside 2012a). Reid Park is a community park, which are parks intended to meet the recreational and open space needs of the larger community, as well as those of the adjacent neighborhoods (City of Riverside 2012a).

Community Centers

In the City of Riverside, there are 13 community centers (which includes three senior centers) and 8 swimming pools accessible to the public (City of Riverside 2020). These community centers include the Arlanza Community Center at Bryant Park, Cesar Chavez Community Center, Joyce Jackson Community Center at Nicolas Park, La Sierra Community Center, Orange Terrace Community Center, Renck Community Center at Hunt Park, Ruth H. Lewis Community Center at Reid Park, Stratton Community Center at Bordwell Park, Lincoln Community Center and Park, and Ysmael Villegas Community Center (City of Riverside 2020). The City's three senior centers are the Dales Senior Center, La Sierra Senior Center, and the Janet Goeske Senior Center.

Four community centers, one senior center, and one service center are within a 10-minute driving distance from the SPA. The four community centers that would serve the SPA include Lincoln Community Center and Park, Ruth Lewis Center, Stratton Center, and Ysmael Villegas Center. The senior center that would serve the SPA is the Dales Senior Center. The service center that would serve the SPA is the Cesar Chaves Center (City of Riverside 2012b). The location and size of these centers are detailed in Table 3.14-3, City of Riverside Community Centers.

Table 3.14-3. City of Riverside Community Centers Serving the Northside SPA

Name	Location	Approximate Distance from SPA	Size (square feet)
Community Center			
Ruth Lewis Center	701 N Orange Street	Within SPA	8,280
Lincoln Community Center*	4261 Park Avenue	3 miles (south of the SPA)	1,600

Table 3.14-3. City of Riverside Community Centers Serving the Northside SPA

Name	Location	Approximate Distance from SPA	Size (square feet)
Stratton Center*	2008 Martin Luther King Boulevard	3 miles (south of the SPA)	12,617
Ysmael Villegas Center	7260 Marguerita Avenue	6.5 miles (south of the SPA)	21,690
Senior Center			
Dales Senior Center	3936 Chestnut Street	1 mile (south of SPA)	10,720
Service Center			
Cesar Chaves Community Center*	2060 University Avenue	2 miles (south of SPA)	37,604

Source: City of Riverside 2012b.
Note: * Located across the SR-60 and SR-91 highways.

3.14.1.2 City of Colton

Parks

The City of Colton has 12 parks that encompass approximately 54 acres of parkland (City of Colton n.d.a.). These parks include George E. Brown Jr. Park, Elizabeth Davis Park, McKinley School Park, Fleming Park, Max J. Lofy Park, Cesar E. Chavez Park, Rich Dauer Park, Cooley Ranch Park, Prado Park, Veterans Park, and "N" Street Mini Parks (East and West) (City of Colton n.d.a.). The parks' locations, amenities, and total acreages are provided in Table 3.14-4, City of Colton Park and Recreation Facilities. The parks and facility locations relative to the SPA are depicted on Figure 3.13-1, Existing Recreational Facilities.

The closest park to the SPA is Veterans Park, located 2.5 miles northeast (City of Colton n.d.b.). Veterans Park is approximately 13.7 acres in size and hosts multiple sports fields and courts. The park has baseball fields, softball fields, basketball courts, handball courts, and horseshoe courts. Play equipment, a playground area, and a splash pad area is maintained at Veterans Park, as well. Picnic tables and BBQ sites are present throughout the park. The Luque Community Center and the Luque Library are located at Veterans Park. A discussion of the Luque Community Center is provided below, and a discussion of the Luque Library is provided in Section 3.13, Public Services.

Table 3.14-4. City of Colton Park and Recreational Facilities

Park Sites	Location	Amenities	Total Acres
Cesar E. Chavez Park	600 Colton Avenue	Skate park, three community centers (the Gonzales Center, Hutton Center, Thompson Teen Center), playground area, large shelter with BBQ and multiple picnic tables throughout the park, restrooms, softball field, enclosed soccer area, water fountains, swimming pool (open May through September)	10.93
Cooley Ranch Park	2020 Duron Street	Basketball courts, shade covers, picnic tables, BBQ, water fountains	1.93
Elizabeth Davis Park	1055 West Laurel Drive	Basketball courts, tennis courts, playground area, two large shelters with BBQ, multiple picnic tables throughout the park, restrooms, softball field, water fountains	6.34

Table 3.14-4. City of Colton Park and Recreational Facilities

Park Sites	Location	Amenities	Total Acres
Fleming Park	525 North La Cadena Drive	Band shell, stage, multiple picnic tables throughout park, restrooms, water fountains	1.66
George Brown Park	1950 San Bernardino Avenue	Soccer field, picnic tables, BBQ, water fountains	10.46
Max J. Lofy Park	351 East E Street	Baseball fields, lights, picnic tables, water fountains	0.69
N Street Mini Park (East and West)	Between 5th and 7th Streets	Benches, sheltered sitting area	0.75
Prado Park	3000 East Prado Lane	Play equipment, picnic, BBQ, playground area, shelter, water fountains	1.0
Rich Dauer Park	955 Torrey Pines Drive	Playground area, shelter area, picnic tables, BBQ, restrooms, water fountains	2.26
Veterans Park	290 East O Street	Baseball fields, softball fields, basketball courts, handball courts, play equipment, picnic tables, BBQ, Luque Community Center, Luque Library, splash pad, restrooms, water fountains	13.7
McKinley Playground	600 West Johnston Street	Baseball field, basketball courts, play equipment, picnic tables, playground area, water fountains	4.13
		Total Acreage	**53.83**

Source: City of Colton n.d.b.

There are no City of Colton owned golf courses within the SPA. There is one golf course within the City of Colton, which is the Colton Golf Course. The Colton Golf Course has been in operation for approximately 50 years and is located approximately 4.5 miles north of the SPA, across the Santa Ana River and the I-10 freeway.

Community Centers

The City of Colton operates four community centers: Gonzales Center on 670 Colton Avenue, Hutton Center on 660 Colton Avenue, Luque Center on 292 East "O" Street, and Thompson Teen Center on 651 North Mount Vernon Avenue (City of Colton n.d.c.). More details on City of Colton community centers are provided in Table 3.14-5, City of Colton Community Centers. The Northside Specific Plan's development in the City of Colton would be on Pellissier Ranch, which is largely undeveloped and does not have any community or recreational facilities within a 10-minute or less drive.

Table 3.14-5. City of Colton Community Centers

Name	Location	Approximate Distance from SPA	Amenities
Gonzalez Center	670 Colton Avenue	5.5 miles (northeast of SPA)	Basketball gymnasium, racquetball court, dance room, meeting rooms (4), pool, special events, classes
Hutton Center	660 Colton Avenue	5.5 miles (northeast of SPA)	Adult and senior programming, special events
Luque Center	292 East O Street	5 miles (north of SPA)	Neighbor Helping Neighbor program, youth programs,
Thompson Teen Center	651 North Mount Vernon Avenue	7 miles (northeast of SPA)	Gaming systems, TVs, crafts, computer lab, weekly sports, board games

Source: City of Colton n.d.c.

Trails

Approximately 6 miles of the 110-mile Santa Ana River Trail runs through the City of Colton. The trail runs from the County of Riverside boundary on the west and the City of San Bernardino on the east (City of Colton n.d.d.). The Santa Ana River Trail within the City of Colton is complete paved and provides a Class 1 bike trail. The trail can be accessed from the corner of La Cadena Drive and Tropica Rancho Road. The trail access point is approximately 2 miles north of the SPA.

3.14.1.3 County of Riverside

Parks in the County of Riverside are governed by the Riverside County Regional Park and Open-Space District (Park District) (County of Riverside 2018). The purpose of the Park District is to acquire, protect, develop, manage, and interpret spaces of scenic, recreational, and historic importance (County of Riverside 2018). According to the County of Riverside's Comprehensive Park, Resources, and Recreation Service Plan, the Park District owns or manages approximately 40,100 acres of regionally focused park and open space lands. In addition, the Park District manages another approximately 27,000 acres in partnership with the Riverside Conservation Authority for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As of 2013, there are 51 parks or facilities under the Parks District (County of Riverside 2013).

The County of Riverside distinguishes each park or facility as Campground, Waterpark, Regional Sports Park, Cultural/Historical, Open Space, "Other" Park, or Regional Trails. These categories and the respective parks or spaces that would serve the SPA are described below.

Campground

Campgrounds are sites that offer camping facilities and many recreational needs. This could include day uses, concession stands, fishing, boating, hiking, interpretative or educational areas, picnicking, horseback riding, and more. The Park District owns and operates 11 campgrounds that total 3,467 acres. There are seven campgrounds within a 60-mile radius, or a 1-hour drive time, from the Northside SPA (County of Riverside 2013). These include Bogart Park, Hurkey Creek Park, Idyllwild Park, Lake Skinner Recreational Area, Lawler Lodge and Alpine Cabins, McCall Memorial Equestrian Park, and Rancho Jurupa Park.

Rancho Jurupa Park is a 350-acre campground located at 4800 Crestmore Road, Riverside. Rancho Jurupa Park is located approximately 5 miles southwest of the Northside SPA, across the Santa Ana River. Facilities at this park include tent camping, RV camping, dumping stations, equestrian trails, hiking trails, biking trails, fishing lakes, mini golf, restrooms, showers, and more (County of Riverside 2013). There are 141 campsites at this park. According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, landscaping improvements at Cottonwood Campground and an Americans with Disabilities Act Accessibility Survey is recommended (County of Riverside 2013).

Bogart Park is a 317-acre campground located at 9600 Cherry Avenue, Cherry Valley. Bogart Park is located approximately 25 miles east of the Northside SPA. Facilities include tent camping, group camping, RV camping, hiking trails, mountain bike trails, equestrian staging/trails, picnic areas, fishing, restrooms, and more (County of Riverside 2013). There are 26 campsites at Bogart Park and approximately half are undeveloped primitive sites.

Hurkey Creek Park is a 59-acre campground located at 56375 Highway 74, Mountain Center. Hurkey Creek Park is located approximately 56 miles southeast of the Northside SPA. Facilities at this park include tent camping, RV camping, group camping, hiking trails, mountain biking trails, equestrian trails (no staging or camping), restrooms, showers, and more (County of Riverside 2013). There are 130 campsites at Hurkey Creek Park.

Idyllwild Park is a 202-acre campground located at 54000 Riverside County Playground Road, Idyllwild. Idyllwild Park is located approximately 55 miles southeast of the Northside SPA. Facilities at this park include tent camping, RV camping, hiking trails, nature trails, restrooms, showers, and more. There are 96 campsites at Idyllwild Park.

Lake Skinner Recreation Area is a 1,526-acre campground located at 37701 Warren Road, Winchester. Lake Skinner Recreation Area is located approximately 45 miles south of the Northside SPA. Facilities at this park include tent camping, RV camping, ground camping, dumping stations, gas/fuel, store, boating, hiking trails, biking trails, fishing, environmental education programs, restrooms, showers, and more (County of Riverside 2013). There are 184 campsites with full hook up for RVs (i.e., hookups to sewer connections) and 59 campsites with partial hook up.

Lawler Lodge and Alpine Cabins is an 80-acre campground located at 19751 Highway 243, Idyllwild. Lawler Lodge and Alpine Cabins are located approximately 50 miles southeast of the Northside SPA. Facilities at this park include the cabins, hiking trails, restrooms, showers, and a small pasture/field (County of Riverside 2013). According to the County of Riverside's Comprehensive Parks, Resources and Recreation Service Plan, the original cabin complex and the Alpine camp buildings are in need of renovations and cosmetic updates (County of Riverside 2013).

McCall Memorial Equestrian Park is an 88-acre campground located at 28500 McCall Park Road, Mountain Center. McCall Memorial Equestrian Park is approximately 50 miles southeast of the Northside SPA. Facilities at this park include camping (non-equestrian), corrals, equestrian trails, mountain biking trails, hiking trails, restrooms, showers, and more (County of Riverside 2013). There are 68 campsites at this park. According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, there are existing water quality issues (County of Riverside 2013).

Waterparks

Waterparks are designed for water play. Typical facilities include water slides, pools, splash pads, spray grounds, lazy rivers, or other bathing, swimming, or bare-footed environments. There are two waterparks operated by the Park District that total 19 acres. Only one Park District waterpark is located within a 10-mile radius, or a 10-minute drive, from the Northside SPA (County of Riverside 2013).

The Cove Waterpark – Jurupa Aquatic Center is a 7.3-acre waterpark at 4310 Camino Real, Riverside. The waterpark is located approximately 5.5 miles west of the Northside SPA. Facilities include water slides, a splash playground, a continuous river, picnic/shade areas, full service concessions, a recreational lap pool, restrooms, lockers, and more (County of Riverside 2013). According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, parking is insufficient, and off-site parking is required during heavy use periods (County of Riverside 2013).

Regional Sports Parks

Regional Sports Parks are characterized as park area devoted to specialized recreational activities, such as those that require a large amount of space for field sports. A Park District Regional Sport Park includes six or more lighted sports fields and may include additional softball/baseball fields, basketball courts, volleyball courts, restrooms, concession stand, drinking fountains, ample parking, and ADA accessibility. The Rancho Jurupa Regional Sports Park is the only Regional Sports Park operated by the Park District and is 37 acres (County of Riverside 2013). This park would serve the Northside SPA.

Rancho Jurupa Regional Sports Park is located at 5249 Crestmore Road, Jurupa Valley. The park is located approximately 4 miles west of the Northside SPA. Facilities include four lighted and marked synthetic turf fields, two lighted natural turf fields, nine youth natural turf fields, a playground, picnic areas, drinking fountains, a walking path, restrooms, and more (County of Riverside 2013). According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, the site current uses a temporary well system and a permanent well system is recommended.

Cultural/Historical

A park or facility under the Cultural/Historical Park District category is a property of which the primary focus is to preserve a resource of cultural or historical value. The Park District owns and manages eight cultural or historical sites which total 442 acres. A majority of the sites are closed to the public. One Cultural/Historical site, the Trujillo Adobe, is owned by the County of Riverside and is located within the Northside SPA. The Trujillo Adobe structure is located within the City of Riverside, and the Adobe's property extends north into the City of Colton (San Bernardino County). The property is recently been referred to as the Trujillo Adobe Heritage Village; a 1-acre site located at 3671 West Center Street, Riverside. The site is designated as a Riverside County Point of Historical Interest (No. RIV-009), a County Landmark, and a City of Riverside Landmark (No. 130). A discussion of the history of Trujillo Adobe Heritage Village is presented in Section 3.4, Cultural Resources, of this EIR. This site is a historical structure and is not currently open to the public.

Open Space

The open space category is defined as undeveloped or lightly developed lands that are set aside for the protection of natural resources. The Park District owns and manages over 20 sites that total approximately 34,000 acres (County of Riverside 2013). Four of these sites are located in or adjacent to the City of Riverside. These include Box Springs Mountain Park, Hidden Valley Wildlife Area, Santa Ana Wetlands Mitigation Bank, and Santa Ana River Regional Park and Louis Rubidoux Nature Center.

Box Springs Mountain Park is a 2,329-acre open space site located at the mountain immediately east of the City of Riverside and northwest of the City of Moreno Valley. Box Springs Mountain Park is located approximately 14 miles east of the Northside SPA. Facilities include multi-use trails, restrooms, shade pavilions, trail staging area, and a day use area (County of Riverside 2013).

Hidden Valley Wildlife Area is a 1,565-acre open space site located at 11401 Arlington Avenue, Riverside. Hidden Valley Wildlife Area is located approximately 15 miles southwest of the Northside SPA. Facilities include equestrian trails, trail staging areas, residences, the Santa Ana River Trail, natural resources operations, wildlife/bird ponds, and a nature center (County of Riverside 2013).

Santa Ana River Wetlands Mitigation Bank is a 303-acre open space site located between Van Buren Boulevard on the West and Martha McLean Anza Narrows Park on the east in the City of Riverside. This site contains native vegetation restoration plots of various sizes (County of Riverside 2013).

Santa Ana River Regional Park and Louis Rubidoux Nature Center is a 692-acre open space site located at 5370 Riverview Drive, Jurupa Valley. This site is located approximately 6 miles southwest from the Northside SPA, across the Santa Ana River. Facilities include a nature center, biking trails, hiking trails, equestrian trails, restrooms, environmental education, and picnic areas (County of Riverside 2013). According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, the Louis Robidoux Nature Center needs to be rehabilitated.

"Other" Park

"Other" park classification applies to Park District lands that have unique uses, but do not apply under any of the other aforementioned categories. The six sites under this classification total 230 acres (County of Riverside 2013). Two of these sites are located within 5 miles of the Northside SPA. This includes the Crestmore Manor and the Jurupa Valley Boxing Club.

Crestmore Manor is a 16-acre site that has a 10,830-square-foot, colonial-style mansion that can accommodate up to 400 guests (County of Riverside 2013). Crestmore Manor is located within Rancho Jurupa Park at 4600 Crestmore Road, Jurupa Valley, which is approximately 5 miles southwest of the SPA. The site is used for special events. According to the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan, the audio visual system is in need of updating and the flooring needs to be replaced (County of Riverside 2013).

Jurupa Valley Boxing Club is located at 5626 Mission Boulevard, Jurupa Valley, and is approximately 4 miles west of the SPA. The Jurupa Valley Boxing Club is located in Rubidoux and offers training programs for boxers. Boxing equipment is available at the building (County of Riverside 2013).

Regional Trails

There are 150 miles of developed trails in the County of Riverside's General Plan and approximately 2,400 miles of planned or proposed trails (County of Riverside 2013). The Santa Ana River Trail is planned to have 32.5 miles going through the County of Riverside. As of 2013, 16 miles of the trail have been provided and 16.5 miles are planned. Upon completion, the Santa Ana River Trail would be a dual track consisting of a Class I Bike Lane and a Multipurpose Soft Surface Trail.

County of Riverside Parks and Facilities Summary

Seventeen County of Riverside-owned park sites and facilities would serve the SPA. This was determined based on their service radius as defined by the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan (County of Riverside 2013). The County of Riverside parks that would serve the SPA are detailed in Table 3.14-6, County of Riverside Park and Recreational Facilities Serving the SPA.

Table 3.14-6. County of Riverside Park and Recreational Facilities Serving the SPA

Park Sites	Location	Amenities	Total Acres
Campgrounds			
Rancho Jurupa Park	4800 Crestmore Road, Riverside, CA 92506	141 campsites, tent camping, RV camping, cabins, handicap sites, dumping station, laundry, special events, equestrian trails, hiking trails, bike trails, store, restrooms, showers, day use area, playgrounds (2), fishing lakes (2), splash pad, picnic areas, disc golf, mini golf	350
Bogart Park	9600 Cherry Avenue, Cherry Valley, CA 92223	26 campsites, tent camping, group camping, RV camping, handicap site, BBQs, special events, hiking trails, mountain biking trails, equestrian staging/trails, restrooms, playground, fishing, equestrian camping/water trough, picnic areas, open pasture/field turf	317
Hurkey Creek Park	56375 Highway 74, Mountain Center, CA 92561	130 campsites, tent camping, RV camping, group camping, amphitheater, special events, hiking trails, mountain biking trails, equestrian trails, restrooms, showers, playground, picnic areas, open pasture/playfield field	59
Idyllwild Park	54000 Riverside County Playground Road, Idyllwild, CA 92549	96 campsites, tent camping, RV camping, handicap site, special events, hiking trails, BBQ and fire ring, nature trails, restrooms, showers, picnic areas, nature center	202
Lake Skinner Recreation Area	37701 Warren Road, Winchester, CA 92526	184 full hook-up campsites, 59 partial hook up campsites, tent camping, RC camping, group camping, handicap site, dumping station, gas/fuel station, amphitheater, special events, boating, boat launches, biking trails, hiking trails, equestrian trails, restrooms, showers, playground, fishing with cleaning stations, splash pads, environmental education programs, open pasture/field, picnic day-use area, laundry	1,526
Lawler Lodge and Alpine Cabins	19751 Highway 243, Idyllwild, CA 92549	Lawler Lodge, Lawler Overflow Lodge, Lawler Scout House, Alpine cabins (6), Alpine Community Building with commercial kitchen, hiking trails, restrooms (Lawler in Lodge/Alpine Separate Structure), showers (Lawler in Lodge/Alpine Separate Structure), Alpine Small Pasture/field	80
McCall Memorial Equestrian Park	28500 McCall Park Road, Mountain Center, CA 92561	Camping (non-equestrian, 12, water only), tent/self-contained RV and Corral Camping Sites (22), corrals (34 shared water source), BBQs, special events, equestrian trails, mountain biking trails, hiking trails, restrooms (April through November), showers (April through November), picnic areas.	88
Waterpark			
The Cove Waterpark – Jurupa Aquatic Center	4310 Camino Real, Riverside, CA 92509	Water slides (3), splash playground, continuous river, covered picnic areas/shade shelters, full service concession, restrooms, lockers, flowrider/wave runner, recreation lap pool (25 yards by 35 meters), multi-purpose room/special events.	7.3

Table 3.14-6. County of Riverside Park and Recreational Facilities Serving the SPA

Park Sites	Location	Amenities	Total Acres
Regional Sports Park			
Rancho Jurupa Regional Sports Park	5249 Crestmore Road, Jurupa Valley, CA 92509	Lighted and marked synthetic turf fields (70 by 100 yards) (4), lighted natural turf fields (50 by 100 yards) (2), youth natural turf fields (9), concession facilities, playground, picnic shelters, drinking fountains, restrooms, RV parking stalls (5), general parking stalls (400+), walking path	37
Cultural/Historical			
Trujillo Adobe	3671 W Center Street, Riverside, CA	Historic structure (not open to the public)	1
Open Space			
Box Springs Mountain Park	The mountain immediately east of the City of Riverside and northwest of the City of Moreno Valley	Multi-use trails, restrooms, shade pavilions, trail staging area, day-use area	2,329
Hidden Valley Wildlife Area	11401 Arlington Avenue, Riverside CA 92505	Equestrian trails (Santa Ana River Trail), trail staging area, residence, Santa Ana River Trail, natural resources operations, wildlife/bird ponds, nature center	1,565
Santa Ana River Wetlands Mitigation Bank	Santa Ana River in the City of Riverside. Located between the Van Buren Boulevard on the west and Martha McLean Anza Narrows Park on the east.	Native vegetation restoration plots of various sizes.	303
Santa Ana River Regional Park and Louis Robidoux Nature Center	5370 Riverview Boulevard, Jurupa Valley, CA 92509	Nature center, biking trails, hiking trails, equestrian trails, restrooms, environmental education, picnic areas	692
"Other" Park			
Crestmore Manor	4600 Crestmore Road, Jurupa Valley, CA 92509	Special events	16
Jurupa Valley Boxing Club	5626 Mission Boulevard, Jurupa Valley, CA 92509	Boxing recreation	—
Regional Trails			
Santa Ana River Trail	—	Hiking trail, biking trail	32.5*
		Total Acreage Serving the SPA	**7,604.8**

Source: County of Riverside 2013.

3.14.1.4 Other Recreational Facilities

In addition to the County of Riverside, City of Riverside, and City of Colton, other nearby recreational facilities within 3 miles include two parks in the City of Grand Terrace: Veterans Freedom Park and Gwen Karger Park.

Veterans Freedom Park is located approximately 2.5 miles east of the Northside SPA on 21950 Pico Street, Grand Terrace. The park's amenities include two basketball courts, one shelter with six tables and two BBQs, a tot lot area, two baseball fields with Little League fencing, and 24-hour recorded video surveillance (City of Grand Terrace n.d.a).

Gwen Karger Park is located approximately 3 miles northeast of the Northside SPA on 12299 Mt. Vernon Avenue, Grand Terrace. This park contains several park benches, trees, two rose gardens, murals, and sculptures (City of Grand Terrace n.d.b.).

3.14.2 Relevant Plans, Policies, and Ordinances

Federal

There are no federal policies or regulations applicable to recreation with respect to the Northside Specific Plan.

State

The Quimby Act (Government Code Section 66477)

The Quimby Act, enacted in 1975, creates a framework that allows cities and counties to provide parks for growing communities. The Quimby Act authorizes jurisdictions to adopt ordinances that require parkland dedication or payment of in-lieu fees as a condition of approval of residential subdivisions, The Quimby Act also specifies acceptable uses and expenditures of such funds, such as allowing developers to set aside land, donate conservation easements, or pay direct fees for park improvements.

Proposition 40 Park Bond Act

Proposition 40 allows for the maintenance for preservation of parks of the state's growing population by borrowing money through general obligation bonds for the development, restoration, and acquisition of state and local parks, recreation areas and historical resources, and for land, air, and water conservation programs.

Local

City of Riverside

City of Riverside Park Development Fees

The City of Riverside has three types of Park Development Fees: the Regional Parks and Reserve Parks Development Fee, Local Park Development Fee, and the Trails Development Fee. Generally, the fees are imposed on all new development since new development in the City of Riverside generates a need for added facilities and an increased demand on existing facilities. The fees are necessary to provide funding for new facilities or improvements to existing facilities meeting established standards for such new development. Local Park Fees are assessed per Resolution 21307; Regional/Reserve Park fees are determined per Resolution 21308; and the Trail fee is established as per Resolution 21309.

Chapter 16.44 of the City of Riverside's Municipal Code states that the Regional Park and Reserve Parks Development fee would be utilized for the acquisition and development of regional parks and reserve parks (Riverside Municipal Code n.d.a). All new developments would be subject to these fees. A developer may apply for a reduction of the development fee by donating land to the City of Riverside in which the land is situated in a planned regional park or reserve park.

According to Chapter 16.60, Local Park Development Fees, new development within the City of Riverside generates the need for added facilities and an increased demand upon existing facilities, and the imposition of a Local Park Development Fee upon such new development is necessary to provide funding for new or improved facilities (Riverside Municipal Code n.d.b.). Section 16.60.035 of Chapter 16.60 states that dedication of improvement of parkland can be done in lieu of payment of a local park development fee. Dedication or improvement of parkland is achieved through written application to the Park, Recreation, and Community Services Department. Dedication of improvement of parkland in lieu of payment of a local park development fee is only available for property dedicated as a neighborhood or community park. In lieu of payment of all or a portion of the Local Park Development Fees, a developer may request approval to use the methods for consideration of local park fee credits stated in the approved Specific Plan by filing a written application to the Park, Recreation and Community Services Director.

Chapter 16.76 of the City of Riverside's Municipal Code states that the Trails Development fee would apply to all new development and the fees would be utilized for the acquisition and the development of trails (Riverside Municipal Code n.d.c). A developer may apply for a reduction in the development fee by donating land in a City trail to the City of Riverside.

City of Riverside Comprehensive Park, Recreation, and Community Services Master Plan

On February 4, 2020, the City of Riverside adopted a Comprehensive Park, Recreation, and Community Services Master Plan. The Riverside Comprehensive Park, Recreation, and Community Services Master Plan serves as a guide and implementation tool for the management and development of parks and recreational facilities and programs in the City of Riverside. The purpose and objectives of this master plan are as follows (City of Riverside 2020):

- Revise the City's park standards to reflect the current ratio of 1.0 to 2.0 in favor of community parks.
- Establish new park designations and categories to eliminate redundancy and confusion.
- Acquire key remaining open space areas, including La Sierra/Narco Hills, Alessandro and Prenda Arroyos, and wildlife corridors.
- Create seven new park sites in underserved areas of the City.
- Revitalize existing parks, including Fairmount Park.
- Consider Tequesquite Arroyo for a potential neighborhood park site and Arlington Heights for a potential community park site.
- Partner with schools to increase the areas services by recreation programs.
- Improve and create connections between park facilities and increase the safety of the bicycle, equestrian and pedestrian trails system.

The City of Riverside's General Plan 2025 has a goal of 3 acres of developed parkland per 1,000 residents. The Comprehensive Park, Recreation and Community Services Master Plan recommends a goal of 5 acres of developed parkland per 1,000 residents.

City of Riverside Capital Improvement Plan (2018/19 – 2022/23)

A capital improvement plan (CIP) is a short-ranged plan that identifies budget for capital projects, provides a timeline, and identifies methods for financing projects. The City of Riverside's CIP discussed budget and funding for projects regarding parks, recreation, and community services (City of Riverside 2018a). There are not any new projects funded in this 5-year CIP. The City of Riverside's Parks, Recreation, and Community Services Department would execute several previously funded projects in the near future.

Riverside Renaissance Initiative

By 2012, the City of Riverside completed over $100 million of park CIP projects as part of the Riverside Renaissance Initiative. As part of the initiative that passed in 2008, existing parks are being renovated and new parks are being added (City of Riverside 2012c).

City of Riverside General Plan 2025 - Open Space and Conservation Element

The City of Riverside's General Plan 2025, Open Space and Conservation Element, was adopted in 2007 and amended in November 2012. The purpose of the Open Space and Conservation Element is to create objectives and policies that would preserve and protect its existing resources, and to capture new resources as urban development continues to spread in the city. The following objective from the Open Space and Conservation Element is applicable to the Northside Specific Plan (City of Riverside 2012d).

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

Policy OS-1.1 Protect and preserve open space and natural habitat wherever possible.

Policy OS-1.5 Require the provision of open space linkages between development projects, consistent with the provisions of the Trails Mater Plan, Open Space Plan and other environmental considerations including the MSHCP.

City of Riverside General Plan 2025 – Land Use and Urban Design Element

The City of Riverside's General Plan, 2025Land Use and Urban Design Element was adopted in 2007 and amended in August 2019 (City of Riverside 2019). This element describes present and planned land uses and their relationship to the City of Riverside's goals. As described earlier, the City of Riverside is projected to increase in population, homes, and employment. These objectives and policies would allow for manageable smart growth within the City of Riverside and are applicable to the Northside Specific Plan with relation to parks and recreation.

Objective LU-1 Increase the prominence of the Santa Ana River by providing better connections and increased recreation opportunities.

Policy LU-2.1 Cooperate and collaborate with Riverside County in developing recreational opportunities along the Santa Ana River.

Policy LU-2.2 Utilize the 2004 Santa Ana River Task Force Report in planning, programming, and implementing environmental and recreational improvements to the River area.

City of Riverside General Plan 2025 – Housing Element

The City of Riverside's General Plan 2025, Housing Element was adopted in 2007 and amended on June 19, 2018 (City of Riverside 2018b). This element provides objectives, policies, and programs to facilitate the development, improvement, and preservation of housing in the City of Riverside as it continues to grow in population. The following policies and objectives are relevant to the Northside Specific Plan with relation to parks and recreation.

Objective H-1 To provide livable neighborhoods evidenced by well-maintained housing, ample public services, and open space that provide a high quality of living environment and instill community pride.

Policy H-1.4 Parks and Recreation. Enhance neighborhood livability and sustainability by providing parks and open spaces, planting trees, greening parkways, and maintaining a continuous pattern of paths that encourage an active, healthy lifestyle.

City of Riverside General Plan 2025 – Public Safety Element

The City of Riverside General Plan 2025, Public Safety Element was adopted in 2007 and amended in 2018 (City of Riverside 2018c). The following policy included in the Public Safety Element is relevant to parks and recreation.

Policy PS-2.5: Encourage flood control technique along the Santa Ana River that are harmonious with potential recreational uses in the area.

City of Riverside General Plan 2025 – Parks and Recreation Element

The City of Riverside's General Plan 2025, Parks and Recreation Element was adopted in 2007 and amended in November 2012. The purpose of the Parks and Recreation Element is to preserve recreational resources and adapting to changing recreational needs of the community to maintain a balance between the urban and natural landscape. The following objective and policies from the Parks and Recreation Element are applicable to the Northside Specific Plan (City of Riverside 2012c).

Objective PR-1: Provide a diverse range of park and recreational facilities that are responsive to the needs of Riverside residents.

Policy PR-1.1 Implement the policies of the City of Riverside Park and Recreation Master Plan. Revise the neighborhood/community park ratio standard to two acres of community park and one acre of neighborhood park per one thousand residents.

Policy PR-1.2 Distribute recreational facilities equally throughout Riverside's neighborhoods.

Policy PR-1.3 Encourage private development of recreation facilities that complement and supplement that public recreational system.

Policy PR-1.4 Work with the County in sphere areas to require site for parks as an integral component for new residential development, particularly in Riverside's Sphere of Influence.

Policy PR-1.5 Locate parks adjacent to compatible use areas, such as residential uses, greenbelts, bicycle corridors, schools and natural waterways to minimize the negative impacts of adjacent land uses.

Policy PR-1.6 Develop standards to design park facilities and landscaping that enhance and preserve natural site characteristics as appropriate, to minimize maintenance demands and to incorporate xeriscape (low-water demand) principles where feasible.

Objective PR-2 Increase access to existing and future parks and expand pedestrian linkages between park and recreational facilities throughout Riverside.

Policy PR-2-1 Integrate public transportation routes when locating regional reserve parks, community parks and community centers.

Policy PR-2.2 Implement the revisions to the City's trails system as identified in the 2003 Park and Recreation Master Plan.

Policy PR-2.3 Improve and create more connections and increase the safety of the bicycling, equestrian and pedestrian trail system within the City.

Policy PR-2.4 Create a primary trail loop to connect signature parks, County and State open spaces and parks.

Policy PR-2.5 Develop more recreational opportunities for the secondary trail and pedestrian system in Riverside. Opportunities could include walk-a-thons, 5K-and-over runs, triathlons and bike races.

Policy PR-2.6 Provide greater amenities at access points and trail hubs, including identification and directional signs, marked parking stalls, water facilities for equestrians, cyclists and pedestrians, hitching posts, shade and trash receptacles. Additional amenities at trail hubs could include picnic tables and rest rooms.

Objective PR-3 Engage Riverside residents and the business community in planning for recreation and service needs.

Policy PR-3.1 Consider the needs of all age groups, abilities, disabilities and special interest groups in park and recreation planning and design.

Policy PR-3.2 Establish programs that allow local residents and neighborhood organizations to "adopt" and take pride in protecting and maintaining local parks.

Policy PR-3.3 Continue to work with the Office of Neighborhoods and hold planning meetings at the neighborhood level to review, evaluate and adopt designs for new park and recreation facilities.

Policy PR-3.4 Periodically review the City's existing community center programs and infrastructure to ensure that the facilities are safe and adequately meet the need of the neighborhood served.

Policy PR-3.5 Continue to promote community awareness and stewardship of parks, open spaces and trails through activities such as the Adopt-A-Park program, public outreach and education, beautification projects, neighborhood watch and other special events.

City of Riverside General Plan 2025 – Public Facilities and Infrastructure Element

The City of Riverside's General Plan 2025, Public Facilities and Infrastructure Element was adopted in 2007 and amended in November 2012. The Public Facilities and Infrastructure Element provides objectives and policies related to providing varied services in multiple community centers. The following objective and policies from the Public Facilities and Infrastructure Element are applicable to the Northside Specific Plan (City of Riverside 2012b).

Objective PF-10 Meet the varied recreational and service needs of Riverside's diverse population.

Policy PF-10.1 Provide every neighborhood with easy access to creation and service programs by decentralizing community centers and programs. Promote the development of shared facilities and satellite offices in each Riverside neighborhood.

Policy PF-10.2 Work cooperatively with the Riverside Transit Agency to improve transportation service to community centers for those who rely on public transportation, such as seniors, the disabled and teenagers.

Policy PF-10.3 Explore innovative funding and development concepts with non-profit groups.

Policy PF-10.4 Ensure that youth activities and programs are provided or are accessible by all neighborhoods, either in City facilities or through joint-use or cooperative agreements with other service providers.

City of Colton

City of Colton Municipal Code, Chapter 16.58 – Dedication of Land or Payment of Fees for Park and Recreational Facilities

The City of Colton's Municipal Code, Chapter 16.58, Dedication of Land or Payment of Fees for Park and Recreational Facilities, requires that development projects shall mitigate potential impacts to parks and recreational facilities by either dedicating parkland on the project site at a ratio of 3 acres per 1,000 persons, contributing a payment of park impact fees in lieu of parkland dedication, or by contributing a combination of both parkland dedication and payment of park impact fees (City of Colton 1988).

City of Colton General Plan – Open Space and Conservation Element

Principle 2 Ensure a wide range of active and passive recreational uses through the promotion of a coordinated system of open space areas and linkages directed to scenic, scientific, cultural, and nature-oriented uses.

Standard 1 There shall be five (5) acres of park land per 1,000 residents.

Proposal 2 Regulation shall be used to maintain open space requiring: The dedication of land or in-lieu fees for local parks and recreation shall be required prior to approval of the subdivision of land. (Quimby Act)

City of Colton General Plan – Land Use Element

The City of Colton General Plan, Land Use Element was adopted in 2013, and identifies land use goals and policies (City of Colton 2013). Considering the additional development of land uses generate a need for public services, this element includes several goals and policies related to recreation. These goals and policies relevant to recreational resources are:

Policy LU-4.1 Require that new development projects reflect the principles of Traditional Neighborhood Development: walkable street patterns, pedestrian amenities, access to transit, a mix of complementary uses, comfortable and accessible open spaces, a range of housing types and densities, and quality design.

Policy LU-8.6 Require that multi-family residential development and major subdivision include amenities such as common open space or community facilities.

Goal LU-12 Provide for open space and recreation areas that meet the needs of Colton residents.

Policy LU-12.1 Preserve and protect the City's established recreational and open space uses.

Policy LU-12.2 Pursue opportunities for providing additional open space and recreation areas for residents, working toward the goal of having a City park within one-half mile of every residential neighborhood in Colton.

Policy LU-12.3 Prioritize the development of a regional park and/or sports park within City limits.

Policy LU-12.4 Provide five acres of park space for every 1,000 residents.

Goal LU-13 Protect open space lands necessary for flood control and habitat preservation purposes, and to provide buffers from identified earthquakes fault sand other public safety hazards.

Policy LU-21.5 Establish community recreation and park facilities, including open space areas with hiking and bicycle trails.

Policy LU-21.10 Look for opportunities to create public or publically accessible open space areas within the focus area.

City of Colton General Plan – 2013–2021 Housing Element

The City of Colton's General Plan, Housing Element provides policies and objectives that would improve the city's overall housing conditions, improve the existing affordable housing stock, identify sites to be developed, and address and potentially remove constraints to maintenance, improvement, and development of quality housing (City of Colton 2014). The following goals and policies are relevant to the Northside Specific Plan.

Policy H-4.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

County of Riverside

Development Impact Fees (Ordinance No. 359)

The County of Riverside's Development Impact Fees were created to alleviate impacts created by new residential development in unincorporated areas of the County of Riverside. Fees collected from this ordinance go towards facilities such as public facilities, regional parkland and recreational trails, and habitat conservation and open space.

Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 810)

The County of Riverside's Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee, commonly known as the "Open Space" fee, was adopted to assist Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) implement their goals and objectives. The fee supplements the acquisition of lands supporting species covered in the MSHCP. This fee applies to new residential developments with a density greater than 14.1 dwelling units per acre.

County of Riverside General Plan – Land Use Element

The County of Riverside's General Plan – Land Use Element details specific policies for open space, habitat and natural resource preservation. These policies preserve and enhance open space through land use related methods, including restrictions on development and smart growth (County of Riverside 2019).

Policy LU 9.1 Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values.

County of Riverside General Plan – Multipurpose Open Space Element

The County of Riverside is home to a large number of sensitive species and open space, parks, and recreational areas. As the County of Riverside continues to urbanizes, policies such as the ones set forth in this General Plan element prioritize the preservation and management of environmental resources for ecological and recreational purposes (County of Riverside 2015).

Policy OS 17.1 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. including policies regarding the handling of private and public stand alone applications for general

plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.

Policy OS 17.2 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of development applications.

Policy OS 20.1 Preserve and maintain open space that protects County environmental and other nonrenewable resources and maximizes public health and safety in areas where significant environmental hazards and resources exist.

Policy OS 20.2 Prevent unnecessary extension of public facilities, services, and utilities, for urban uses, into Open Space-Conservation designated areas.

Policy OS 20.4 Provide for the needs of all people in the system of the County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age.

Policy OS 20.5 Require that development of recreation facilities occurs concurrent with other development in an area.

Policy OS 20.6 Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

3.14.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to recreation are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. According to Appendix G, a significant impact related to recreation would occur if the project would:

1. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

3.14.4 Impacts Analysis

Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less-than-Significant Impact. The Northside Specific Plan land use designations and Residential Overlay zone would result in the generation of additional residential units within the SPA. The proposed land use changes would result in a total of 11,260 to 13,112 dwelling units within the SPA. Additionally, non-residential land uses would total approximately 16.5 million square feet. As discussed in Section 3.12, Population and Housing, the Northside Specific Plan would potentially increase the population of the City of Riverside by an additional 16,504 to 20,645 residents, the City of Colton by an additional 2,961 to 4,606 residents, and unincorporated County of Riverside by an additional 845 to 1,285 residents. Due to the increase in persons potentially working and living in the SPA, there would be an increase in the use of existing neighborhood and regional parks and other recreational facilities.

The Northside Specific Plan includes a total of approximately 233 acres of parkland within the SPA, as shown in Figure 2-11, Proposed Open Space and Trails Map. According to Table 2-1, Existing General Plan Land Use Buildout within the SPA, there is already 224.17 acres of recreational and parkland land uses within the SPA, which includes 170.77 acres of Private Recreation, 45 acres of Public Park, and 8.4 acres of Open Space/Natural Resource. Therefore, the Northside Specific Plan would add an additional 8.83 acres of open space and parkland to the SPA.

As recreational facilities are developed per jurisdiction, the analysis below addresses the project's potential impact to recreational facilities by each jurisdiction. The future development allowed by the Northside Specific Plan would also be subject to development impact fees (DIFs) established by each jurisdiction to offset additional park maintenance and fund any additional parks needed to serve new development.

City of Riverside

The City of Riverside currently has 2,940.61 acres of existing parkland, however spaces categorized as Undeveloped City-Owned Property cannot be included in the parkland to resident ratio analysis as determined by the City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan (City of Riverside 2020). Approximately 345.54 acres of parkland in the City of Riverside is categorized as Undeveloped City-Owned Property. Thus, for the purposes of the parkland to resident ratio analysis, the City of Riverside currently has 2,595.07 acres of existing parkland. Implementation of the Northside Specific Plan would add approximately 8.83 acres of open space and parkland to the City of Riverside, which would result in a total of 2,603.9 acres of parkland.

The City of Riverside's General Plan 2025 – Parks and Recreation element currently has an adopted standard of 3 acres per 1,000 residents (City of Riverside 2012c). This is further broken down to 2 acres of neighborhood park provided per 1,000 persons, and 1 acre of community park land per 1,000 residents (City of Riverside 2012c). The City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan recommends increasing this standard to 5 acres per 1,000 residents (City of Riverside 2020).

The Northside Specific Plan would establish a total of 233 acres of parkland within the SPA. The proposed parkland is not classified in the Northside Specific Plan as a neighborhood park or community park, therefore the general standard of 3 acres per 1,000 residents would be applied to the parkland increase with implementation of the project.

As shown in Table 3.14-7, City of Riverside Parkland Ratio Goals versus Parkland Ratios with Northside Specific Plan, implementation of the Northside Specific Plan would decrease the parkland to resident ratio. The existing parkland to resident ratio is 7.86 acres per 1,000 residents, and implementation of the Northside Specific Plan would result in 7.42 acres per 1,000 residents. Although the parkland to resident ratio would be potentially lowered with implementation of the Northside Specific Plan, the projected parkland to resident ratio remains compliant with both the current standard of 3 acres per 1,000 residents and the suggested standard of 5 acres per 1,000 residents. The City of Riverside would continue to meet the developed and natural parks ratio and therefore would not cause any adverse effects. As such, the project would not exacerbate existing parkland deficiency in a manner that would lead to substantial physical deterioration of recreational facilities.

Table 3.14-7. City of Riverside Parkland Ratio Goals versus Parkland Ratios with Northside Specific Plan

Current Population (2018)[1]	Current Parkland Acreage	Parkland to Resident Ratio (Current Standard)	Existing Parkland to Resident Ratio	Population with implementation of Project (max)[2]	Total Parkland Acreage with implementation of Northside Specific Plan	Parkland to Resident Ratio with implementation of Northside Specific Plan
330,063	2,595.07	3 acres per 1,000 residents	7.86 acres per 1,000 residents	350,708	2,603.9	7.42 acres per 1,000 residents

Sources: City of Riverside 2012c; 2019b.
Notes:
1 Existing City population is assumed to be 330,063 (SCAG 2019a).
2 The Northside Specific Plan would add 16,504 to 20,645 persons to the City of Riverside. With the addition of this population to the existing 330,063 (SCAG 2019a), the total City of Riverside population with the implementation of the Northside Specific Plan was assumed to be 346,567 to 350,708 residents.

Further, the revitalization of parks and facilities and the increase in open space and recreation acreage as proposed by the Northside Specific Plan would be consistent with the goals and policies of the City of Riverside's General Plan; the City of Riverside's Comprehensive Park, Recreation, and Community Services Master Plan; and the Riverside Renaissance Initiative. One of the Northside Specific Plan's objectives is to improve the quality of life for residences, including through creating a sense of place, community based projects, revitalization of the Ab Brown Sports Complex and redevelopment of the former Riverside Golf Course. The project also would provide multi-modal transportation via key corridors that would link recreational facilities as well as provide routes that may be utilized for recreational biking and pedestrian usage.

With the implementation and buildout of the Northside Specific Plan, it is anticipated that the future development would generate DIF funds that would contribute towards the maintenance and development of parks as needed. As discussed in Section 3.14.2, Relevant Plans, Policies, and Ordinances, the City of Riverside enforces three types of park DIFs that would be applicable to future projects developed under the Northside Specific Plan. Chapter 16.44 of the City of Riverside's Municipal Code states that all new developments would be subject to the Regional Park and Reserve Parks Development Fee, which would collect fees for the acquisition and development of regional parks and reserve parks (**CM-REC-1a**). Chapter 16.60 of the City of Riverside's Municipal Code dictates that all new development within the City of Riverside would be subject to the Local Park Development Fee, which would collect fees that would provide funding for new or improved facilities, as the new development would potentially increase demand on existing facilities (**CM-REC-1a**). Chapter 16.76 of the City of Riverside's Municipal Code states that all new development would be subject to the Trails Development Fee (**CM-REC-1b**). All collected fees would be utilized for the acquisition and development of trails. In all cases, the developer may donate or dedicate land in lieu of payment of the DIF. The collection of the DIFs would allow the City of Riverside to continue to enhance the quality of their existing parks and facilities in a manner that would avoid deterioration of parks.

The Northside Specific Plan would lower the parkland per resident ratio but would still exceed the current parkland to resident ratio of 3 acres per 1,000 residents and the suggested parkland to resident ratio of 5 acres per 1,000 residents. In addition, the future development under the Northside Specific Plan would be required to abide by all DIFs as mandated by the City of Riverside (**CM-REC-1a, CM-REC-1b**). The collection of the DIFs would allow the City of Riverside to continue to enhance the quality of their existing parks and facilities in a manner that would avoid deterioration of parks. Thus, the Northside Specific Pan would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, impacts would be less than significant.

City of Colton

As of 2018, the City of Colton's population is 54,828 (Table 3.12-1, Current and Forecasted Populations). The existing parkland acreage within the City of Colton is approximately 54 acres (3.14.1.2, City of Colton). Based on these numbers, the existing parkland ratio is approximately 1 acre of parkland per 1,000 residents. The current parkland-to-resident ratio does not meet the threshold established in the City of Colton's General Plan – Open Space and Conservation Element, which states that there shall be 5 acres of parkland per 1,000 residents of the City of Colton (City of Colton 1987).

The Northside Specific Plan would potentially increase the City of Colton's population by 2,961 to 4,606 persons (Table 3.12-4, Estimated Population Increase with Northside SPA Buildout). Implementation of the Northside Specific Plan would result in a total City of Colton population of approximately 57,789 to 59,434 people. The project proposes an approximately 75 acre long "open space buffer" bordering Pellissier Ranch (Figure 2-6, Proposed Specific Plan Land Uses. This opens space buffer will provide open space/recreational uses adjacent to

the Santa Ana River, and open space/agriculture uses at the base of the La Loma Hills. Table 3.14-8, City of Colton Parkland Ratio Goals versus Parkland Ratios with Northside Specific Plan, shows that the parkland per resident ratio with implementation of the Northside Specific Plan would increase from 1 acre per 1,000 residents to 2.17 acres per 1,000 residents.

Table 3.14-8. City of Colton Parkland Ratio Goals versus Parkland Ratios with Northside Specific Plan

Current Population (2018)[1]	Current Parkland Acreage	Parkland to Resident Ratio (Current Standard)	Existing Parkland to Resident Ratio	Population with implementation of Project (max)[2]	Total Parkland Acreage with implementation of Northside Specific Plan	Parkland to Resident Ratio with implementation of Northside Specific Plan
54,828	54	5 acres per 1,000 residents	1 acre per 1,000 residents	59,434	129	2.17 acres per 1,000 residents

Sources: SCAG 2019b, City of Colton n.d.a., 1987.
Notes:
1 Existing City population is assumed to be 54,828 (SCAG 2019b).
2 The Northside Specific Plan would add 2,961 to 4,606 persons to the City of Colton. With the addition of this population to the existing 54,828 (SCAG 2019b), the total City of Colton population with the implementation of the Northside Specific Plan was assumed to be 57,789 to 59,434 residents.

The Northside Specific Plan proposes a revitalization of Ab Brown Sports Complex, a restored Springbrook Arroyo, a Trujillo Adobe Heritage Village, and redevelopment of the Riverside Golf Course, all of which are located adjacent or within 1 mile of the City of Colton boundary (Figure 2-6, Proposed Specific Plan Land Uses). Approximately 75 acres of greenbelt would be provided around the Pellissier Ranch subarea development that would offer recreational and open space to the residents of the Northside SPA. As stated in Section 3.14.1.2, City of Colton (Existing Conditions), the closest City of Colton-owned park to the Northside SPA is Veterans Park. Veterans Park is approximately 2.5 miles northeast of the Northside SPA. It is more likely that the residents of the Pellissier Ranch subarea would use the park and recreational facilities developed within the City of Riverside due to proximity and accessibility. Thus, the Northside Specific Plan is not expected to result in the deterioration of existing parks within the City of Colton.

Future development allowed under the Northside Specific Plan would be subject to the Chapter 16.58, Dedication of Land or Payment of Fees for Park and Recreational Facilities, in the City of Colton's Municipal Code. This code stipulates that all new development within the City of Colton would be required to alleviate potential impacts to parks and recreational facilities in the City of Colton by contributing a payment of part impact fees, by dedicating parkland on the SPA at a ratio of 3 acres per 1,000 persons, or a combination of both (**CM-REC-2**). With the development of new parkland and recreational facilities as proposed by the project and the payment of applicable DIFs from the City of Colton, the Northside Specific Plan would not result in a substantial physical deterioration of parks.

The City of Colton General Plan – Open Space and Conservation Element (City of Colton 1987) and the Land Use Element (City of Colton 2013) has established a series of principles and standards to guide future development of recreational facilities within the City. These include providing a wide range of recreational uses, walkable amenities, provision of open space for residential developments, and establishing open space. The proposed amenities provided such as Ab Brown Sports Complex, a restored Springbrook Arroyo, a Trujillo Adobe Heritage Village, and redevelopment of the Riverside Golf Course would be consistent with these principles and standards.

In addition, the project is intended to promote multi-modal transportation, including pedestrian access between recreational amenities. Overall, the project would be consistent with the City of Colton General Plan policies related to recreational facilities.

The Northside Specific Plan would not cause substantial demand on City of Colton facilities considering it would develop parks and recreational facilities that are more accessible to the future residents of Pellissier Ranch in the City of Colton. The parkland per resident ratio with implementation of the Northside Specific Plan would increase from 1 acre per 1,000 residents to 2.17 acres per 1,000 residents. The Northside Specific Plan would also abide by all DIFs as adopted by the City of Colton (CM-REC-2). The Northside Specific Plan would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, impacts would be less than significant.

County of Riverside

The portion of the project under the jurisdiction of the County of Riverside is currently built out with housing and commercial uses. As stated in Section 3.14.1.3, County of Riverside (Existing Conditions), there are 17 County of Riverside owned parks and facilities that would serve the Northside SPA. These parks and facilities were determined to serve the SPA based on service area radiuses shown in the County of Riverside's Comprehensive Parks, Resources, and Recreation Service Plan (County of Riverside 2013).

The County of Riverside's Comprehensive Park, Resources, and Recreations Service Plan's mission is to acquire, protect, develop, manage, and interpret for the inspiration, use, and enjoyment of all people, a well-balanced system of park related places of outstanding scenic, recreational, and historic importance. According to County of Riverside Ordinance Number 359, all new developments in the County of Riverside are subject to DIFs that would alleviate impacts created by new residential development in unincorporated areas of the County of Riverside. These fees go toward public facilities, regional parkland, recreational trails, habitat conservation, and open space. Any future development within this area would pay these DIFs as implemented by the County of Riverside (CM-REC-3). The payment of the County of Riverside mandated DIFs would assist in achieving the mission of the County of Riverside's Comprehensive Park, Resources, and Recreations Service Plan.

The Northside Specific Plan is anticipated to increase unincorporated County of Riverside population by 845 to 1,282 residents. The project has potential to increase the usage of parks and recreational facilities within the County of Riverside via this additional population within Riverside County as well as the other additional development within the SPA.

While the County of Riverside includes 17 park and recreation areas, many of these parks are a substantial distance from the SPA and are not expected to be substantially utilized by the additional residents generated by the Northside Specific Plan. there are only four County of Riverside-owned parks and facilities that are within a 3-mile radius of the Northside SPA: the Louis Rubidoux Nature Center, Box Springs Mountain Reserve, Rancho Jurupa Regional Park, and The Cove Waterpark (Figure 3.14-1, Existing Recreational Facilities). There are existing recommendations for improvements for all of these sites, as detailed in Section 3.14.1.3, County of Riverside (Existing Conditions) and in the County of Riverside's Comprehensive Park, Resources, and Recreation Service Plan.

The Northside Specific Plan would be consistent with the County of Riverside policies and plans related to recreational facilities. All future residential development with a density of 14.1 dwelling units per acre are required to pay the County of Riverside – Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 810), which is intended to ensure adequate open space is provided. The County of

Riverside General Plan Land Use Element (County of Riverside 2019) and Multipurpose Open Space Element (County of Riverside 2015) also identifies the need to preserve natural resources and cultural resources, which the project would be consistent with by restoring the Springbrook Arroyo and establishing the Trujillo Adobe Heritage Village. Overall, the project would be consistent with the County of Riverside General Plan policies related to recreational facilities.

Ultimately, any future development within the County of Riverside area of the SPA would pay the DIF from the County of Riverside (**CM-REC-3**), which would indirectly assist in the improvement and enhancement of parks and facilities owned by the County of Riverside. The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, impacts would be **less than significant.**

Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less-than-Significant Impact. The Northside Specific Plan would create and revitalize a recreational space near the center of the SPA through the re-use and enhancement of the Riverside Golf Course, which has been mostly unoccupied since 2009. Additionally, Ab Brown Sports Complex is another re-use and enhancement site that would focus on creating permanent local soccer facilities on land that has a short-term leased from the City's Public Utility. The Springbrook Arroyo restoration and enhancement site would not require an expansion of outside areas already zoned for park or recreational use. The Trujillo Adobe Heritage Park would be converted into a Recreation site from its previous land use designation of Business/Office Park (B/OP).

The Northside Specific Plan would create a backbone trail system that would extend north from the proposed Northside Village Center, following the existing course of the Springbook Arroyo to Orange Street, and potentially eastward to the Northside Specific Plan boundary at West La Cadena Drive. An additional open space connection would lead north from the Springbrook Arroyo to Trujillo Adobe Heritage Village, through Pellissier Ranch along the Open Space/Agriculture buffer area, and connect to the Santa Ana River. Cross-country running trails would also be accommodated within the Northside community's trail system, with a competitive racing trail leading north from the Village Center, along the Springbrook Arroyo, within public open space areas, and through the Ab Brown Sports Complex. The trail system would accommodate two cross-country lengths: one would be 2 miles, and the other would be 3 miles.

The development of these recreational facilities identified above are included as a part of the Northside Specific Plan project. Future residential projects that would be developed under the Northside Specific Plan would be require to provide on-site recreational amenities and/or payment of DIF fees (**CM-PS-1, CM-REC-1a, CM-REC-1b, CM-REC-2, and CM-REC-3**) towards future construction or expansion of recreational facilities as well. While these recreational facilities improvements have potential to cause effects to the environment, these known effects are disclosed herein throughout this EIR and no additional impact would occur. Therefore, impacts would be less than significant.

3.14.5 Mitigation Measures

No mitigation measures required.

3.14.6 Level of Significance After Mitigation

All potential threshold impacts are less than significant. Therefore, no mitigation is required.

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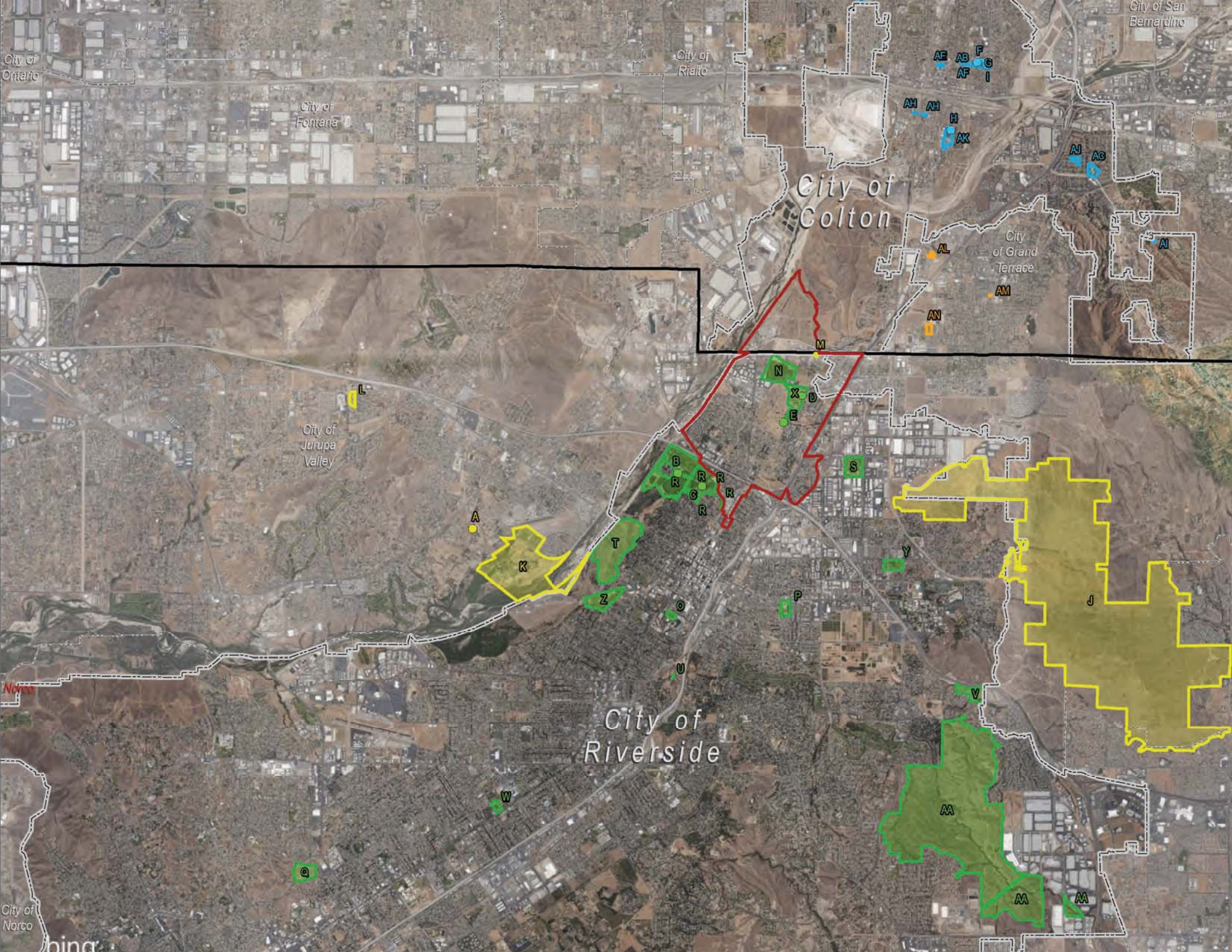
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3.15 Transportation

This section describes the existing transportation conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan. Information utilized for this section includes the project-specific Northside Specific Plan Baseline Opportunities & Constraints Analysis (Appendix B) and Northside Specific Plan Traffic Impact Analysis (TIA; Appendix H), as well as publicly available documents that are cited within the text below. The analysis presented herein includes an intersection and roadway analysis within the *study* area for the following scenarios:

- Existing Conditions
- Existing Plus Project Conditions: Specific Plan Scenario 1
- Existing Plus Project Conditions: Specific Plan Scenario 2
- Horizon Year 2040 Baseline (Without Project): Current General Plan Land Uses
- Horizon Year 2040 Specific Plan Scenario 1: Without Orange Street Extension
- Horizon Year 2040 Specific Plan Scenario 1: With Orange Street Extension
- Horizon Year 2040 Specific Plan Scenario 2: Without Orange Street Extension
- Horizon Year 2040 Specific Plan Scenario 2: With Orange Street Extension

3.15.1 Existing Conditions

Traffic Study Area

The project study area includes the following intersections (Table 3.15-1, Study Area Intersections) and roadway segments (Table 3.15-2, Study Area Roadway Segments), which are also illustrated in Figure 3.15-1, Existing Traffic Conditions.

Table 3.15-1. Study Area Intersections

Study Intersection		Jurisdiction
1	Center Street / Stephens Avenue	County of Riverside
2	West La Cadena Drive / I-215 SB Ramps-Stephens Avenue	County of Riverside
3	East La Cadena Drive / I-215 NB Ramps-Highgrove Place	County of Riverside
4	Center Street / Highgrove Place	County of Riverside
5	Columbia Avenue / Primer Street	City of Riverside
6	West La Cadena Drive / I-215 SB Ramps-Interchange Drive	City of Riverside
7	East La Cadena Drive / I-215 NB Ramps	City of Riverside
8	Columbia Avenue / East La Cadena Drive	City of Riverside
9	Main Street / Placentia Lane (Center Street)	City of Riverside / City of Colton
10	Main Street / Garner Road	City of Riverside
11	Main Street / Columbia Avenue	City of Riverside

Table 3.15-1. Study Area Intersections

Study Intersection		Jurisdiction
12	Main Street / Strong Street	City of Riverside
13	Main Street / Oakley Avenue-SR-60 WB On-Ramp	City of Riverside
14	Main Street / SR-60 EB Ramps	City of Riverside
15	Main Street / Spruce Street	City of Riverside
16	Orange Street / Oakley Avenue-SR-60 WB Off-Ramp	City of Riverside
17	Orange Street / Strong Street	City of Riverside
18	Orange Street / Columbia Avenue	City of Riverside
19	Orange Street / Garner Road	City of Riverside
20	Orange Street / Center Street	City of Riverside
21	Market Street / Rivera Street	City of Riverside
22	South Riverside Avenue / Pellissier Road (future intersection)	City of Colton

Table 3.15-2. Study Area Roadway Segments

Study Roadway Segment		Jurisdiction
1	South Riverside Avenue, between future Pellissier Road and Placentia Lane-Center Street	City of Colton
2	Main Street, between Placentia Lane/Center Street and Garner Road	City of Riverside
3	Main Street, between Garner Road and Columbia Avenue	City of Riverside
4	Main Street, between Columbia Avenue and Strong Street	City of Riverside
5	Main Street, between Strong Street and Oakley Avenue	City of Riverside
6	Main Street, between SR-60 EB Ramps and Spruce Street	City of Riverside
7	Main Street, between Spruce Street and Poplar Street	City of Riverside
8	Orange Street, between future Pellissier Road and Center Street *(Year 2040 With Orange Street Extension Scenarios only)*	City of Colton
9	Orange Street, between Center Street and Garner Road	City of Riverside
10	Orange Street, between Garner Road and Columbia Avenue	City of Riverside
11	Orange Street, between Columbia Avenue and Spring Street	City of Riverside
12	Orange Street, between Strong Street and Oakley Avenue	City of Riverside
13	West La Cadena Drive, between Chase Road and I-215 SB Ramps	City of Riverside
14	Pellissier Road, between South Riverside Avenue and Roquet Ranch *(Year 2040 scenarios only)*	City of Colton
15	Center Street/Placentia Lane, between Main Street and Orange Street	City of Riverside / City of Colton
16	Center Street, between Orange Street and Stephens Avenue	City of Riverside / County of Riverside
17	Center Street, between Stephens Avenue and Highgrove Place	County of Riverside
18	Garner Road, between Main Street and Orange Street	City of Riverside
19	Columbia Avenue, between Main Street and Orange Street	City of Riverside

Table 3.15-2. Study Area Roadway Segments

Study Roadway Segment		Jurisdiction
20	Columbia Avenue, between Orange Street and Primer Street	City of Riverside
21	Columbia Avenue, between Primer Street and East La Cadena Drive	City of Riverside
22	Strong Street, between Main Street and Orange Street	City of Riverside
23	Strong Street, between Orange Street and West La Cadena Drive	City of Riverside
24	Market Street, between Rivera Street and SR 60 WB Ramps	City of Riverside

Analysis Methodology

Level of service (LOS) is the term used to denote the different operating conditions that occur on a given roadway segment under various traffic volume loads. It is a qualitative measure used to describe a quantitative analysis taking into account factors such as roadway geometries, signal phasing, speed, travel delay, freedom to maneuver, and safety. Level of service provides an index to the operational qualities of a roadway segment or an intersection. Level of service designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. Level of service designation is reported differently for signalized and unsignalized intersections, as well as for roadway segments. The LOS intersection analysis is based on the seconds of delay experienced per vehicle at the intersection, while the roadway segment analysis is based on the roadway volumes relative to the operating capacity of the roadway segment based on classification. The specific methodology is detailed in Chapter 18 of the 2010 *Highway Capacity Manual (HCM)* and is summarized in the Traffic Impact Study (Appendix H).

Existing Roadway Network

The City of Riverside's General Plan 2025 Mobility Element identifies a roadway network that is comprised of the following classifications:

Local Streets principally provide vehicular, pedestrian, and bicycle access to property directly abutting the public right of way, with movement of through traffic discouraged. Local streets are designated to be thirty-six feet wide curb to curb within a sixty-six-foot right-of-way and have two through lanes (one in each direction).

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

The City of Riverside has two Collector Street widths, the first designated to be forty feet wide curb to curb within a sixty-six-foot right-of-way, and the second also measuring forty feet wide curb to curb but within an eighty-foot right-of-way to give room for landscaping, non-contiguous sidewalk, etc.

Arterial Streets carry through traffic and connect to the state highway system with restricted access to abutting properties. They are designed to have the highest traffic carrying capacity in the roadway system with the highest speeds and limited interference with traffic flow by driveways. The City of Riverside has five arterial classifications:

- Eighty-eight feet of right-of-way with sixty-four feet of paving and four lanes.

- One hundred feet of right-of-way with eighty feet of paving, a raised median and four lanes.
- One hundred ten feet of right-of-way with eighty-six feet of paving, a raised median and four lanes.
- One hundred twenty feet of right-of-way with one hundred feet of paving, a raised median and six lanes.
- One hundred forty-four feet of right-of-way with one hundred twenty-four feet of paving, a raised median and eight lanes.

Some of the roads are designated as scenic boulevards and/or parkways; these require special landscaping and additional right-of-way may be required. There are also several special boulevards which have a two-lane divided roadway of variable geometric design. The following is a description of the study roadways outlined in this report that were observed to be critical to the mobility network of the community:

Center Street is classified as an Arterial in the City of Riverside General Plan 2025. Within the project area, it is a two-way roadway with one lane in each direction. Curb to curb width ranges from 28' to 64' throughout the specific plan area. Sidewalks are generally provided near driveways along both sides of the roadway. On street parking is permitted. Bike lanes and bus stops are not provided. The posted speed limit is 40 mph. A traffic signal is provided at its intersection with Stephens Avenue. Center Street is stop-controlled at its intersections with Orange Street and Main Street.

Garner Road is an unclassified street in the City of Riverside General Plan 2025. Within the project area, it is a two-lane roadway with one lane in each direction. There is an unpaved portion in the middle that divides the roadway into two segments, preventing its use for through traffic. Curb to curb width is 45' feet on the western segment and 28' on the eastern segment. Sidewalks are provided on both segments. On street parking is only permitted on the north side of the western segment. The roadway utilizes speed bumps to slow down traffic on the eastern segment adjacent to recreational spaces. Bike lanes and bus stops are not provided. There is no posted speed limit on either segment. Garner Road is stop-controlled at its intersections with Main Street and Orange Street.

Columbia Avenue is classified as an Arterial in the City of Riverside General Plan 2025. Within the project area, it is a two-way roadway with two lanes in each direction and turn pockets where necessary. Curb to curb width ranges from 40' in the western area of the specific plan to 64' in the eastern area of the specific plan. Sidewalks are generally provided along both sides of the roadway. Although bike lanes are not provided in the planning area along Columbia Avenue, bike lanes are present east of the I-215. Bus stops are provided between Main Street and La Cadena Drive. The posted speed limit ranges from 35 mph near the west city limit to 45 mph near the east city limit, and on-street parking is permitted between Salmon River Road and Main Street. Within the project area, there are traffic signals provided at Main Street, Orange Street, Primer Street, and La Cadena Drive. Salmon River Road is stop-controlled at its intersection with Columbia Avenue.

Strong Street is classified as a Collector in the City of Riverside General Plan 2025. Within the project area, it is a two-way street with one lane in each direction. Curb to curb width ranges from 40' to 32' along the segment. Sidewalks are generally provided along both sides of the roadway. On street parking is permitted. Bike lanes and bus stops are not provided. The posted speed limit is 25 mph and on-street parking is permitted. A traffic signal is provided at Main Street. Orange Street and W. La Cadena Drive are both stop-controlled at its intersection with Strong Street.

Market Street is classified as an Arterial in the City of Riverside General Plan 2025. Within the project area, it is a two-way street with two lanes in each direction east of Rivera Street and one lane in each direction west of Rivera Street. Bus stops are provided. Curb to curb width is 40' west of Rivera Street and ranges from 80' to 90' east of Rivera Street. Sidewalks are generally provided along both sides of the roadway. A bike lane is provided on the northern side of the roadway, west of Rivera Street that connects to the Santa Ana River Trail. On-street parking is

not provided. The roadway provides direct access to SR-60 just east of Rivera Street. The posted speed limit is 35 mph. Within the project area, traffic signals are provided at Rivera Street and the SR-60 ramps.

Main Street is classified as an Arterial in the City of Riverside General Plan 2025. Within the project area, it is a two-way street with two lanes in each direction and both painted and raised medians throughout. The Specific Plan will minimize the median breaks along Main Street, with a minimum separation of 600 feet. Two-way left-turn lanes are provided north of Bartlett Avenue, between Garner Road and Alamo Street and between the SR-60 eastbound ramps and Spruce Street. Curb to curb width ranges from 84' in the northern area of the specific plan to 56' in the southern area of the specific plan. Sidewalks are provided along both sides of the roadway. Bike lanes and bus stops are provided. On street parking is not permitted. The posted speed limit varies between 35-50 mph. Within the specific plan area, traffic signals are provided at Columbia Avenue, Strong Street, both intersections at the SR-60 Ramps, and Spruce Street.

Orange Street is classified as a Collector in the City of Riverside General Plan 2025. Within the specific plan area, it is a two-way undivided roadway with one lane in each direction. Curb to curb width ranges from 26' in the northern area of the specific plan to 40' in the southern area of the specific plan. Sidewalks are provided along both sides of the roadway with the exception of the segment between Center Street and Garner Road. Bus stops are provided. Bike lanes are not provided. On street parking is permitted throughout a majority of the segment. The posted speed limit is 35 mph. Within the specific plan area, a traffic signal is provided at Columbia Avenue. Orange Street is stop-controlled at its intersections with Center Street, Strong Street and Oakley Avenue.

West La Cadena Drive is classified as a Collector in the City of Riverside General Plan 2025. Within the specific plan area, it is a two-way undivided roadway with one lane in each direction and serves as a frontage road to the I-215. Curb to curb width ranges from 26' to 36' throughout the roadway. Sidewalks are not generally provided with the exception of the area around Columbia Avenue. Bus stops are only provided on the west side of the street. Bike lanes are not provided and on-street parking is not permitted. The posted speed limit varies between 40-45 mph. Within the specific plan area, West La Cadena Drive is stop-controlled at the I-215 SB ramps.

Existing Transit Conditions

The Northside Specific Plan Area is served by the Riverside Transit Agency (RTA) for public transit (see Figure 3.15-2, Local Transit). The majority of the study area is served by local bus service Route 12 (Downtown Riverside to Center Street), which stops along Main Street, Columbia Avenue, Orange Street, Center Street and W La Cadena Street. There is also an alternative route that loops around Garner Road west of Main Street, Rivera Street and Alamo Street. This alternative route stops at Reid Park and Downtown Riverside. Route 29 (Downtown Riverside to Eastvale) also provides a few stops along Market Street. Frequency for these bus routes is typically 60 minutes.

Existing Pedestrian Network

Generally, the developed area of the Northside Community Plan includes a sidewalk network that provides access throughout the area with the exception of gaps along Orange Street and Center Street near the industrial areas (Figure 3.15-3, Existing Pedestrian Network). Sidewalks encourage interconnectivity for pedestrians in the entire neighborhood, with an emphasis on connecting people to the park and school facilities in the Northside Specific Plan Area. Pedestrian volume counts that were conducted at the study intersections during weekdays showed that there are higher pedestrian volumes in areas around the local schools than there are around the parks.

Existing Bicycle Network

The main bicycle corridors in the Northside Specific Plan Area are the Class I Santa Ana River Trail that runs along the west perimeter of the planning area, the Class II bike lane along Main Street between Center Street to Oakley Street, and the Class I bike trail that runs adjacent to the canal between Market Street and Columbia Avenue. In addition, there is a small Class II bike lane segment striped on Columbia Avenue from Rivera Street to Main Street. The Northside Specific Plan Area generally lacks an existing network of Class II (bike lane) and Class III (bike route) bicycle facilities. Refer to Figure 3.15-4, Existing Bikeways, for additional details. Per the City's General Plan 2025 and the City's Bicycle Master Plan (May 2007), there are plans to provide a Class II bike lane on Columbia Avenue Class II Bike lane from Main Street to the existing bike lane east of the I-215, as well as extend the Class III bike trail north to Garner Road and then towards the existing canal east of the I-215.

Existing Traffic Conditions

Existing traffic volumes at the project area intersections were obtained from traffic counts conducted by Veracity Traffic Group in February and March 2017. These 2017 counts were compared to data collected February 2019 for the *Commercial Plaza SWC of Columbia Avenue and Chicago Avenue Traffic Impact Study* (K2 Traffic Engineering, March 21, 2019). The comparison of this traffic data found that the counts varied by only 1.3% during the PM peak hour, and the 2017 data is considered to represent the current traffic conditions in the study area. Due to the large number of heavy vehicles frequenting the study area, heavy vehicle volumes were also considered in this analysis. Vehicles classified as "Class #4 (Buses) or larger were identified as heavy vehicles for this study. Below is a summary of the existing intersection and roadway segment operations. See Figure 3.15-5, Existing Traffic Volumes.

Intersections

As shown in Table 3.15-3, Existing Intersection Operations, all study area intersections currently operate at LOS D or better with the exception of the following intersections:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM: LOS E; PM: LOS F)
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (PM: LOS F)
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F)
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F)
- Main Street / Garner Road (AM/PM: LOS F)
- Orange Street / Oakley Avenue / SR-60 WB Off-Ramp (PM: LOS E)

Roadway Segments

As shown in Table 3.15-4, Existing Roadway Segment Operations, all study area roadway segments currently operate at an acceptable LOS with the exception of the following roadways:

- Orange Street, Columbia Avenue to Strong Street
- Orange Street, Strong Street to Oakley Avenue
- W La Cadena Drive, Chase Road to I-215 SB Ramps

Existing Traffic Volumes are shown in Figure 3.15-5, Existing Traffic Volumes.

Table 3.15-3. Existing Intersection Operations

Intersection	Jurisdiction	Peak Movement	Existing	
			Delay	*LOS*
Center Street / Stephens Avenue	County of Riverside	AM	39.8	D
		PM	23.6	C
W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM	**37.1**	**E**
		PM	**52.0**	**F**
E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM	9.6	A
		PM	10.6	B
West Center Street / Highgrove Place (U)	County of Riverside	AM_{NBL}	22.2	C
		PM_{NBL}	19.2	C
Columbia Avenue / Primer Street (S)	City of Riverside	AM	10.7	B
		PM	11.0	B
W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM	23.5	C
		PM	**50.2**	**F**
E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM_{EBL}	**>200**	**F**
		PM_{EBL}	**344.7**	**F**
Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM	26.0	C
		PM	38.9	D
Main Street / Placentia Lane (U)	City of Riverside	AM_{WBL}	**57.8**	**F**
		PM_{WBL}	**207.4**	**F**
Main Street / Garner Road (U)	City of Riverside	AM_{EBL}	**74.2**	**F**
		PM_{EBL}	**83.5**	**F**
Main Street / Columbia Avenue (S)	City of Riverside	AM	22.1	C
		PM	25.1	C
Main Street / Strong Street (S)	City of Riverside	AM	26.1	C
		PM	39.9	D
Main Street / Oakley Avenue / SR60 WB ON Ramp (S)	City of Riverside	AM	37.7	D
		PM	37.3	D
Main Street / SR60 EB Ramps (S)	City of Riverside	AM	24.1	C
		PM	22.5	C
Main Street / Spruce Street (S)	City of Riverside	AM	10.8	B
		PM	12.1	B
Orange Street / Oakley Avenue / SR60 WB Off Ramp (U)	City of Riverside	AM	20.3	C
		PM	**44.0**	**E**
Orange Street / Strong Street (U)	City of Riverside	AM	10.8	B
		PM	26.1	D
Orange Street / Columbia Avenue (S)	City of Riverside	AM	13.5	B
		PM	16.5	B

Table 3.15-3. Existing Intersection Operations

Intersection	Jurisdiction	Peak Movement	Existing	
			Delay	*LOS*
Orange Street / Garner Road (U)	City of Riverside	AM	8.8	A
		PM_{EBL}	10.1	B
Orange Street / Center Street (U)	City of Riverside	AM	9.1	A
		PM	9.9	A
Market Street / Rivera Street (S)	City of Riverside	AM	13.1	B
		PM	14.4	B

Source: Appendix H

a Delays and Level of Service calculated utilizing the methodologies described in Chapters 18, 19, & 20 of the 6th Edition Highway Capacity Manual (HCM 6).
b DELAY is measured in seconds
c LOS = Level of Service
d NB / Northbound, SB = Southbound, etc.
e T=thru movement, R=right-turn movement, etc.
f (S) = Signalized intersection
g (U) = Unsignalized intersection

Table 3.15-4. Existing Roadway Segment Operations

Street Segment	Jurisdiction	Existing Conditions					
		Existing Function Classification/No. Lanes [1]	*Capacity*	*ADT*	*% Heavy Vehicles*	*V/C*	*LOS*
S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	MAJOR / 4	34,100	21,540	21.5%	0.63	B
Main Street, Center Street to Garner Road	City of Riverside	100' ARTERIAL / 4	33,000	19,861	18.7%	0.60	A
Main Street, Garner Road to Columbia Avenue	City of Riverside	100' ARTERIAL / 4	33,000	21,734	20.6%	0.66	A
Main Street, Columbia Avenue to Strong Street	City of Riverside	88' ARTERIAL / 4	22,000	20,449	14.5%	0.93	D
Main Street, Strong Street to Oakley Avenue	City of Riverside	88' ARTERIAL / 4	22,000	20,687	16.7%	0.94	D
Main Street, SR60 EB to Spruce Street	City of Riverside	88' ARTERIAL / 4	22,000	12,921	11.7%	0.59	A
Main Street, Spruce Street to Poplar Street	City of Riverside	88' ARTERIAL / 4	22,000	10,528	2.6%	0.48	A
Orange Street, Center Street to Garner Road	City of Riverside	LOCAL / 2	3,100	1,930	12.6%	0.62	A
Orange Street, Garner Road to Columbia Avenue	City of Riverside	LOCAL / 2	3,100	2,824	6.2%	0.91	D
Orange Street, Columbia Avenue to Strong Street	City of Riverside	LOCAL / 2	3,100	3,982	8.8%	**1.28**	**E**
Orange Street, Strong Street to Oakley Avenue	City of Riverside	LOCAL / 2	3,100	4,735	6.2%	**1.53**	**E**
W. La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	LOCAL / 2	3,100	5,620	11.6%	**1.81**	**E**
Center Street, Main Street to Orange Street	City of Riverside	COLLECTOR / 2	12,500	3,875	18.8%	0.31	A

Table 3.15-4. Existing Roadway Segment Operations

Street Segment	Jurisdiction	Existing Conditions					
		Existing Function Classification/No. Lanes [1]	*Capacity*	*ADT*	*% Heavy Vehicles*	*V/C*	*LOS*
Center Street, Orange Street to Stephens Avenue	City/County of Riverside	COLLECTOR / 2	12,500	6,117	21.7%	0.49	A
Center Street, Stephens Avenue to Highgrove Place	County of Riverside	COLLECTOR / 2	12,500	8,650	17.7%	0.69	A
Garner Road, Main Street to Orange Street	City of Riverside	LOCAL / 2	3,100	252	6.0%	0.08	A
Columbia Avenue, Main Street to Orange Street	City of Riverside	88' ARTERIAL / 4	22,000	9,955	20.7%	0.45	A
Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' ARTERIAL / 4	22,000	12,226	17.2%	0.56	A
Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' ARTERIAL / 4	22,000	18,492	17.3%	0.84	C
Strong Street, Main Street to Orange Street	City of Riverside	LOCAL / 2	3,100	2,873	9.7%	0.93	D
Strong Street, Orange Street to W La Cadena Drive	City of Riverside	LOCAL / 2	3,100	1,900	5.9%	0.61	A
Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' ARTERIAL / 4	33,000	21,336	7.5%	0.65	A
Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	N/A					

Source: Appendix H

[1] It is noted that Main Street, Orange Street and La Cadena Drive were analyzed at a lower classification than the General Plan designation, as currently segments of these roadways have substandard roadway widths.

3.15.2 Relevant Plans, Policies, and Ordinances

Federal

Code of Federal Regulations Title 23

Code of Federal Regulations (CFR) Section 450.220 of Title 23 requires each state to carry out a continuing, comprehensive, and intermodal statewide transportation planning process. This process must include development of a statewide transportation plan and transportation improvement program that facilities the efficient, economical movement of people and goods in all areas of the state.

State

California Department of Transportation

Caltrans is responsible for planning, designing, building, operating, and maintaining California's state road system. Caltrans sets standards, policies, and strategic plans that aim to provide the safest transportation system in the nation for users and workers; maximize transportation system performance and accessibility; deliver quality transportation projects and services; preserve and enhance California's resources and assets; and promote quality service.

California Senate Bill 743

On September 27, 2013, Senate Bill 743 was signed into law, which creates a process to change the way that transportation impacts are analyzed under the California Environmental Quality Act (CEQA). Senate Bill 743 required the Governor's Office of Planning and Research to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. Under the new transportation guidelines, LOS, or automobile delay, will no longer be considered an environmental impact under CEQA.

The updates to the CEQA Guidelines required under Senate Bill 743 were approved on December 28, 2018. Under the new guidelines, vehicle miles traveled (VMT) has been adopted as the most appropriate measure of transportation impacts under CEQA. The Governor's Office of Planning and Research's regulatory text indicates that a public agency may immediately commence implementation of the new transportation impact guidelines, and that the guidelines must be implemented statewide by January 1, 2020. However, as of the release of this EIR, VMT is not yet required to be used as the metric for transportation impacts under CEQA, and as such, the traffic analysis in this section primarily relies on LOS.

Southern California Association of Governments (SCAG) Regional Transportation Plan

The Regional Transportation Plan (RTP) was prepared by SCAG to address regional issues and establish goals, objectives and policies for the Southern California region into the early part of the twenty-first century. The current plan focuses on improving the balance between land use and the current as well as future transportation systems. It is a multi-model Plan representing SCAG's vision for a better transportation system, integrated with the best possible growth pattern for the Region over the Plan horizon of 2030. The Plan provided the basic policy and program framework for long-term investment in our vast regional transportation system in a coordinated, cooperative and continuous manner. Transportation investments in the SCAG Region that receive State or Federal transportation funds must be consistent with the RTP and must be included in the Regional Transportation

Improvement Program (RTP) when ready for funding. The RTP has been developed with active participation from local agencies throughout the region, elected officials, the business community, community groups, private institutions and private citizens. As of the release of this EIR, the most current RTP prepared by SCAG is the 2016 publication; and the 2020 RTP titled, 'Connect SoCal' is in draft form.

Local

City of Riverside

City of Riverside General Plan 2025

The Circulation and Community Mobility Element of the City of Riverside General Plan 2025 (City of Riverside 2018) contains goals, recommendations, objectives, guidelines, and standards for the management of circulation and mobility in the City. The following General Plan 2025 policies are applicable to the project and aim to minimize adverse conditions for traffic and transportation in the City.

Policy CCM-1.2: Support the addition of capacity improvements to State Route (SR) 91, SR 60, I-215, and I-15.

Policy CCM-2.2: Balance the need for free traffic flow with economic realities and environmental and aesthetic considerations, such that streets are designed to handle normal traffic flows with tolerances to allow for potential short-term delays at peak flow hours.

Policy CCM-2.3 Maintain LOS D or better on Arterial Streets wherever possible. At key locations, such as City Arterials that are used by regional freeway bypass traffic and at heavily traveled freeway interchanges, allow LOS E at peak hours as the acceptable standard on a case-by-case basis.

Policy CCM-2.4 Minimize the occurrence of streets operating at LOS "F" by building out the planned street network and by integrating land use and transportation in accordance with the General Plan principles.

Policy CCM-2.6 Consider all alternatives for increasing street capacity before widening is recommended for streets within existing neighborhoods.

Policy CCM-2.7 Limit driveway and local street access on Arterial Streets to maintain a desired quality of traffic flow. Wherever possible, consolidate driveways and implement access controls during redevelopment of adjacent parcels.

Policy CCM-2.8 Design street improvements considering the effect on aesthetic character and livability of residential neighborhoods, along with traffic engineering criteria.

Policy CCM-2.9 Design all street improvement projects in a comprehensive fashion to include consideration of street trees, pedestrian walkways, bicycle lanes, equestrian pathways, signing, lighting, noise, and air quality wherever any of these factors are applicable (City of Riverside 2018).

City of Riverside Level of Service Standard

The City of Riverside General Plan 2025, Circulation and Community Mobility Element (2018), allows LOS D to be used as the maximum acceptable threshold for the study intersections and roadways of Collector or higher classification, or to any local or collector street if they provide access for the project. LOS C is to be maintained on all street intersections. However, at some key locations, such as City Arterial roadways that are used as freeway bypasses by regional through traffic and at heavily traveled freeway interchanges, LOS E may be acceptable as determined on a case-by-case basis. The City also recognizes that along key freeway-feeder segments during peak commute hours, LOS F may be expected due to regional travel patterns. A higher standard, such as LOS C or better, may be adopted for Local streets in residential areas.

County of Riverside

County of Riverside Congestion Management Plan

Urbanized areas such as Riverside County are required by State law to adopt a Congestion Management Plan (CMP). The goals of the CMP are to reduce traffic congestion and to provide a mechanism for coordinating land use development and transportation improvement decisions. Local agencies are required to establish minimum level of service (LOS) thresholds in their general plans and conduct traffic impact assessments on individual development projects. Deficiency plans must be prepared when a development project would cause LOS "F" on non-exempt CMP roadway segments. The deficiency plans outline specific mitigation measures and a schedule for mitigating the deficiency (City of Riverside 2018).

Western Riverside County Transportation Uniform Mitigation Fee (TUMF)

In 2002, the jurisdictions of Western Riverside County, including the cities of Riverside, Corona, and Moreno Valley and Riverside County, agreed to participate in the Western Riverside County TUMF program. TUMF is a multi-jurisdictional impact fee program that funds transportation improvements associated with new growth. All new development in each of the participating jurisdictions is subject to TUMF, based on the proposed intensity and type of development (City of Riverside, 2018).

Riverside County Transportation Commission (RCTC)

The Riverside County Transportation Commission (RCTC) was founded in 1976 when the California Legislature created four special transportation commissions in Southern California. The purpose of the legislation was to provide more local control and input over transportation matters. In its early years, RCTC fulfilled the following responsibilities as specified in its enabling legislation: coordination of state highway planning; adoption of Short Range Transit Plans; coordination of transit service; allocation of Transportation Development Act funds; identification of projects for state and federal grant funds; and the coordination of county highway and transit plans with regional and state agencies. Every city in the county holds a vote on the RCTC along with the five members of the Riverside County Board of Supervisors. The Governor also appoints a non-voting member to the board who is the Director of Caltrans from the local District office (City of Riverside 2018).

City of Colton

A portion of the Northside Specific Plan is located in the City of Colton, within the County of San Bernardino. Therefore, applicable County of San Bernardino regulations are outlined below in addition to applicable City of Colton regulations.

City of Colton General Plan Mobility Element

The City of Colton's General Plan Mobility Element (City of Colton 2013) establishes long-term goals and policies designed to improve the local transportation system and create options for residents to move about the City. The Element balances the need for efficient traffic operations with the desire to maintain Colton as a safe and attractive community, one with walkable neighborhoods, successful business districts, and distinctive streets. Key transportation corridors such as Mount Vernon Avenue and Valley Boulevard must be able to accommodate new development and complement regional transportation while meeting local mobility needs. Six major issues are addressed by the goals and policies of the City of Colton's General Plan Mobility Element, 1) providing complete streets, 2) the use of alternative modes of transportation, 3) an efficient street system, 4) efficient and safe freight movement, 5) meeting parking needs, and 6) working with regional partners to meet regional transportation needs (City of Colton 2013).

SANBAG

The San Bernardino Associated Governments, or SANBAG, is the council of governments and transportation planning agency for San Bernardino County. SANBAG is responsible for cooperative regional planning and furthering an efficient multi-modal transportation system countywide. As the County Transportation Commission, SANBAG supports freeway construction projects, regional and local road improvements, train and bus transportation, railroad crossings, call boxes, ridesharing, congestion management efforts, and long-term planning studies. SANBAG prepares and implements the Congestion Management Plan, described below, and administers Measure I, the half-cent transportation sales tax approved by County voters in 1989 (City of Colton 2013).

San Bernardino County Congestion Management Plan (CMP)

Urbanized areas such as San Bernardino County are required by State law to adopt a Congestion Management Plan (CMP). The goals of the CMP are to reduce traffic congestion and provide a mechanism for coordinating land use development and transportation improvement decisions. Local agencies are required to establish minimum level of service (LOS) thresholds in their general plans, and to conduct traffic impact assessments on individual development projects. Deficiency plans must be prepared when a development project would cause LOS F on non-exempt CMP roadway segments. The deficiency plans outline specific mitigation measures and a schedule for mitigating the deficiency. 2 To help fund regional transportation system improvements identified in the CMP, SANBAG has established a Development Mitigation Program. Developers are required to pay impact fees to fund their "fair share" of improvements per formulas adopted by SANBAG (City of Colton 2013).

Measure I Strategic Plan

Measure I, which is administered by SANBAG, is San Bernardino County's half-cent transportation sales tax. In 2004, over 80 percent of voters approved the extension of Measure I to allow for funding through 2040. Measure I funds provide monies for ongoing street maintenance, bike lane improvements, road widening, paving, landscaping, and bridge replacement. A number of improvement projects in the City of Colton have been funded through Measure I (City of Colton 2013).

3.15.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to transportation are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to transportation would occur if the project would:

1. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
2. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
4. Result in inadequate emergency access.

Due to the project being located in three different jurisdictions, the transportation consistency analysis was completed corresponding to the jurisdiction of the transportation facility location. Thus, the following significance criteria were utilized in this analysis.

City of Riverside Significance Criteria

Per Exhibit F of the City of Riverside's Traffic Impact Analysis Preparation Guide (April 2019), for projects that propose uses or intensities above that contained in the General Plan 2025, a significant impact at a study intersection occurs when the addition of project traffic causes either peak hour LOS to degrade from acceptable (LOS D or better) to unacceptable (LOS E or F) or peak hour delay to increase as shown in Table 3.15-5.

Table 3.15.5. LOS Delay Triggered by Added Traffic Trips

LOS A/B	By 10.0 seconds
LOS C	By 8.0 seconds
LOS D	By 5.0 seconds
LOS E	By 2.0 seconds
LOS F	By 1.0 second

A significant impact is also identified on any study intersection forecast to operate at LOS F during the peak hours in order to achieve the goal of Policy CCM-2.4 in the City's General Plan 2025 Mobility Element.

The City's *Traffic Impact Analysis Preparation Guide* (April 2019) provides the following CEQA significance criteria:

The following type of traffic impacts may be considered to be "significant" under CEQA:

1. When Existing Traffic conditions already exceed the General Plan 2025 target LOS.
2. Project Traffic, when added to Existing Traffic, will deteriorate the LOS to below the target LOS, and impacts cannot be mitigated through project conditions of approval.
3. When Existing plus Project Cumulative Traffic exceeds the target LOS, and impacts cannot be mitigated through the TUMF network (or other funding mechanism) or project conditions of approval. Or when the target LOS is exceeded and the needed improvements are not funded.

Exhibit F (Level of Service Standards) of the City of Riverside *Traffic Impact Analysis Preparation Guide* does state a target to maintain arterial streets at LOS D or better, but locations used by regional freeway bypass traffic and at heavily traveled freeway interchanges, LOS E may be accepted on a case-by-case basis..

City of Colton Significance Criteria

The City of Colton does not have specific significance criteria for intersections and roadway segments; therefore, the significance criteria in the San Bernardino County Transportation Impact Study Guidelines (July 2019) are used to determine significant impacts in the City of Colton, which are as follows:

Signalized Intersections

- Any signalized study intersection that is operating at an acceptable LOS D or better without project traffic in which the addition of project traffic causes the intersection to degrade to LOS E or F shall identify improvements to improve operations to LOS D or better; OR
- Any signalized study intersection that is operating at LOS E or F without project traffic where the project increases delay by 5.0 or more seconds shall identify improvements to offset the increase in delay.

Unsignalized Intersections

- The addition of project related traffic causes the intersection to degrade from a LOS D or better to a LOS E or worse; OR
- The project adds 5.0 seconds or more of delay to an intersection that is already projected to operate without project traffic at a LOS E or F; AND
- One or both of the following conditions are met:
    1. The project adds ten (10) or more trips to any minor street approach; OR
    2. The intersection meets the peak hour traffic signal warrant after the addition of project traffic.

County of Riverside Significance Criteria

The County of Riverside does not have specific significance criteria for intersections and roadway segments; however, the *Riverside County Transportation Department Traffic Impact Analysis Preparation Guide* (County of Riverside 2008) requires mitigation measures for intersections and roadway segments that do not meet the County's minimum standard of LOS D. Therefore, for the purposes of this study, a significant impact within

unincorporated Riverside County is identified at an intersection or on a roadway segment when one of the following occurs:

- The addition of project traffic causes LOS to degrade from acceptable (LOS D or better) to unacceptable (LOS E or F); OR
- The project adds traffic to a roadway segment that operates at an unacceptable LOS (LOS E or F) without the project.

3.15.4 Impacts Analysis

Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Potentially Significant. The following LOS analysis represents a consistency analysis with the applicable jurisdiction's transportation thresholds. The Northside Specific Plan would change the land use designation to those shown in Figure 2-6, Proposed Land Uses. As shown in this figure and described in Chapter 2, the project would include a Transition Overlay Zone and a Residential Overlay Zone that would allow for varying mixes of uses. Due to this, the analysis below reflects two land use scenarios; Scenario 1 assumes the construction of more Business/Office Park and Commercial in combination with Medium-Density Residential, and Scenario 2 assumes more Light Industrial and Industrial Research Park intensification with High Density Residential. Refer to Chapter 2 for more details.

The analysis also considers the changes in heavy truck volumes in the analysis. The Northside Specific Plan project proposes to restrict heavy trucks from using Main Street south of Center Street, and to re-route heavy trucks to Center Street between Main Street and I-215. It was assumed that the heavy truck restriction on Main Street would apply to all trucks with 3 or more axles, and that 2-axle trucks, buses and RVs would be allowed on Main Street south of Center Street. Based on this assumption, the heavy truck restriction would apply to approximately 50% of the existing vehicle classification counts that were collected at the study intersections and roadway segments along Main Street. Because much of the existing truck traffic on Main Street also uses Columbia Avenue, truck trips were also diverted off of Columbia Avenue and onto Center Street.

The buildout of the Specific Plan would occur over a period of 20 years. Thus, the Existing Plus Project Conditions reflects the addition of project traffic to the existing conditions to determine the project's direct traffic impacts. The additional buildout assumed under Existing Plus Project conditions includes the buildout of previously undeveloped areas, as those areas are expected to be built out first over the next 10 years. The Horizon Year 2040 Plus Project analysis assesses the buildout of the entire Specific Plan, including both the undeveloped areas as well as the changes in land use expected in the long-term, and represents the cumulative impact analysis.

Existing Plus Project Conditions

Existing Plus Project Trip Generations

The Existing Plus Project Conditions analysis assumes the addition of traffic generated by the Northside Specific Plan currently undeveloped areas to the existing roadway network. As discussed above, two different land use buildout scenarios were analyzed to address the Northside Specific Plan potential land use build out. Under the Existing Plus Project Conditions – Scenario 1, new development areas are forecast to generate an increase of approximately 80,607 daily trips, with an increase of approximately 5,836 trips occurring during the AM peak hour,

and an increase of approximately 7,453 trips occurring during the PM peak hour. Under the Existing Plus Project Conditions – Scenario 2, new development areas are forecast to generate an increase of approximately 61,321 daily trips, with an increase of approximately 4,789 trips occurring during the AM peak hour, and an increase of approximately 5,729 trips occurring during the PM peak hour. Tables 3.15-6 and 3.15-7 show the estimated trip generation by TAZ of the new development areas for Specific Plan Scenario 1 and 2, respectively.

Table 3.15-6. Existing Plus Project Trip Generation Specific Plan Scenario One

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	*Out*	*Total*	*In*	*Out*	*Total*
3508	C - Commercial*	438.32	TSF	4,617	106	265	371	279	146	425
3515	B/OP - Business/Office Park*	62.617	TSF	21,583	347	1,290	1,637	1,375	610	1,985
	C - Commercial*	506.3	TSF							
	HDR - High Density Residential	2,889	DU							
	MDR - Medium Density Residential*	442	DU							
	MHDR - Medium High Density Residential*	432	DU							
	OS - Open Space/Natural Resources	190.13	AC							
3531	C - Commercial*	187.85	TSF	2,048	46	114	161	122	71	193
5175	B/OP - Business/Office Park*	115.118	TSF	34,149	1,184	1,072	2,256	1,482	1,683	3,165
	C - Commercial*	555.4	TSF							
5182	B/OP - Business/Office Park*	1,684.88	TSF	18,210	374	1,037	1,411	1,110	575	1,685
	C - Commercial*	196.02	TSF							
	LI - Light Industrial (Colton)	1,480.00	TSF							
	MDR - Medium Density Residential*	1,620	DU							
	OS - Open Space/Natural Resources	42	AC							
			Total Trips	**80,607**	**2,057**	**3,778**	**5,836**	**4,369**	**3,084**	**7,453**

Source: Appendix H

Table 3.15-7. Existing Plus Project Trip Generation Specific Plan Scenario Two

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	*Out*	*Total*	*In*	*Out*	*Total*
3508	C - Commercial*	438.32	TSF	4,560	104	263	367	276	197	473
3515	B/OP - Business/Office Park*	5,261.32	TSF	11,155	206	646	852	692	340	1,032
	C - Commercial*	549.8	TSF							
	HDR - High Density Residential	1,200	DU							
	MDR - Medium Density Residential*	442	DU							
	OS - Open Space/Natural Resources	190.13	AC							
3531	C - Commercial*	187.85	TSF	1,994	45	113	157	120	68	188
5175	LI - Light Industrial (Colton)	255.818	TSF	22,482	834	913	1,747	1,061	1,029	2,090
5182	HDR - High Density Residential	2,430	DU	21,130	369	1,297	1,666	1,349	597	1,946
	LI - Light Industrial (Colton)	3,744.18	TSF							
	VLDR - Very Low Density Residential (Colton)	6	DU							
			Total Trips	**61,321**	**1,558**	**3,231**	**4,789**	**3,498**	**2,231**	**5,729**

Source: Appendix H

Heavy Vehicle Volume Adjustments

The Northside Specific Plan project proposes to restrict heavy vehicles from using Main Street south of Center Street, and to re-route heavy vehicles to Center Street between Main Street and I-215. Because the most recently adopted restrictions for heavy vehicles along City arterials have restricted vehicles with 3 or more axles, this analysis studied a 3 or more axle restriction on Main Street, with 2-axle vehicles being allowed on Main Street south of Center Street.

Review of the daily vehicle classification counts revealed that the Class #4 and #5 heavy vehicles (Buses and Single-Unit 2-Axle Trucks) represent approximately 50% of the total heavy vehicles, and approximately 50% of the total heavy vehicles consist of 3-axle vehicles (Class #6) or larger. Therefore, the 3 or more axle heavy vehicle restriction would apply to approximately 50% of the total heavy vehicles.

The percent proportions of Class #4/5 and Class #6 and higher vehicles to the total heavy vehicles (Class #4 or higher) are shown in Table 3.15-8 for segments of Main Street and Columbia Avenue.

Table 3.15-8. Total Percent Heavy Vehicle Class #4/5/6

Roadway Segment	Total HV ADT	HV % of Total	HV Class 4-5 ADT	HV Class 4-5%	HV Class 6+ ADT	HV Class 6+%
Main Street, Center Street to Garner Road	3,723	18.7%	1,896	51%	1,827	49%
Columbia Avenue, Main Street to Orange Street	2,058	20.7%	983	48%	1,075	52%
Average Heavy Vehicle Percentages:		**19.7%**		**49%**		**51%**

Heavy vehicles with 3 or more axles (Class #6 and higher) were collected separately from other vehicles for the turning movement counts at the study intersections. Therefore, all turning movement volumes identified as Class #6 or higher were diverted from Main Street and Columbia Avenue and onto Center Street. The heavy vehicle factors in the SYNCHRO traffic analysis program were then decreased by 50% for the intersection turning movements along Main Street and Columbia Avenue to account for the reduced percentage of heavy vehicles. The SYNCHRO heavy vehicle factors were also increased by 50% for the intersection turning movements along Center Street to account for the higher percentage of heavy vehicles as a result of the diversion of 3 or more axle heavy vehicles from Main Street to Center Street.

Although the percentage of heavy vehicles on Center Street would increase significantly with the proposed heavy vehicle restriction on Main Street, the existing and forecast future traffic volumes are significantly lower on Center Street than on Main Street and Columbia Avenue. In addition, the Specific Plan proposes to improve Center Street to four lanes between Main Street and I-215. Therefore, Center Street is anticipated to be able to accommodate the increase in heavy vehicle traffic without impacts to levels of service at the study intersections and roadway segments along Center Street. It is recommended that the City of Riverside update its Traffic Index map to account for projected heavy vehicle rates along the roadways within the Northside Specific Plan area.

The intersection and roadway segment analysis of each of these Scenario 1 and Scenario 2 are provided below.

Existing Plus Project Traffic Volumes

Existing Plus Project traffic volumes were derived by adding the new development project trips shown in Tables 3.15-6 and 3.15-7 to the existing traffic counts, and also by adjusting the existing heavy vehicle volumes to reflect the proposed heavy vehicle restriction on Main Street south of Center Street.

The project trips that were added to the existing traffic counts were derived based on a proportion of the trip generation based on new development (as shown in Tables 3.15-6 and 3.15-7) to the total Horizon Year 2040 trip generation for Specific Plan Scenarios 1 and 2.

The existing heavy vehicle percentages at the study intersections during the peak hours were adjusted to reflect the diverted heavy vehicle trips from Main Street to Center Street. The heavy vehicle percentages were also adjusted to reflect the additional heavy vehicle trips that would occur with the proposed industrial and business park uses within the Specific Plan area, particularly the sub-areas within the City of Colton.

The heavy vehicle percentages for the Specific Plan Light Industrial and Business Park uses were calculated using the proportional values of the heavy vehicle to total vehicle trip rates in the *City of Fontana Truck Trip Generation Study* (City of Fontana 2003). The heavy vehicle percentages derived from the *City of Fontana Truck Trip Generation Study* were also compared with heavy vehicle trip rates and percentages from the *High Cube Warehouse Vehicle Trip Generation Analysis* prepared by the Institute of Transportation Engineers (ITE 2016). A comparison of the heavy vehicle trip rates and percentages between the *City of Fontana Truck Trip Generation Study* and ITE *High Cube Warehouse Vehicle Trip Generation Analysis* is provided in Table 3.15-9.

Table 3.15-9. Heavy Vehicle Trip Rates and Percentages

Land Use	AM Trip Rates			PM Trip Rates		
	Heavy Vehicles	*Total Vehicles*	*Heavy Vehicle %*	*Heavy Vehicles*	*Total Vehicles*	*Heavy Vehicle %*
Fontana Truck Trip Generation Rates						
Light Industrial	0.268	0.679	**39.5%**	0.101	0.436	**23.2%**
Industrial Park (used for Business Park use)	0.039	0.095	**41.1%**	0.048	0.096	**50.0%**
ITE High-Cube Warehouse Truck Trip Generation Rates						
High-Cube Warehouse	0.024	0.082	**29.3%**	0.023	0.108	**21.3%**

As shown above, the heavy vehicle percentages that were derived from the *City of Fontana Truck Trip Generation Study* based on the Light Industrial and Industrial Park truck trip rates are substantially higher than the heavy vehicle percentages derived from the High-Cube Warehouse truck trip rates used in the *High Cube Warehouse Vehicle Trip Generation Analysis.* Therefore, the heavy vehicle percentages applied to the project trips in the Specific Plan scenarios are conservative. The trip rates for Light Industrial and Industrial Park from the *City of Fontana Truck Trip Generation Study* and High-Cube Warehouse from the *High Cube Warehouse Vehicle Trip Generation Analysis* are provided in Appendix H.

The proportion of heavy vehicle trips to total vehicle trips varies between Specific Plan Scenario 1 and Scenario 2 based on the proposed land uses in the two scenarios. Scenario 1 includes a higher proportion of residential uses while Scenario 2 includes a higher proportion of industrial and business park uses. Therefore, Scenario 2 includes a higher proportion of heavy vehicle trips than Scenario 1.

The heavy vehicle percentages associated with the Specific Plan Scenario 1 and Scenario 2 uses were then adjusted at the study intersections and roadway segments based on the proportion of the trips generated by truck-intensive uses to the total Specific Plan project trips. Daily heavy vehicle project trips were calculated based on the average of the AM and PM peak hour heavy vehicle percentages that were calculated for Scenario 1 and Scenario 2.

The total new project trips associated with Specific Plan Scenario 1 are illustrated in Figure 3.15-6. Figure 3.15-7 shows the total new project trips associated with Specific Plan Scenario 2.

Figure 3.15-8 illustrates the total Existing Plus Project traffic volumes for Specific Plan Scenario 1, and the total Existing Plus Project traffic volumes for Specific Plan Scenario 2 are shown in Figure 3.15-9.

Proposed Street Improvements to Designated Roadway Classifications

Currently several roadways within the study are not build out to their designated roadway classifications. As part of the Northside Specific Plan, it is assumed that these roadways would be built out per their classifications. As detailed in Chapter 2, Project Description, the Northside Specific Plan includes the following roadway Project Design Features (PDFs) :

PDF-TR-1: Main Street from Strong Street to Oakley Avenue (Existing Plus Project Scenario Two only)

- Widen roadway segment to proposed four-lane Arterial standards (78’ pavement width, 100’ right-of-way width).

PDF-TR-2: Orange Street from Center Street to Garner Road (Existing Plus Project Scenario One only)

- Widen roadway segment to proposed two-lane Collector standards (42’ pavement width, 66’ right-of-way width).

PDF-TR-3: Orange Street from Garner Road to Columbia Avenue

- Widen roadway segment to proposed two-lane Collector standards (42’ pavement width, 66’ right-of-way width).

PDF-TR-4: Orange Street from Columbia Avenue to Strong Street

- Widen roadway segment to proposed two-lane Collector standards (42’ pavement width, 66’ right-of-way width).

PDF-TR-5: Orange Street from Strong Street to Oakley Avenue

- Widen roadway segment to proposed two-lane Collector standards (42’ pavement width, 66’ right-of-way width).

PDF-TR-6: W La Cadena Drive from Chase Road to I-215 Southbound Ramps

- Widen roadway segment to two-lane Collector standards (40’ pavement width, 66’ right-of-way width).

PDF-TR-7: Columbia Avenue from Primer Street to E La Cadena Drive

- Widen roadway segment to four-lane Arterial standards (80' pavement width, 100' right-of-way width).

PDF-TR-8: Strong Street from Main Street to Orange Street

- Widen roadway segment to two-lane Collector standards (42' pavement width, 66' right-of-way width).

Existing Plus Project Conditions - Scenario 1

Intersections

With the addition of Scenario 1 traffic, the following intersections would operate at a deficient LOS (LOS E or F) under Existing Plus Project (Scenario 1) conditions (Table 3.15-10, Existing Plus Project (Scenario 1) Intersection Operations):

Based on the applicable significance determination thresholds, project-related significant impacts were identified at the following intersections under Existing Plus Project Specific Plan Scenario 1 conditions:

- Center Street / Stephens Avenue (AM: LOS F); **Impact TR-1A**.
- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2A**.
- Center Street / Highgrove Place (AM/PM: LOS F); **Impact TR-3A**.
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F)**; Impact TR-4A.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5A.**
- Columbia Avenue / E. La Cadena Drive (AM: LOS E; PM: LOS F); **Impact TR-6A.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7A.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8A.**
- Main Street / Strong Street (PM: LOS E); **Impact TR-9A.**
- Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM/PM: LOS D); **Impact TR-10A.**
- Orange Street / Oakley Avenue / SR-60 WB Off-Ramp (PM: LOS F);
- Orange Street / Strong Street (PM: LOS F);
- Orange Street / Center Street (PM: LOS C); **Impact TR-11A.**
- S. Riverside Avenue / Pellissier Road (PM: LOS F); **Impact TR-12A.**

It should be noted that although significant impacts were identified at the Orange Street / Oakley Avenue / SR-60 WB Off-Ramp and Orange Street / Strong Street intersections, no mitigation measures are required. The approved Exchange development is conditioned to install traffic signals at these two intersections, which would mitigate the impact that was identified for the Specific Plan project under Existing Plus Project Scenario One conditions.

Roadway Segments

As shown in Table 3.15-11 Existing Plus Project (Scenario 1) Roadway Segment Operations, with the implementation of the proposed reclassifications, the following would operate at unacceptable LOS under the Existing Plus Project Conditions – Scenario 1:

- Columbia Avenue, from Primer Street to E. La Cadena Drive. **Impact TR-13A**

Table 3.15-10 Existing Plus Project Scenario 1 Intersection Operations

Intersection	Jurisdiction	Peak Hour	Existing		Existing + Project Scenario One		Change in Delay	Significant
			Delay	*LOS*	*Delay*	*LOS*		
1 Center Street / Stephens Avenue (S)	County of Riverside	AM peak	39.8	D	125.6	F	85.8	YES
		PM PEAK	23.6	C	47.4	D	23.8	NO
2 W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM peak	37.1	E	157	F	119.9	YES
		PM PEAK	52	F	179.3	F	127.3	YES
3 E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM peak	9.6	A	13.3	B	3.7	NO
		PM PEAK	10.6	B	17.2	C	6.6	NO
4 West Center Street / Highgrove Place (U)	County of Riverside	AM peak	22.2	C	139.8	F	117.6	YES
		PM PEAK	19.2	C	82.4	F	63.2	YES
5 Columbia Avenue / Primer Street (S)	City of Riverside	AM peak	10.7	B	13	B	2.3	NO
		PM PEAK	11	B	13.9	B	2.9	NO
6 W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM peak	23.5	C	60	F	36.5	YES
		PM PEAK	50.2	F	125.3	F	75.1	YES
7 E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM peak	>200	F	>200	F	N/A	YES
		PM PEAK	>200	F	>200	F	N/A	YES

Table 3.15-10 Existing Plus Project Scenario 1 Intersection Operations

Intersection	Jurisdiction	Peak Hour	Existing		Existing + Project Scenario One		Change in Delay	Significant
			Delay	*LOS*	*Delay*	*LOS*		
8 Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM peak	26	C	58	E	32	YES
		PM PEAK	38.9	D	77.9	E	39	YES
9 Main Street / Placentia Lane (U)	City of Riverside /City of Colton	AM peak	57.8	F	>200	F	N/A	YES
		PM PEAK	>200	F	>200	F	N/A	YES
10 Main Street / Garner Road (U)	City of Riverside	AM peak	74.2	F	>200	F	N/A	YES
		PM PEAK	83.5	F	114.7	F	31.2	YES
11 Main Street / Columbia Avenue (S)	City of Riverside	AM peak	22.1	C	26.8	C	4.7	NO
		PM PEAK	25.1	C	28.2	C	3.1	NO
12 Main Street / Strong Street (S)	City of Riverside	AM peak	26.1	C	30.6	C	4.5	NO
		PM PEAK	39.9	D	55.8	E	15.9	YES
13 Main Street / Oakley Avenue / SR60 WB On Ramp (S)	City of Riverside	AM peak	37.7	D	46	D	8.3	YES
		PM PEAK	37.3	D	42.5	D	5.2	YES
14 Main Street / SR60 EB Ramps (S)	City of Riverside	AM peak	24.1	C	27.5	C	3.4	NO
		PM PEAK	22.5	C	25.6	C	3.1	NO
15 Main Street / Spruce Street (S)	City of Riverside	AM peak	10.8	B	12.4	B	1.6	NO
		PM PEAK	12.1	B	14.4	B	2.3	NO
16 Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM peak	20.3	C	22.9	C	2.6	NO
		PM PEAK	44	E	60.7	F	16.7	YES
17 Orange Street / Strong Street (S)	City of Riverside	AM peak	10.8	B	13	B	2.2	NO
		PM PEAK	26.1	D	65.9	F	39.8	YES

Table 3.15-10 Existing Plus Project Scenario 1 Intersection Operations

Intersection	Jurisdiction	Peak Hour	Existing		Existing + Project Scenario One		Change in Delay	Significant
			Delay	*LOS*	*Delay*	*LOS*		
18 Orange Street / Columbia Avenue (S)	City of Riverside	AM peak	13.5	B	19.2	B	5.7	NO
		PM PEAK	16.5	B	19.8	C	3.3	NO
19 Orange Street / Garner Road (U)	City of Riverside	AM peak	8.8	A	9.9	A	1.1	NO
		PM PEAK	10.1	B	12.7	B	2.6	NO
20 Orange Street / Center Street (U)	City of Riverside	AM peak	9.1	A	15	B	5.9	NO
		PM PEAK	9.9	A	23.9	C	14	YES
21 Market Street / Rivera Street (S)	City of Riverside	AM peak	13.1	B	16.6	B	3.5	NO
		PM PEAK	14.4	B	21.2	C	6.8	NO
22 S. Riverside Avenue / Pellisier Road (U)	City of Colton	AM peak			16.6	B	-	NO
		PM PEAK			>200	F	-	YES

Source: Appendix H
Notes: DELAY is measured in seconds, LOS = Level of Service, NB=northbound, SB=Southbound, T=thru movement, R=right-turn movement, (S) = Signalized intersection, (U) = Unsignalized intersection

Table 3.15-11 Existing Plus Project Scenario 1 – Roadway Segment Operations with Street Reclassifications

Street Segment		Jurisdiction	Existing Conditions						Existing Plus Project Scenario 1 With General Plan Or Proposed Classification					
			Existing Functional Classification /No. Lanes [1]	*Capacity1*	*ADT*	*% Heavy Vehicles*	*V/C*	*LOS*	*Proposed Classification / No. Lanes* [2]	*Capacity*	*ADT*	*V/C*	*LOS*	*Significant?*
1	S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major I 4	34,100	21,540	21.5%	0.63	B	Major I 4	34,100	25,870	0.76	C	
2	Main Street, Center Street to Garner Road	City of Riverside	100' arterial I 4	33,000	19,861	18.7%	0.60	A	100' Arterial I 4	33,000	21,488	0.65	A	
3	Main Street, Garner Road to Columbia Avenue	City of Riverside	100' arterial I 4	33,000	21,734	20.6%	0.66	A	100' Arterial I 4	33,000	24,562	0.74	B	
4	Main Street, Columbia Avenue to Strong Street	City of Riverside	88' arterial I 4	22,000	20,449	14.5%	0.93	D	100' Arterial I 4	33,000	21,051	0.64	A	
5	Main Street, Strong Street to Oakley Avenue	City of Riverside	88' arterial I 4	22,000	20,687	16.7%	0.94	D	100' Arterial I 4	33,000	21,907	0.66	A	
6	Main Street, SR60 EB to Spruce Street	City of Riverside	88' arterial I 4	22,000	12,921	11.7%	0.59	A	***100' Arterial / 2***	*18,000*	14,830	0.82	C	
7	Main Street, Spruce Street to Poplar Street	City of Riverside	88' arterial I 4	22,000	10,528	2.6%	0.48	A	***100' Arterial / 2***	*18,000*	12,728	0.71	B	
8	Orange Street, Center Street to Garner Road	City of Riverside	Local I 2	3,100	1,930	12.6%	0.62	A	66' Collector I 2	12,500	4,027	0.32	A	
9	Orange Street, Garner Road to Columbia Avenue	City of Riverside	Local I 2	3,100	2,824	6.2%	0.91	D	66' Collector I 2	12,500	6,428	0.51	A	
10	Orange Street, Columbia Avenue to Strong Street	City of Riverside	Local I 2	3,100	3,982	8.8%	**1.28**	**E**	66' Collector I 2	12,500	4,708	0.38	A	
11	Orange Street, Strong Street to Oakley Avenue	City of Riverside	Local I 2	3,100	4,735	6.2%	**1.53**	**E**	66' Collector I 2	12,500	5,290	0.42	A	

Table 3.15-11 Existing Plus Project Scenario 1 – Roadway Segment Operations with Street Reclassifications

Street Segment		Jurisdiction	Existing Conditions						Existing Plus Project Scenario 1 With General Plan Or Proposed Classification					
			Existing Functional Classification /No. Lanes [1]	*Capacity1*	*ADT*	*% Heavy Vehicles*	*V/C*	*LOS*	*Proposed Classification / No. Lanes* [2]	*Capacity*	*ADT*	*V/C*	*LOS*	*Significant?*
12	W. La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	Local I 2	3,100	5,620	11.6%	**1.81**	**E**	66' Collector I 2	12,500	7,404	0.59	A	
13	Center Street, Main Street to Orange Street	City of Riverside	Collector I 2	12,500	3,875	18.8%	0.31	A	88' Arterial I 4	22,000	4,747	0.22	A	
14	Center Street, Orange Street to Stephens Avenue	City/County of Riverside	Collector I 2	12,500	6,117	21.7%	0.49	A	88' Arterial I 4	22,000	9,115	0.41	A	
15	Center Street, Stephens Avenue to Highgrove Place	County of Riverside	Collector I 2	12,500	8,650	17.7%	0.69	A	88' Arterial I 4	22,000	11,460	0.52	A	
16	Garner Road, Main Street to Orange Street	City of Riverside	Local I 2	3,100	252	6.0%	0.08	A	Local I 2	3,100	252	0.08	A	
17	Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial I 4	22,000	9,955	20.7%	0.45	A	***110' ARTERIAL / 4***	*33,000*	14,301	0.43	A	
18	Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial I 4	22,000	12,226	17.2%	0.56	A	88' Arterial I 4	22,000	19,959	0.91	D	
19	Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial I 4	22,000	18,492	17.3%	0.84	C	88' Arterial I 4	22,000	29,468	**1.34**	**E**	YES
20	Strong Street, Main Street to Orange Street	City of Riverside	Local I 2	3,100	2,873	9.7%	0.93	D	66' Collector I 2	12,500	3,867	0.31	A	
21	Strong Street, Orange Street to W La Cadena Drive	City of Riverside	Local I 2	3,100	1,900	5.9%	0.61	A	66' Collector I 2	12,500	2,271	0.18	A	

Table 3.15-11 Existing Plus Project Scenario 1 – Roadway Segment Operations with Street Reclassifications

Street Segment		Jurisdiction	Existing Conditions						Existing Plus Project Scenario 1 With General Plan Or Proposed Classification					
			Existing Functional Classification /No. Lanes [1]	*Capacity1*	*ADT*	*% Heavy Vehicles*	*V/C*	*LOS*	*Proposed Classification / No. Lanes* [2]	*Capacity*	*ADT*	*V/C*	*LOS*	*Significant?*
22	Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial I 4	33,000	21,336	7.5%	0.65	A	100' Arterial I 4	33,000	26,961	0.82	C	
23	Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Does Not Exist						Secondary I 2	13,000	9,424	0.72	C	

Source: Appendix H

Notes:

1 It is noted that Main Street, Orange Street and La Cadena Drive segments were analyzed at a lower classification than the General Plan designation, as currently segments of these roadways have substandard roadway widths

2 Roadway classifications and capacity thresholds shown in *bold italics* indicate proposed change from General Plan classification. VIC and LOS shown in bold indicate deficient LOS based on ADT and roadway capacity.

Existing Plus Project Conditions - Scenario 2

Intersections

As shown in Table 3.15-12, based on the applicable significance determination thresholds, project-related significant impacts were identified at the following intersections under Existing Plus Project Specific Plan Scenario 2 conditions:

- Center Street / Stephens Avenue (AM: LOS F); **Impact TR-1B**.
- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2B**.
- Center Street / Highgrove Place (AM/PM: LOS F); **Impact TR-3B.**
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM: LOS E; PM: LOS F); **Impact TR-4B.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5B.**
- Columbia Avenue / E. La Cadena Drive (AM: LOS D; PM: LOS E); **Impact TR-6B.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7B.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8B.**
- Main Street / Strong Street (PM: LOS E); **Impact TR-9B.**
- Orange Street / Oakley Avenue / SR-60 WB Off-Ramp (PM: LOS F);
- Orange Street / Strong Street (PM: LOS F);
- S. Riverside Avenue / Pellissier Road (AM/PM: LOS F); **Impact TR-12B.**

It should be noted that although significant impacts were identified at the Orange Street / Oakley Avenue / SR-60 WB Off-Ramp and Orange Street / Strong Street intersections, no mitigation measures are required to be implemented by the Northside Specific Plan. The approved Exchange development is conditioned to install traffic signals at these two intersections, which would mitigate the impact under Existing Plus Project Scenario Two conditions.

Roadway Segments

As shown in Table 3.15-13, similar to Scenario 1, with the implementation of the proposed roadway buildout, the following would operate at unacceptable LOS under the Existing Plus Project Conditions – Scenario 2:

- Columbia Avenue, from Primer Street to E. La Cadena Drive. **Impact TR-13B**

Table 3.15-12 Existing Plus Project Scenario 2 – Intersection Operations

Intersection	Jurisdiction	Peak Hour	Existing		Existing + Project Scenario Two		Change In Delay	Significant?
			Delay	*LOS*	*Delay*	*LOS*		
Center Street / Stephens Avenue (S)	County of Riverside	AM Peak	39.8	D	93.5	F	53.7	YES
		PM Peak	23.6	C	36	D	12.4	NO
W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM Peak	37.1	E	109	F	71.9	YES
		PM Peak	52	F	130.4	F	78.4	YES
E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM Peak	9.6	A	11.9	B	2.3	NO
		PM Peak	10.6	B	14.8	B	4.2	NO
West Center Street / Highgrove Place (U)	County of Riverside	AM peak PM Peak	22.2	C	81.9	F	59.7	YES
		AM peak PM Peak	19.2	C	55.3	F	36.1	YES
Columbia Avenue / Primer Street (S)	City of Riverside	AM Peak	10.7	B	11.5	B	0.8	NO
		PM Peak	11	B	12.3	B	1.3	NO
W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM Peak	23.5	C	39.7	E	16.2	YES
		PM Peak	50.2	F	87.4	F	37.2	YES
E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM Peak	>200	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM Peak	26	C	43.2	D	17.2	YES
		PM Peak	38.9	D	63.8	E	24.9	YES
Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM Peak	57.8	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
Main Street / Garner Road (U)	City of Riverside	AM Peak	74.2	F	85.6	F	11.4	YES
		PM Peak	83.5	F	58.7	F	-24.8	YES
Main Street / Columbia Avenue (S)	City of Riverside	AM Peak	22.1	C	25.3	C	3.2	NO
		PM Peak	25.1	C	27.7	C	2.6	NO
Main Street / Strong Street (S)	City of Riverside	AM Peak	26.1	C	29.4	C	3.3	NO
		PM Peak	39.9	D	57	E	17.1	YES

Table 3.15-12 Existing Plus Project Scenario 2 – Intersection Operations

Intersection	Jurisdiction	Peak Hour	Existing		Existing + Project Scenario Two		Change In Delay	Significant?
			Delay	*LOS*	*Delay*	*LOS*		
Main Street / Oakley Avenue / SR60 WB On Ramp (S)	City of Riverside	AM Peak	37.7	D	41.3	D	3.6	NO
		PM Peak	37.3	D	40.7	D	3.4	NO
Main Street / SR60 EB Ramps (S)	City of Riverside	AM Peak	24.1	C	26.5	C	2.4	NO
		PM Peak	22.5	C	24.9	C	2.4	NO
Main Street / Spruce Street (S)	City of Riverside	AM Peak	10.8	B	12.3	B	1.5	NO
		PM Peak	12.1	B	14	B	1.9	NO
Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM Peak	20.3	C	22.6	C	2.3	NO
		PM Peak	44	E	51.3	F	7.3	YES
Orange Street / Strong Street (S)	City of Riverside	AM Peak	10.8	B	12.5	B	1.7	NO
		PM Peak	26.1	D	52.4	F	26.3	YES
Orange Street / Columbia Avenue (S)	City of Riverside	AM Peak	13.5	B	15.2	B	1.7	NO
		PM Peak	16.5	B	17.8	B	1.3	NO
Orange Street / Garner Road (U)	City of Riverside	AM Peak	8.8	A	9.3	A	0.5	NO
		PM Peak	10.1	B	10.7	B	0.6	NO
Orange Street / Center Street (U)	City of Riverside	AM Peak	9.1	A	12.6	B	3.5	NO
		PM Peak	9.9	A	16	C	6.1	NO
Market Street / Rivera Street (S)	City of Riverside	AM Peak	13.1	B	15.8	B	2.7	NO
		PM Peak	14.4	B	19.3	B	4.9	NO
S. Riverside Avenue / Pellissier Road (U)	City of Colton	AM Peak	-	-	>200	F	-	YES
		PM Peak	-	-	>200	F	-	YES

Source: Appendix H
Notes: DELAY is measured in seconds, LOS Level of Service, NB=northbound, SB=Southbound, T=thru movement, R=right-turn movement, (S) = Signalized intersection, (U) = Unsignalized intersection.

Table 3.15-13 Existing Plus Project Scenario 2 – Roadway Segment Operations with Street Reclassifications

Street Segment	Jurisdiction	Existing Conditions						Existing Plus Project Scenario 2 With General Plan Or Proposed Classification					
		Existing Functional Classification / No. Lanes 1	*Capacity1*	*ADT*	*% Heavy Vehicles*	*V/C*	*Los*	*Proposed Classification / No. Lanes 2*	*Capacity1*	*ADT*	*V/C*	*Los*	*Significant?*
S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major I 4	34,100	21,540	21.50%	0.63	B	Major I 4	34,100	24,039	0.7	C	
Main Street, Center Street to Garner Road	City of Riverside	100' arterial I 4	33,000	19,861	18.70%	0.6	A	100' Arterial I 4	33,000	19,966	0.61	A	
Main Street, Garner Road to Columbia Avenue	City of Riverside	100' arterial I 4	33,000	21,734	20.60%	0.66	A	100' Arterial I 4	33,000	22,310	0.68	A	
Main Street, Columbia Avenue to Strong Street	City of Riverside	88' arterial I 4	22,000	20,449	14.50%	0.93	D	100' Arterial I 4	33,000	21,307	0.65	A	
Main Street, Strong Street to Oakley Avenue	City of Riverside	88' arterial I 4	22,000	20,687	16.70%	0.94	D	100' Arterial I 4	33,000	22,212	0.67	A	
Main Street, SR60 EB to Spruce Street	City of Riverside	88' arterial I 4	22,000	12,921	11.70%	0.59	A	100' Arterial / 2	18,000	14,281	0.79	B	
Main Street, Spruce Street to Poplar Street	City of Riverside	88' arterial I 4	22,000	10,528	2.60%	0.48	A	100' Arterial / 2	18,000	12,503	0.69	A	
Orange Street, Center Street to Garner Road	City of Riverside	Local I 2	3,100	1,930	12.60%	0.62	A	66' Collector I 2	12,500	2,663	0.21	A	

Table 3.15-13 Existing Plus Project Scenario 2 – Roadway Segment Operations with Street Reclassifications

Street Segment	Jurisdiction	Existing Conditions						Existing Plus Project Scenario 2 With General Plan Or Proposed Classification					
		Existing Functional Classification / No. Lanes 1	*Capacity1*	*ADT*	*% Heavy Vehicles*	*V/C*	*Los*	*Proposed Classification / No. Lanes 2*	*Capacity1*	*ADT*	*V/C*	*Los*	*Significant?*
Orange Street, Garner Road to Columbia Avenue	City of Riverside	Local I 2	3,100	2,824	6.20%	0.91	D	66' Collector I 2	12,500	4,511	0.36	A	
Orange Street, Columbia Avenue to Strong Street	City of Riverside	Local I 2	3,100	3,982	8.80%	1.28	E	66' Collector I 2	12,500	4,583	0.37	A	
Orange Street, Strong Street to Oakley Avenue	City of Riverside	Local I 2	3,100	4,735	6.20%	1.53	E	66' Collector I 2	12,500	5,235	0.42	A	
West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	Local I 2	3,100	5,620	11.60%	1.81	E	66' Collector I 2	12,500	6,520	0.52	A	
Center Street, Main Street to Orange Street	City of Riverside	Collector I 2	12,500	3,875	18.80%	0.31	A	88' Arterial I 4	22,000	6,407	0.29	A	
Center Street, Orange Street to Stephens Avenue	City\/County of Riverside	Collector I 2	12,500	6,117	21.70%	0.49	A	88' Arterial I 4	22,000	9,550	0.43	A	
Center Street, Stephens Avenue to Highgrove Place	County of Riverside	Collector I 2	12,500	8,650	17.70%	0.69	A	88' Arterial I 4	22,000	12,061	0.55	A	

Table 3.15-13 Existing Plus Project Scenario 2 – Roadway Segment Operations with Street Reclassifications

Street Segment	Jurisdiction	Existing Conditions						Existing Plus Project Scenario 2 With General Plan Or Proposed Classification					
		Existing Functional Classification / No. Lanes 1	*Capacity1*	*ADT*	*% Heavy Vehicles*	*V/C*	*Los*	*Proposed Classification / No. Lanes 2*	*Capacity1*	*ADT*	*V/C*	*Los*	*Significant?*
Garner Road, Main Street to Orange Street	City of Riverside	Local I 2	3,100	252	6.00%	0.08	A	Local I 2	3,100	252	0.08	A	
Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterlal I 4	22,000	9,955	20.70%	0.45	A	110' Arterial / 4	33,000	13,821	0.42	A	
Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial I 4	22,000	12,226	17.20%	0.56	A	88' Arterial I 4	22,000	17,567	0.8	C	
Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial I 4	22,000	18,492	17.30%	0.84	C	88' Arterial I 4	22,000	25,303	1.15	E	
Strong Street, Main Street to Orange Street	City of Riverside	Local I 2	3,100	2,873	9.70%	0.93	D	66' Collector I 2	12,500	3,698	0.3	A	
Strong Street, Orange Street to W La Cadena Drive	City of Riverside	Local I 2	3,100	1,900	5.90%	0.61	A	66' Collector I 2	12,500	2,085	0.17	A	
Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial I 4	33,000	21,336	7.50%	0.65	A	100' Arterial I 4	33,000	26,643	0.81	C	YES

Table 3.15-13 Existing Plus Project Scenario 2 – Roadway Segment Operations with Street Reclassifications

Street Segment	Jurisdiction	Existing Conditions						Existing Plus Project Scenario 2 With General Plan Or Proposed Classification					
		Existing Functional Classification / No. Lanes 1	*Capacity1*	*ADT*	*% Heavy Vehicles*	*V/C*	*Los*	*Proposed Classification / No. Lanes 2*	*Capacity1*	*ADT*	*V/C*	*Los*	*Significant?*
Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	DOES NOT EXIST						Secondary I 2	13,000	11,253	0.87	D	

Source: Appendix H

Notes:

1 It is noted that Main Street, Orange Street and La Cadena Drive were analyzed at a lower classification than the General Plan designation, as currently segments of these roadways have substandard roadway widths

2 Roadway classifications and capacity thresholds shown in ***bold italics*** indicate proposed change from General Plan classification. VIC and LOS shown in **bold** indicate deficient LOS based on ADT and roadway capacity.

Horizon Year 2040

The Horizon Year cumulative analysis is intended to represent the expected buildout of the current land use plans and cumulative projects in the year 2040. As such, recently approved or in-process projects that are not consistent with applicable land use plans were also considered in this baseline condition, including the Exchange project (mixed-use residential/commercial), Empire Pharmacy (commercial), Center Street Warehouse (business/office park), and Roquet Ranch (specific plan). The average annual growth rate associated with the cumulative projects is approximately 2.4% from 2016 to 2040 according to the *Roquet Ranch Specific Plan Traffic Impact Analysis* (Author XXXX). The Horizon Year 2040 Baseline (Without Project) volumes from the RivTAM model showed annual growth rates ranging from 0.4% to 4.2%, with an average growth rate of 1.4% from existing to 2040. See Figure 3.15-10, Year 2040 Baseline Traffic Volumes (Without Project).

To ensure that the regional growth associated with the cumulative projects is adequately reflected in the Horizon Year 2040 Baseline (Without Project) volumes, additional growth factors were applied to the forecast volumes where annual growth was forecast at less than 1.0%. The additional growth factors combined with the Roquet Ranch trips increased the average annual growth rate in the study area to approximately 2.0% from existing to Horizon Year 2040 Baseline (Without Project) conditions. The additional traffic associated with the regional cumulative projects was also added to the Horizon Year 2040 traffic volumes for the Specific Plan scenarios, which resulted in average annual growth rates of approximately 2.6% for Scenario One and approximately 2.2% for Scenario Two from existing to the year 2040.

The Horizon Year 2040 Baseline (Without Project) scenario includes the build-out of the City's current General Plan 2025 Mobility Element roadways, which is also assumed under all scenarios analyzed herein. Under the Horizon Year, each land use scenario (Scenario 1 and Scenario 2) analysis was also completed with and without the future extension of Orange Street, north of Center Street into Pellissier Ranch in the City of Colton. The "without Orange Street Extension" scenario assumes the existing condition in which Orange Street terminates 400 feet north of Center Street and transitions to Pellissier Road to provide local access to the existing industrial uses. The "with Orange Avenue Extension" scenario assumes that Orange Street extends north as a two-lane Collector to provide a vehicular connection between Center Street and the future Pellissier Ranch and Roquet Ranch developments.

Trip Generation

As shown in Table 3.15-14, the "Without Project" land uses, which are currently included in the RivTAM regional traffic model and are based on the City's current General Plan 2025, are forecast to generate an increase of approximately 97,611 daily trips, with an increase of approximately 7,190 trips occurring during the AM peak hour, and an increase of approximately 9,141 trips occurring during the PM peak hour.

As shown in Table 3.15-15, under the Horizon Year, the Northside Specific Plan Scenario One land uses are forecast to generate an increase of approximately 126,942 daily trips, with an increase of approximately 9,354 trips occurring during the AM peak hour, and an increase of approximately 11,785 trips occurring during the PM peak hour. Refer to Figure 3.15-8, Horizon Year Plus Project – Scenario 1 Volumes.

As shown in Table 3.15-16, under the Horizon Year, the Northside Specific Plan Scenario Two land uses are forecast to generate an increase of approximately 107,205 daily trips, with an increase of approximately 8,283 trips occurring during the AM peak hour, and an increase of approximately 10,092 trips occurring during the PM peak hour. Refer to Figure 3.15-9, Horizon Year Plus Project – Scenario 2 Volumes.

Table 3.15-14 2040 Baseline Trip Generation (Without Project)

RivTAM TAZ	General Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	*Out*	*Total*	*In*	*Out*	*Total*
3486	C - Commercial*	848.969	TSF	5,794	236	151	387	233	319	552
	HDR - High Density Residential	292	DU							
	MDR - Medium Density Residential*	215	DU							
3488	B/OP - Business/Office Park*	9,065.340	TSF	21,638	793	779	1,572	1,006	1,018	2,024
	C - Commercial*	98.050	TSF							
	MDR - Medium Density Residential*	2,091	DU							
	MHDR - Medium High Density Residential*	189	DU							
	SRR - Semi Rural Residential*	7	DU							
3498	C - Commercial*	512.655	TSF	7,920	290	282	572	366	378	744
	HDR - High Density Residential	177	DU							
	MDR - Medium Density Residential*	16	DU							
3508	B/OP - Business/Office Park*	683.333	TSF	8,297	310	306	616	383	387	770
	C - Commercial*	119.800	TSF							
	MDR - Medium Density Residential*	1,020	DU							
	MHDR - Medium High Density Residential*	377	DU							
	O - Office*	1,543.560	TSF							
	PF - Public Facilities/Institutions*	2,000.000	TSF							
3515	B/OP - Business/Office Park*	8,839.433	TSF	7,770	288	246	534	342	393	735
	C - Commercial*	43.500	TSF							
	MDR - Medium Density Residential*	213	DU							
	OS - Open Space/Natural Resources	214.10	AC							
	PF - Public Facilities/Institutions*	447.174	TSF							
3527	B/OP - Business/Office Park*	2,200.000	TSF	4,380	120	207	327	235	176	411
	I - Industrial*	78.400	TSF							
	MDR - Medium Density Residential*	328	DU							
3531	B/OP - Business/Office Park*	2,733.333	TSF	6,361	194	281	475	328	271	599
	C - Commercial*	65.350	TSF							
	MDR - Medium Density Residential*	1,038	DU							

Table 3.15-14 2040 Baseline Trip Generation (Without Project)

RivTAM TAZ	General Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	*Out*	*Total*	*In*	*Out*	*Total*
5175	LI - Light Industrial (Colton)	402.913	TSF	22,644	848	916	1,764	1,065	1,041	2,106
	VLDR - Very Low Density Residential (Colton)	6	DU							
5182	LI - Light Industrial (Colton)	5,897.087	TSF	12,807	430	513	943	626	574	1,200
			Total Trips	**97,611**	**3,509**	**3,681**	**7,190**	**4,584**	**4,557**	**9,141**

Source: Appendix H

Table 3.15-15 2040 Specific Plan Buildout - Scenario One

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	*Out*	*Total*	*In*	*Out*	*Total*
3486	C - Commercial*	98.010	TSF	3,342	79	180	259	199	121	320
	MDR - Medium Density Residential*	303	DU							
	MHDR - Medium High Density Residential*	426	DU							
	O - Office*	98.010	TSF							
3488	B/OP - Business/Office Park*	9,000.000	TSF	21,720	821	762	1,583	993	1,036	2,029
	C - Commercial*	54.450	TSF							
	MDR - Medium Density Residential*	2,035	DU							
	MHDR - Medium High Density Residential*	189	DU							
	PF - Public Facilities/Institutions*	479.160	TSF							
3498	C - Commercial*	98.010	TSF	7,012	208	334	542	377	281	658
	MHDR - Medium High Density Residential*	426	DU							
	O - Office*	98.010	TSF							

Table 3.15-15 2040 Specific Plan Buildout - Scenario One

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	*Out*	*Total*	*In*	*Out*	*Total*
3508	B/OP - Business/Office Park*	62.617	TSF	10,785	248	619	867	652	340	992
	C - Commercial*	438.320	TSF							
	MDR - Medium Density Residential*	1,028	DU							
	MHDR - Medium High Density Residential*	1,229	DU							
	O - Office*	196.020	TSF							
	PF - Public Facilities/Institutions*	2,000.000	TSF							
3515	B/OP - Business/Office Park*	62.617	TSF	21,583	347	1,290	1,637	1,375	610	1,985
	C - Commercial*	506.300	TSF							
	HDR - High Density Residential	2,889	DU							
	MDR - Medium Density Residential*	442	DU							
	MHDR - Medium High Density Residential*	432	DU							
	OS - Open Space/Natural Resources	190.13	AC							
3527	MDR - Medium Density Residential*	624	DU	5,358	114	310	424	326	174	500
3531	B/OP - Business/Office Park*	250.467	TSF	4,783	108	267	375	286	165	451
	C - Commercial*	187.850	TSF							
	MDR - Medium Density Residential*	1,038	DU							
5175	B/OP - Business/Office Park*	115.118	TSF	34,149	1,184	1,072	2,256	1,482	1,683	3,165
	C - Commercial*	555.400	TSF							
5182	B/OP - Business/Office Park*	1,684.882	TSF	18,210	374	1,037	1,411	1,110	575	1,685
	C - Commercial*	196.020	TSF							
	LI - Light Industrial (Colton)	1,480.000	TSF							
	MDR - Medium Density Residential*	1,620	DU							
	OS - Open Space/Natural Resources	42.00	AC							
			Total Trips	**126,942**	**3,483**	**5,871**	**9,354**	**6,800**	**4,985**	**11,785**

Source: Appendix H

Table 3.15-16 2040 Specific Plan Buildout - Scenario Two

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	*Out*	*Total*	*In*	*Out*	*Total*
3486	C - Commercial*	98.010	TSF	3,333	79	179	258	198	121	319
	MDR - Medium Density Residential*	303	DU							
	MHDR - Medium High Density Residential*	426	DU							
	O - Office*	98.010	TSF							
3488	B/OP - Business/Office Park*	9,000.000	TSF	21,458	815	756	1,571	982	1,024	2,006
	C - Commercial*	54.450	TSF							
	MDR - Medium Density Residential*	2,035	DU							
	MHDR - Medium High Density Residential*	189	DU							
	PF - Public Facilities/Institutions*	479.160	TSF							
3498	C - Commercial*	98.010	TSF	6,995	208	333	541	376	281	657
	MHDR - Medium High Density Residential*	426	DU							
	O - Office*	98.010	TSF							
3508	B/OP - Business/Office Park*	62.617	TSF	10,651	244	614	858	645	460	1,105
	C - Commercial*	438.320	TSF							
	MDR - Medium Density Residential*	1,028	DU							
	MHDR - Medium High Density Residential*	1,229	DU							
	O - Office*	196.020	TSF							
	PF - Public Facilities/Institutions*	2,000.000	TSF							
3515	B/OP - Business/Office Park*	5,261.317	TSF	11,155	206	646	852	692	340	1,032
	C - Commercial*	549.800	TSF							
	HDR - High Density Residential	1,200	DU							
	MDR - Medium Density Residential*	442	DU							
	OS - Open Space/Natural Resources	190.13	AC							

Table 3.15-16 2040 Specific Plan Buildout - Scenario Two

RivTAM TAZ	Specific Plan Land Use	Quantity	Units	ADT	AM Peak Hour			PM Peak Hour		
					In	*Out*	*Total*	*In*	*Out*	*Total*
3527	MDR - Medium Density Residential*	624	DU	5,344	113	310	423	325	173	498
3531	B/OP - Business/Office Park*	250.467	TSF	4,657	104	263	367	280	159	439
	C - Commercial*	187.850	TSF							
	MDR - Medium Density Residential*	1,038	DU							
5175	LI - Light Industrial (Colton)	255.818	TSF	22,482	834	913	1,747	1,061	1,029	2,090
5182	HDR - High Density Residential	2,430	DU	21,130	369	1,297	1,666	1,349	597	1,946
	LI - Light Industrial (Colton)	3,744.182	TSF							
	VLDR - Very Low Density Residential (Colton)	6	DU							
			Total Trips	**107,205**	**2,972**	**5,311**	**8,283**	**5,908**	**4,184**	**10,092**

Source: Appendix H

Horizon Year 2040 – Baseline Without Project

The Horizon Year 2040 Baseline (Without Project) scenario reflects the build-out of the current General Plan land uses. The Horizon Year 2040 Baseline (Without Project) traffic volumes are based on the land uses that are currently included in the 2040 RivTAM regional traffic model for the Northside Specific Plan area. Figure 3.15-10 shows the Horizon Year 2040 Baseline (Without Project) traffic volumes, which also includes the additional growth from the cumulative projects as described in the previous chapter.

Horizon Year 2040 Baseline Roadway Improvements

The Horizon Year 2040 Baseline (Without Project) scenario includes the build-out of the City's current General Plan 2025 Mobility Element roadways, which is also assumed under all scenarios in this study. In addition, the Horizon Year 2040 Baseline (Without Project) scenario and all other scenarios include intersection improvements that are required mitigation measures for future development projects. Table 3.15-17 summarizes the future intersection improvements and the development projects (The Exchange and Roquet Ranch) that are required to construct them.

The Exchange project is also required to make fair-share contributions toward funding future intersection improvements, but these improvements are not assumed to be constructed under any of the Horizon Year 2040 study scenarios. However, the recommended improvements toward which the Exchange project is required to contribute a fair-share payment are recommended as mitigation measures for the two Specific Plan land use scenarios where applicable.

Table 3.15-17 Horizon Year 2040 Baseline Intersection Improvements

Intersection	Required or Planned Improvement	Responsible Party
Main Street / Strong Street	Restripe to provide an EB left turn lane and a shared through/right turn lane	Roquet Ranch, The Exchange
	Restripe to provide an WB left turn lane and a shared through/right turn lane	The Exchange
Orange Street / Strong Street	Install a traffic signal	The Exchange
Orange Street / Oakley Avenue / SR-60 WB Off-Ramp	Install a traffic signal	The Exchange
	Construct a NB left turn lane	The Exchange
Orange Street / Center Street	Install a traffic signal (1)	Roquet Ranch
	Prohibit NB and SB through traffic on Orange Street (1)	Roquet Ranch

Source: The Exchange Traffic Impact Analysis (Urban Crossroads 2018). Roquet Ranch Specific Plan Draft EIR Comments Letter, September 21, 2017. (1) These improvements are only included under the two Specific Plan scenarios with the Orange Street Extension.

As shown in Table 3.15-15, the Roquet Ranch development is responsible for installing a traffic signal at the Orange Street / Center Street intersection; however, the traffic signal is only needed if Orange Street is extended north of Center Street and is only included in the Horizon Year 2040 Specific Plan scenarios with the Orange Street Extension. It should be noted that a roundabout could be considered as a potential alternative to a traffic signal at some of the intersections where installation of a traffic signal is recommended. The feasibility of a roundabout instead of a traffic signal would be determined by the total volume entering/exiting the intersection and the availability of right-of-way to construct the appropriately sized roundabout for the intersection. Due to the desire to discourage or restrict through traffic on Orange Street, the City of Riverside has considered a future roundabout at

the Orange Street / Center Street intersection as an alternative to a traffic signal. The Orange Street / Center Street intersection was analyzed with a traffic signal for the Specific Plan scenarios with the Orange Street Extension because peak hour delay at a signalized intersection is typically higher than at a roundabout intersection, which therefore provides a more conservative analysis.

Figure 3.15-11 illustrates the future intersection improvements under the Horizon Year 2040 Baseline (Without Project) scenario, which are also included in all other study scenarios. The exception is the Orange Street / Center Street improvements, which are only included under the Specific Plan scenarios with the Orange Street Extension north of Center Street.

Intersections

As shown in Table 3.15-18, the following intersections are forecast to operate at a deficient LOS (LOS E or F) under Horizon Year 2040 Baseline (Without Project) conditions:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F)
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM: LOS E; PM: LOS F)
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F)
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F)
- Main Street / Garner Road (AM/PM: LOS F)
- Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM/PM: LOS E)

Roadway Segments

As shown in Table 3.15-19, the following roadway segments are forecast to operate at a deficient LOS (LOS E) under Horizon Year 2040 Baseline (Without Project) conditions:

- Columbia Avenue, from Orange Street to Primer Street
- Columbia Avenue, from Primer Street to E. La Cadena Drive

Table 3.15-18 Horizon Year 2040 Baseline (Without Project) – Intersection Operations

Intersection		Jurisdiction	Peak Hour	2040 Without Project	
				DELAY	*LOS*
1	Center Street / Stephens Avenue (S)	County of Riverside	AM peak	13.1	B
			PM Peak	15.1	B
2	W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM peak	79.1	F
			PM Peak	151.4	F
3	E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM peak	9.9	A
			PM Peak	11.5	B
4	West Center Street / Highgrove Place (U)	County of Riverside	AM peak	20.5	C
			PM Peak	20.9	C
5	Columbia Avenue / Primer Street (S)	City of Riverside	AM peak	12.8	B
			PM Peak	13.7	B
6	W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM peak	44.0	E
			PM Peak	106.5	F
7	E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM peak	>200	F
			PM Peak	>200	F
8	Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM peak	38.3	D
			PM Peak	35.0	D
9	Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM peak	153.7	F
			PM Peak	>200	F
10	Main Street / Garner Road (U)	City of Riverside	AM peak	>200	F
			PM Peak	>200	F
11	Main Street / Columbia Avenue (S)	City of Riverside	AM peak	36.2	D
			PM Peak	33.1	C
12	Main Street / Strong Street (S)	City of Riverside	AM peak	12.3	B
			PM Peak	16.7	B
13	Main Street / Oakley Avenue / SR60 WB ON Ramp (S)	City of Riverside	AM peak	64.3	E
			PM Peak	79.3	E
14	Main Street / SR60 EB Ramps (S)	City of Riverside	AM peak	23.1	C
			PM Peak	30.3	C
15	Main Street / Spruce Street (S)	City of Riverside	AM peak	11.9	B
			PM Peak	15.9	B
16	Orange Street / Oakley Avenue / SR60 WB Off Ramp (U)	City of Riverside	AM peak	14.1	B
			PM Peak	18.2	B

Table 3.15-18 Horizon Year 2040 Baseline (Without Project) – Intersection Operations

Intersection		Jurisdiction	Peak Hour	2040 Without Project	
				DELAY	*LOS*
17	Orange Street / Strong Street (U)	City of Riverside	AM peak	7.4	A
			PM Peak	10.0	B
18	Orange Street / Columbia Avenue (S)	City of Riverside	AM peak	16.7	B
			PM Peak	20.5	C
19	Orange Street / Garner Road (U)	City of Riverside	AM peak	8.8	A
			PM Peak	10.0	B
20	Orange Street / Center Street (U)	City of Riverside	AM peak	9.3	A
			PM Peak	11.6	B
21	Market Street / Rivera Street (S)	City of Riverside	AM peak	13.8	B
			PM Peak	18.6	B
22	S. Riverside Avenue / Pellissier Road (U	City of Colton	AM peak	42.8	E
			PM Peak	49.2	E

Source: Appendix H

Table 3.15-19 Horizon Year 2040 Baseline (Without Project) – Roadway Segment Operations

	Street Segment	Jurisdiction	Classification / No. Lanes (2025 General Plan)	Horizon Year 2040 Without Project				
				Capacity[1]	*ADT*	*% Heavy Vehicles*	*V/C*	*LOS*
1	S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major / 4	34,100	26,945	21.5%	0.79	C
2	Main Street, Center Street to Garner Road	City of Riverside	100' Arterial / 4	33,000	25,013	18.7%	0.76	B
3	Main Street, Garner Road to Columbia Avenue	City of Riverside	100' Arterial / 4	33,000	26,945	20.6%	0.82	C
4	Main Street, Columbia Avenue to Strong Street	City of Riverside	100' Arterial / 4	33,000	25,239	14.5%	0.76	B
5	Main Street, Strong Street to Oakley Avenue	City of Riverside	100' Arterial / 4	33,000	25,225	16.7%	0.76	B
6	Main Street, SR60 EB to Spruce Street	City of Riverside	100' Arterial / 4	33,000	16,290	11.7%	0.49	A
7	Main Street, Spruce Street to Poplar Street	City of Riverside	100' Arterial / 4	33,000	12,646	2.6%	0.38	A
8	Orange Street, Center Street to Garner Road	City of Riverside	66' Collector / 2	12,500	2,868	12.6%	0.23	A
9	Orange Street, Garner Road to Columbia Avenue	City of Riverside	66' Collector / 2	12,500	4,984	6.2%	0.40	A
10	Orange Street, Columbia Avenue to Strong Street	City of Riverside	66' Collector / 2	12,500	5,162	8.8%	0.41	A
11	Orange Street, Strong Street to Oakley Avenue	City of Riverside	66' Collector / 2	12,500	6,083	6.2%	0.49	A
12	West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	66' Collector / 2	12,500	6,969	11.6%	0.56	A
13	Center Street, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	5,047	18.8%	0.23	A
14	Center Street, Orange Street to Stephens Avenue	City/County of Riverside	88' Arterial / 4	22,000	8,040	21.7%	0.37	A
15	Center Street, Stephens Avenue to Highgrove Place	County of Riverside	88' Arterial / 4	22,000	10,826	17.7%	0.49	A
16	Garner Road, Main Street to Orange Street	City of Riverside	Local (Unclass.)	3,100	346	6.0%	0.11	A
17	Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	18,807	20.7%	0.85	C
18	Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial / 4	22,000	22,769	17.2%	**1.03**	**E**
19	Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial / 4	22,000	30,249	17.3%	**1.37**	**E**
20	Strong Street, Main Street to Orange Street	City of Riverside	66' Collector / 2	12,500	4,239	9.7%	0.34	A
21	Strong Street, Orange Street to W La Cadena Drive	City of Riverside	66' Collector / 2	12,500	2,486	5.9%	0.20	A
22	Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial / 4	33,000	30,843	7.5%	0.93	D
23	Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Secondary / 2	13,000	1,600	5.0%	0.12	A

Source: Appendix H

Note:

[1] LOS A and LOS B capacity thresholds were derived; City of Riverside deems anything better than LOS C as acceptable. V/C and LOS shown in **bold** indicate deficient LOS based on ADT and roadway capacity.

Proposed Street Improvements to Designated Roadway Classifications

Under the existing conditions, several roadways are not built out to their General Plan 2025 designation. As part of the Northside Specific Plan, these roadways would be built out to their classification. As discussed in Chapter 2, the Northside Specific Plan includes these improvements as Project Design Features (PDFs). Relevant to the Horizon Year 2040, these PDFs include:

PDF-TR-9: Columbia Avenue from Orange Street to Primer Street

- Widen roadway segment to four-lane Arterial standards (80' pavement width, 100' right- of-way width).

PDF-TR-10: Columbia Avenue from Primer Street to E La Cadena Drive (Applies to Scenario Two Without Orange Street Extension only)

- Widen roadway segment to four-lane Arterial standards (80' pavement width, 100' right- of-way width).

PDF-TR-11 Columbia Avenue from Primer Street to E La Cadena Drive (Applies to all scenarios except Scenario Two Without Orange Street Extension)

- Widen roadway segment to six-lane Arterial standards (100' pavement width, 120' right- of-way width).

PDF-TR-12: Pellissier Road from S Riverside Avenue to Roquet Ranch (Applies to Scenario Two Without Orange Street Extension only)

- Improve roadway segment to four-lane Secondary standards per City of Colton General Plan.

Horizon Year 2040 – Scenario 1

The Specific Plan Scenario One land uses were input into the 2040 RivTAM model to derive the Horizon Year 2040 traffic volumes for Specific Plan Scenario One. The RivTAM model was run both without and with the future extension of Orange Street north of Center Street into Pellissier Ranch in the City of Colton. Trips from the Roquet Ranch development and additional growth from regional cumulative projects were also added to the Horizon Year 2040 Specific Plan Scenario One traffic volumes that were generated by the RivTAM model.

The methodology used to derive the heavy vehicle percentages for the Existing Plus Project Scenario One traffic volumes was also applied to the Horizon Year 2040 With Specific Plan Scenario One traffic volumes.

The Horizon Year 2040 Specific Plan Scenario One traffic volumes without the Orange Street Extension are shown in Figure 3.15-12. Figure 3.15-13 illustrates the Horizon Year 2040 Specific Plan Scenario One traffic volumes with the Orange Street Extension.

Scenario 1 – Without Orange Street Extension

The Horizon Year 2040 roadway improvements for Specific Plan Scenario 1 without the Orange Street Extension are the same as the roadway improvements under the Horizon Year 2040 Baseline (Without Project) scenario, with the following exception:

- Main Street south of SR-60 is reduced to one through lane in each direction under all scenarios with the Specific Plan.

Intersections

Table 3.15-20 shows that project-related significant impacts were identified at the following intersections under Horizon Year 2040 Specific Plan Scenario 1 conditions without the Orange Street Extension:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2C**.
- Center Street / Highgrove Place (AM/PM: LOS F); **Impact TR-3C**
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F); **Impact TR-4C.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5C.**
- Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E); **Impact TR-6C.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7C.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8C.**
- Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E); **Impact TR-10C.**
- S. Riverside Avenue / Pellissier Road (AM/PM: LOS F); **Impact TR-12C.**
- Main Street / Spruce Street (PM: LOS C); **Impact TR-14C.**
- Orange Street / Columbia Avenue (AM: LOS C); **Impact TR-15C.**

Roadway Segments

As shown in Table 3.15-21, the following roadway segments are forecast to operate at a deficient LOS (LOS E) and would also be significantly impacted by the Northside Specific Plan under Horizon Year 2040 Specific Plan Scenario 1 conditions without the Orange Street Extension:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; **Impact TR-13C.**
- Columbia Avenue, from Orange Street to Primer Street; **Impact TR-16C.**

Table 3.15-20. Horizon Year 2040 Scenario 1 Without Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 without Project		2040 SP Scenario One		Change in Delay	Significant?
			DELAY	*LOS*	*DELAY*	*LOS*		
1 Center Street / Stephens Avenue (S)	County of Riverside	AM peak	13.1	B	17.8	B	4.7	NO
		PM Peak	15.1	B	19.2	B	4.1	NO
2 W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM peak	79.1	F	184.7	F	105.6	YES
		PM Peak	151.4	F	>200	F	NIA	YES
3 E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM peak	9.9	A	12.3	B	2.4	NO
		PM Peak	11.5	B	16	C	4.5	NO
4 West Center Street / Highgrove Place (U)	County of Riverside	AM peak	20.5	C	67.9	F	47.4	YES
		PM Peak	20.9	C	73.4	F	52.5	YES
5 Columbia Avenue / Primer Street (S)	City of Riverside	AM peak	12.8	B	14.4	B	1.6	NO
		PM Peak	13.7	B	16	B	2.3	NO
6 W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM peak	44	E	71.2	F	27.2	YES
		PM Peak	106.5	F	>200	F	NIA	YES
7 E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM peak	>200	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
8 Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM peak	38.3	D	53.7	D	15.4	YES
		PM Peak	35	D	47	D	12	YES
9 Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM peak	153.7	F	>200	F	NIA	YES
		PM Peak	>200	F	111.4	F	NIA	YES
10 Main Street / Garner Road (U)	City of Riverside	AM peak	>200	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
11 Main Street / Columbia Avenue (S)	City of Riverside	AM peak	36.2	D	31.1	C	-5.1	NO
		PM Peak	33.1	C	30.7	C	-2.4	NO
12 Main Street / Strong Street (S)	City of Riverside	AM peak	12.3	B	12.2	B	-0.1	NO
		PM Peak	16.7	B	17.2	B	0.5	NO
13 Main Street / Oakley Avenue / SR60 WB On Ramp (S)	City of Riverside	AM peak	64.3	E	73.1	E	8.8	YES
		PM Peak	79.3	E	68.5	E	-10.8	NO
14 Main Street / SR60 EB Ramps (S)	City of Riverside	AM peak	23.1	C	20.4	C	-2.7	NO
		PM Peak	30.3	C	30.8	C	0.5	NO
15 Main Street / Spruce Street (S)	City of Riverside	AM peak	11.9	B	13.9	B	2	NO
		PM Peak	15.9	B	24.4	C	8.5	YES
16 Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM peak	14.1	B	14.6	A	0.5	NO
		PM Peak	18.2	B	18.7	B	0.5	NO
17 Orange Street / Strong Street (S)	City of Riverside	AM peak	7.4	A	7.5	A	0.1	NO
		PM Peak	10	B	12.2	B	2.2	NO
18 Orange Street / Columbia Avenue (S)	City of Riverside	AM peak	16.7	B	28.5	C	11.8	YES
		PM Peak	20.5	C	23.4	C	2.9	NO

Table 3.15-20. Horizon Year 2040 Scenario 1 Without Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 without Project		2040 SP Scenario One		Change in Delay	Significant?
			DELAY	*LOS*	*DELAY*	*LOS*		
19 Orange Street / Garner Road (U)	City of Riverside	AM peak	8.8	A	9.6	A	0.8	NO
20		PM Peak	10	B	12.3	B	2.3	NO
21 Orange Street / Center Street (U)	City of Riverside	AM peak	9.3	A	12.5	B	3.2	NO
		PM Peak	11.6	B	17.3	C	5.7	NO
22 Market Street / Rivera Street (S)	City of Riverside	AM peak	13.8	B	14.1	B	0.3	NO
		PM Peak	18.6	B	22.4	C	3.8	NO
23 S. Riverside Avenue / Pellissier Road (U)	City of Colton	AM peak	42.8	E	>200	F	NIA	YES
		PM Peak	49.2	E	>200	F	NIA	YES

SOURCE: Appendix H

Table 3.15-21. Horizon Year 2040 Scenario 1 Without Orange Street Extension – Roadway Segment Operations

Street segment		Jurisdiction	Horizon Year 2040 without Project						Horizon Year 2040 SP Scenario One: without Orange							
			Classification / No. Lanes (2025 general plan)	*Capacity*[1]	*ADT*	*% Heavy Vehicles*	*VIC*	*LOS*	*Classification / No. Lanes (proposed)*	*Capacity*[1]	*Diverted Truck Trips*	*ADT*	*% Heavy Vehicles*	*VIC*	*LOS*	*Significant?*
1	S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major / 4	34,100	26,945	21.5%	0.79	C	Major / 4	34,100	0	29,221	21.2%	0.86	D	
2	Main Street, Center Street to Garner Road	City of Riverside	100' Arterial / 4	33,000	25,013	18.7%	0.76	B	100' Arterial / 4	33,000	-2,301	27,087	8.8%	0.82	C	
3	Main Street, Garner Road to Columbia Avenue	City of Riverside	100' Arterial / 4	33,000	26,945	20.6%	0.82	C	100' Arterial / 4	33,000	-2,440	30,808	10.1%	0.93	D	
4	Main Street, Columbia Avenue to Strong Street	City of Riverside	100' Arterial / 4	33,000	25,239	14.5%	0.76	B	100' Arterial / 4	33,000	-879	24,563	11.3%	0.74	B	
5	Main Street, Strong Street to Oakley Avenue	City of Riverside	100' Arterial / 4	33,000	25,225	16.7%	0.76	B	100' Arterial / 4	33,000	-1,101	26,100	11.9%	0.79	B	
6	Main Street, SR60 EB to Spruce Street	City of Riverside	100' Arterial / 4	33,000	16,290	11.7%	0.49	A	***100' Arterial / 2***	*18,000*	-308	16,311	9.8%	0.91	D	
7	Main Street, Spruce Street to Poplar Street	City of Riverside	100' Arterial / 4	33,000	12,646	2.6%	0.38	A	***100' Arterial / 2***	*18,000*	-84	15,366	1.6%	0.85	C	
8	Orange Street, Center Street to Garner Road	City of Riverside	66' Collector / 2	12,500	2,868	12.6%	0.23	A	66' Collector / 2	12,500	0	5,233	6.9%	0.42	A	
9	Orange Street, Garner Road to Columbia Avenue	City of Riverside	66' Collector / 2	12,500	4,984	6.2%	0.40	A	66' Collector / 2	12,500	0	8,499	3.6%	0.68	A	
10	Orange Street, Columbia Avenue to Strong Street	City of Riverside	66' Collector / 2	12,500	5,162	8.8%	0.41	A	66' Collector / 2	12,500	0	5,603	8.1%	0.45	A	
11	Orange Street, Strong Street to Oakley Avenue	City of Riverside	66' Collector / 2	12,500	6,083	6.2%	0.49	A	66' Collector / 2	12,500	0	6,083	6.2%	0.49	A	
12	West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	66' Collector / 2	12,500	6,969	11.6%	0.56	A	66' Collector / 2	12,500	0	8,430	9.6%	0.67	A	
13	Center Street, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	5,047	18.8%	0.23	A	88' Arterial / 4	22,000	2,302	5,249	63.4%	0.24	A	
14	Center Street, Orange Street to Stephens Avenue	City/County of Riverside	88' Arterial / 4	22,000	8,040	21.7%	0.37	A	88' Arterial / 4	22,000	2,302	10,839	39.8%	0.49	A	
15	Center Street, Stephens Avenue to Highgrove Place	County of Riverside	88' Arterial / 4	22,000	10,826	17.7%	0.49	A	88' Arterial / 4	22,000	2,302	13,075	34.2%	0.59	A	
16	Garner Road, Main Street to Orange Street	City of Riverside	Local / 2	3,100	346	6.0%	0.11	A	Local / 2	3,100	0	346	6.0%	0.11	A	
17	Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	18,807	20.7%	0.85	C	***110' Arterial / 4***	*33,000*	-1,383	18,556	13.5%	0.56	A	
18	Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial / 4	22,000	22,769	17.2%	**1.03**	**E**	88' Arterial / 4	22,000	-1,151	25,867	10.7%	**1.18**	**E**	**YES (TR-16)**
19	Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial / 4	22,000	30,249	17.3%	**1.37**	**E**	88' Arterial / 4	22,000	-576	36,508	12.7%	**1.66**	**E**	**YES (TR-13)**
20	Strong Street, Main Street to Orange Street	City of Riverside	66' Collector / 2	12,500	4,239	9.7%	0.34	A	66' Collector / 2	12,500	0	4,438	9.3%	0.36	A	
21	Strong Street, Orange Street to W La Cadena Drive	City of Riverside	66' Collector / 2	12,500	2,486	5.9%	0.20	A	66' Collector / 2	12,500	0	2,713	5.4%	0.22	A	
22	Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial / 4	33,000	30,843	7.5%	0.93	D	100' Arterial / 4	33,000	0	30,194	7.6%	0.91	D	
23	Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Secondary / 2	13,000	1,600	5.0%	0.12	A	Secondary / 2	13,000	0	11,024	9.0%	0.85	D	

Source: Appendix H

Note:

[1] Roadway classifications and capacity thresholds shown in ***bold italics*** indicate proposed change from General Plan classification. VIC and LOS shown in **bold** indicate deficient LOS based on ADT and roadway capacity.

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Scenario 1 – With Orange Street Extension

The Horizon Year 2040 roadway improvements for Specific Plan Scenario 1 with the Orange Street Extension are the same as without the extension, except for the following improvements at the Orange Street / Center Street intersection:

- Installation of a traffic signal; and
- Northbound and southbound through traffic prohibited (Orange Street movements restricted only to left turns or right turns)

Intersections

Table 3.15-22 shows that project-related significant impacts were identified at the following intersections under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2D**.
- W. Center Street / Highgrove Place (AM/PM: LOS F); **Impact TR-3D**
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F); **Impact TR-4D.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5D.**
- Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E); **Impact TR-6D.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7D.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8D.**
- Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E); **Impact TR-10D.**
- S. Riverside Avenue / Pellissier Road (AM/PM: LOS F); **Impact TR-12D.**
- Main Street / Spruce Street (PM: LOS C); **Impact TR-14D.**
- Orange Street / Columbia Avenue (AM/PM: LOS C); **Impact TR-15D.**

Roadway Segments

Table 3.15-23 shows the following roadway segments are forecast to operate at a deficient LOS (LOS E) and would also be significantly impacted by the Northside Specific Plan under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; **Impact TR-13D**.
- Columbia Avenue, from Orange Street to Primer Street; **Impact TR-16D.**

Table 3.15-22. Horizon Year 2040 Scenario 1 With Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 without Project		2040 SP Scenario One		Change in Delay	Significant?
			DELAY	*LOS*	*DELAY*	*LOS*		
Center Street / Stephens Avenue (S)	County of Riverside	AM peak	13.1	B	25	C	11.9	NO
		PM Peak	15.1	B	26.1	C	11	NO
W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM peak	79.1	F	>200	F	NIA	YES
		PM Peak	151.4	F	>200	F	NIA	YES
E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM peak	9.9	A	15	B	5.1	NO
		PM Peak	11.5	B	29.8	D	18.3	NO
West Center Street / Highgrove Place (U)	County of Riverside	AM peak	20.5	C	187.3	F	166.8	YES
		PM Peak	20.9	C	>200	F	NIA	YES
Columbia Avenue / Primer Street (S)	City of Riverside	AM peak	12.8	B	15.4	B	2.6	NO
		PM Peak	13.7	B	18.2	B	4.5	NO
W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM peak	44	E	92.5	F	48.5	YES
		PM Peak	106.5	F	199.2	F	92.7	YES
E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM peak	>200	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM peak	38.3	D	63.6	E	25.3	YES
		PM Peak	35	D	57.6	E	22.6	YES
Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM peak	153.7	F	>200	F	NIA	YES
		PM Peak	>200	F	112.7	F	NIA	YES
Main Street / Garner Road (U)	City of Riverside	AM peak	>200	F	>200	F	NIA	YES
		PM Peak	>200	F	>200	F	NIA	YES
Main Street / Columbia Avenue (S)	City of Riverside	AM peak	36.2	D	31.1	C	-5.1	NO
		PM Peak	33.1	C	31.1	C	-2	NO
Main Street / Strong Street (S)	City of Riverside	AM peak	12.3	B	12.2	B	-0.1	NO
		PM Peak	16.7	B	17.2	C	0.5	NO
Main Street / Oakley Avenue / SR60 WB ON Ramp (S)	City of Riverside	AM peak	64.3	E	77.1	E	12.8	YES
		PM Peak	79.3	E	67.3	E	-12	NO

Table 3.15-22. Horizon Year 2040 Scenario 1 With Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 without Project		2040 SP Scenario One		Change in Delay	Significant?
			DELAY	*LOS*	*DELAY*	*LOS*		
Main Street / SR60 EB Ramps (S)	City of Riverside	AM peak	23.1	C	19.8	B	-3.3	NO
		PM Peak	30.3	C	27.7	C	-2.6	NO
Main Street / Spruce Street (S)	City of Riverside	AM peak	11.9	B	14.3	B	2.4	NO
		PM Peak	15.9	B	24.7	C	8.8	YES
Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM peak	14.1	B	14.7	B	0.6	NO
		PM Peak	18.2	B	18.9	B	0.7	NO
Orange Street / Strong Street (S)	City of Riverside	AM peak	7.4	A	7.7	A	0.3	NO
		PM Peak	10	B	12.9	B	2.9	NO
Orange Street / Columbia Avenue (S)	City of Riverside	AM peak	16.7	B	32.2	C	15.5	YES
		PM Peak	20.5	C	32.8	C	12.3	YES
Orange Street / Garner Road (U)	City of Riverside	AM peak	8.8	A	9.9	A	1.1	NO
		PM Peak	10	B	17.4	C	7.4	NO
Orange Street / Center Street (S)	City of Riverside	AM peak	9.3	A	8	A	-1.3	NO
		PM Peak	11.6	B	10.2	B	-1.4	NO
Market Street / Rivera Street (S)	City of Riverside	AM peak	13.8	B	14.1	B	0.3	NO
		PM Peak	18.6	B	26.3	C	7.7	NO
S. Riverside Avenue / Pellissier Road (U)	City of Colton	AM peak	42.8	E	>200	F	NIA	YES
		PM Peak	49.2	E	>200	F	NIA	YES

Source: Appendix H

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Table 3.15-23. Horizon Year 2040 Scenario 1 With Orange Street Extension – Roadway Segment Operations

Street segment		Jurisdiction	Horizon Year 2040 without Project						Horizon Year 2040 SP Scenario One: with Orange							
			Classification / No. Lanes(2025 General Plan)	*Capacity*[1]	*ADT*	*% Heavy Vehicles*	*VIC*	*LOS*	*Classification / No. Lanes (Proposed)*	*Capacity*[1]	*Diverted Truck Trips*	*ADT*	*% Heavy Vehicles*	*VIC*	*LOS*	*Significant?*
1	S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major / 4	34,100	26,945	21.5%	0.79	C	100' Arterial / 4	34,100	0	28,286	21.9%	0.83	D	
2	Main Street, Center Street to Garner Road	City of Riverside	100' Arterial / 4	33,000	25,013	18.7%	0.76	B	100' Arterial / 4	33,000	-2,137	27,719	9.2%	0.84	C	
3	Main Street, Garner Road to Columbia Avenue	City of Riverside	100' Arterial / 4	33,000	26,945	20.6%	0.82	C	100' Arterial / 4	33,000	-2,302	31,533	10.3%	0.96	D	
4	Main Street, Columbia Avenue to Strong Street	City of Riverside	100' Arterial / 4	33,000	25,239	14.5%	0.76	B	100' Arterial / 4	33,000	-808	25,158	11.3%	0.76	B	
5	Main Street, Strong Street to Oakley Avenue	City of Riverside	100' Arterial / 4	33,000	25,225	16.7%	0.76	B	100' Arterial / 4	33,000	-1,011	26,799	12.0%	0.81	C	
6	Main Street, SR60 EB to Spruce Street	City of Riverside	100' Arterial / 4	33,000	16,290	11.7%	0.49	A	***100' Arterial / 2***	***18,000***	-308	14,465	11.0%	0.80	C	
7	Main Street, Spruce Street to Poplar Street	City of Riverside	100' Arterial / 4	33,000	12,646	2.6%	0.38	A	***100' Arterial / 2***	***18,000***	-76	14,594	1.8%	0.81	C	
8	Orange Street, Center Street to Garner Road	City of Riverside	66' Collector / 2	12,500	2,868	12.6%	0.23	A	66' Collector / 2	12,500	0	8,971	4.0%	0.72	B	
9	Orange Street, Garner Road to Columbia Avenue	City of Riverside	66' Collector / 2	12,500	4,984	6.2%	0.40	A	66' Collector / 2	12,500	0	11,385	2.7%	0.91	D	
10	Orange Street, Columbia Avenue to Strong Street	City of Riverside	66' Collector / 2	12,500	5,162	8.8%	0.41	A	66' Collector / 2	12,500	0	6,340	7.2%	0.51	A	
11	Orange Street, Strong Street to Oakley Avenue	City of Riverside	66' Collector / 2	12,500	6,083	6.2%	0.49	A	66' Collector / 2	12,500	0	5,972	6.3%	0.48	A	
12	West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	66' Collector / 2	12,500	6,969	11.6%	0.56	A	66' Collector / 2	12,500	0	9,723	8.3%	0.78	B	
13	Center Street, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	5,047	18.8%	0.23	A	88' Arterial / 4	22,000	2,302	5,883	56.6%	0.27	A	
14	Center Street, Orange Street to Stephens Avenue	City/County of Riverside	88' Arterial / 4	22,000	8,040	21.7%	0.37	A	88' Arterial / 4	22,000	2,302	11,499	37.5%	0.52	A	
15	Center Street, Stephens Avenue to Highgrove Place	County of Riverside	88' Arterial / 4	22,000	10,826	17.7%	0.49	A	88' Arterial / 4	22,000	2,302	15,265	29.3%	0.69	B	
16	Garner Road, Main Street to Orange Street	City of Riverside	Local / 2	3,100	346	6.0%	0.11	A	Local / 2	3,100	0	346	6.0%	0.11	A	
17	Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	18,807	20.7%	0.85	C	***110' Arterial / 4***	***33,000***	-1,303	18,406	14.0%	0.56	A	
18	Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial / 4	22,000	22,769	17.2%	**1.03**	**E**	88' Arterial / 4	22,000	-1,085	32,391	8.7%	**1.47**	**E**	**YES**
19	Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial / 4	22,000	30,249	17.3%	**1.37**	**E**	88' Arterial / 4	22,000	-542	42,045	11.1%	**1.91**	**E**	**YES**
20	Strong Street, Main Street to Orange Street	City of Riverside	66' Collector / 2	12,500	4,239	9.7%	0.34	A	66' Collector / 2	12,500	0	4,473	9.2%	0.36	A	
21	Strong Street, Orange Street to W La Cadena Drive	City of Riverside	66' Collector / 2	12,500	2,486	5.9%	0.20	A	66' Collector / 2	12,500	0	2,806	5.3%	0.22	A	
22	Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial / 4	33,000	30,843	7.5%	0.93	D	100' Arterial / 4	33,000	0	31,722	7.3%	0.96	D	
23	Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Secondary / 2	13,000	1,600	5.0%	0.12	A	Secondary / 2	13,000	0	5,525	9.0%	0.42	A	
24	Orange Street, Pellissier Road to Center Street	City of Colton	DOES NOT EXIST						Collector / 2	13,000	0	6,699	9.0%	0.52	A	

Source: Appendix H

Note: [1] Roadway classifications and capacity threesholds shown in bold italics indicate proposed change from General Plan classification. VIC and LOS shown in bold indicate deficient LOS based on ADT and roadway capacity. The City's Roadway Segment Capacity Thresholds does not provide LOS thresholds for LOS A or LOS B. The LOS A and B thresholds based on ADT as shown in Table 2 were interpolated based on the volume-to-capacity ratios of the LOS C and D thresholds

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Horizon Year 2040 – Scenario 2

The Specific Plan Scenario Two land uses were input into the 2040 RivTAM model to derive the Horizon Year 2040 traffic volumes for Specific Plan Scenario Two. The RivTAM model was run both without and with the future extension of Orange Street north of Center Street into Pellissier Ranch in the City of Colton. Trips from the Roquet Ranch development and additional growth from regional cumulative projects were also added to the Horizon Year 2040 Specific Plan Scenario One traffic volumes that were generated by the RivTAM model.

The methodology used to derive the heavy vehicle percentages for the Existing Plus Project Scenario Two traffic volumes was also applied to the Horizon Year 2040 With Specific Plan Scenario Two traffic volumes. The Horizon Year 2040 Specific Plan Scenario Two traffic volumes without the Orange Street Extension are shown in Figure 3.15-14. Figure 3.15-15 illustrates the Horizon Year 2040 Specific Plan Scenario Two traffic volumes with the Orange Street Extension.

Scenario 2 – Without Orange Street Extension

The Horizon Year 2040 roadway improvements for Specific Plan Scenario 2 without the Orange Street Extension are the same as the roadway improvements under the Horizon Year 2040 Baseline (Without Project) scenario, with the following exception:

- Main Street south of SR-60 is reduced to one through lane in each direction under all scenarios with the Specific Plan.

Intersections

Table 3.15-24 shows that project-related significant impacts were identified at the following intersections under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2E**.
- W. Center Street / Highgrove Place (AM: LOS E); **Impact TR-3E**
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F); **Impact TR-4E.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5E.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7E.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8E.**
- S. Riverside Avenue / Pellissier Road (AM/PM: LOS F); **Impact TR-12E.**

Roadway Segments

As shown in Table 3.15-25, the following roadway segments are forecast to operate at a deficient LOS (LOS E) and would also be significantly impacted by the Northside Specific Plan under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; **Impact TR-13E.**
- Columbia Avenue, from Orange Street to Primer Street; **Impact TR-16E.**
- Pellissier Road, from S. Riverside Avenue to Roquet Ranch; **Impact TR-17E.**

Table 3.15-24. Horizon Year 2040 Scenario 2 Without Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 Without Project		2040 SP Scenario Two		Change in Delay	Significant?
			DELAY	*LOS*	*DELAY*	*LOS*		
Center Street / Stephens Avenue (S)	County of Riverside	AM Peak	13.1	B	15.4	B	2.3	NO
		PM Peak	15.1	B	14.7	B	-0.4	NO
W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM Peak	**79.1**	**F**	**124.1**	**F**	45	**YES**
		PM Peak	**151.4**	**F**	**126.5**	**F**	-24.9	**YES**
E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM Peak	9.9	A	11.1	B	1.2	NO
		PM Peak	11.5	B	11.9	B	0.4	NO
West Center Street / Highgrove Place (U)	County of Riverside	AM Peak	20.5	C	**43.8**	**E**	23.3	**YES**
		PM Peak	20.9	C	34.6	D	13.7	NO
Columbia Avenue / Primer Street (S)	City of Riverside	AM Peak	12.8	B	12.6	B	-0.2	NO
		PM Peak	13.7	B	12	B	-1.7	NO
W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM Peak	**44**	**E**	**50.3**	**F**	6.3	**YES**
		PM Peak	**106.5**	**F**	**76.1**	**F**	-30.4	**YES**
E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM Peak	**>200**	**F**	**>200**	**F**	NIA	**YES**
		PM Peak	**>200**	**F**	**>200**	**F**	NIA	**YES**
Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM Peak	38.3	D	36.4	D	-1.9	NO
		PM Peak	35	D	24.6	C	-10.4	NO
Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM Peak	**153.7**	**F**	**>200**	**F**	NIA	**YES**
		PM Peak	**>200**	**F**	**>200**	**F**	NIA	**YES**
Main Street / Garner Road (U)	City of Riverside	AM Peak	**>200**	**F**	**194.4**	**F**	NIA	**YES**
		PM Peak	**>200**	**F**	**71.1**	**F**	NIA	**YES**
Main Street / Columbia Avenue (S)	City of Riverside	AM Peak	36.2	D	30.6	C	-5.6	NO
		PM Peak	33.1	C	23.2	C	-9.9	NO
Main Street / Strong Street (S)	City of Riverside	AM Peak	12.3	B	12	B	-0.3	NO
		PM Peak	16.7	B	14.5	B	-2.2	

Table 3.15-24. Horizon Year 2040 Scenario 2 Without Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 Without Project		2040 SP Scenario Two		Change in Delay	Significant?
			DELAY	*LOS*	*DELAY*	*LOS*		
Main Street / Oakley Avenue / SR60 WB ON Ramp (S)	City of Riverside	AM Peak	**64.3**	**E**	46.2	D	-18.1	NO
		PM Peak	**79.3**	**E**	35.3	D	-44	NO
Main Street / SR60 EB Ramps (S)	City of Riverside	AM Peak	23.1	C	19.3	B	-3.8	NO
		PM Peak	30.3	C	20	B	-10.3	NO
Main Street / Spruce Street (S)	City of Riverside	AM Peak	11.9	B	14.4	B	2.5	NO
		PM Peak	15.9	B	18.8	B	2.9	NO
Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM Peak	14.1	B	14.6	B	0.5	NO
		PM Peak	18.2	B	15.3	B	-2.9	NO
Orange Street / Strong Street (S)	City of Riverside	AM Peak	7.4	A	7.3	A	-0.1	NO
		PM Peak	10	B	8.9	A	-1.1	NO
Orange Street / Columbia Avenue (S)	City of Riverside	AM Peak	16.7	B	16.2	B	-0.5	NO
		PM Peak	20.5	C	16.9	B	-3.6	NO
Orange Street / Garner Road (U)	City of Riverside	AM Peak	8.8	A	9.1	A	0.3	NO
		PM Peak	10	B	10	B	0	NO
Orange Street / Center Street (S)	City of Riverside	AM Peak	9.3	A	11	B	1.7	NO
		PM Peak	11.6	B	12.1	B	0.5	NO
Market Street / Rivera Street (S)	City of Riverside	AM Peak	13.8	B	14	B	0.2	NO
		PM Peak	18.6	B	15.4	B	-3.2	NO
S. Riverside Avenue / Pellissier Road (U)	City of Colton	AM Peak	**42.8**	**E**	**>200**	**F**	N/A	**YES**
		PM Peak	**49.2**	**E**	**>200**	**F**	N/A	**YES**

Source: Appendix H

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Table 3.15-25 Horizon Year 2040 Scenario 2 Without Orange Street Extension – Roadway Segment Operations

	Street segment	Jurisdiction	Horizon Year 2040 without Project						Horizon Year 2040 sp Scenario Two: Without Orange							
			Classification / No. Lanes (2025 General Plan)	*Capacity*[1]	*ADT*	*% Heavy Vehicles*	*VIC*	*LOS*	*Classification / No. Lanes (Proposed)*	*Capacity*[1]	*Diverted Truck Trips*	*ADT*	*% Heavy Vehicles*	*VIC*	*LOS*	*Significant?*
1	S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major / 4	34,100	26,945	21.5%	0.79	C	Major / 4	34,100	0	26,771	24.2%	0.79	C	
2	Main Street, Center Street to Garner Road	City of Riverside	100' Arterial / 4	33,000	25,013	18.7%	0.76	B	100' Arterial / 4	33,000	-2,137	25,025	10.2%	0.76	B	
3	Main Street, Garner Road to Columbia Avenue	City of Riverside	100' Arterial / 4	33,000	26,945	20.6%	0.82	C	100' Arterial / 4	33,000	-2,302	27,703	11.7%	0.84	C	
4	Main Street, Columbia Avenue to Strong Street	City of Riverside	100' Arterial / 4	33,000	25,239	14.5%	0.76	B	100' Arterial / 4	33,000	-808	25,239	11.3%	0.76	B	
5	Main Street, Strong Street to Oakley Avenue	City of Riverside	100' Arterial / 4	33,000	25,225	16.7%	0.76	B	100' Arterial / 4	33,000	-1,011	27,001	11.9%	0.82	C	
6	Main Street, SR60 EB to Spruce Street	City of Riverside	100' Arterial / 4	33,000	16,290	11.7%	0.49	A	***100' Arterial / 2***	***18,000***	-308	15,726	10.1%	0.87	C	
7	Main Street, Spruce Street to Poplar Street	City of Riverside	100' Arterial / 4	33,000	12,646	2.6%	0.38	A	***100' Arterial / 2***	***18,000***	-76	15,366	1.7%	0.85	C	
8	Orange Street, Center Street to Garner Road	City of Riverside	66' Collector / 2	12,500	2,868	12.6%	0.23	A	66' Collector / 2	12,500	0	3,212	11.3%	0.26	A	
9	Orange Street, Garner Road to Columbia Avenue	City of Riverside	66' Collector / 2	12,500	4,984	6.2%	0.40	A	66' Collector / 2	12,500	0	5,773	5.3%	0.46	A	
10	Orange Street, Columbia Avenue to Strong Street	City of Riverside	66' Collector / 2	12,500	5,162	8.8%	0.41	A	66' Collector / 2	12,500	0	5,510	8.2%	0.44	A	
11	Orange Street, Strong Street to Oakley Avenue	City of Riverside	66' Collector / 2	12,500	6,083	6.2%	0.49	A	66' Collector / 2	12,500	0	6,083	6.2%	0.49	A	
12	West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	66' Collector / 2	12,500	6,969	11.6%	0.56	A	66' Collector / 2	12,500	0	7,194	11.2%	0.58	A	
13	Center Street, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	5,047	18.8%	0.23	A	88' Arterial / 4	22,000	2,302	4,861	70.0%	0.22	A	
14	Center Street, Orange Street to Stephens Avenue	County of Riverside	88' Arterial / 4	22,000	8,040	21.7%	0.37	A	88' Arterial / 4	22,000	2,302	8,678	51.2%	0.39	A	
15	Center Street, Stephens Avenue to Highgrove Place	County of Riverside	88' Arterial / 4	22,000	10,826	17.7%	0.49	A	88' Arterial / 4	22,000	2,302	11,172	41.2%	0.51	A	
16	Garner Road, Main Street to Orange Street	City of Riverside	Local / 2	3,100	346	6.0%	0.11	A	Local / 2	3,100	0	346	6.0%	0.11	A	
17	Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	18,807	20.7%	0.85	C	***110' Arterial / 4***	***33,000***	-1,303	18,665	13.8%	0.57	A	
18	Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial / 4	22,000	22,769	17.2%	**1.03**	**E**	88' Arterial / 4	22,000	-1,085	23,188	12.2%	**1.05**	**E**	**YES**
19	Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial / 4	22,000	30,249	17.3%	**1.37**	**E**	88' Arterial / 4	22,000	-542	31,212	15.0%	**1.42**	**E**	**YES**
20	Strong Street, Main Street to Orange Street	City of Riverside	66' Collector / 2	12,500	4,239	9.7%	0.34	A	66' Collector / 2	12,500	0	4,315	9.5%	0.35	A	
21	Strong Street, Orange Street to W La Cadena Drive	City of Riverside	66' Collector / 2	12,500	2,486	5.9%	0.20	A	66' Collector / 2	12,500	0	2,452	6.0%	0.20	A	
22	Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial / 4	33,000	30,843	7.5%	0.93	D	100' Arterial / 4	33,000	0	30,614	7.5%	0.93	D	
23	Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Secondary / 2	13,000	1,600	5.0%	0.12	A	Secondary / 2	13,000	0	12,853	27.0%	**0.99**	**E**	**YES**

Source: Appendix H

Note:

[1] Roadway classifications and capacity thresholds shown in ***bold italics*** indicate proposed change from General Plan classification. VIC and LOS shown in **bold** indicate deficient LOS based on ADT and roadway capacity.

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Scenario 2 – With Orange Street Extension

As shown in Table 3.15-26, the Horizon Year 2040 roadway improvements for Specific Plan Scenario 2 with the Orange Street Extension are the same as without the extension, except for the following improvements at the Orange Street / Center Street intersection:

- Installation of a traffic signal; and
- Northbound and southbound through traffic prohibited (Orange Street movements restricted only to left turns or right turns)

Intersections

Table 3.15-26 shows that project-related significant impacts were identified at the following intersections under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension:

- W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F); **Impact TR-2F**.
- W. Center Street / Highgrove Place (AM/PM: LOS F); **Impact TR-3F**
- W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F); **Impact TR-4F.**
- E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F); **Impact TR-5F.**
- Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E); **Impact TR-6F.**
- Main Street / Placentia Lane-Center Street (AM/PM: LOS F); **Impact TR-7F.**
- Main Street / Garner Road (AM/PM: LOS F); **Impact TR-8F.**
- Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E); **Impact TR-10F.**
- Orange Street / Center Street (PM: LOS C); **Impact TR-11F.**
- S. Riverside Avenue / Pellissier Road (AM/PM: LOS F); **Impact TR-12F.**
- Main Street / Spruce Street (PM: LOS C); **Impact TR-14F.**

Roadway Segments

Table 3.15-27 shows the following roadway segments are forecast to operate at a deficient LOS (LOS E) and would also be significantly impacted by the Northside Specific Plan under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; **Impact TR-13F.**
- Columbia Avenue, from Orange Street to Primer Street; **Impact TR-16F.**

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Table 3.15-26. Horizon Year 2040 Scenario 2 With Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 Without Project	2040 SP Scenario Two	Change in Delay	Significant?	Intersection	Jurisdiction
			DELAY	*LOS*	*DELAY*	*LOS*		
Center Street / Stephens Avenue (S)	County of Riverside	AM peak	13.1	B	26.7	C	13.6	NO
		PM Peak	15.1	B	24.3	C	9.2	NO
W La Cadena Drive / I-215 SB Ramps / Stephens Avenue (U)	County of Riverside	AM peak	**79.1**	**F**	**>200**	**F**	NIA	**YES**
		PM Peak	**151.4**	**F**	**>200**	**F**	NIA	**YES**
E La Cadena Drive / I-215 NB Ramps / Highgrove Place (U)	County of Riverside	AM peak	9.9	A	13.8	B	3.9	NO
		PM Peak	11.5	B	24.3	C	12.8	NO
West Center Street / Highgrove Place (U)	County of Riverside	AM peak	20.5	C	**141.3**	**F**	120.8	**YES**
		PM Peak	20.9	C	**>200**	**F**	NIA	**YES**
Columbia Avenue / Primer Street (S)	City of Riverside	AM peak	12.8	B	14.4	B	1.6	NO
		PM Peak	13.7	B	18	B	4.3	NO
W La Cadena Drive / I-215 SB Ramps / Interchange Drive (U)	City of Riverside	AM peak	**44**	**E**	**75.9**	**F**	31.9	**YES**
		PM Peak	**106.5**	**F**	**171.2**	**F**	64.7	**YES**
E La Cadena Drive / I-215 NB Ramps (U)	City of Riverside	AM peak	**>200**	**F**	**>200**	**F**	NIA	**YES**
		PM Peak	**>200**	**F**	**>200**	**F**	NIA	**YES**
Columbia Avenue / E La Cadena Drive (S)	City of Riverside	AM peak	38.3	D	53.7	D	15.4	**YES**
		PM Peak	35	D	51.9	D	16.9	**YES**
Main Street / Placentia Lane (U)	City of Riverside / City of Colton	AM peak	**153.7**	**F**	**>200**	**F**	NIA	**YES**
		PM Peak	**>200**	**F**	**112.2**	**F**	NIA	**YES**
Main Street / Garner Road (U)	City of Riverside	AM peak	**>200**	**F**	**194.4**	**F**	NIA	**YES**
		PM Peak	**>200**	**F**	**160**	**F**	NIA	**YES**
Main Street / Columbia Avenue (S)	City of Riverside	AM peak	36.2	D	31.1	C	-5.1	NO
		PM Peak	33.1	C	30.9	C	-2.2	NO
Main Street / Strong Street (S)	City of Riverside	AM peak	12.3	B	12	B	-0.3	NO
		PM Peak	16.7	B	17.1	B	0.4	NO
Main Street / Oakley Avenue / SR60 WB ON Ramp (S)	City of Riverside	AM peak	**64.3**	**E**	**69.4**	**E**	5.1	**YES**
		PM Peak	**79.3**	**E**	**65.2**	**E**	-14.1	NO
Main Street / SR60 EB Ramps (S)	City of Riverside	AM peak	23.1	C	20.4	C	-2.7	NO
		PM Peak	30.3	C	28.5	C	-1.8	NO
Main Street / Spruce Street (S)	City of Riverside	AM peak	11.9	B	13.8	B	1.9	NO
		PM Peak	15.9	B	25.7	C	9.8	**YES**
Orange Street / Oakley Avenue / SR60 WB Off Ramp (S)	City of Riverside	AM peak	14.1	B	14.8	B	0.7	NO
		PM Peak	18.2	B	18.8	B	0.6	NO
Orange Street / Strong Street (S)	City of Riverside	AM peak	7.4	A	7.6	A	0.2	NO
		PM Peak	10	B	12.5	B	2.5	NO
Orange Street / Columbia Avenue (S)	City of Riverside	AM peak	16.7	B	20.4	C	3.7	NO
		PM Peak	20.5	C	24.9	C	4.4	NO

Table 3.15-26. Horizon Year 2040 Scenario 2 With Orange Street Extension – Intersection Operations

Intersection	Jurisdiction	Peak Hour	2040 Without Project	2040 SP Scenario Two	Change in Delay	Significant?	Intersection	Jurisdiction
			DELAY	*LOS*	*DELAY*	*LOS*		
Orange Street / Garner Road (U)	City of Riverside	AM peak	8.8	A	9.6	A	0.8	NO
		PM Peak	10	B	14.4	B	4.4	NO
Orange Street / Center Street (S)	City of Riverside	AM peak	9.3	A	8.6	A	-0.7	NO
		PM Peak	11.6	B	23.7	C	12.1	**YES**
Market Street / Rivera Street (S)	City of Riverside	AM peak	13.8	B	14	B	0.2	NO
		PM Peak	18.6	B	21.2	C	2.6	NO
S. Riverside Avenue / Pellissier Road (U)	City of Colton	AM peak	**42.8**	**E**	**>200**	**F**	NIA	**YES**
		PM Peak	**49.2**	**E**	**>200**	**F**	NIA	**YES**

Source: Appendix H

Table 3.15-27 Horizon Year 2040 Scenario 2 With Orange Street Extension –Roadway Segment Operations

			Horizon Year 2040 Without Project						Horizon Year 2040 SP Scenario Two: With Orange							
	Street Segment	Jurisdiction	*Classification / No. Lanes (2025 General Plan)*	*Capacity*[1]	*ADT*	*%Heavy Vehicles*	*VIC*	*LOS*	*Classification / No. Lanes (Proposed)*	*Capacity*[1]	*Diverted Truck Trips*	*ADT*	*%Heavy Vehicles*	*VIC*	*LOS*	*Significant?*
1	S. Riverside Avenue, Pellissier Road to Center Street	City of Colton	Major / 4	34,100	26,945	21.5%	0.79	C	Major / 4	34,100	0	26,096	24.8%	0.77	C	
2	Main Street, Center Street to Garner Road	City of Riverside	100' Arterial / 4	33,000	25,013	18.7%	0.76	B	100' Arterial / 4	33,000	-2,137	25,855	9.9%	0.78	B	
3	Main Street, Garner Road to Columbia Avenue	City of Riverside	100' Arterial / 4	33,000	26,945	20.6%	0.82	C	100' Arterial / 4	33,000	-2,302	28,621	11.4%	0.87	C	
4	Main Street, Columbia Avenue to Strong Street	City of Riverside	100' Arterial / 4	33,000	25,239	14.5%	0.76	B	100' Arterial / 4	33,000	-808	23,268	12.2%	0.71	B	
5	Main Street, Strong Street to Oakley Avenue	City of Riverside	100' Arterial / 4	33,000	25,225	16.7%	0.76	B	100' Arterial / 4	33,000	-1,011	24,877	12.9%	0.75	B	
6	Main Street, SR60 EB to Spruce Street	City of Riverside	100' Arterial / 4	33,000	16,290	11.7%	0.49	A	***100' Arterial / 2***	***18,000***	-308	15,778	10.1%	0.88	C	
7	Main Street, Spruce Street to Poplar Street	City of Riverside	100' Arterial / 4	33,000	12,646	2.6%	0.38	A	***100' Arterial / 2***	***18,000***	-76	15,366	1.7%	0.85	C	
8	Orange Street, Center Street to Garner Road	City of Riverside	66' Collector / 2	12,500	2,868	12.6%	0.23	A	66' Collector / 2	12,500	0	7,732	4.7%	0.62	A	
9	Orange Street, Garner Road to Columbia Avenue	City of Riverside	66' Collector / 2	12,500	4,984	6.2%	0.40	A	66' Collector / 2	12,500	0	9,522	3.2%	0.76	B	
10	Orange Street, Columbia Avenue to Strong Street	City of Riverside	66' Collector / 2	12,500	5,162	8.8%	0.41	A	66' Collector / 2	12,500	0	6,536	6.9%	0.52	A	
11	Orange Street, Strong Street to Oakley Avenue	City of Riverside	66' Collector / 2	12,500	6,083	6.2%	0.49	A	66' Collector / 2	12,500	0	6,065	6.2%	0.49	A	
12	West La Cadena Drive, Chase Road to I-215 SB Ramps	City of Riverside	66' Collector / 2	12,500	6,969	11.6%	0.56	A	66' Collector / 2	12,500	0	8,486	9.5%	0.68	A	
13	Center Street, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	5,047	18.8%	0.23	A	88' Arterial / 4	22,000	2,302	5,556	61.2%	0.25	A	
14	Center Street, Orange Street to Stephens Avenue	City/County of Riverside	88' Arterial / 4	22,000	8,040	21.7%	0.37	A	88' Arterial / 4	22,000	2,302	9,698	45.8%	0.44	A	
15	Center Street, Stephens Avenue to Highgrove Place	County of Riverside	88' Arterial / 4	22,000	10,826	17.7%	0.49	A	88' Arterial / 4	22,000	2,302	13,362	34.5%	0.61	A	
16	Garner Road, Main Street to Orange Street	City of Riverside	Local / 2	3,100	346	6.0%	0.11	A	Local / 2	3,100	0	346	6.0%	0.11	A	
17	Columbia Avenue, Main Street to Orange Street	City of Riverside	88' Arterial / 4	22,000	18,807	20.7%	0.85	C	***110' Arterial / 4***	***33,000***	-1,303	18,433	14.0%	0.56	A	
18	Columbia Avenue, Orange Street to Primer Street	City of Riverside	88' Arterial / 4	22,000	22,769	17.2%	**1.03**	**E**	88' Arterial / 4	22,000	-1,085	24,605	11.5%	**1.12**	**E**	YES
19	Columbia Avenue, Primer Street to E La Cadena Drive	City of Riverside	88' Arterial / 4	22,000	30,249	17.3%	**1.37**	**E**	88' Arterial / 4	22,000	-542	36,749	12.7%	**1.67**	**E**	YES
20	Strong Street, Main Street to Orange Street	City of Riverside	66' Collector / 2	12,500	4,239	9.7%	0.34	A	66' Collector / 2	12,500	0	4,439	9.3%	0.36	A	
21	Strong Street, Orange Street to W La Cadena Drive	City of Riverside	66' Collector / 2	12,500	2,486	5.9%	0.20	A	66' Collector / 2	12,500	0	2,667	5.5%	0.21	A	
22	Market Street, Rivera Street to SR60 WB Ramps	City of Riverside	100' Arterial / 4	33,000	30,843	7.5%	0.93	D	100' Arterial / 4	33,000	0	30,524	7.5%	0.92	D	
23	Pellissier Road, S. Riverside Avenue to Roquet Ranch	City of Colton	Secondary / 2	13,000	1,600	5.0%	0.12	A	Secondary / 2	13,000	0	6,500	27.0%	0.50	A	
24	Orange Street, Pellissier Road to Center Street	City of Colton	DOES NOT EXIST						Collector / 2	13,000	0	7,553	27.0%	0.58	A	

Source: Appendix H
Note:
[1] Roadway classifications and capacity thresholds shown in ***bold italics*** indicate proposed change from General Plan classification. VIC and LOS shown in **bold** indicate deficient LOS based on ADT and roadway capacity.

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Summary of Roadway Facility Impacts

The Northside Specific Plan's significant impacts at the study intersections and roadway segments for each scenario are shown below in Table 3.15-28 and Table 3.15-29, respectively.

Table 3.15-28 Summary of Significant Impacts at Study Intersections

Intersection		Jurisdiction	Scenario Impacted					
			Existing + Project		*HY40 SP Scenario 1*		*HY40 SP Scenario 2*	
			Scenario 1 (A)	*Scenario 2 (B)*	*Without Orange (C)*	*With Orange (D)*	*Without Orange (E)*	*With Orange (F)*
1.	Center St / Stephens Ave	County of Riverside	√	√				
2.	W La Cadena Dr / I-215 SB Ramps / Stephens Ave	County of Riverside	√	√	√	√	√	√
4.	W Center St / Highgrove Pl	County of Riverside	√	√	√	√	√	√
6.	W La Cadena Dr / I-215 SB Ramps / Interchange Dr	City of Riverside	√	√	√	√	√	√
7.	E La Cadena Dr / I-215 NB Ramps	City of Riverside	√	√	√	√	√	√
8.	Columbia Ave / E La Cadena Dr	City of Riverside	√	√	√	√		√
9.	Main St / Placentia Ln (Center Street)	City of Riverside	√	√	√	√	√	√
10.	Main St / Garner Rd	City of Riverside	√	√	√	√	√	√
12.	Main St / Strong St	City of Riverside	√	√				
13.	Main St / Oakley Ave / SR60 WB On Ramp	City of Riverside	√		√	√		√
15.	Main St / Spruce St	City of Riverside			√	√		√
16.	Orange St / Oakley Ave / SR60 WB Off Ramp	City of Riverside	√ *	√ *				
17.	Orange St / Strong St	City of Riverside	√ *	√ *				
18.	Orange St / Columbia Ave	City of Riverside			√	√		
20.	Orange St / Center St	City of Riverside	√					√
22.	S. Riverside Ave / Pellissier Rd	City of Colton	√	√	√	√	√	√

Source: Appendix H
Notes: HY 40 = Horizon Year 2040. SP = Specific Plan.
* The approved Exchange development is conditioned to install traffic signals at the Orange Street / Oakley Avenue / SR-60 WB Off-Ramp and Orange Street / Strong Street intersection.

Table 3.15-29 Summary of Significant Impacts at Study Roadway Segments

Roadway Segment		Jurisdiction	Scenario Impacted					
			Existing + Project		*HY40 SP Scenario 1*		*HY40 SP Scenario 2*	
			Scenario One	*Scenario Two*	*Without Orange*	*With Orange*	*Without Orange*	*With Orange*
5.	Main St, Strong St to Oakley Ave	City of Riverside		√				
8.	Orange St, Center St to Garner Rd	City of Riverside	√					
9.	Orange St, Garner Rd to Columbia Ave	City of Riverside	√	√				
10.	Orange St, Columbia Ave to Strong St	City of Riverside	√	√				
11.	Orange St, Strong St to Oakley Ave	City of Riverside	√	√				
12.	W. La Cadena Dr, Chase Rd to I-215 SB Ramps	City of Riverside	√	√				
18.	Columbia Ave, Orange St to Primer St	City of Riverside			√	√	√	√
19.	Columbia Ave, Primer St to E La Cadena Dr	City of Riverside	√	√	√	√	√	√
20.	Strong St, Main St to Orange St	City of Riverside	√	√				
23.	Pellissier Rd, S. Riverside Ave to Roquet Ranch	City of Colton					√	

Source: Appendix H
Notes: HY 40 = Horizon Year 2040. SP = Specific Plan.

Bicycle, Pedestrian, and Transit Facilities

Less-than-Significant Impact. The Northside Specific Plan would include infrastructure, such as sidewalks and bike lanes, so community members can easily access the nearby parks and amenities and travel safely and efficiently through the various local neighborhoods. The Northside Specific Plan promotes complete streets, and includes complete street corridors (Figure 2-11, Complete Street Corridors). The community would have 2.3 miles of Class I bike paths, 5.2 miles of Class II bike lanes, 2.5 miles of Class IV cycle tracks (contraflow bike lanes), and 9.5 miles of sidewalks.

The Northside Specific Plan proposes to provide a Class I bike path along the eastern boundary of Pellissier Ranch to connect with a future extension of the Santa Ana River Trail, and new Class IV (contraflow) bike lanes are also proposed to be provided along the following roadways:

- Main Street from Center Street to SR-60
- Orange Street from Center Street to SR-60
- West La Cadena Drive from Center Street to SR-60
- Center Street from Main Street to I-215
- Columbia Avenue from Santa Ana River Trail to I-215

The trails throughout the SPA would comply with cross country running design standards. The trails and pathways would also connect residential areas with the Santa Ana River, parks, Village Center, Trujillo Adobe Heritage Village, and Downtown Riverside. The trail leading east-west in the Pellissier Ranch Innovation District will start at the Trujillo Adobe, move west and follow Pellissier Road and the drainage channel to the Santa Ana River.

Public transportation would continue to serve the Northside community. The existing Bus routes, bus stops, and Metrolink stations that service the area are identified in Figure 2-10, Transit. The Northside Specific Plan would also include the opportunity for an Urban Transit Connector. To link Downtown with the Northside Neighborhood, an Urban Connector could include transportation methods such as: electric jitneys, Bus Rapid Transit (BRT), or a streetcar.

Refer to EIR Section 2.4.2, Circulation, Mobility, and Trails for details regarding the proposed bicycle, pedestrian and transit facilities. Overall, conditions of bicycle, pedestrian, and transit facilities would be improved under the Northside Specific Plan. Impacts would be less than significant.

Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Per new CEQA Guidelines Section 15064.3(c), the use of VMT will be required as of July 1, 2020. As this Draft EIR was circulated for public review prior to July 1, 2020, VMT analysis is not required or included in this EIR (CEQA Guidelines Section 15007).

Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less-than-Significant Impact. No potentially hazardous roadway design features (e.g., sharp curves or dangerous intersections) are proposed as part of the Northside Specific Plan. All roadways would be designed in accordance with the Specific Plan guidelines and City's roadway standards that are intended to provide for safe transportation throughout the SPA. Specifically, roadways would be designed in compliance with the City of Riverside Fire Code, City of Colton

Fire Code, and County of Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan (**CM-WDF-1a** to **CM-WDF-5**). Therefore a less-than-significant impact related to transportation hazards would occur.

Would the project result in inadequate emergency access?

Less-than-Significant Impact. The Northside Specific Plan includes a comprehensive Circulation, Mobility, and Trails plan that would alter transportation facilities within the SPA. However, emergency vehicle access to the SPA would continue to be provided along Interstate 215, South Riverside Avenue/Main Street, and Columbia Avenue with the implementation of the project in accordance with the City of Colton General Plan Safety Element and City's General Plan 2025 Public Safety Element (City of Colton 2018; City of Riverside 2007). Roadways would be designed in compliance with the City of Riverside Fire Code, City of Colton Fire Code, and County of Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan (**CM-WDF-1a** to **CM-WDF-5**). These regulations are intended to ensure roadways can accommodate emergency response vehicles and preclude impacts related to physically interfering with emergency responses. The Northside Specific Plan would not adversely affect operations on the local and regional circulation system in a manner that would result in inadequate emergency access. Therefore a less-than-significant impact related to emergency access would occur.

3.15.5 Mitigation Measures

The following improvements are recommended to mitigate the identified significant impacts at the study intersections under Existing Plus Project and Horizon Year 2040, which apply to both Specific Plan scenarios except where noted:

Impacts: TR-1A and TR-1B

MM-TR-1: Center Street / Stephens Avenue

Existing Plus Project Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach.
- Widen west leg of intersection to construct one left-turn lane, one through lane, and one right-turn lane on the eastbound approach.
- Provide protected left-turn phasing on the eastbound and westbound approaches.

Impacts: TR-2A and TR-2B, TR-2C, TR-2D, TR-2E, and TR-2F

MM-TR-2: W La Cadena Drive / I-215 SB Ramps / Stephens Avenue

Existing Plus Project and Horizon Year 2040 Scenarios

The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.

- Restripe south leg of intersection to provide one left-turn lane and one shared through/ right-turn lane on the northbound approach.
- Restripe north leg of intersection to provide one left-turn lane and one shared through/ right-turn lane on the southbound approach.
- Widen west leg of intersection to construct one shared left-turn/through lane and one right-turn lane on the eastbound approach.
- Provide protected left-turn phasing on the northbound and southbound approaches.
- Provide split phasing on the eastbound and westbound approaches.

Impacts: TR-3A, TR-3B, TR-3C, TR-3D, TR-3E, and TR-3F

MM-TR-3: Center Street / Highgrove Place

Existing Plus Project Scenarios
The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Provide permitted left-turn phasing on all four approaches.
- Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach (Does not apply to impacts under the Horizon Year 2040 scenarios
- Widen west leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the eastbound approach. (Does not apply to impacts under the Horizon Year 2040 scenarios

Horizon Year 2040 Scenarios
The following improvements shall be implemented by the end of Year 2040:

- Install a traffic signal at the intersection.
- Provide permitted left-turn phasing on all four approaches.

Impacts: TR-4A and TR-4B, TR-4C, TR-4D, TR-4E, and TR-4F

MM-TR-4: W La Cadena Drive / I-215 SB Ramps / Interchange Drive

Existing Plus Project and Horizon Year 2040 Scenarios
The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Widen north leg of intersection to construct one left-turn lane, one shared left-turn/ through lane, and one right-turn lane on the southbound approach.
- Widen westbound approach (Southbound I-215 Off-Ramp) to construct one shared left-turn/through lane and one shared through/right-turn lane.
- Provide split phasing for all four intersection approaches.
- Provide a right-turn overlap phase on the southbound approach.

Impacts: TR-5A and TR-5B, TR-5C, TR-5D, TR-5E, and TR-5F

MM-TR-5: E La Cadena Drive / I-215 NB Ramps

Existing Plus Project and Horizon Year 2040 Scenarios
The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Restripe northbound approach to provide one left-turn lane and one shared left-turn/through lane.
- Restripe the Northbound I-215 On-Ramp to eliminate the existing southbound channelized right-turn movement and provide a second receiving lane for the recommended second northbound left-turn lane.
- Provide split phasing on the northbound and southbound approaches.

Impacts TR-6A, TR-6B, TR-6C, TR-6D, TR-6F

MM-TR-6: Columbia Avenue / E La Cadena Drive

Existing Plus Project Scenarios
The following improvements shall be implemented by the end of Year 2030:

- Modify signal phasing to provide a right-turn overlap phase on the westbound approach.

Horizon Year 2040
The following improvements shall be implemented by the end of Year 2040:

- Modify signal phasing to provide a right-turn overlap phase on the westbound approach.
- Restripe eastbound approach to convert the existing right-turn lane to a shared through/right-turn lane, which will provide three through lanes on the eastbound approach.

Impacts: TR-7A, TR-7B, TR-7C, TR-7D, TR-7E, and TR-7F

MM-TR-7: Main Street / Placentia Lane-Center Street

Existing Plus Project Scenarios
The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Provide protected left-turn phasing on the northbound and southbound approaches.
- Provide permitted left-turn phasing on the eastbound and westbound approaches.
- Provide a right-turn overlap phase on the westbound approach.
- Widen east leg of intersection to construct one shared left-turn/through lane and one right-turn lane on the westbound approach.

Horizon Year 2040 Scenarios
The following improvements shall be implemented by the end of Year 2040:

- Install a traffic signal at the intersection.
- Provide protected left-turn phasing on the northbound and southbound approaches.

- Provide permitted left-turn phasing on the eastbound and westbound approaches.
- Provide a right-turn overlap phase on the westbound approach.

Impacts: TR-8A, TR-8B, TR-8C, TR-8D, TR-8E, and TR-8F

MM-TR-8: Main Street / Garner Road

Existing Plus Project and Horizon Year 2040 Scenarios
The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Provide protected left-turn phasing on the northbound and southbound approaches.
- Provide split phasing on the eastbound and westbound approaches.

Impacts: TR-9A and TR-9B

MM-TR-9: Main Street / Strong Street

Existing Plus Project Scenarios
The following improvements shall be implemented by the end of Year 2030:

- Restripe the eastbound approach to provide one left-turn lane and one shared through/ right-turn lane.
- Restripe the westbound approach to provide one left-turn lane and one shared through/ right-turn lane.

Note: The Roquet Ranch Specific Plan and The Exchange projects are both required to implement the recommended improvements described above at the intersection of Main Street / Strong Street. Therefore, project responsibility would be shared between the Northside Specific Plan and these two projects.

Impact: TR-10A, TR-10C, TR-10D, and TR-10F

MM-TR-10: Main Street / Oakley Avenue / SR60 WB On Ramp

Existing Plus Project and Horizon Year 2040 Scenarios
The following improvements shall be implemented by the end of Year 2030:

- Restripe westbound approach to provide one shared left-turn/through/right-turn lane and one right-turn lane.

Impact: TR-11A and TR-11F

MM-TR-11: Orange Street / Center Street

Existing Plus Project Scenarios
The following improvements shall be implemented by the end of Year 2030:

- Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach, and construct two eastbound receiving lanes.
- Widen and restripe west leg of intersection to provide one shared left-turn/through lane and one shared through/right-turn lane on the eastbound approach.

Horizon Year 2040
The following improvements shall be implemented by the end of Year 2040:

- Restripe westbound approach to provide one left-turn lane, one through lane and one right-turn lane.

Impact: TR-12A, TR-12B, TR-12C, TR-12D, TR-12E, and TR-12F

MM-TR-12: South Riverside Avenue / Future Pellissier Road

Existing Plus Project and Horizon Year 2040 Scenarios
The following improvements shall be implemented by the end of Year 2030:

- Install a traffic signal at the intersection.
- Construct one left-turn lane and one right-turn lane on the westbound approach.
- Provide protected left-turn phasing on the southbound approach.

Note: It is recommended that the City enter into a Memorandum of Understanding (MOU) with the City of Colton to allow for the transfer of fair share fees and promote completion of the identified improvements at the South Riverside Avenue / Pellissier Road intersection.

Impacts: TR-14C, TR-14D, and TR-14F

MM-TR-13: Main Street / Spruce Street

Horizon Year 2040 Scenarios
The following improvements shall be implemented by the end of Year 2040:

- Transition the existing shared through/right-turn lane to a dedicated right-turn lane. The other Specific Plan scenarios assume a single shared through/right-turn lane per proposed road diet on Main Street.

Impacts: TR-15C and TR-15D

MM-TR-14: Orange Street / Columbia Avenue

Horizon Year 2040 Scenarios
The following improvements shall be implemented by the end of Year 2040:

- Restripe the north leg of intersection to provide one left-turn lane and one shared through/right-turn lane on the southbound approach.
- Restripe the south leg of intersection to provide one left-turn lane and one shared through/right-turn lane on the northbound approach.
- Widen westbound approach to construct a dedicated right-turn lane *(Scenario One With Orange Street Extension Only Impact TR-15D).*

Impacts: TR-13A, TR-13B, TR-13C, TR-13D, TR-13E, and TR-13F; 16C, TR-16D, TR-16E, and TR-16F; TR-17E

Proposed street reclassifications would ensure roadway segment impacts would be less than significant, with the exception of the following segments:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; Impacts TR-13A, B, C, D, E, and F.
- Columbia Avenue, from Orange Street to Primer Street; Impact TR-16C, D, and E.
- Pellissier Road, from S. Riverside Avenue to Roquet Ranch; Impact TR-17E.

Mitigation to reduce these impacts would consist of additional roadway widening beyond the proposed classifications. Such increases in capacity would improve the LOS operations to acceptable levels; however such additional widening is not proposed.

MM-TR-15: Within 12 months of the Northside Specific Plan approval, the City shall adopt a fee mitigation program based on the Nexus Study (EIR Appendix H; Rick Engineering 2020), as follows:

a. The mitigation program shall be based on the costs identified in the nexus study for the traffic improvements **MM-TR-1** to **MM-TR-14** as well as **PDF-TR-1** to **PDF-TR-12**. the mitigation program shall identify how the funds will be collected on a per project basis (e.g., by trip generated, unit, etc.). Costs shall include program administration, project administration and management, design and engineering, regulatory compliance, and construction. As indicated **MM-TR-1** to **MM-TR-14**, the mitigation program shall require the completion of improvements by the year 2030 for all impacts occurring under the Existing Plus Project scenario, and the completion of the improvements by the year 2040 for all impacts occurring under the Horizon Year conditions consistent with the Nexus Study. In addition, **PDF-TR-1** to **PDF-TR-8** shall be required to be implemented prior to the end of Year 2030 and PDF-TR-9 to PDF-TR-12 shall be required to be implemented prior to the end of Year 2040 consistent with the Nexus Study.

b. Once the Northside Specific Plan traffic mitigation program is established, each project shall contribute its fair share of the traffic improvements as identified in the program prior to Certificate of Occupancy Permit.

c. The City shall deposit the funds in a specific account dedicated for the use of completing the improvements identified in the Northside Specific Plan traffic mitigation program. The funds shall be used exclusively for the purpose of implementing mitigation for the impacts associated with buildout of the Specific Plan; however, upon completion of a citywide nexus study, this program could include additional improvements related to multi-modal facilities as well.

d. The City shall complete an annual public report on the Northside Specific Plan traffic mitigation program within 180 days of the completion of the fiscal year pursuant to the Mitigation Fee Act (California Government Code Section 66000 et seq.). Considering the Nexus Study estimates improvement costs based on the Year 2020 (i.e., 2020 dollars), an evaluation of improvement costs (see part "a" above) shall be completed by a qualified Traffic Engineer in this annual assessment and approved by the applicable jurisdiction's Traffic Engineer to determine if changes in fees are necessary to ensure adequate funds are collected to complete the identified improvements within the identified timeframes.

MM-TR-16: Within 12 months of Specific Plan approval, the City shall enter into a Traffic Mitigation Agreement with Caltrans, the City of Colton, and the County of Riverside, as needed and as feasible, for

implementation of the necessary improvements identified above. Payment of fair-share fees shall be determined based on the increase in freeway traffic directly attributable buildout of the Northside Specific Plan.

3.15.6 Level of Significance After Mitigation

The addition of traffic generated by the Northside Specific Plan would result in significant impacts to several intersections and roadway segments (**Impacts TR-1 to TR-16**).

The Northside Specific Plan would result in the following significant roadway segment impacts:

- Columbia Avenue, from Primer Street to E. La Cadena Drive; **Impacts TR-13A, B, C, D, E,** and **F**.
- Columbia Avenue, from Orange Street to Primer Street; **Impact TR-16C, D,** and **E**.
- Pellissier Road, from S. Riverside Avenue to Roquet Ranch; **Impact TR-17E**.

Mitigation to reduce these roadway segment impacts would consist of additional roadway widening beyond the proposed classifications. Such increases in capacity would improve the LOS operations to acceptable levels; however such additional widening is not proposed. Widening at Columbia Avenue was considered infeasible due to the resultant impact to homes fronting Columbia Avenue, and the inability to maintain recommended setbacks from an Arterial Roadway under the widened condition. Pellissier Road is within the jurisdiction of the City of Colton, and the City of Riverside does not have control of widening this segment. Thus, these impacts would remain significant and unavoidable.

The intersection improvements identified in MM-TR-1 to MM-TR-14 would reduce potential intersection impacts to below a level of significance if implemented. MM-TR-15 and MM-TR-16 are intended to allow for the implementation of these intersection improvements as well as improvements pursuant to the reclassifications included in the Northside Specific Plan. However, at this time it cannot be guaranteed that these improvements, program, and agreements will be completed. Several of the improvements would be located within the jurisdiction and control of the City of Colton, County of Riverside and Caltrans. The City cannot guarantee that these other jurisdictions would agree to and adopted the proposed mitigation program and associated improvements. As such, these impacts would remain significant and unavoidable. Should the City of Riverside not timely undertake all feasible mitigation identified herein, subsequent projects cannot tier off this analysis, and must prepare individual traffic studies and mitigation.

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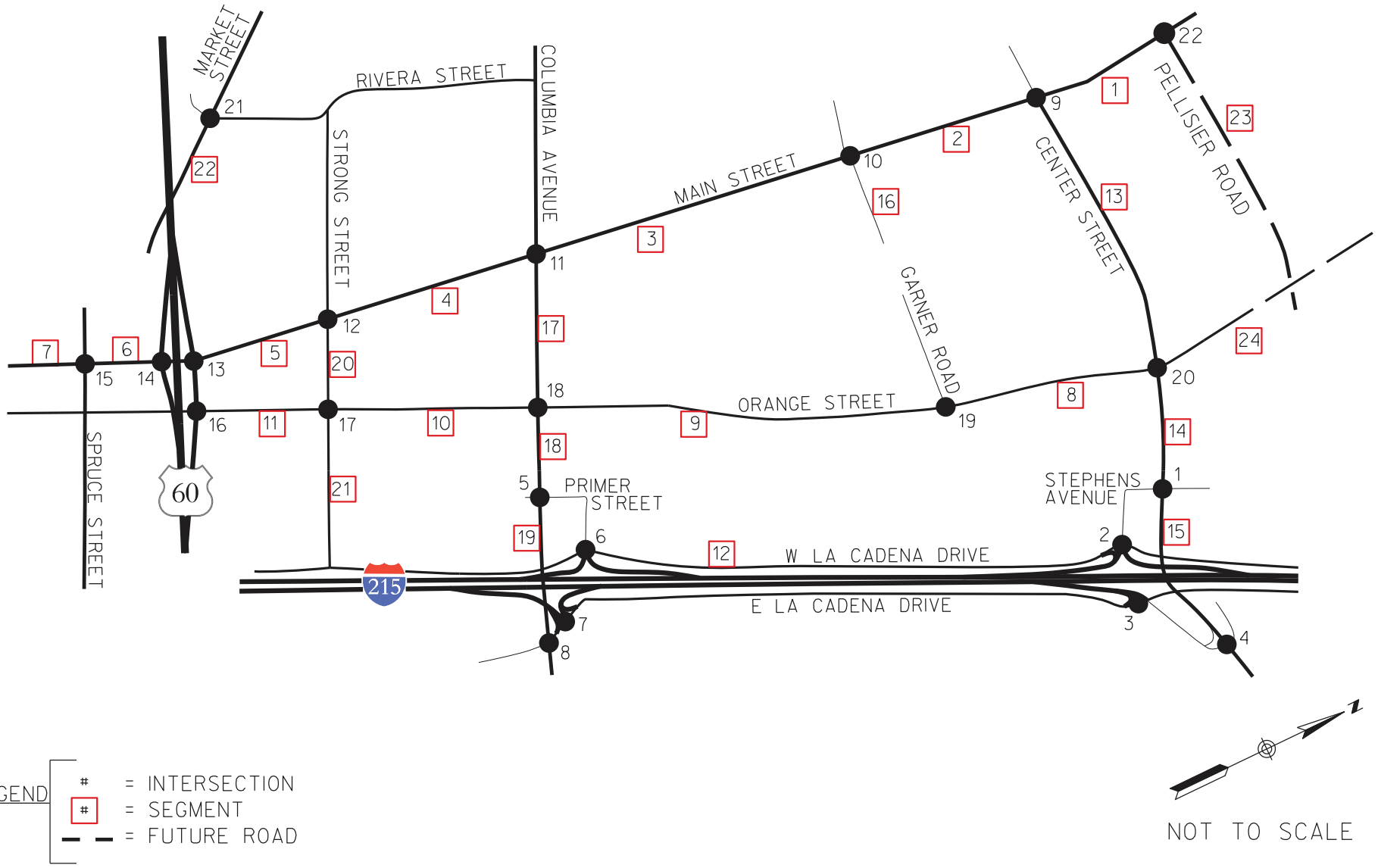

SOURCE: Rick Engineering 2020

FIGURE 3.15-1

Existing Traffic Conditions

Northside Specific Plan Program EIR

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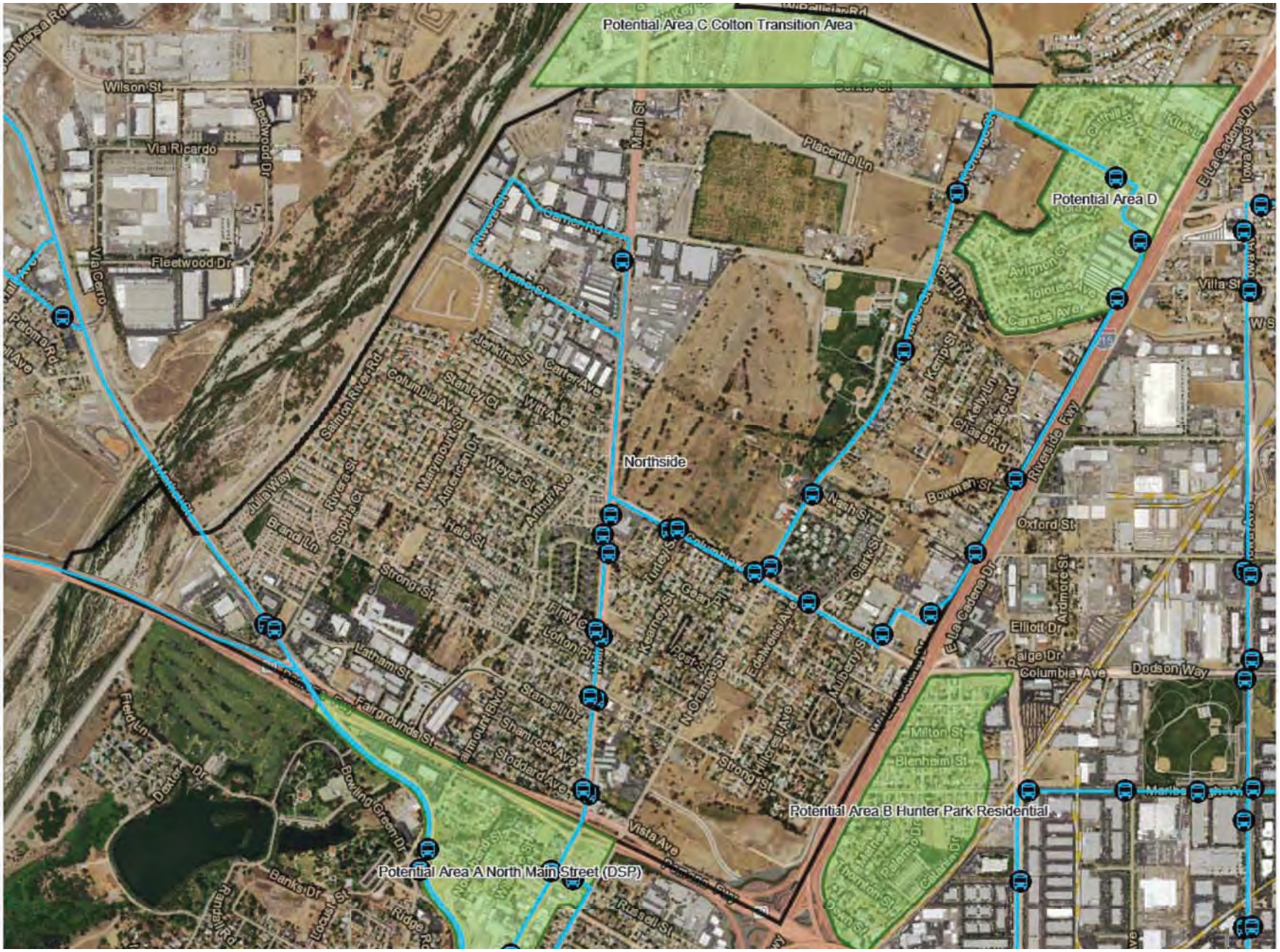

SOURCE: Rick Engineering 2020

FIGURE 3.15-2
Local Transit
Northside Specific Plan Program EIR

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SOURCE: Rick Engineering 2020

FIGURE 3.15-3

Existing Pedestrian Network

Northside Specific Plan Program EIR

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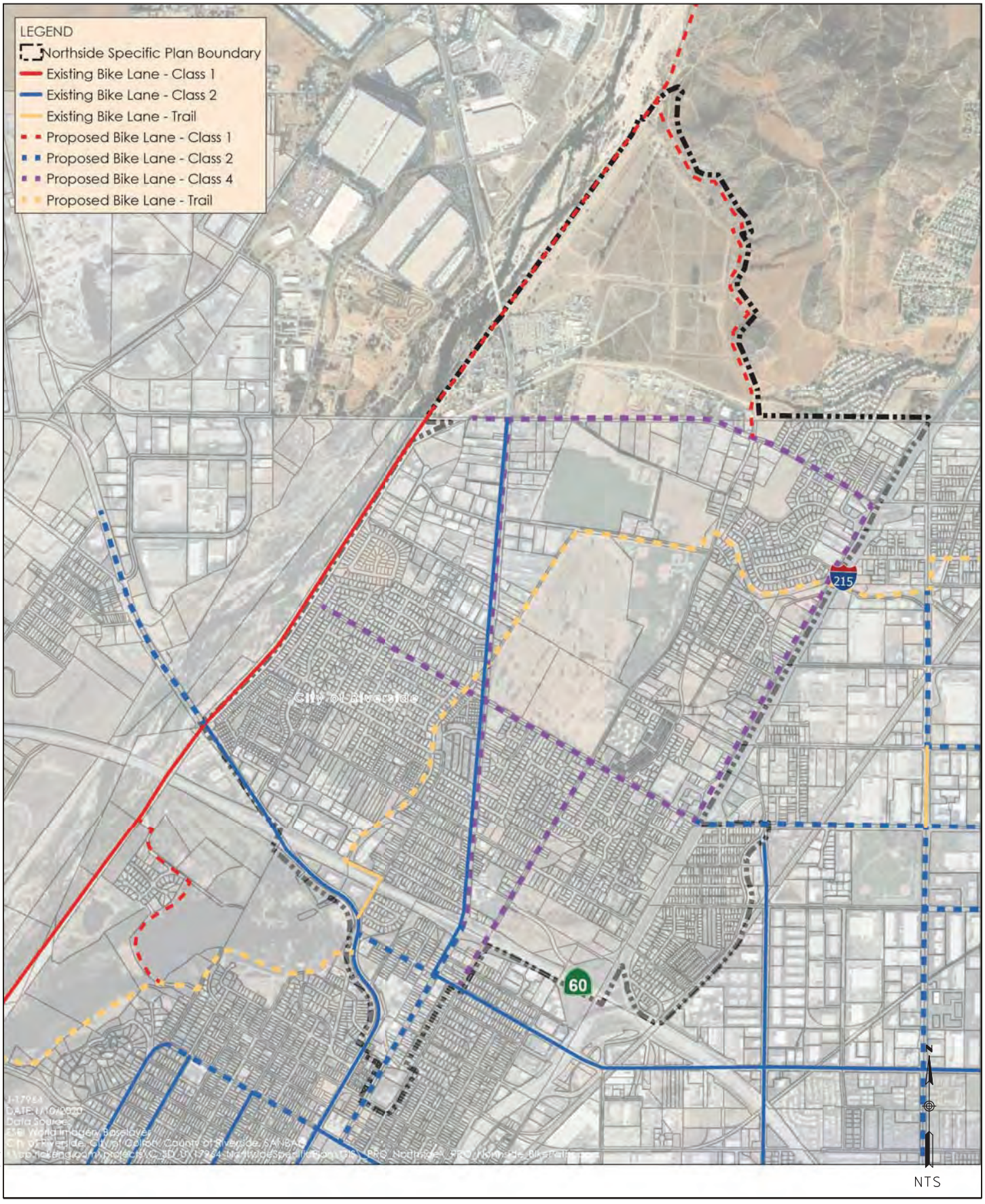

SOURCE: Rick Engineering 2020

FIGURE 3.15-4

Existing Bikeways

Northside Specific Plan Program EIR

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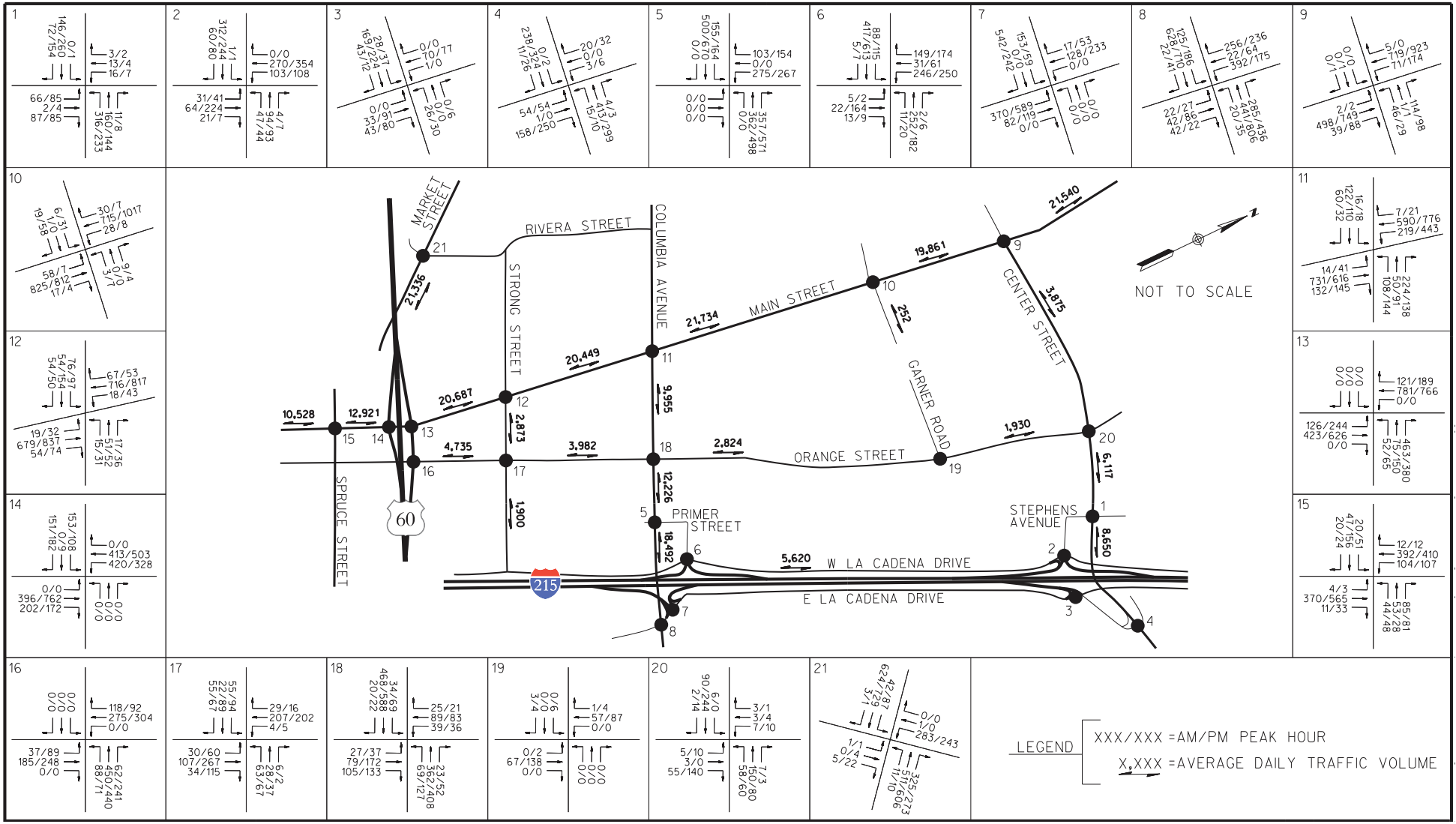

SOURCE: Rick Engineering 2020

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FIGURE 3.15-5

Existing Traffic Volumes

Northside Specific Plan Program EIR

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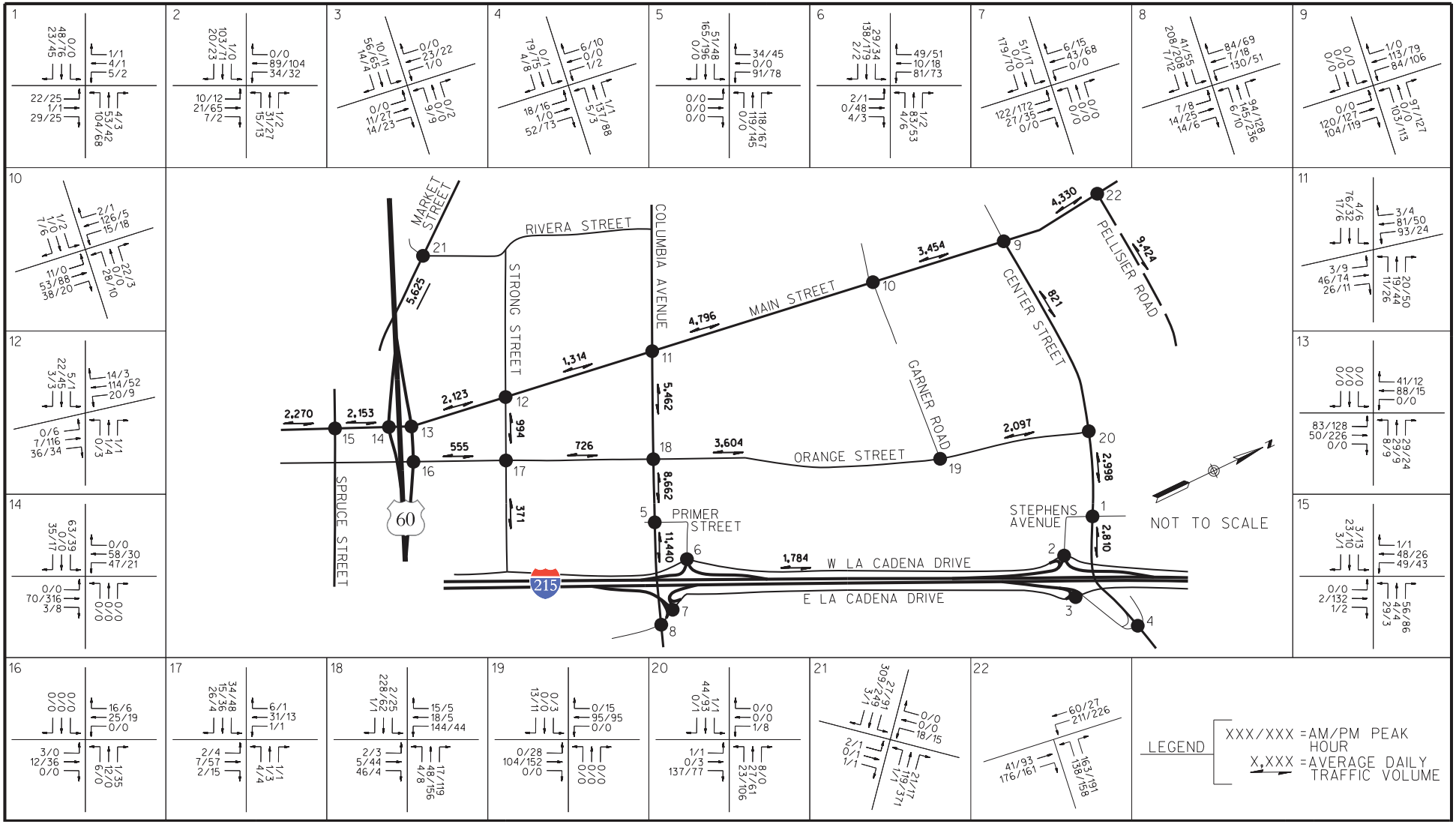

SOURCE: Rick Engineering 2020

FIGURE 3.15-6

Specific Plan Scenario One Project Trips

Northside Specific Plan Program EIR

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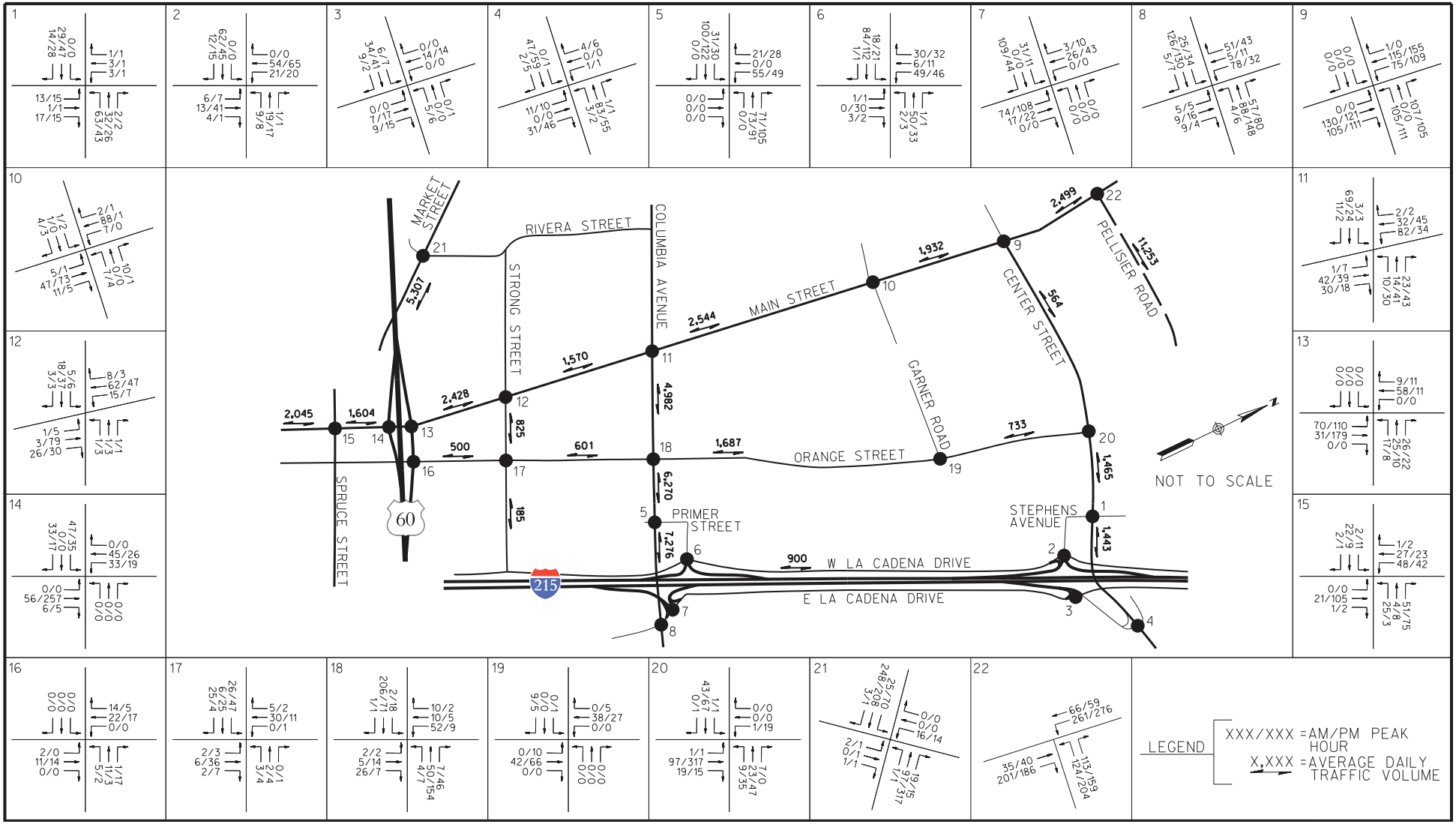

SOURCE: Rick Engineering 2020

FIGURE 3.15-7

Specific Plan Scenario TwoProject Trips

Northside Specific Plan Program EIR

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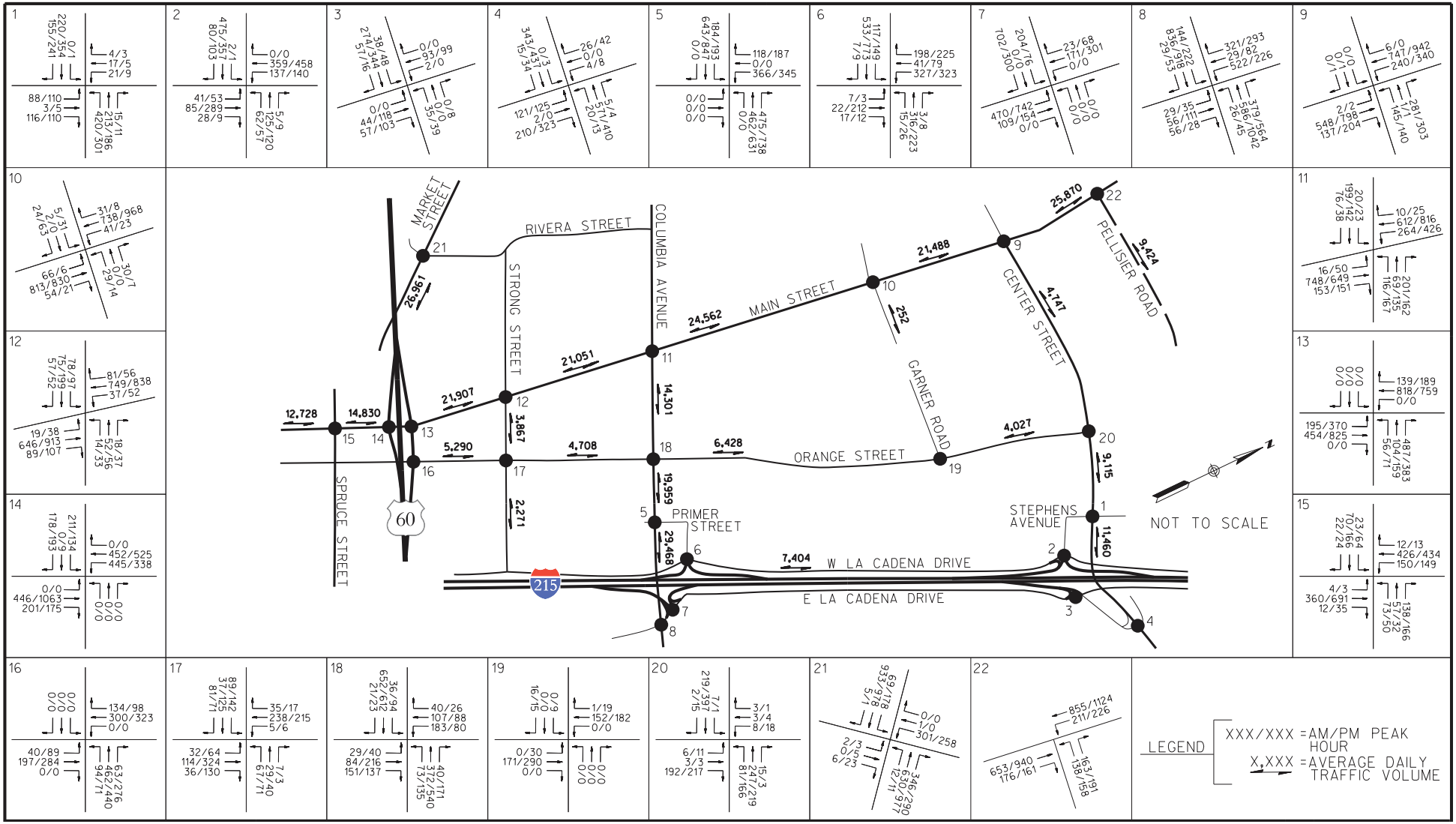

SOURCE: Rick Engineering 2020

FIGURE 3.15-8

Existing Plus Project Traffic Volumes: Specific Plan Scenario One

Northside Specific Plan Program EIR

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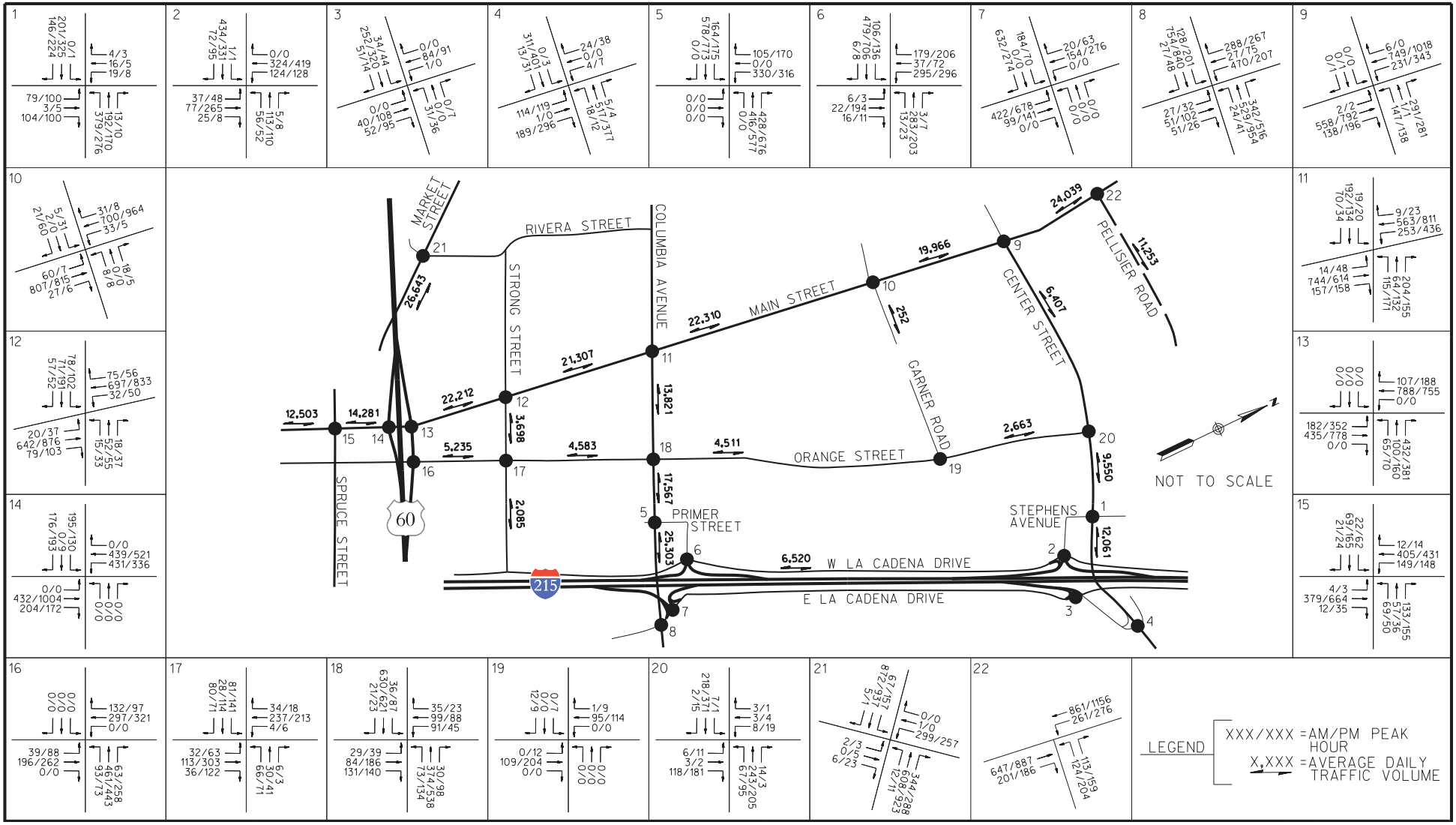

SOURCE: Rick Engineering 2020

FIGURE 3.15-9

Existing Plus Project Traffic Volumes: Specific Plan Scenario Two

Northside Specific Plan Program EIR

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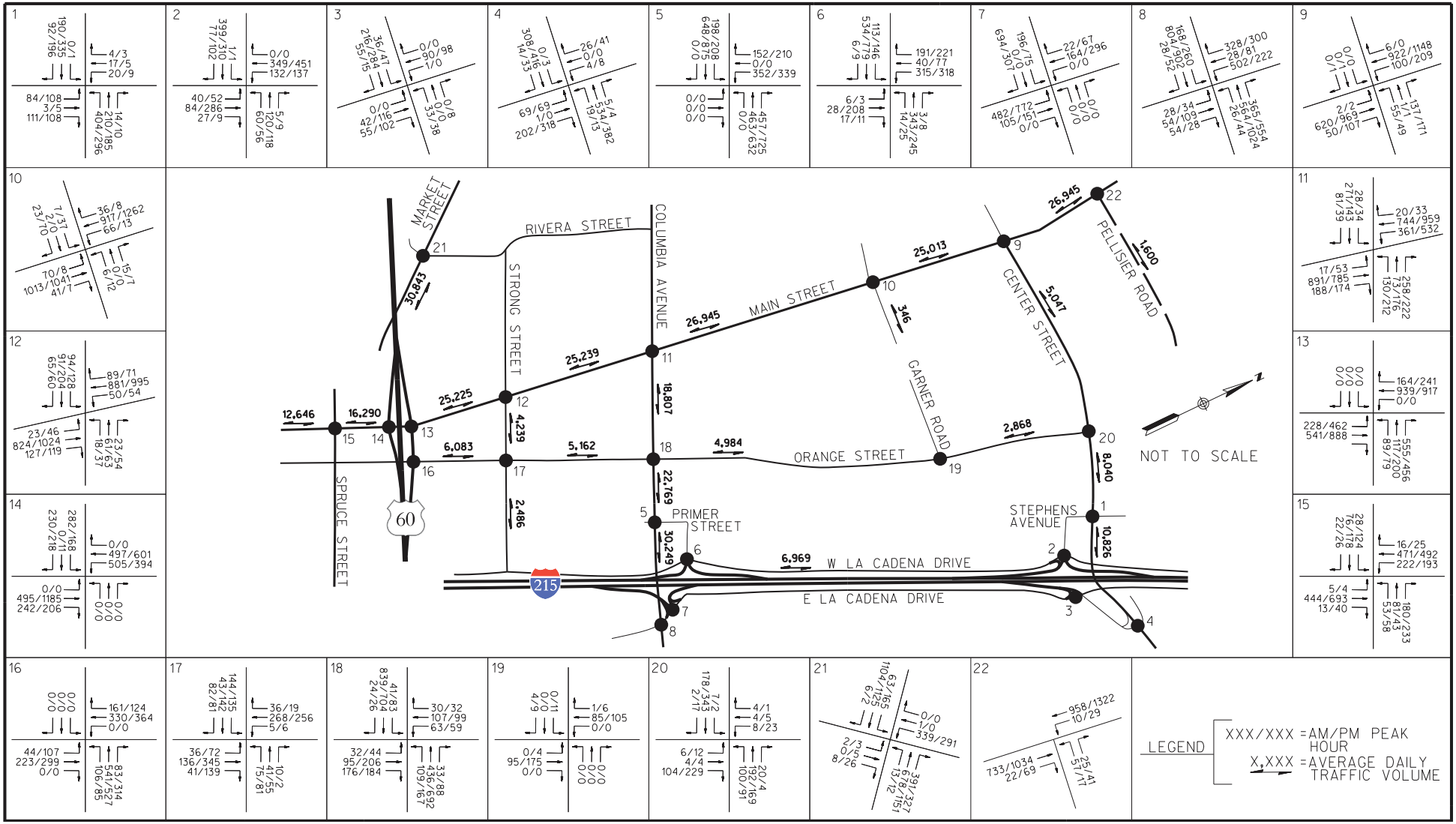

SOURCE: Rick Engineering 2020

FIGURE 3.15-10

Horizon Year 2040 Baseline (Without Project) Traffic Volumes

Northside Specific Plan Program EIR

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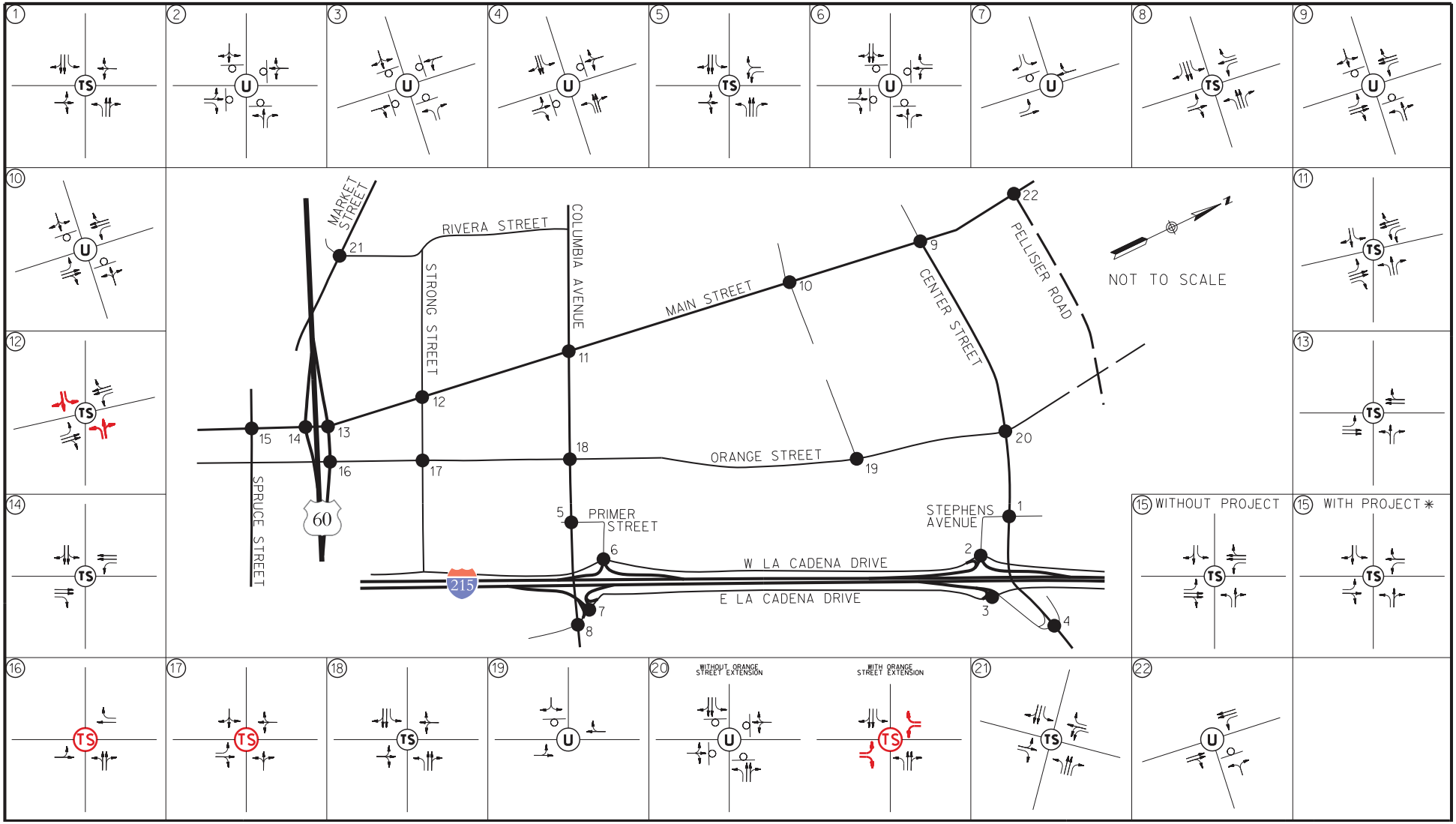

SOURCE: Rick Engineering 2020

FIGURE 3.15-11

Horizon Year 2040 Baseline Intersection Improvements

Northside Specific Plan Program EIR

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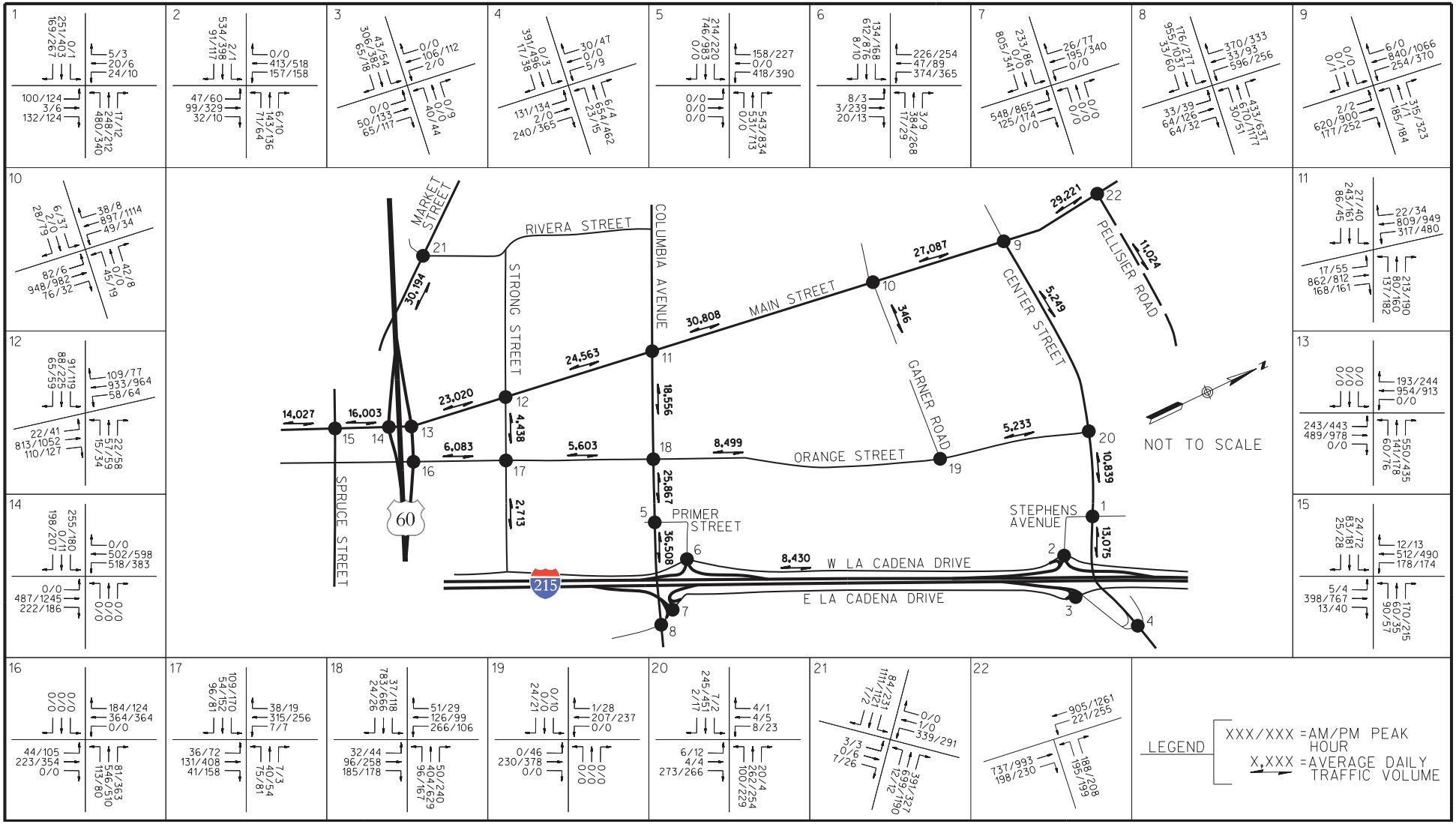

SOURCE: Rick Engineering 2020

FIGURE 3.15-12

Horizon Year 2040 Specific Plan Scenario One Traffic Volumes: Without Orange Street Extension

Northside Specific Plan Program EIR

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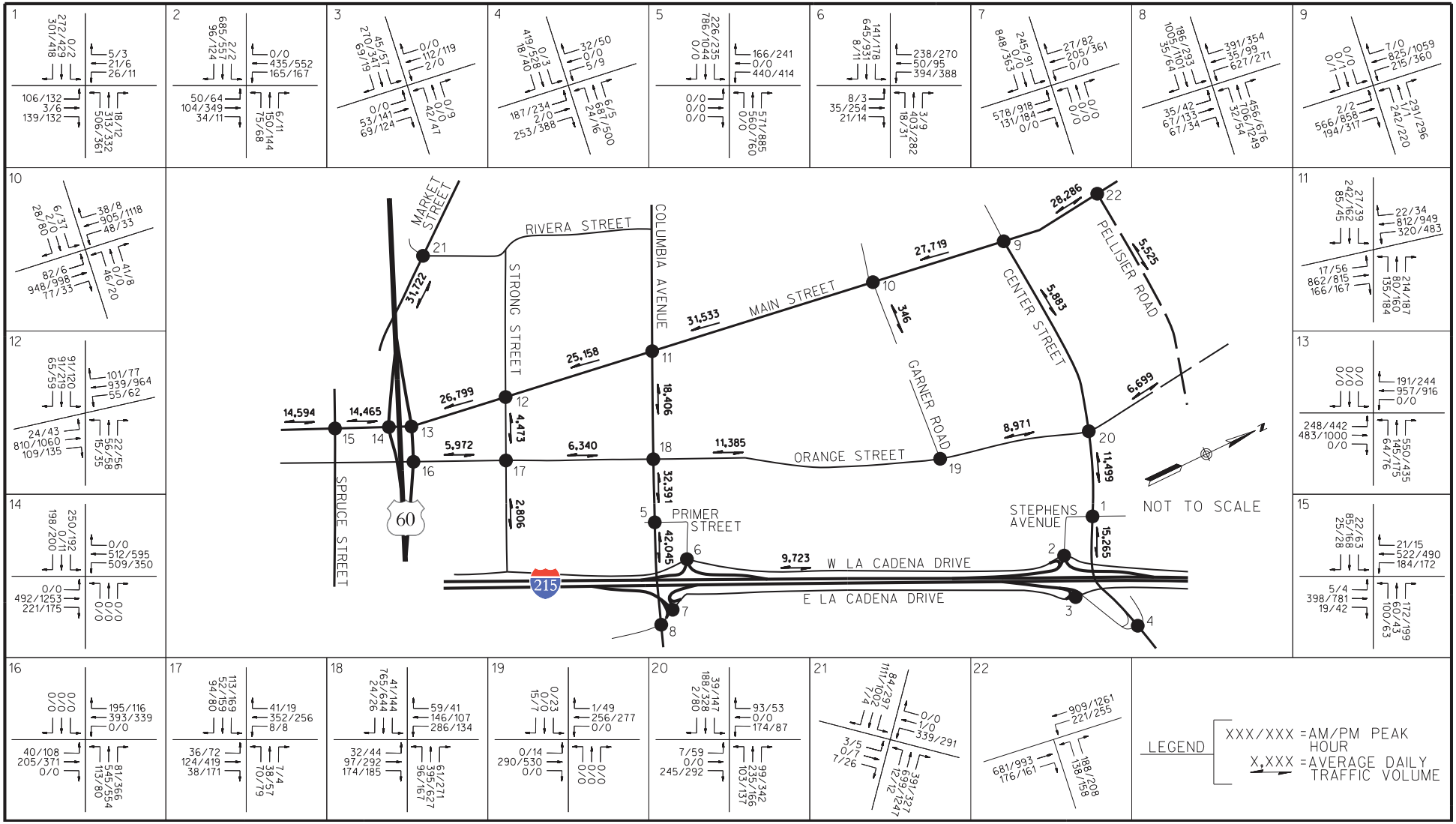

SOURCE: Rick Engineering 2020

FIGURE 3.15-13

Horizon Year 2040 Specific Plan Scenario One Traffic Volumes: With Orange Street Extension

Northside Specific Plan Program EIR

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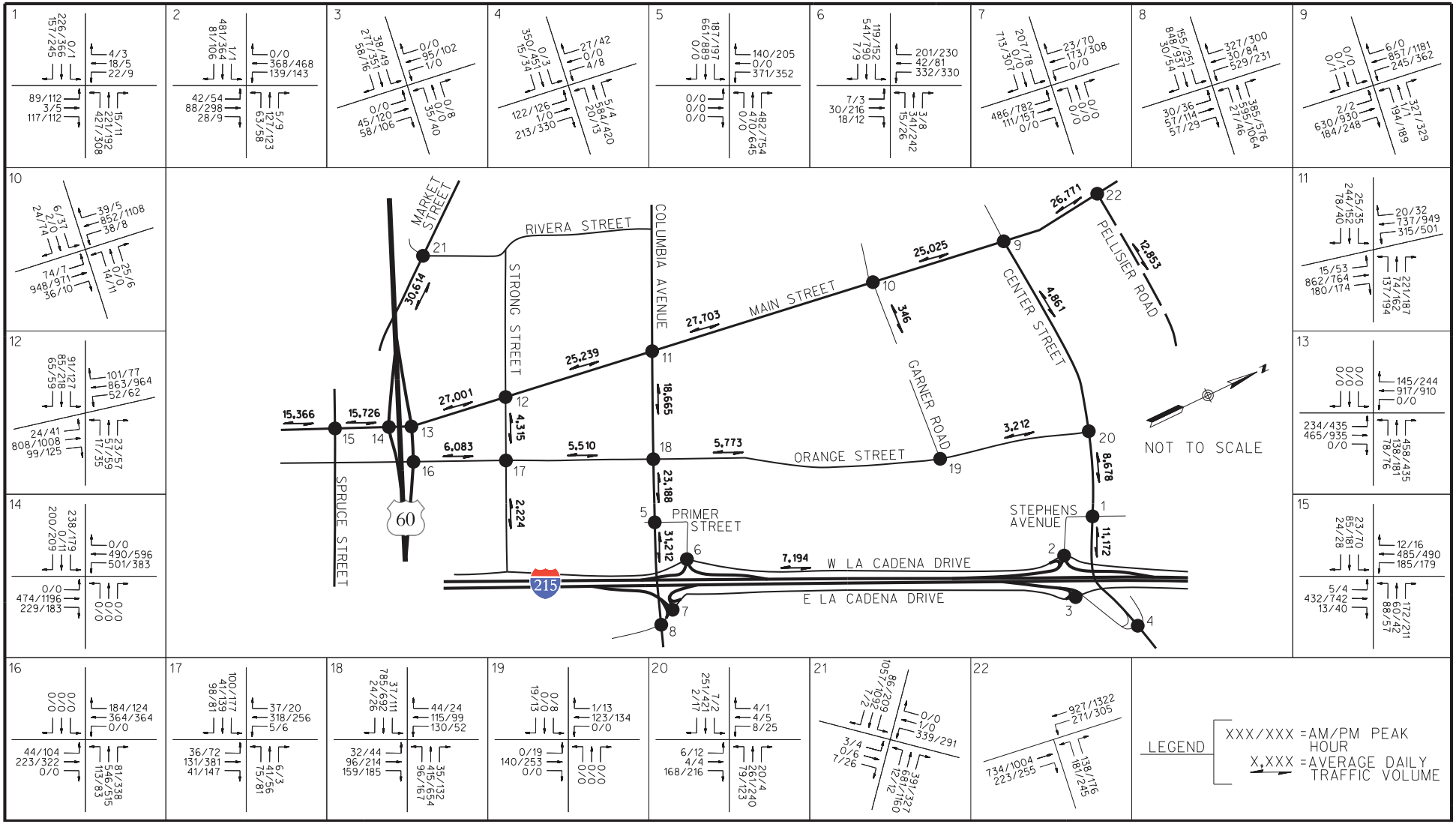

SOURCE: Rick Engineering 2020

FIGURE 3.15-14

Horizon Year 2040 Specific Plan Scenario Two Traffic Volumes: Without Orange Street Extension

Northside Specific Plan Program EIR

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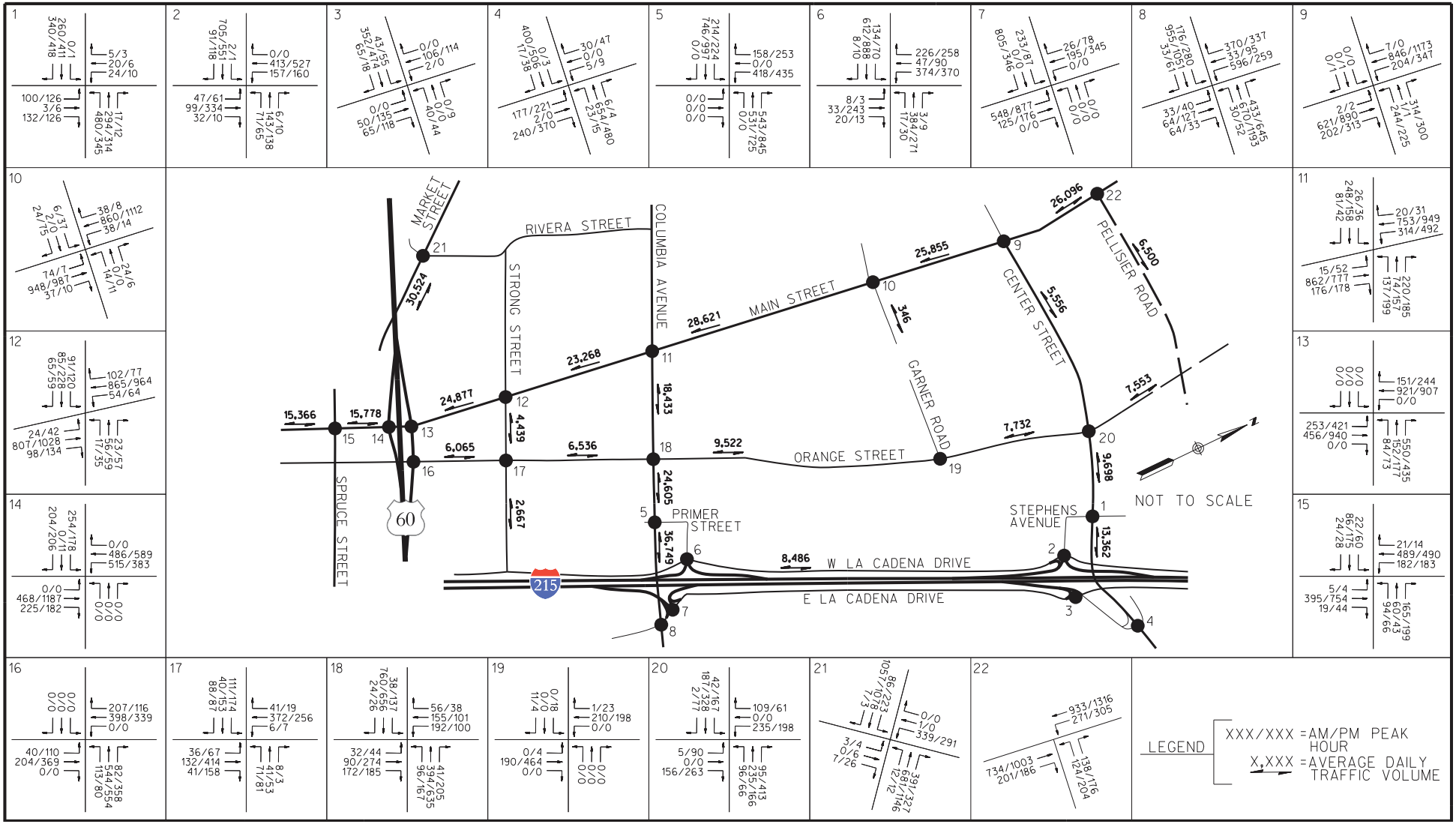

SOURCE: Rick Engineering 2020

FIGURE 3.15-15

Horizon Year 2040 Specific Plan Scenario Two Traffic Volumes: With Orange Street Extension

Northside Specific Plan Program EIR

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3.16 Tribal Cultural Resources

This section describes the existing tribal cultural resources conditions of the project site and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan. This section is based on the Cultural Resources Baseline Report for the Northside Specific Plan, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California (Appendix B), tribal coordination (Appendix I), as well as other sources cited in the text below.

3.16.1 Existing Conditions

The Northside Specific Plan Area (SPA) totals approximately 2,000 acres, including approximately 329 acres within the City of Colton (see Figure 2-1, Regional Map). Of the 329 acres of the SPA within the City of Colton, 227 acres is owned by the City of Riverside through its Public Utility Department (RPU). The City of Riverside (City) also owns land within the SPA, within the City's boundary, including the former Riverside Golf Course. The SPA is generally southwest of La Loma Hills, north of Downtown Riverside, west of Hunter Industrial Park, and east of the Santa Ana River (Figure 2-2, Vicinity Map, in Chapter 2). The SPA is located on the U.S. Geological Survey (USGS) 7.5-minute series Fontana, Riverside East, and San Bernardino South quadrangles (Figure 2-3, Topographic Map).

The SPA encompasses land within three distinct neighborhoods within the City: the Northside, Downtown Riverside, and Hunter Industrial Park. The SPA also includes an area of residential properties within the City's Sphere of Influence, located in unincorporated areas of the County of Riverside to the west of I-215 and north of Center Street. The SPA also include an area known as Pellissier Ranch located in the City of Colton, which is currently a combination of Industrial uses and undeveloped properties.

This section documents the results of a records search of the California Historical Research Information System (CHRIS) conducted at the South Central Coastal Information Center (SCCIC) and the Eastern Information Center (EIC), a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF), and tribal consultation completed by the lead agency, the City , pursuant to California Assembly Bill (AB) 52 and Senate Bill (SB) 18.

Background Research

California Historical Resources Information System Records Search

As previously discussed in the Cultural Resources Section 3.4 of this Draft EIR, Dudek completed a CHRIS records search at the SCCIC and EIC for the SPA and a 1-mile search radius in March 2017. The records search results indicate that 196 cultural resource investigations have been previously conducted within the 1-mile search radius of the SPA between 1973 and 2015. Of these previously conducted cultural resource investigations, 51 studies are mapped as having addressed either a portion or the entire Project site. Nine of these reports (SB-00273, SB-00274, SB-00275, SB-00447, SB-00492, SB-01499, SB-01837, SB-02010, and SB-02963) are considered regional overview studies that do not specifically address the SPA. Moreover, only two of the studies within the SPA (RI-08961 and RI-09739) are considered recent (conducted within the last 5 years). Both studies consisted of small (less than 5 acres) Phase I investigations and neither study resulted in the identification of cultural resources

SCCIC records indicate that a total of 343 cultural resources have been previously recorded within 1-mile of the SPA. Of these, 24 are prehistoric archaeological sites consisting of varied site types, such as bedrock milling surfaces, artifact scatters, and rock art of various forms; 20 historic archaeological sites, including the early settlement of Agua Mansa; and the remainder are built environment resources. Seventeen of the 44 archaeological resources identified within the study area are within the SPA and include three are prehistoric archaeological sites, one multi-component resource with both prehistoric and historic components, 12 historic archaeological sites, and one historic archaeological isolated artifact. The single multicomponent site within the SPA rests on the county line. Because of this, both information centers where the resource information is curated (SCCIC and EIC) each assigned the resource a primary number that correlates with their county. As a result, P-33-08752/CA-RIV-06237 from Riverside County is the same site as P-36-09814/CA-SBR-09841 from San Bernardino County and will be discussed in this report as P-33-08752/P-36-09814. For a detailed summary of all previous studies and cultural resources, see Section 3.4.1.

Previously Identified Archaeological Resources

The prehistoric sites and the prehistoric component of the multicomponent site identified by the records search are located in and around the foothills of the La Loma Hills. The prehistoric sites consist of bedrock milling surfaces (P-36-19814, P-36-19820, and P-36-29039). The prehistoric component of the multicomponent site (33-008752/36-009814) consists of a sparse artifact scatter including a hand stone, a core, and a brownware pottery sherd (P-33-08752/P-36-09814). Brian F. Smith and Associates evaluated the bedrock milling sites in 2015 and determined them ineligible for listing for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) (Hanlen 2015a, 2015b, 2015c). The prehistoric component of the multicomponent site (33-008752/36-009814) has not been evaluated for significance. Important to note is the cultural resource referred to as *White Sulphur Springs* (P-33-14953), identified in the 2005 Mermilliod report, is not recorded as a prehistoric site, but potentially has a prehistoric component. The natural hot spring is roughly 1 mile south of the La Loma Hills, in a residential area along Strong Street. According to the Mermilliod Report (2005), although the potential prehistoric component of P-33-14953 was not included in the site record (because it focused on the built environment surrounding the spring) the spring is known for its early Native American occupation and there is a potential for a prehistoric archaeological component to exist at this site.

The historic archaeological sites and the historic component of the multicomponent site are scattered throughout the SPA. The majority of these resources (13 total) are either within or in close proximity to the Pellissier Ranch and the proposed Subareas 1 and 2 portion of the SPA and most likely associated with the early settlement of La Placita and Pellissier Ranch. These resources consist of homestead or farmstead ruins (P-36-19808, P-36-19809, and P-36-19815), four historic-age refuse scatters (P-36-06086, P-33-09006, P-36-60235, and P-33-08752/P-36-09814), and one isolated historic-age bottle fragment (P-36-60252). As of 2015, descendants of the families of the settlements of Agua Mansa and La Placita are attempting to have the site listed on the CRHR and NRHP. Of the remaining sites within the northern portion of the SPA, seven were determined ineligible for listing (P-36-06086, P-33-09006, P-36-19808, P-36-19808, P-36-19815, P-36-60235, and P-36-60252). The historic component of the multicomponent site (33-008752/36-009814) has not been evaluated for significance.

Historic archaeological resources identified within the middle portion of the SPA include foundations of a historic building (P-33-04299), ruins of a farming/orchard enterprise (P-33-08651) and a domestic refuse scatter (P-33-08650). The latter two resources were recorded in 1998, prior to development of tract housing in their immediate location. Sites P-33-08651 and P-33-08650 were likely destroyed by this development. Site P-33-04299 is within vacant land that is slated for development under the Northside Neighborhood General Plan 2025. The eligibility status for this resource is unknown.

The two remaining historic archaeological sites are within the proposed Subarea 11 portion of the SPA. These sites consist of ruins of Pacific Electric Railway maintenance and operations facilities (P-33-08754 and P-33-08755). The sites were determined ineligible for listing in 1999 (Love 1999a, 1999b). The records indicate that the sites were slated for demolition. This parcel was developed into residential housing by 2003 (NETR 2019). The sites were likely destroyed by this development.

Native American Heritage Commission Sacred Lands File Search

As part of the process of identifying cultural resources within or near the SPA, Dudek contacted the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File (SLF) on March 1, 2017. The NAHC emailed a response on March 6, 2017, which stated that the SLF search was completed with negative results. Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the Project. The NAHC provided the contact list for the Native American individuals and/or tribal organizations along with the SLF search results.

Dudek prepared and sent letters to each of the twenty-nine (29) persons and entities on the contact list requesting information about cultural sites and resources that may exist in or near the SPA (Table 3.16-1). These letters, post mailed on April 5, 2017, contained a brief description of the Northside Specific Plan, a summary of the SLF search results, and reference maps. Recipients were requested to reply within 15 days of receipt of the letter should they have any knowledge of cultural resources in the area.

To date, Dudek has not received any responses to the initial inquiry letters and no follow-up outreach was conducted. Documents related to the NAHC SLF search and initial Native American outreach efforts are included in Appendix I. This outreach was conducted for informational purposes only and did not necessarily constitute formal government-to-government consultation as specified by AB 52 or SB 18, which is discussed in detail in the following sections.

Table 3.16-1. Native American Heritage Commission-Listed Native American Contacts

Native American Tribal Representatives	Tribe
Jeff Grubbe, Chairperson	Agua Caliente Band of Cahuilla Indians
Amanda Vance, Chairperson	Agustine Band of Cahuilla Mission Indians
Doug Welmas, Chairperson	Cabazon Band of Mission Indians
Luther Salgado, Chairperson	Cahuilla Band of Indians
Ralph Goff, Chairperson	Campo Band of Mission Indians
Michael Garcia, Vice Chairperson	Ewiiaapaayp Tribal Office
Robert Pinto, Chairperson	Ewiiaapaayp Tribal Office
Andrew Salas, Chairperson	Gabrieleno Band of Mission Indians – Kizh Nation
Anthony Morales, Chairperson	Gabrieleno/Tongva San Gabriel Band of Mission Indians
Sadonne Goad, Chairperson	Gabrielino/Tongva Nation
Robert Dorame, Chairperson	Gabrielino Tongva Indians of California Tribal Council
Linda Candelaria, Co-Chairperson	Gabrielino-Tongva Tribe
Erica Pinto, Chairperson	Jamul Indian Village
Javaughn Miller, Tribal	La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson	La Posta Band of Mission Indians
Shane Chapparosa, Chairperson	Los Coyotes Band of Mission Indians
Angela Elliott Santos, Chairperson	Manzanita Band of Kumeyaay Nation

Table 3.16-1. Native American Heritage Commission-Listed Native American Contacts

Native American Tribal Representatives	Tribe
Virgil Oyos, Chairperson	Mesa Grande Band of Mission Indians
Robert Martin, Chairperson	Morongo Band of Mission Indians
Joseph Hamilton, Chairperson	Ramona Band of Cahuilla Mission Indians
John Valenzuela, Chairperson	San Fernando Band of Mission Indians
Lee Clauss, Director of Cultural Resources	San Manual Band of Mission Indians
Allen E. Lawson, Chairperson	San Pasqual Band of Mission Indians
Steven Estrada, Chairperson	Santa Rosa Band of Mission Indians
Goldie Walker, Chairperson	Serrano Nation of Mission Indians
Rosemary Morillo, Chairperson	Soboba Band of Luiseno Indians
Cody J. Martinez, Chairperson	Sycuan Band of the Kumeyaay
Mary Resvaloso, Chairperson	Torres-Martinez Desert Cahuilla Indians
Robert J. Welch, Chairperson	Viejas Band of Kumeyaay Indians

Assembly Bill 52

A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource (TCR) is a project that may have a significant effect on the environment (PRC Section 21084.2). Under AB 52, a TCR must have tangible, geographically defined properties that can be impacted by project implementation. The SPA project is subject to compliance with AB 52.

The City of Riverside (City) sent notification of the Northside Specific Plan via post mail to all California Native American tribal representatives that have requested project notifications pursuant to AB 52 and that are on file with the NAHC as being traditionally or culturally affiliated with the geographic area on April 25, 2019 and followed-up via email on April 29, 2019. These notification letters included a project description, proposed Land Use Plan map, the initial study prepared in support of the project, and description inquiring if the tribe would like to engage in consultation regarding the Project and the potential to impact any TCRs. AB 52 allows tribes 30 days after receiving notification to request consultation. If a response is not received within the allotted 30 days, it is assumed that consultation is declined. To date, government-to-government consultation initiated by the City has not resulted in the identification of a TCR within or near the SPA; however, the City of Riverside continues to maintain open consultation with tribes that have requested consultation. Table 3.16-2 summarizes the results of the AB 52 process for the SPA.

Table 3.16-2. Assembly Bill 52 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Lacy Padilla, Archaeological Technician Agua Caliente Band of Cahuilla Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Received May 1, 2019, via email. In her response, Ms. Padilla deferred to other tribes in the area.	As the tribal represented deferred to other tribes, consultation efforts were concluded.

Table 3.16-2. Assembly Bill 52 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Travis Armstrong, Tribal Historic Preservation Officer Morongo Band of Mission Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Received April 30, 2019, via email. Requests consulting party status. Mr. Armstrong further states that the project is in a highly sensitive area and prior studies have failed to adequately address the significance of TCRs and landscape. He further stated that a third-party review of the plan's cultural conclusions may be required. Lastly, Mr. Armstrong requests to be notified before any archaeological surveys are conducted for the plan and requests the name of the CRM company and contact that will be conducting the work.	City representative responded via email on May 1, 2019 and provided the CRM company and the contact. The response also provided a project description and informed Mr. Armstrong that the CEQA document is a programmatic document and that the archaeological review is not site specific and future development proposals will evaluate site-specific conditions and mitigate accordingly. Lastly, the letter acknowledged Mr. Armstrong's request to consult. On March 12, 2019 the City sent a letter and e-mail, requesting further meetings and consultation. City's correspondence included administrative copies of the Cultural Resource section of the draft program Environmental Impact Report (EIR).. On March 12, 2020, the City followed-up with Mr. Armstrong via email requesting to meet and discuss the project and the conclusion of consultation prior to the release of the draft program EIR for public review. Mr. Armstrong responded to the City via email on March 12, 2020 stating that their primary concern is the La Loma Hills, which is out of the SPA. Mr. Armstrong requested future or existing cultural reports connected to the development. Further, Mr. Armstrong requested to be included as a consulting tribe for monitoring rotation purposes, should the City require monitoring for the SPA. Lastly, Mr. Armstrong stated that consultation may be closed with these conditions.

Table 3.16-2. Assembly Bill 52 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Jessica Mauck, Cultural Resources Analyst San Manual Band of Mission Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Received via email on May 24, 2019. In the response, Ms. Mauck states that the project is within a sensitive portion of the Serrano ancestral territory and as such, requests consulting party status. Ms. Mauck also states that the tribe responded to the SB 18 efforts, but was notified that process had not yet begun. She then requests to review the cultural report, paleontological report, and geotechnical report for the project and states that she will work with the City to identify any specific areas of concern.	City representative responded via email on June 10, 2019 and acknowledged Ms. Mauck's request to consult. The letter informed Ms. Mauck that the City is in the initial steps of the preparation of the draft program EIR. The City provided a project description and informed Ms. Mauck that the CEQA document is a programmatic document and that the archaeological review is not site specific and future development proposals will evaluate site-specific conditions and mitigate accordingly. On March 12, 2020, the City followed-up with Ms. Mauck via email requesting to meet and discuss the project and the conclusion of consultation prior to the release of the draft program EIR for public review. Consultation is on-going.
Destiny Colocho, Cultural Resources Manager and Tribal Historic Preservation Officer Rincon Band of Luiseno Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Received via email on May 24, 2019. Ms. Colocho requested consulting party status. She further states that the tribe does not have knowledge of any cultural resources within or near the Northside Specific Plan Area; however, she stated that this does not mean none exist. Ms. Colocho recommended that a records search be conducted and requested to learn more about the project and any potential impacts to cultural resources. On March 6, 2020, Cheryl Madrigal, Tribal Historic Preservation Officer, mailed a letter to the City with information regarding the tribe's lead contact for the purposes of receiving notices of proposed projects from the City and	On March 12, 2019 the City sent a letter and e-mail, requesting further meetings and consultation. City's correspondence included administrative copies of the Cultural Resource section of the draft program EIR. On March 12, 2020, the City followed-up with Ms. Madrigal via email requesting to meet and discuss the project and the conclusion of consultation prior to the release of the draft program EIR for public review. Consultation is on-going.

Table 3.16-2. Assembly Bill 52 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
		requested the removal of Rose Duro, Jim McPherson, Vincent Whipple, and Destiny Colocho from the City's mailing lists.	
Joseph Ontiveros, Tribal Historic Preservation Officer Soboba Band of Luiseno Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Letter dated June 3, 2019, received by the City on May 5, 2019. In the response letter, Mr. Ontiveros requested consulting party status.	On March 12, 2019 the City sent a letter and e-mail, requesting further meetings and consultation. City's correspondence included administrative copies of the Cultural Resource section of the draft program EIR. On March 12, 2020, the City followed-up with Mr. Ontiveros via email requesting to meet and discuss the project and the conclusion of consultation prior to the release of the draft program EIR for public review. Consultation is on-going.
Tuba Ebru Ozdil, Cultural Analyst Pechanga Band of Luiseno Mission Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	Received via email on May 10, 2019. Ms. Ozdil requested consulting party status. She further stated that the Project is located in a culturally sensitive area that is affiliated with the Tribe. She noted that the Tribe does not yet have enough information for meaningful consultation and requested that the City provide all available documents for review prior to the consultation meeting. The Tribe also requested, pursuant to Public Resources Code Section 21092.2, that they be added to the distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, and all documents pertaining to the Northside Specific Plan.	On March 12, 2019 the City sent a letter and e-mail, requesting further meetings and consultation. City's correspondence included administrative copies of the Cultural Resource section of the draft program EIR. On March 12, 2020, the City followed-up with Ms. Ozdil via email requesting to meet and discuss the project and the conclusion of consultation prior to the release of the draft program EIR for public review. Consultation is on-going.

Table 3.16-2. Assembly Bill 52 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Andreas Heredia, Cultural Director Cahuilla Band of Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Andrew Salas, Chairman Gabrieleno Band of Mission Indians – Kizh Nation	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Robert Martin, Tribal Chairman Morongo Band of Mission Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Anthony Morales, Chief San Gabriel Band of Mission Indians	City of Riverside via post mail on April 25, 2019; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.

Senate Bill 18

According to SB 18, the CEQA lead agency has a responsibility to initiate consultation with tribes/groups listed on the California NAHC's official SB 18 contact list for amendment of a General Plan. SB 18 requires the CEQA lead agency to send a letter to each contact on the NAHC's SB 18 list, extending an invitation for consultation. Tribes will have 90 days from receipt of the letter to request consultation. The CEQA lead agency must also send a notice to all contacts 45 days prior to adopting the amended General Plan, as well as a third notice 10 days prior to any public hearing regarding the General Plan amendment.

The City sent notification of the Northside Specific Plan to all California Native American tribal representatives that have requested project notifications pursuant to SB 18 and that are on file with the NAHC as being traditionally or culturally affiliated with the geographic area on June 29, 2017. These notification letters included a project map and description inquiring if the tribe would like to consult on the Northside Specific Plan. The City followed up in an email on April 29, 2019 stating that the SB 18 notification was initiated in conjunction with the Northside Specific Plan's community engagement effort. To date, government-to-government consultation initiated by the City has not resulted in the identification of a TCR within or near the Northside Specific Plan site. Table 3.16-3 summarizes the results of the SB 18 process for the Northside Specific Plan. The confidential SB 18 consultation results are on file with the City.

Table 3.16-3. Senate Bill 18 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Destiny Colocho, Cultural Resources Manager and Tribal Historic Preservation Officer Rincon Band of Luiseno Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Juan Ochoa, Assistant Tribal Historic Preservation Officer Temecula Band of Luiseno Mission Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	Received May 10, 2019, via email with an attached letter from Tuba Ebru Ozdil. Requests consulting party status and to be notified of all hearings and to receive copies of all documents for the project. Ms. Ozdil also states that the project is part of the tribe's aboriginal territory and is therefore culturally sensitive for the Panchanga Band of Luiseno Indians.	On March 12, 2019 the City sent a letter and e-mail, requesting further meetings and consultation. City's correspondence included administrative copies of the Cultural Resource section of the draft program EIR. As no response was received, consultation was concluded.
Joseph Ontiveros, Tribal Historic Preservation Officer Soboba Band of Luiseno Indians	City of Riversi de via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Tuba Ebru Ozdil, Cultural Analyst Pechanga Band of Luiseno Mission Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.

Table 3.16-3. Senate Bill 18 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification	Response to City Notification Letters	Follow-Up
Andreas Heredia, Cultural Director Cahuilla Band of Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Andrew Salas, Chairman Gabrieleno Band of Mission Indians – Kizh Nation	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Robert Martin, Tribal Chairman Morongo Band of Mission Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.
Anthony Morales, Chief San Gabriel Band of Mission Indians	City of Riverside via post mail on June 29, 2017; follow-up via email on April 29, 2019	No response to project notification	As no response was received, consultation was concluded.

3.16.2 Relevant Plans, Policies, and Ordinances

Federal

No federal requirements related to TCRs are applicable to the Northside Specific Plan.

State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated

below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines "unique archaeological resource."
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines "tribal cultural resources."
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting

the requirements of California Public Resources Code Section 5024.1(q)), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section

15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

California State Assembly Bill 52

Assembly Bill (AB) 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that TCRs must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. Section 21074 describes a TCR as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American Tribe and that is either:

- On or determined to be eligible for the California Register of Historical Resources or a local historic register; or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the project site, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

Section 1 (a)(9) of AB 52 establishes that "a substantial adverse change to a tribal cultural resource has a significant effect on the environment." Effects on TCRs should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures "capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource." Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

Senate Bill 18

Senate Bill (SB) 18 requires local (city and county) governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places ("cultural places") through local land use planning. SB 18 also requires the Governor's Office of Planning and Research (OPR) to include in the General Plan Guidelines advice to local governments for how to conduct these consultations. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use decisions are made by a local government.

SB 18 established responsibilities for local governments to contact, provide notice to, refer plans to, and consult with tribes. The provisions of SB 18 apply only to city and county governments and not to other public agencies. The following list briefly identifies the contact and notification responsibilities of local governments, in sequential order of their occurrence.

- Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe (Government Code Section 65352.3).
- Prior to the adoption or substantial amendment of a general plan or specific plan, a local government must refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the city or county's jurisdiction. The referral must allow a 45 day comment period (Government Code Section 65352). Notice must be sent regardless of whether prior consultation has taken place. Such notice does not initiate a new consultation process.
- Local governments must send notice of a public hearing, at least 10 days prior to the hearing, to tribes who have filed a written request for such notice (Government Code Section 65092).

Under SB 18, local governments must consult with tribes under two circumstances:

- On or after March 1, 2005, local governments must consult with tribes that have requested consultation in accordance with Government Code Section 65352.3. The purpose of this consultation is to preserve, or mitigate impacts to, cultural places that may be affected by a general plan or specific plan amendment or adoption.

On or after March 1, 2005, local governments must consult with tribes before designating open space, if the affected land contains a cultural place and if the affected tribe has requested public notice under Government Code Section 65092. The purpose of this consultation is to protect the identity of the cultural place and to develop treatment with appropriate dignity of the cultural place in any corresponding management plan (Government Code Section 65562.5).

California Health and Safety Code

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County Coroner has examined the remains (Section 7050.5b). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (Section 7050.5c), and the NAHC will notify the Most Likely Descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

Local – City of Riverside

Riverside Municipal Code (RMC) Title 20 – Cultural Resources

Preservation of Riverside's cultural resources fosters civic and neighborhood pride, forms the basis for identifying and maintaining community character, and enhances livability within the City. Title 20 of the City Municipal Code provides for the "identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features and significant permanent landscaping having special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the City" (City of Riverside 20.05.010 Purpose; Ord. 7108 Section 1, 2010; Ord. 6263 Section 1 (part), 1996).

RMC 20.20.010 Designation criteria (Ord. 7108 Section 1, 2010; Ord. 6263 Section 1 (part), 1996)

The criteria to designate, modify the status of, or dedesignate Landmarks, Structures or Resources of Merit and Historic Districts, and to modify or dedesignate Neighborhood Conservation Areas, are set forth in their definitions in.

RMC 20.50.010 Definitions (Ord. 7248 Section 5, 2014; Ord. 7206 Section 24, 2013; Ord. 7108 Section 1, 2010)

O. *Historic District* means an area which contains:

1. A concentration, linkage, or continuity of cultural resources, where at least 50 percent of the structures or elements retain significant historic integrity, (a "geographic Historic District") or
2. A thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a Historic District by the Historic Preservation Officer or Qualified Designee, Board, or City Council or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a "thematic Historic District").

In addition to either A. or B. above, the area also:

3. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
4. Is identified with persons or events significant in local, State, or national history;
5. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
6. Represents the work of notable builders, designers, or architects;
7. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
9. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
10. Has yielded or may be likely to yield, information important in history or prehistory.

U. *Landmark* means any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

An improvement or natural feature meeting one or more of the above criteria, yet not having the high degree of integrity to qualify as a landmark, may qualify as a structure or resource of merit (see subsection "Secretary of Interior's Standards for the Treatment of Historic Properties," below).

An improvement or natural feature meeting one or more of the above criteria, yet not formally designated as a landmark by the City Council, may be an eligible landmark.

FF. *Structure or resource of merit* means any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

Historic Preservation Element of the City of Riverside General Plan 2025

In 1994, the City of Riverside General Plan was adopted and included historical preservation goals and policies that addressed preserving the City of Riverside's historical and architecturally significant structures and neighborhoods and supporting and enhancing its arts and cultural institutions. In 2007 the City of Riverside adopted a new General Plan (City of Riverside General Plan 2025), but still maintained a Historic Preservation Element. The Northside Specific Plan would be consistent with the following objectives and policies from the City of Riverside General Plan 2025 Historic Preservation Element (City of Riverside 2007):

Objective HP-1: To use historic preservation principles as an equal component in the planning and development process.

Policy HP-1.3: The City shall protect sites of archaeological and paleontological significance and ensure compliance with all applicable State and federal cultural resources protection and management laws in its planning and project review process.

Policy HP-1.4: The City shall protect natural resources such as geological features, heritage trees, and landscapes in the planning and development review process and in park and open space planning.

Objective HP-5: To ensure compatibility between new development and existing cultural resources.

Policy HP-5.1: The City shall use its design and plot plan review processes to encourage new construction to be compatible in scale and character with cultural resources and historic districts.

Policy HP-5.2: The City shall use its design and plot plan review processes to encourage the compatibility of street design, public improvements, and utility infrastructure with cultural resources and historic districts.

Local – City of Colton

Colton Municipal Code (RMC) Title 15 – Historic Preservation

Chapter 15.40 of the Colton Code of Ordinances outlines the Historic Preservation Ordinance for the City of Colton, establishing the rules and regulations governing the designation and preservation of historic resources. Through this Ordinance, the City of Colton determines and declares:

A. That the State Legislature of California, pursuant to Government Code Sections 37361 and 25373, has recognized the value of identifying, protecting, and preserving places, Buildings, Structures, and other objects of historical, aesthetic, and cultural importance and has empowered cities to adopt regulations and incentives for the protection, enhancement, perpetuation, and Use of such places, Buildings, Structures, and other objects;

B. That the City possesses many distinctive places, Buildings, Structures, and neighborhoods, beautiful trees, gardens and Streetscapes, public Parks, scenic areas, and urban design

features (all referred to in this chapter as "resources") that enhance its value as an attractive and delightful community in which to live and work;

C. That certain of these resources are of cultural, aesthetic or historical significance and value because of age, architectural style, aesthetic Appeal, or association with Local history;

D. That encouraging the preservation of these resources contributes to the livability and beauty of the community, stimulates economic revitalization, improves Property values in the City, fosters architectural creativity, increases neighborhood stability and conservation, fosters public appreciation of and civic pride in the beauty of the City and the accomplishments of its past, reinforces the distinctive character of the community, adds to the community's understanding of its history and connection with the life and values of the past, and ensures that Colton's cultural, historical, and architectural heritage will be imparted to future generations;

E. That shifts in population and in the economy, changes in the way people live, and changes in land Use patterns that threaten to destroy these irreplaceable and desirable resources. Construction and Alterations of inferior quality and appearance are also a threat to these resources;

F. That the adoption of reasonable and fair regulations is necessary as a means of recognition, documentation, preservation, and maintenance of resources of cultural, aesthetic, or historical significance. Such regulations serve to integrate the preservation of resources and the extraction of relevant data from such resources into public and private land management and Development processes, and to identify as early as possible and resolve conflicts between the preservation of Cultural Resources and alternative land Uses. Finally, this chapter is intended to carry out the goals and policies of the Colton General Plan.

3.16.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to tribal cultural resources are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to tribal cultural resources would occur if the project would:

1. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
    a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
    b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

3.16.4 Impacts Analysis

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Less-than-Significant Impact. As described under Section 3.4.1 and in the Cultural Resources technical report prepared for the SPA (Appendix I), a CHRIS records search was conducted at the South Central Coastal Information Center (SCCIC) and Eastern Information Center (EIC) in March 2017, for the SPA and within a one-mile buffer around the SPA. The CHRIS search included a review mapped prehistoric, historical, and built-environment resources; Department of Parks and Recreation site records; technical reports; archival resources; and ethnographic references. Additional consulted sources included historical maps of the project site, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. No previously recorded TCRs listed in the CRHR or a local register were identified within the SPA. As such, impacts are considered less than significant.

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less-than-Significant Impact with Mitigation Incorporated. As discussed above, there are no known TCRs are present within the SPA. However, there is potential for unknown subsurface TCRs to be impacted by future development allowed under the Northside Specific Plan (**Impact TRC-1**). Thus, impacts to tribal cultural resources would be potentially significant.

3.16.5 Mitigation Measures

The following mitigation measures would reduce potentially significant impacts to TCRs (**Impact TRC-1**) to a less-than-significant level.

MM-TCR-1 **Inadvertent Discovery of Tribal Cultural Resources**. While no tribal cultural resources (TCRs) have been identified that may be affected by the proposed Northside Specific Plan Area, if the City determines that the potential resource is a TCR (as defined by PRC, Section 21074), adherence to **MM-CUL-3b**, which identifies the treatment and disposition for the inadvertent discovery of Native American cultural resources, would be applicable for the handling of the inadvertent discovery of TCRs. **MM-CUL-3b** would require notifying tribes, in the case of TCRs, consulting under Assembly Bill 52 and Senate Bill 18 within 24 hours of discovery (**MM-CUL-3b1**); temporary curation and storage of discovered resources (**MM-CUL-3b2**); and protocol for the treatment and final disposition of the cultural resources (**MM-CUL-3b3**). If the potential resource is archaeological in nature, appropriate management requirements shall be implemented as outlined in mitigation measures

MM-CUL-3a through **MM-CUL-3c** require that all construction work is immediately stopped until a qualified archaeologist can evaluate the significance of the find, and evaluate potentially significant impacts to archaeological resources and **MM-CUL-4** requires proper evaluation of the resource and implementation of avoidance or impact reduction. Implementation of proposed recommendations will be made based on the determination of the City that the approach is reasonable and feasible. All activities would be conducted in accordance with regulatory requirements.

3.16.6 Level of Significance After Mitigation

With adherence to **MM-TCR-1**, which ensures that in the unlikely event that TCRs are encountered, work is halted and the appropriate action shall be undertaken to prevent any impacts to the resource, thereby ensuring the potential for impacts to TCRs as a result of the Northside Specific Plan would be **less than significant**.

3.17 Utilities and Service Systems

This section describes the existing utilities conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan, where necessary. The information and analysis presented in this section are based on the findings in the Public Services Baseline Report for the City of Riverside's Northside Specific Plan prepared by Dudek and Rick Engineering Company (Appendix B). In addition, information requests were distributed to public utility providers and responses are included as Appendix J.

3.17.1 Existing Conditions

The SPA is located within the jurisdictional boundaries of the City of Riverside, the City of Colton, and unincorporated areas within the County of Riverside, which is within the City of Riverside's Sphere of Influence. The SPA is currently designated for a mix of residential, commercial, industrial, public facilities, recreation, and open space uses. While the majority of the SPA is characterized by existing development within these land uses, there are some undeveloped areas scattered throughout the SPA as well as the entirely vacant and undeveloped Pellissier Ranch (Subarea 1 on Figure 2-6, Proposed Specific Plan Land Uses, located in the northernmost portion of the SPA and within the City of Colton).

Water Supply

City of Riverside and County of Riverside

Riverside Public Utilities (RPU) provides water services to the majority of the City of Riverside and parts of the County of Riverside, including the portions of each respective jurisdiction within the SPA (Jorgenson, pers. comm. 2019, as provided in Appendix J; WMWD 2018). There are existing 6-inch, 8-inch, and 12-inch water lines all throughout the City of Riverside's portion of the SPA, as seen in Figure 3.17-1, Existing Water Infrastructure within the Northside SPA. Within the County of Riverside's portion of the SPA there are existing 6-inch, 8-inch, and 12-inch water lines (Figure 3.17-1, Existing Water Infrastructure within the Northside SPA). Major water lines serving the SPA include a 6-inch line within Market Street, a 12-inch line within Fairmount Boulevard, an 8-inch line within Main Street (extending from Stoddard Avenue up to Strong Street), a 12-inch line within Palmyrita Avenue, a 12-inch line within Villa Street (only from the 215 Freeway to Iowa Avenue), a 12-inch line within Orange Street, and an 8-inch line within Center Street (Jorgenson, pers. comm. 2019, as provided in Appendix J). According to correspondence with Todd Jorgenson, Assistant General Manager at RPU, RPU currently does not have plans for new upgrades or waterlines in the area..

RPU delivers water service to more than 64,000 service connections and over 300,000 people within a 68 square mile service area (RPU 2015; City of Riverside 2017). RPU's water supply consists primarily of groundwater from the Bunker Hill Basin, Riverside North, and Riverside South sub-basins. Additional sources of water available to RPU include groundwater from the Rialto-Colton Basin and recycled water from the Riverside Regional Water Quality Control Plant (RWQCP). Additionally, RPU has the ability to purchase State Water Project water from the Western Municipal Water District (WMWD) through a connection at the Metropolitan Water District of Southern California's (MWD) Henry J. Mills Treatment Plant. Up to 30 cubic feet per second (cfs) or 19.4 million gallons per day (mgd) of imported water can be purchased from WMD through an existing agreement and conveyed through existing infrastructure. However, RPU has implemented several measures to maximize the use of local water resources and eliminate reliance on imported water (RPU 2016). In 2015, RPU

received 75,126 acre-feet (AF) of water from two sources: approximately 99% (74,926 AF) was local groundwater supplies and less than 1% (200 AF) was recycled water from the RWQCP (RPU 2016). RPU did not purchase or import water from WMWD (RPU 2016). RPU extracted a total of 82,128 AF of groundwater in 2016, 67,691 AF of which was produced to meet potable needs (City of Riverside 2017). All of RPU's groundwater is retrieved from the Bunker Hill, and Riverside Basins (City of Riverside 2017).

Historically, RPU has met water demand from groundwater sources, and imported water has only been purchased during the peak demand months when needed (RPU 2016). RPU owns approximately 98 wells. RPU also has extraction rights from the Bunker Hill, Rialto-Colton, and Riverside North, and Riverside South basins (RPU 2016). RPU also maintains a recycled water distribution system for some non-potable water needs such as for landscape irrigation and commercial purposes (RPU 2016).

In June of 2016, RPU adopted an Urban Water Management Plan (UWMP), which summarizes water demands by sector and characterizes the source waters available to meet those demands for the years 2020 through 2040. The plan also describes the reliability of RPU's water supplies and discusses RPU's water shortage contingency plan during a catastrophic event or drought conditions. According to RPU's UWMP and shown in Table 3.17-1, RPU's identified water supplies exceed estimated demand projections through 2040 under normal and multiple dry year conditions but may result in a shortage under 2040 single dry year conditions (RPU 2016). During a period of multiple dry years, the expected supplies are slightly higher because of the higher average availability of water from the State Water Project (RPU 2016).

Table 3.17-1. RPU Projected Water Supply and Demand

Year-Type	2020	2025	2030	2035	2040
Water Supply[1]					
Normal Year	116,903	121,903	124,703	124,703	124,703
Single Dry Year	96,288	101,288	104,088	104,088	104,088
Multiple Dry Year 1st, 2nd, and 3rd Year Supply[2]	102,364	107,364	110,164	110,164	110,164
Water Demand[3]					
All Conditions	95,221	96,534	99,015	101,589	104,257
Difference					
Normal Year	21,682	25,369	25,688	23,114	20,446
Single Dry Year	1,067	4,754	5,073	2,499	*(169)*
Multiple Dry Year 1st, 2nd, and 3rd Year	7,143	10,830	11,149	8,575	5,907

Source: RPU 2016
Notes: Units in acre-feet per year (AFY)

1 RPU assumes no change in groundwater or recycled water supplies for normal year, single dry year, and multiple dry year conditions. However, changes in water supply by condition are reflective of the availability of imported water based on scenarios identified for the State Water Project.

2 Expected supplies for a period of multiple dry years are slightly higher than a single dry year due to higher average availability of SWP water.

3 RPU does not anticipate an increase in water demand by condition.

City of Colton

There are no existing water lines located within Pellissier Ranch because the site is undeveloped (Figure 3.17-1, Existing Water Infrastructure within Northside SPA). There are existing plans to install a 24-inch water line within La Cadena Drive to serve as a distribution line for the developments within the City of Colton adjacent to the SPA. The City of Colton Water Department provides potable and non-potable water service throughout the City of Colton. The City of Colton's existing potable water system facilities consist of 15 wells, five main booster pumping plants, nine water storage reservoirs, two pressure reducing facilities, and over 120 miles of water transmission and distribution pipelines. The City of Colton acquires 100% of its potable water supply from groundwater in three different basins: the Bunker Hill Basin, the Rialto-Colton Basin, and the Riverside North Basin. City of Colton does not currently import water in order to meet the demands of its service area nor does it currently utilize recycled water or project the use of recycled water in the future.

The 2015 San Bernardino Valley UWMP covers the San Bernardino Valley area, represented by the San Bernardino Valley Municipal Water District service area, and nine participating retail water purveyors, including the City of Colton. The San Bernardino Valley UWMP includes descriptions of the water system, current and future water supply resources, water supply strategy/opportunities, as well as water demand management measures and a water shortage contingency analysis. According to this UWMP and shown in Table 3.17-2, Colton Water Department Projected Water Supply Demand, the City of Colton's identified water supplies exceed estimated demand projections through 2040 under normal year, single dry year, and multiple dry year conditions (SBV 2017).

Table 3.17-2. Colton Water Department Projected Water Supply and Demand

Year-Type	2020	2025	2030	2035	2040
Water Supply[1]					
All Conditions	12,608	13,000	13,770	14,853	14,853
Water Demand[2]					
Normal Year	10,458	11,301	11,978	12,698	13,462
Single Dry Year	11,504	12,431	13,176	13,968	14,808
Multiple Dry Year 1st, 2nd, and 3rd Year Demand	11,504	12,431	13,176	13,968	14,808
Difference					
Normal Year	2,150	1,699	1,792	2,155	1,391
Single Dry Year	1,104	569	594	885	45
Multiple Dry Year 1st, 2nd, and 3rd Year	1,104	569	594	885	45

Source: SBV 2017
Notes: Units in acre-feet per year (AFY)
1 Colton Water Department assumes no change in water supply for normal year, single dry year, and multiple dry year conditions.
2 Colton Water Department assumes a 10% increase in demands for single and multiple dry year conditions.

Wastewater Services

City of Riverside and County of Riverside

The City of Riverside Sewer Division provides sewer services for the majority of the SPA. According to the City of Riverside's Wastewater Collection and Treatment Facilities Integrated Master Plan, the City of Riverside's Sewer Division collects and treats wastewater flows within the City of Riverside, and the communities of Jurupa, Rubidoux, Edgemont, and Highgrove. The City of Riverside maintains approximately 800 miles of gravity sewers, ranging from 6- to 48-inches in diameter, and 18 wastewater pump stations across a service area of approximately 121 acres (City of Riverside 2008). The wastewater pump stations range from 100 gallons per minute up to 2,000 gallons per minute.

There are two trunk sewer lines that run adjacent to the large undeveloped parcels of land, which are the Ab Brown Sports Complex, the former Riverside Golf Course, the Placentia Lane Parcels, and the Interchange Parcels; see Figure 3.17-2, Existing Sewer Infrastructure within Northside SPA. All existing sewage pipelines within the City of Riverside flow to the Riverside Water Quality Control Plant (RWQCP) for preliminary, primary, secondary, and tertiary treatment (City of Riverside 2008).

RWQCP consists of two separate treatment plants and one common tertiary filtration plant (City of Riverside n.d). These provide preliminary, primary, secondary and tertiary treatment for a rated capacity of 46 million gallons per day (mgd) (City of Riverside n.d). As of 2019, the average daily flows are 27 mgd (Scully, pers. comm. 2019, provided in Appendix J).

There are no existing sewer main lines within the County of Riverside portion of the SPA (Figure 3.17-2, Existing Sewer Infrastructure within the Northside SPA). However, there are multiple potential sewer connection points for any sewage infrastructure that would be built in in this area. There are multiple existing sewer lines within the City of Riverside, especially in the southern half of the SPA (Figure 3.17-2, Existing Sewer Infrastructure within the Northside SPA).

City of Colton

The City of Colton Wastewater Department provides wastewater treatment and disposal services to the City of Colton and surrounding areas. The City of Colton maintains approximately 114 miles of sewer line and contracts a private sewer line cleaning company for routine cleaning services (City of Colton 2015). The sewer system serves 18 square miles, 51,781 people, maintains 13,643 residential sewer connections, and maintains 734 commercial/industrial sewer connections (City of Colton 2015).

The City of Colton owns and operates the Colton Wastewater Reclamation Facility (CWRF), which is a secondary wastewater treatment plant that accepts domestic, commercial, and industrial wastewaters generated within the Cities of Colton, Grand Terrace, and unincorporated areas of San Bernardino County. The CWRF is designed to treat a maximum of 10.4 mgd and current average daily flows are 5.6 mgd (City of Colton 2013a). The plant utilizes a conventional and extended aeration secondary treatment process to produce treated effluent in compliance with the Regional Water Quality Control Board regulations (City of Colton n.d). Secondary treated wastewater from the CWRF is directed to the jointly owned Colton/San Bernardino rapid infiltration-extraction facility for tertiary treatment before being discharged into the Santa Ana River (City of Colton 2017a).

The portion of the SPA located within the City of Colton (Subareas 1 and 2 as shown on Figure 2-6, Proposed Specific Plan Land Uses) is undeveloped and contains minimal sewer lines (Figure 3.17-2, Existing Sewer Infrastructure within Northside SPA). However, nearby sewer improvements (such as those in part of the Roquet Ranch improvements) would provide potential connection points for any sewage infrastructure that would be built within Subareas 1 and 2 of the SPA (Vargas, pers. comm. 2019, as provided in Appendix J).

Stormwater Drainage

City of Riverside

The City of Riverside's regional stormwater drainage facilities are managed by the Riverside County Flood Control and Water Conservation District (RCFCWCD), and the City of Riverside's smaller drainage facilities (storm drain inlets or pipes less than 36-inches in diameter) are maintained by the City of Riverside (City of Riverside 2017). The majority of stormwater flows, including from the SPA, flow directly into the City of Riverside's storm drain system, which then discharges into the Santa Ana River and greater Santa Ana Watershed (City of Riverside 2007). The City of Riverside has 11 principal drainage areas, ten of which flow into the Santa Ana River (City of Riverside 2017). These ten drainage areas include Box Springs, Central Riverside, Home Gardens, La Sierra, Mead Valley, Monroe, Moreno Valley West End, Norco, Southwest Riverside, and University (City of Riverside 2017). The City of Riverside portion of the SPA is located within the boundaries of the University Master Drainage Plan (MDP) (City of Riverside 2007).

Several existing storm drains and open channels are located within the SPA, depicted on Figure 3.17-3, Existing Storm Drain Infrastructure within the Northside SPA, and are as follows:

Springbrook Drainage Channel/Wash: This channel serves as conveyance for storm water through the SPA, starting at Garner Road and discharging into Lake Evans in the south. Within the SPA, this channel is a Federal Emergency Management Agency (FEMA) mapped Zone AE drainage system and contains three types of drainage features, including: Stabilized, concrete trapezoidal channel; shallow and narrow soft bottom channel; and defined soft-bottom channel. The channel reach between Main Street and Orange Street does not appear to have sufficient conveyance capacity as indicated by the FEMA Flood Insurance Rate Map (FIRM)'s wide 100-year inundation limits.

Springbrook Wash between Main Street and Orange Street does not have sufficient capacity in its existing condition. The northwestern industrial area drains to the south via surface flow along Main Street and it appears that it is intended to discharge into Springbrook Wash; however, the dual curb inlets on-grade on each side of the road do not appear to have sufficient capacity to intercept the full peak flow rate.

Riverside 2 Levee System: This levee system is located along the eastern bank of the Santa Ana River, and is a provisionally accredited levee pursuant to the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). A levee system is designated as a provisionally accredited levee (PAL) system when FEMA has previously accredited the system with providing 1 % annual change flood protection on an effective FIRM (FEMA 2008). Furthermore, a PAL is shown on a FIRM as providing 1 % annual chance flood protection, and the area impacted by the PAL system is shown as Zone X (except for areas of residual flooding) (FEMA 2008).

The Riverside 2 Levee System is currently a provisional accredited levee while RCFCWCD is processing a Physical Map Revision through FEMA to obtain certification. This is a critical constraint for this project because approximately two-thirds of the SPA is located within a FEMA Zone X ("other flood area") which in this case includes areas that are protected by a levee from the 100-year storm event

Highgrove Channel: This channel conveys drainage from Grand Terrace to the east and discharges into the Santa Ana River to the west. This channel is mapped within the FEMA Zone X, which is an area protected from a 100-year flood by a provisionally accredited levee. Since the channel is concrete-lined throughout the Study Area, it is anticipated that the existing channel is sized to convey the 100-year storm event for build-out conditions of the upstream areas.

University Wash: This wash is a FEMA Zone AE drainage system which is conveyed into the Study Area through a culvert underneath the I-215 and SR-60 interchange. Drainage from this wash daylights into an open channel before transitioning into a culvert at Orange Street, until it daylights again into an open channel and confluences with Springbrook Wash. Based on the FEMA FIRM, it appears that the 100-year event is contained within the channels and culverts, with the exception of the transition from open channel to culvert near Orange Street where there is a wide FEMA mapped 100-year floodplain.

Refer also to Section 3.9, Hydrology and Water Quality, regarding stormwater drainage facilities.

City of Colton

The portion of the SPA within the City of Colton is not yet developed and does not include existing storm drain infrastructure service beyond channels (Figure 3.17-3, Existing Storm Drain Infrastructure within the Northside SPA). San Bernardino County Flood Control (SBCFC) maintains the Highgrove Channel, which flows from the east to the west within the portion of the Study Area located in the City of Colton before discharging into the Santa Ana River. Highgrove Channel is located in the southern section of Pellissier Ranch, and the Santa Ana River is located on the western boundary of Pellissier Ranch. Information of Highgrove Channel is detailed above. This channel is maintained by Riverside County Flood Control and Water Conservation District (Roquet Ranch 2016). The capacity for Highgrove Channel is 1,300 cfs (Roquet Ranch 2016).

The City of Colton Engineering Department is responsible for maintenance and operation of most of the storm drains within its jurisdictional boundaries. The County of San Bernardino is responsible for regional facilities designed to control urban stormwater runoff and natural drainage from Lytle Creek, Cajon Creek, Warm Creek, and the Santa Ana River. Further, the SBCFCD provides regional drainage and flood control infrastructure and maintenance to the City of Colton and maintains a variety of interim and fully improved channels, storm drains, levees, basins, and check dams within the City of Colton.

The City of Colton lies within the jurisdiction of the Santa Ana Regional Water Quality Control Board (SARWQCB) (City of Colton 2017a). The SARWQCB uses planning, permitting and enforcement authorities to meet this responsibility, and has adopted a Water Quality Control Plan for the Santa Ana Region Basin Plan to implement plans, policies, and provisions for water quality management. Water quality objectives are intended to protect the public health and welfare, and to maintain or enhance water quality in relation to the existing and/or potential beneficial uses of the water (City of Colton 2017a).

County of Riverside

The Riverside County Flood Control and Water Conservation District (RCFCWCD) is responsible for the operation and maintenance of regional flood control facilities and the construction of new facilities called for in the adopted Master Drainage Plans (MDPs) (City of Riverside 2007). There are various City and County of Riverside owned storm drains located throughout the SPA (City of Riverside 2007). There are no storm drains within the County of Riverside portion of the SPA (Figure 3.17-3, Existing Storm Drain Infrastructure within the Northside SPA).

Electric Power, Natural Gas, and Telecommunications Facilities

City of Riverside

Within the City of Riverside, there is electric, fiber optic, and communication facilities throughout the SPA, as shown on Figure 3.17-4, Existing Dry Utility Infrastructure within the Northside SPA. RPU is the main electric power provider for the portions of the SPA that are within the City of Riverside. Existing electrical facilities include both overhead and underground lines servicing the properties within the SPA. Also existing in the SPA are Time Warner Cable communication lines. These lines are mainly located in the residential tracts east of the large undeveloped parcels (former Riverside Golf Course, Ab Sports Complex, and Placentia Lane Parcels). According to the California Public Utilities Commission (CPUC) interactive broadband map, the portion of the County of Riverside within the SPA currently is served by wireline services from AT&T California and Charter Communications Inc.

RPU and Southern California Edison (SCE) provides electrical services to the City of Riverside within the SPA. RPU serves the majority of the SPA, whereas SCE serves portions of Subareas 3 through 7, 10, 12, and 15 (RPU n.d.b.). RPU generates, transmits, and distributes electricity to a 90-square mile territory to a service area population of 325,801 (RPU 2018a). According to the RPU's Integrated Resource Plan (2018), the RPU is a vertically integrated utility that operates electric generation, sub transmission, and distribution facilities. The RPU receives most of its system power through the regional bulk transmission system owned by SCE and operated by CAISO. The electrical interconnection with the California transmission grid is established at SCE's Vista Substation. RPU's electric system is comprised of 14 substations linked by a network of 69 kilovolt (kV) lines. RPU's overhead distribution network contains 517 miles of distribution circuits (feeders) and operates 4 kV and 12 kV with approximately 23,000 poles. The majority of RPU's load is served from the 12 kV system. The underground distribution network contains over 831 miles of 15 kV and 5 kV class cables, which contains approximately 3,900 vaults and substructures. RPU will be integrating the Riverside Transmission Reliability Project (RTRP), which would provide additional transmission capacity to meet future projected load growth (RPU 2018b). RTRP would also provide a second point of interconnection for system reliability and transmission capacity to import bulk electric power (RPU 2018b).

SCE serves approximately 15 million people over a 50,000 square mile service area (SCE 2019). This service area includes 180 incorporated cities, 15 counties, 5,000 large businesses, and 280,000 small businesses (SCE n.d., 2019). SCE's electricity system includes 12,635 miles of transmission lines, 91,375 miles of distribution lines, 1,433,336 electric poles, 720,800 distribution transformers, and 2,959 substation transformers (SCE n.d.).

There are existing Sunesys fiber optic lines located along Strong Street from Americana Drive to Orange Street and along Fairmount Boulevard. The large undeveloped areas of Ab Brown Sports Complex and the City of Riverside Golf Course have a combination of underground and overhead facilities either on or adjacent to the properties. Any development within these areas would be able to utilize a connection to these surrounding facilities.

Southern California Gas Company (SoCalGas) provides natural gas services to the City of Riverside (SoCalGas 2011). SoCalGas provides energy to 21.8 million consumers through 5.9 million meters in over 500 communities (SoCalGas n.d.). The service territory encompasses approximately 24,000 service miles throughout Central and Southern California (SoCalGas n.d.).

City of Colton

Within Pellissier Ranch of the SPA, there are no existing overhead or transmission lines because the area is undeveloped (Figure 3.17-4, Existing Dry Utility Infrastructure within the Northside SPA). The Colton Electric Department (CED) serves the City of Colton (City of Colton 2017b). The CED has ownership over 14 generation resources (City of Colton 2017b). The CED currently has approximately 100 megawatts of capacity resources able to generate about 400,000 megawatt hours annually at full capacity excluding the energy from the Agua Mansa Power Plant that is a peaking unit designed to operate for relatively short periods when power prices are high (City of Colton 2017b).

Southern California Gas Company (SoCalGas) provides natural gas services to the City of Colton (SoCalGas 2011; City of Colton n.d.). SoCalGas provides energy to 21.8 million consumers through 5.9 million meters in over 500 communities (SoCalGas n.d.). The service territory encompasses approximately 24,000 service miles throughout Central and Southern California (SoCalGas n.d.).

According to the California Public Utilities Commission (CPUC), the portion of the County of Riverside within the SPA currently is served by wireline services from AT&T California and Charter Communications Inc. (CPUC n.d.).

County of Riverside

Southern California Edison (SCE) provides electrical services to the County of Riverside portion of the SPA. Detailed information about SCE is discussed above. Southern California Gas (SoCalGas) supplies natural gas to multiple areas of the County of Riverside, including the portion of the County of Riverside within the SPA (SoCalGas 2011). SoCalGas provides energy to 21.8 million consumers through 5.9 million meters in over 500 communities (SoCalGas n.d.). The service territory encompasses approximately 24,000 service miles throughout Central and Southern California (SoCalGas n.d.).

According to the California Public Utilities Commission (CPUC) interactive broadband map, the portion of the County of Riverside within the SPA currently is served by wireline services from AT&T California and Charter Communications Inc. (CPUC n.d.).

Solid Waste

City of Riverside and County of Riverside

The City of Riverside's Public Works Department is responsible for the collection and disposal of approximately 70% of the City of Riverside's solid waste, and the remaining 30% are collected by private contractors (City of Riverside 2013; 2017). The SPA within the City of Riverside has approximately half of its solid waste is collected by the City of Riverside and the remainder collected by waste collection company Burrtec (City of Riverside 2013). The Riverside County Department of Waste Resources does not collect solid waste from the portion of the SPA within the County of Riverside, it is collected by trash service hauler Waste Management of the Inland Empire (County of Riverside n.d.a., n.d.b.; WM n.d.). Waste Management of the Inland Empire is a local division of waste disposal company Waste Management Inc., and serves over 220,000 residents and disposes over 17,000 tons of waste weekly (WM n.d.).

Solid waste within the City of Riverside portion of the SPA is taken to the Robert A. Nelson Transfer Station, which is owned by the County of Riverside but operated by a private company (City of Riverside 2007; 2017). Waste is then transferred from the transfer station to the Badlands Landfill for disposal (City of Riverside

2017). However, local trash haulers may dispose of collected waste at other County of Riverside landfills in the area, which include the Lamb Canyon Landfill, the El Sobrante Landfill, and Mid-Valley Sanitary Landfill (City of Riverside 2012a; 2017). Solid waste within the County of Riverside portion of the SPA is taken to El Sobrante Landfill (WM n.d.). Table 3.17-3, Existing and Remaining Landfill Capacities – Riverside County, shows the existing and remaining capacity of each of these landfills located within Riverside County. As shown, all landfills are currently below their respective estimated total capacities and have a combined remaining capacity of approximately 247 million cubic yards.

Table 3.17-3. Existing and Remaining Landfill Capacities – Riverside County

Landfill	Location	Estimated Close Date	Estimated Total Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)	Maximum Daily Load (Tons/Day)
Badlands Sanitary Landfill	31125 Ironwood Avenue, Moreno Valley, CA 92555	2022	34,400,000	15,748,799 as of January 2015	4,800
El Sobrante Landfill	10910 Dawson Canyon Road, Corona, CA 92883	2045	209,910,000	143,977,170 as of April 2018	16,054
Lamb Canyon Landfill	16411 Lamb Canyon Road, Beaumont, CA 92223	2029	38,935,653	19,242,950 as of January 2015	5,500
Mid-Valley Sanitary Landfill	2390 N. Alder Avenue, Rialto, CA 92377	–	101,300,000	67,520,000	7,500
		Totals	**384,545,653**	**246,488,919**	**33,854**

Sources: CalRecycle 2019a, 2019b, 2019c; City of Riverside 2017.

City of Colton

Solid waste collection and disposal within the City of Colton are provided by Colton Disposal (a division of Republic Services) for residential and commercial land uses. Colton Disposal sorts commercial solid waste at its processing facility where recyclables are separated out and taken for recycling. Solid waste collected within the City of Colton is disposed of at several landfills throughout San Bernardino County and Riverside County. In addition to the landfills mentioned above within Riverside County, the San Timoteo Sanitary Landfill, Mid-Valley Sanitary Landfill, and California Street Landfill are located in San Bernardino County and would also serve the City of Colton portion of the SPA. Table 3.17-4, Existing and Remaining Landfill Capacities – San Bernardino County, shows the existing and remaining capacity of each of these landfills located within San Bernardino County. As shown, all three landfills are currently below their respective estimated total capacities and have a combined remaining capacity of 84,090,182 cubic yards (CalRecycle 2019d, 2019e, 2019f). Combined with the remaining capacity of landfills in the County of Riverside, the total capacity of landfills that would serve the SPA is approximately 330,579,101 cubic yards.

Table 3.17-4. Existing and Remaining Landfill Capacities – San Bernardino County

Landfill	Location	Estimated Close Date	Estimated Total Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)
San Timoteo Sanitary Landfill	San Timoteo Canyon Road, Redlands , CA 92373	2043	20,400,000	11,402,000 as of April 2017
Mid-Valley Sanitary Landfill	2390 N. Alder Avenue, Rialto , CA 92377	2033	101,300,000	67,520,000 as of September 2009
California Street Landfill	2151 Nevada Street, Redlands , CA 92373	2042	11,400,000	5,168,182 as of July 2018
		Totals	**133,100,000**	**84,090,182**

Sources: CalRecycle 2019d, 2019e, 2019f.

3.17.2 Relevant Plans, Policies, and Ordinances

Federal

Clean Water Act

Section 401 of the Clean Water Act (CWA) requires that an applicant for any federal permit (e.g., a U.S. Army Corps of Engineers Section 404 permit) obtain certification from the state that the discharge will comply with other provisions of the CWA and with state water quality standards. For example, an applicant for a permit under CWA Section 404 must also obtain water quality certification per CWA Section 401. Section 404 requires a permit from the U.S. Army Corps of Engineers prior to discharging dredged or fill material into waters of the United States, unless such a discharge is exempt from CWA Section 404.1. For the SPA, the Santa Ana RWQCB must provide the water quality certification required under CWA Section 401. Water quality certification under Section 401, and the associated requirements and terms, is required to minimize or eliminate the potential water quality impacts associated with the action(s) requiring a federal permit.

CWA Section 402 established the National Pollutant Discharge Elimination System to regulate the discharge of pollutants from point sources. CWA Section 404 established a permit program to regulate the discharge of dredged or fill material into waters of the United States. CWA Section 303 requires states to identify surface waters that have been impaired. Under Section 303(d), states, territories, and authorized tribes are required to develop a list of water quality segments that do not meet water quality standards, even after point sources of pollution have installed the minimum required levels of pollution control technology (33 USC Section 1251 et seq.).

National Pollutant Discharge Elimination System

The 1987 amendments to the Clean Water Act required many cities to obtain an NPDES permit for stormwater conveyance system discharges. Section 402(p) of the Clean Water Act prohibits discharges of pollutants contained in stormwater runoff, except in compliance with an NPDES permit.

Federal Safe Drinking Water Act Of 1974

The Safe Drinking Water Act (SDWA) authorizes the United States Environmental Protection Agency (US EPA) to set national health-based standards for drinking water to protect against both naturally occurring and man-made contaminants that may be found in drinking water. The US EPA, states, and water systems then work together to make sure that these standards are met. Originally, SDWA focused primarily on treatment as the means of providing safe drinking water at the tap. The 1996 amendments greatly enhanced the existing law by recognizing source water protection, operator training, funding for water system improvements, and public information as important components of safe drinking water. This approach ensures the quality of drinking water by protecting it from source to tap. SDWA applies to every public water system in the United States. There are currently more than 160,000 public water systems providing water to most Americans.

State

California Fish and Game Code

Section 1600 et seq. of the California Fish and Game Code require notification and, if required, a Streambed Alteration Agreement for any activity that would alter the flow, change, or use any material from the bed, channel, or bank of any perennial, intermittent, or ephemeral river, stream, and/or lake. Typical activities that require notification include excavation or fill placed within a channel, vegetation clearing, structure for diversion of water, installation of culverts and bridge supports, cofferdams for construction dewatering, and bank reinforcement.

Under the California Fish and Game Code Section 1602, CDFW has authority to regulate work that will substantially divert or obstruct the natural flow of or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake. CDFW also has authority to regulate work that will deposit or dispose of debris, water, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. This regulation takes the form of a requirement for a Lake or Streambed Alteration Agreement and is applicable to any person, state, or local governmental agency, or public utility (California Fish and Game Code Section 1601). CDFW jurisdiction includes ephemeral, intermittent, and perennial watercourses (including dry washes) and lakes characterized by the presence of (1) definable bed and banks and (2) existing fish or wildlife resources.

Recycled Water Policy

On January 22, 2013, the California State Water Resources Control Board adopted a revision of a 2009 statewide recycled water policy, with the ultimate goal of increasing the use of recycled water from municipal wastewater sources. Included in the statewide policy is the mandate to increase the use of recycled water in California to 1.5 million acre-feet per year (AFY) by 2020, and an additional 2.5 million AFY by 2030. The plan also states that the State Water Regional Control Board expects to increase the use of stormwater from 2007 levels to at least 500,000 AFY by 2020 and one million AFY by 2030 (SWRCB 2018).

Water Conservation Act of 2009 (Senate Bill X7-7)

Senate Bill (SB) X7-7, effective February 3, 2010, is the water conservation component to the Delta legislative package (SB 1, Delta Governance/Delta Plan). It seeks to implement water use reduction goals established in 2008 to achieve a 20% statewide reduction in urban per capita water use by December 31, 2020. The bill requires each urban retail water supplier to develop urban water use targets to help meet the 20% goal by

2020 and an interim 10% goal by 2015. The bill establishes methods for urban retail water suppliers to determine targets to help achieve water reduction targets. The retail water supplier must select one of the four compliance options. The retail agency may choose to comply with SB X7-7 as an individual or as a region in collaboration with other water suppliers. Under the regional compliance option, the retail water supplier still has to report the water use target for its individual service area. The bill also includes reporting requirements in the 2010, 2015, and 2020 UWMPs.

California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989, also known as Assembly Bill (AB) 939, requires that each city or county prepare a new integrated waste management plan. The act further required each city to prepare a Source Reduction and Recycling Element by July 1, 1991. Each Source Reduction and Recycling Element includes a plan for achieving a solid waste goal of 25% by January 1, 1995, and 50% by January 1, 2000. A number of changes to the municipal solid waste diversion requirements under the Integrated Waste Management Act were adopted, including a revision to the statutory requirement for 50% diversion of solid waste. In 2011, AB 341 was passed, requiring the California Department of Resources Recycling and Recovery to require local agencies to include strategies to enable the diversion of 75% of all solid waste by 2020.

Senate Bill 610

State legislation has improved the link between water supply and land use planning. Senate Bill (SB) 610 (Water Code Sections 10910 et seq.) requires the preparation of a water supply assessment for projects within cities and counties that propose any of the following:

- Residential developments of more than 500 dwelling units
- Shopping centers or business establishments employing more than 1,000 persons or having more than 500,000 square feet of floor space
- Commercial office buildings employing more than 1,000 persons or having more than 250,000 square feet of floor space
- Hotels, motels, or both, having more than 500 rooms
- Industrial, manufacturing, or processing plants, or industrial parks planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area
- Mixed-use projects that include one or more of the projects specified in Water Code Section 10912(a)
- Projects that would demand an amount of water equivalent to or greater than the amount of water required by a 500-dwelling-unit project

SB 610 stipulates that when environmental review of certain large development projects is required, the water agency that is to serve the development must complete a water supply assessment to evaluate water supplies that are or will be available during normal, single dry, and multiple dry years during a 20-year projection to meet existing and planned future demands, including the demand associated with the Northside Specific Plan (DWR 2003).

Senate Bill 221

Enacted in 2001, SB 221 (Government Code Sections 66455.3 and 66473.7) requires that the legislative body of a city or county, which is empowered to approve, disapprove, or conditionally approve a subdivision map, must condition such approval upon proof of sufficient water supply. The term "sufficient water supply" is defined in SB 221 as the total water supplies available during normal, single dry, and multiple dry water years within a 20-year projection that would meet the projected demand associated with the proposed subdivision. The definition of sufficient water supply also includes the requirement that sufficient water encompass not only the proposed development, but also existing and planned future uses, including, but not limited to, agricultural and industrial uses.

SB 221 requirements do not apply to the general plans of cities or counties, but rather to specific development projects. In addition, SB 221 only applies in the event that the proposed development is considered a "project" under SB 610 (DWR 2003).

California Senate Bill 901

Signed into law on October 16, 1995, Senate Bill (SB) 901 required every urban water supplier to identify as part of its urban water management plan, the existing and planned sources of water available to the supplier over a prescribed 5-year period. The code requires the water service purveyor to assess the projected water demand associated with a project under environmental review. Later provisions of SB 901 required compliance in the event that the project involved the adoption of a specific plan, amendment to, or revision of the land use element of a general plan or specific plan that would result in a net increase in the state population density. Upon completion of the water assessment, cities and counties may agree or disagree with the conclusions of the water service purveyors, but cannot approve projects in the face of documented water shortfalls without first making certain findings.

Assembly Bill 341

As of July 2012, AB 341 requires all businesses in California to recycle. A business is defined as including any commercial or public entity that generates more than four cubic yards of solid waste per week. The law requires that such businesses source separate their recycling and/or compostable materials and donate or haul the material to recycling facilities.

Local

City of Riverside

Riverside Public Utilities 2018 Integrated Resource Plan

The Riverside Public Utilities (RPU) 2018 Integrated Resource Plan provides an impact analysis of Riverside's acquisition of new power resources, specifically towards meeting the state of California's aggressive carbon reduction goals; along with the effect these resources will have on the utility's future projected cost of service. Both current and proposed supply-side and demand-side resources are examined in detail, towards a goal of continuing to provide the highest quality electric services at the lowest possible rates to benefit our local community, while adhering to a diverse set of state and regional legislative/regulatory mandates. Additionally, the 2018 IRP examines a number of related longer range planning activities, including energy storage, rate design, transportation electrification, distributed energy resources, and Riverside Public Utilities (RPU) current and future planned engagement with disadvantaged communities.

Riverside Public Utilities Strategic Plan 2017 – 2021

The Riverside Public Utilities (RPU) Strategic Plan was approved in January 2017. The plan identifies goals, strategies, objectives and key performance indicators for implementation of RPU's Utility 2.0 strategy. The plan is intended to guide staff, management, the Board of Public Utilities and the City Council in the allocation of resources and management of assets. Goals include: 1) renewing, replacing, upgrading, modernizing, and extending water and electric system infrastructure, 2) keeping water and electric prices affordable, 3) meeting all City of Riverside goals and state and federal compliance targets related to efficient use of water, electricity, renewable resources, and greenhouse gas emissions, 4) providing good customer service, 5) maintain operational excellence, and 6) attracting and retaining a strong workforce. Multiple designs and upgrades are listed as objectives to fulfill Goal 1.

2015 Urban Water Management Plan for Riverside Public Utilities Water Division

The California Water Code requires any municipal water supplier serving over 3,000 connections or 3,000 AFY to prepare a UWMP. Water suppliers are required to update their UWMPs every 5 years. RPU is a consumer-owned water service provider serving both retail and wholesale customers. In 2015, RPU provided approximately 60,000 AF to a service population of nearly 300,000 people (RPU 2016). RPU's service area includes 70 square miles in the City and 5 square miles outside the city limits but within the City's sphere of influence. Riverside's most recent UWMP update occurred in 2015. The RPU UWMP applies to the City of Riverside portion of the SPA.

2008 - 2021 Wastewater Collection and Treatment Facilities Integrated Master Plan

The City of Riverside approved their Wastewater Collection and Treatment Facilities Integrated Master Plan in February of 2008 (City of Riverside 2008). The document serves as a planning document for facility planning for the City of Riverside's Regional Water Quality Control Plant (RWQCP) and collection system. The plan would enable the RWQCP to continue to reliably provide wastewater treatment to the City of Riverside as wastewater flows increase with projected population growth. The plan addresses facility needs up until 2025.

Riverside Municipal Code, Chapter 19.530 – Wireless Telecommunication Facilities

The Wireless Telecommunication Facilities code ensures compatibility between wireless telecommunication facilities and adjacent land use and properties to avoid impacts associated with uses, which encouraging orderly development of wireless communication infrastructure within the City of Riverside. A wireless telecommunications facility is permitted to be sited in the City of Riverside subject to applicable requirements imposed by this chapter, which may include a design review process, a conditional use permit application process, or both. These processes are intended to permit wireless telecommunications facilities that blend with their existing surroundings and do not negatively impact the environment, historic properties, or public safety.

Riverside Municipal Code, Title 19 Zoning Code, Chapter 19.570 Water Efficient Landscaping and Irrigation

The Water Efficient Landscaping and Irrigation Ordinance outlines landscaping requirements to promote the conservation and efficient use of water. An applicant proposing any new or rehabilitated landscape in the City of Riverside is required to prepare and submit an application, including a planting plan, irrigation plan, and soils management plan to the Planning Division for review and approval.

Riverside Municipal Code, Title 18 Subdivision Code Drainage Fees

This section of the Municipal Code requires the payment of fees for the construction of drainage facilities as a condition of the division of land. Whenever land that is proposed to be divided lies within the boundaries of an area drainage plan, adopted by resolution of the City Council, a drainage fee in the amount set forth in the adopted plan shall be paid as a condition of approval of the filing of a final map or parcel map, or as a condition of the waiver of the filing of a parcel map.

Riverside Municipal Code, Title 14 Public Utilities, Chapter 14.22 Water Conservation

Chapter 14.22, Water Conservation, of the Riverside Municipal Code (RMC) establishes procedures for implementing and enforcing water conservation measures. Section 14.22.010 establishes unreasonable water uses in the City, including, among others, application of potable water to outdoor landscapes in a manner that causes runoff to adjacent property, non-irrigated areas, or walkways; non-recirculating fountains or water features which use potable water; and application of potable water to outdoor landscaping within 48 hours of measureable rainfall.

The ordinance also establishes a four-stage Water Conservation Program, where stages increase with the severity of the water shortage. The four stages of the Water Conservation Program are as follows:

- **Stage One – Normal Water Supply**. The City of Riverside can meet all water demands, but baseline conservation measures, such as time restrictions on non-agricultural irrigation, still apply.
- **Stage Two – Minimum Water Shortage**. There is a reasonable probability that the City of Riverside will not be able to meet all of its water demands. Stage One restrictions apply, as well as other restrictions on irrigation and plumbing leaks. Customers will be asked to reduce monthly water consumption by up to 15 percent, and construction operations are not authorized to use water unnecessarily for any purpose, other than those required by regulatory agencies.
- **Stage Three – Moderate Water Shortage**. All measures from preceding stages apply and more restrictive irrigation measures are implemented. Water customers will be asked to reduce monthly consumption by up to 20 percent.
- **Stage Four – Severe Water Shortage**. The City of Riverside's ability to meet water demand is seriously impaired. Stage Four includes the most restrictive irrigation measures, including a prohibition on outdoor lawn watering, as well as prohibitions on automobile washing, and pool filling.

Concurrently with a Stage Three or Stage Four declaration, the City Council may proclaim a Water Shortage Emergency. During such time, no new construction meters may be issued, no construction water may be used for earthwork including dust control, and no new building permits may be issued unless such projects meet certain water conservation requirements. RPU is operating currently under Stage One of the Water Conservation Program (RPU n.d.a).

Riverside Municipal Code, Chapter 14.04 – Sewer Service Charges

RMC Chapter 14.04, Sewer Service Charges, stipulates that every person whose premises are served by a connection with the City of Riverside's system of sewerage whereby the sewage or industrial water wastes or either or both are disposed of by the City of Riverside through the sewage treatment plant or otherwise shall pay a sewer service charge as set by resolution by the City Council. The City Council shall set such charge by resolution and may from time to time, in its discretion, revise such charges. In setting such charges the City Council shall

take into consideration the amount and type of sewage discharged into the system by a particular type of land usage and may also take into consideration any factor such as added pumping costs which might justify a charge in one area of the City which might vary from charges in other areas of the City of Riverside. In setting such charge the City Council may make allowances for vacancies in apartment houses served by master electric meters wherein the number of vacant dwelling units cannot readily be ascertained by the City of Riverside.

Riverside Municipal Code, Title 6 Health and Sanitation Code

The Health and Sanitation Code (Title 6, Section 6.04 et seq.) specifies the requirements for handling solid waste and recycling materials.

City of Riverside General Plan 2025

The City's General Plan 2025 has relevant utilities-focused policies (City of Riverside 2012a). The following City of Riverside's General Plan 2025 Public Facilities and Infrastructure Element contains objectives and policies that are applicable to project, as included below:

Objective PF-1 Provide superior water service to customers.

Policy PF-1.1 Coordinate the demands of new development with the capacity of the water system.

Policy PF-1.3 Continue to require that new development fund fair-share costs associated with the provision of water service.

Policy PF-1.4 Ensure the provision of water services consistent with the growth planned for the General Plan area, including the Sphere of Influence, working with other providers.

Policy PF-1.5 Implement water conservation programs aimed at reducing demands from new and existing development.

Policy PF-1.7 Protect local groundwater resources from localized and regional contamination sources such as septic tanks, underground storage tanks, industrial businesses, and urban runoff.

Objective PF-2 Find new and expanded uses for recycled wastewater.

Policy PF-2.1 Expand the use of reclaimed water for irrigation and other applications. Policy PF-2.2: Continue to monitor and study the costs of extending recycled water service to developing areas for accepted applications.

Policy PF-2.2 Continue to monitor and study the costs of extending recycled water service to developing areas for accepted applications.

Objective PF-3 Maintain sufficient levels of wastewater service throughout the community.

Policy PF-3.1 Coordinate the demands of new development with the capacity of the wastewater system.

Policy PF-3.2 Continue to require that new development fund fair-share costs associated with the provision of wastewater service.

Policy PF-3.3 Pursue improvements and upgrades to the City's wastewater collection facilities consistent with current master plans and the City's Capital Improvement Program.

Policy PF-3.4 Continue to investigate and carry out cost-effective methods for reducing stormwater flows into the wastewater system and the Santa Ana River.

Objective PF-4 Provide sufficient levels of storm drainage service to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic or which would obstruct flows.

Policy PF-4.1 Continue to fund and undertake storm drain improvement projects as identified in the City of Riverside Capital Improvement Plan.

Policy PF-4.2 Continue to cooperate in regional programs to implement the National Pollutant Discharge Elimination System program.

Policy PF-4.3 Continue to routinely monitor and evaluate the effectiveness of the storm drain system and make adjustments as needed.

Objective PF-5 Minimize the volume of waste materials entering regional landfills.

Objective PF-6 Provide affordable, reliable and, to the extent practical, environmentally sensitive energy resources to residents and businesses.

Policy PF-6.3 Promote and encourage energy conservation.

Policy PF-6.4 Encourage energy-efficient development through its site plan and building design standard guidelines.

Policy PF-6.5 Promote green building design.

Objective PF-7 Ensure that Riverside residents, the business community and educational institutions have easy access to state-of-the-art internet services and modern telecommunications technology.

Policy PF-7.4 Encourage new development to be wired or provided with other necessary infrastructure for up-to-date telecommunications services.

The City's General Plan 2025 Conservation and Open Space Element contains the following objective and policies that are applicable to project, as included below (City of Riverside 2012b):

Objective OS-10 Preserve the quantity and quality of all water resources throughout Riverside.

Policy OS-10.1 Support the development and promotion of water conservation programs.

Policy OS-10.2 Coordinate plans, regulations and programs with those of other public and private entities which affect the consumption and quality of water resources within Riverside.

Policy OS-10.4 Develop a recommended native, low-water-use and drought-tolerant plant species list for use with open space and park development. Include this list in the landscape standards for private development.

Policy OS-10.5 Establish standards for the use of reclaimed water for landscaping.

Policy OS-10.9 Evaluate development projects for compliance with NPDES requirements, and require new development to landscape a percentage of the site to filter pollutant loads in stormwater runoff and provide groundwater percolation zones.

Policy OS-10.11 Monitor the quality and quantity of groundwater and surface water resources and consider revisions to the General Plan's policies if monitoring identifies significant reductions in water quality.

City of Colton

City of Colton's 2015 Sewer System Master Plan

The City of Colton's Sewer System Master Plan (SSMP) was revised in 2015. The SSMP describes all planning, management and operational processes and procedures used that ensure effective management of the sewer collection system. The purpose of the SSMP is to protect water quality, eliminate or substantially reduce preventable SSOs, and to protect public health and the environment. The SSMP provides a consolidated document that contains adequate policies, procedures, guidelines, planning documents, programs, and communication requirements that ensure the City of Colton properly funds, manages, operates and maintains, all parts of the sewage collection system owned and/or operated by the City of Colton.

The general goals of the SSMP are:

- To effectively manage, operate, maintain, and improve the City of Colton's wastewater collection system;
- To provide adequate capacity to convey peak flows;
- To provide notifications and reports to all required regulatory agencies in a timely manner;
- To minimize the frequencies of SSOs throughout the City of Colton's collection system;
- To effectively mitigate the effects of any SSO that may occur; and
- To raise awareness of fats, oils, and grease (FOG) issues, promote Best Management Practices and protect the collection system from FOG related blockages.

Colton Electric Department 2017 Integrated Resource Plan

The City of Colt Electric Department (CED) adopted their Integrated Resource Plan (IRP) in 2017. The IRP introduces strategies for dealing with some of the power supply issues that the CED faces and present alternative scenarios for resource procurement that are consistent with current legislative and regulatory constraints. The IRP also specifies long term goals for the CED, which are the following:

- Operate the utility safely
- Provide reliable energy to the residents and businesses in Colton
- Develop sustainable and renewable energy
- Meet all state and federal legislative and regulatory requirements
- Minimize the cost of electricity to CED's business and residential customers
- Optimize the use of CED's generation and transmission resources
- Develop demand-side programs to reduce energy use and costs by Colton's commercial and business customers
- Encourage economic development within Colton by purchasing resource from local generators and developing demand-side programs that encourage businesses to locate and expand within Colton.

2015 Urban Water Management Plan for the San Bernardino Valley

Colton Water Department provides water service for domestic consumption, fire protection, and irrigation customers within its service area. In 2015, Colton Water Department provided approximately 9,000 AF to a service population of nearly 55,000 people (SBV 2017). Colton's service area covers approximately 90% of the City of Colton. It includes 14 square miles in the City of Colton and approximately 0.8 square mile of unincorporated area in San Bernardino County. San Bernardino Valley's most recent UWMP update occurred in 2015. The San Bernardino Valley UWMP applies to the City of Colton portion of the SPA.

City of Colton Municipal Code, Chapter 18.39 – Telecommunication and Antenna Towers

The purpose of the Telecommunication and Antenna Towers municipal code is to provide allowable locations within the City of Colton, to protect residential areas and land uses from potential adverse impacts of communication towers and antennas, to minimize adverse visual impacts through careful design, siting, landscape screening and camouflaging techniques, to promote and encourage shared use/collocation of existing and new communication towers, to protect public health, safety, and welfare, and to avoid potential damage to adjacent properties from tower failure. The Telecommunication and Antenna Towers (Chapter 18.39) municipal code allows for new communication towers and communication antennas to be located on existing utility structures, including existing communication towers, utility poles, utility structures and water tanks, that are at least 25-feet in height. New freestanding communication towers and communication antennas may be allowed in M-1 (light industrial) and M-2 (heavy industrial) zoning districts. Performance and construction standards are also provided in this code.

City of Colton Municipal Code, Chapter 15.58.030 Site and Building Recycling Plan Requirements

The purpose of Chapter 15.58.030 of the Colton Municipal Code is to set guidelines for development. The applicant shall submit for review and approval a completed site and building recycling plan to the City of Colton's Building and Safety Division. The site and building recycling plan shall be based upon the application form of the building and safety department and consists of two components (site plan and building recycling plan). The plan

shall include the location and design of all existing and proposed recycling and trash enclosures, design of site access points for solid waste and recycling collection vehicles and a design of the grading of the site, operational criteria for the proposed use of the property and capacity requirements for the waste generation of the building.

City of Colton Municipal Code, Chapter 13.28 Water Conservation Plan

The purpose of Chapter 13.28 of the Colton Municipal Code is to adopt a Water Conservation Plan that establishes mandatory water conservation measures aimed at conserving City of Colton water supplies for the greatest public benefit and reducing the quantity of water used by the City of Colton's water customers. Chapter 13.28 contains criteria for determining water supply conditions in the City of Colton that require implementation or termination of each water conservation stage (i.e., Stage I, Stage II, and Stage III). Stage I is in effect at all times unless the Colton City Council otherwise declares that another water conservation stage is in effect. Stage III ("Water Warning") was added to the City's Water Conservation Plan in response to the issuance of Executive Order B-29-15 in April 2015, and identifies mandatory measures to be implemented during drought periods when the City of Colton is not able to meet all of the water demands of its customers.

City of Colton Municipal Code, Chapter 13.30 – Water Efficient Landscape Ordinance

The Water Efficient Landscaping Ordinance outlines landscaping requirements to promote the conservation and efficient use of water. An applicant proposing any new or rehabilitated landscape in the City of Colton is required to prepare and submit an application, including a planting plan, irrigation plan, and soils management plan to the City of Colton for review and approval.

City of Colton Municipal Code, Chapter 13.16 – Sewer Service Charges

The Sewer Service Charge code states that every person within the City of Colton would be served by the city owned sewer system, and therefore any user of this system shall pay a sewer rental charge. Revenues generated from wastewater capacity charges shall be used to pay for the operations, maintenance, expansion, and updates of public secondary and tertiary wastewater facilities.

City of Colton Municipal Code, Chapter 12.34 – Storm Drain Facilities Fees for Drainage Benefit Area No. 1

This municipal code establishes methods of financing the construction of necessary storm drain facilities and improvements within Drainage Benefit Area No. 1 (which means areas of the City of Colton located within San Bernardino's Flood Control study zone 2). Storm drain facility fees shall be collected from Applicants and deposited into a local drainage facilities fund established to fund the construction and improvement of storm drain facilities.

City of Colton General Plan

The City of Colton's General Plan has relevant utilities-focused policies that promote water conservation (City of Colton 2013b). The following City of Colton's General Plan Land Use Element contains goals and policies that are applicable to project, as included below:

Goal LU-5 Reduce use of energy resources citywide, with a key goal of reducing the City's carbon footprint.

Policy LU-5.1 Require the incorporation of energy conservation features into the design of all new construction and site development, as required by State law and local regulations.

Goal LU-14 Ensure adequate land area is available to support desired levels of City-provided public facility services.

Policy LU-14.1 Review City public facilities physical plants and sites on a regular basis to determine whether adjustments are needed consistent with the Land Use Plan adopted City policies and ordinances.

Goal LU-21 Create a residential neighborhood in the Pellissier Ranch/La Loma Hills area that consists largely of low-density or clustered residential development, with support neighborhood commercial uses, open space, and compatible uses that complement the natural landscape, the Santa Ana River, and the La Loma Hills.

Policy LU-21.6 Base allowable densities and intensities on infrastructure capacity, landform, and other physical constraints.

Policy LU-21.8 Ensure that safety services and sewer, water, and utility infrastructure are adequate to accommodate new development.

Policy LU-21.9 Require that new development assumes the full fair-share cost of public improvements which are necessitated by that development.

County of Riverside

Riverside County Waste Management Department – Design Guidelines

The Riverside County Waste Management Department (RCWMD) Design Guidelines for Refuse and Recyclables Collection and Loading Areas are intended to assist project proponents in identifying space and other design considerations for refuse/recyclables collection and loading areas per the California Solid Waste Reuse and Recycling Act of 1991. The Design Guidelines require one 4-cubic-yard refuse bin and one 4-cubic-yard recyclables bin per each 20,000 square feet of office, general commercial, or industrial space. Compliance with the Design Guidelines is necessary for obtaining an RCWMD clearance for issuance of a building permit. Prior to building permit issuance, a site plan that indicates the location and capacity of solid waste/recycling collection and loading areas must be submitted to the RCWMD for review and approval (RCWMD 2019a).

Riverside County Waste Management Department – Construction and Demolition Recycling

The RCWMD also requires projects that have the potential to generate construction and demolition waste to complete a waste recycling plan to identify the estimated quality and location of recycling of construction and demolition waste from the project. A waste recycling report is then required upon completion of the project that demonstrates that the project recycled a minimum of 50% of its construction and demolition waste (RCWMD 2019b).

Countywide Integrated Waste Management Plan

The Countywide Integrated Waste Management Plan (CIWMP) was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939). AB 939 redefined solid waste management in terms of both objectives and planning responsibilities for local jurisdictions and the state. AB 939 required each city and unincorporated portions of counties throughout the state to divert a minimum of 25% by 1995 and 50% of solid waste landfilled by the year 2000. To achieve these disposal reduction goals, AB 939 established a planning hierarchy utilizing new integrated solid waste management practices, including requiring local governments to prepare and implement plans to improve the management of waste resources. The CIWMP's components include the Countywide Summary Plan, the Countywide Siting Element, the Source Reduction and Recycling Element (SRRE), the Household Hazardous Waste Element, and the Non-Disposal Facility Element. The Summary Plan summarizes the steps needed to cooperatively implement programs among the County's jurisdictions to meet and maintain the 50% diversion mandates. The Siting Element demonstrates that there are at least 15 years of remaining disposal capacity to serve all the jurisdictions in the County. If there is not adequate capacity, a discussion of alternative disposal sites and additional diversion programs must be included in the Siting Element. The Source Reduction and Recycling Element was developed separately by each Riverside County jurisdiction, including the Unincorporated County, and their purpose was to analyze the local waste stream to determine where to focus diversion efforts, including programs and funding. The Household Hazardous Waste Element was developed by jurisdictions and provides a framework for recycling, treatment and disposal practices for Household Hazardous Waste programs. The Non-Disposal Facility Element identifies and describes existing and proposed facilities, other than landfills and transformation facilities, requiring a solid waste permit to operate. Non-disposal facilities are also those facilities that will be used by a jurisdiction to meet its diversion goals. The Riverside County Non-Disposal Facility Element identifies and describes those non-disposal facilities that will be needed to implement the Riverside County SRRE.

Riverside County Stormwater Quality Best Management Practice Design Handbook

Riverside County Flood Control and Water Conservation District (RCFCWCD) prepared its Stormwater Quality Best Management Practice Design Handbook (BMP Design Handbook) in 2006 to provide design procedures for structural Best Management Practices (BMPs) for new development and redevelopment in Riverside County.9 The BMP Design Handbook incorporates guidelines for seven County of Riverside (County) accepted BMP designs, including: extended detention basins, infiltration basins, infiltration trenches, porous pavement, sand filters, grass swales, filter strips, and water quality inlets. The BMP Design Handbook requires that stormwater drainage facilities are designed such that the design volume or flow treated reduces pollutants to the Maximum Extent Practicable (MEP) and considers public health risk, environmental benefits, pollutant removal effectiveness, regulatory compliance, ease of implementation, cost, and technical feasibility. To ensure long-term performance of a BMP, the BMP Design Handbook also recommends the design of a BMP which considers ongoing maintenance/operation activities. The City of Riverside recommends that development activities consider the County BMP Design Handbook in order to ensure pollution prevention measures are incorporated into a final project design.

County of Riverside Municipal Code, Chapter 4.48.070 – Determination of charges for sewer and domestic water service

The County of Riverside's municipal code states that sewer and domestic services shall be charged based on the number and type of dwelling or occupancy units located on a parcel.

County of Riverside Municipal Code, Chapter 12.08.070 – Fees

Fees in this section of the County of Riverside's Municipal Code define the applicable fees for construction or improvements related to streets, sidewalks, and public places. The fee schedule presented in this code includes a storm drain installment fee.

Riverside County General Plan

The Riverside County General Plan Land Use Element (County of Riverside 2019) includes the following relevant utilities-focused policies:

LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service.

LU 5.3 Review all projects for consistency with individual urban water management plans.

LU 4.5 Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of public facilities. This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large-scale general plan maps.

LU 7.9 Require buffers between urban uses and adjacent solid waste disposal facilities.

3.17.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to utilities and service systems are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to utilities and service systems would occur if the project would:

1. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.
3. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

3.17.4 Impacts Analysis

Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Water

Less-than-Significant Impact. As stated in Table 3.17-1, RPU Projected Water Supply and Demand, water supplies are estimated to accommodate demand projections through 2040 under normal and multiple dry year conditions, but may result in a shortage under 2040 single dry year conditions. According to the Riverside Public Utility 2016 Urban Water Management Plan (RPU UWMP), the average base daily per capita water use was 266 gallons per capita per day. The Northside Specific Plan would increase the number of residents in the City of Riverside by an estimated 16,504 to 20,645 residents, and the number of residents within the County of Riverside by an estimated 845 to 1,282 residents (Table 3.12-4, Estimated Population Increase with the Northside SPA Buildout).

At full buildout, the Northside Specific Plan would increase water demands by approximately 5.8 million gallons per capita per day ([20,645 residents + 1,282 residents] x 266 gallons per capita per day = 5,832,582 gallons per capita per day), which is approximately 6,533 AFY. Water supply for the City of Riverside and the County of Riverside comes from the Riverside Public Utility (RPU). In Table 3.17-1, RPU Protected Water Supply and Demand, the estimated maximum water demand is 101,589 AFY with an estimated water supply of 124,703 AFY in 2035. The increased demand of 6,533 AFY would be accommodated in accordance with the 2016 RPU UMWP (City of Riverside General Plan Policy PF-1.1, 1.4). Ultimately, RPU has indicated that it can provide service for the proposed Northside Specific Plan within the City of Riverside (Jorgenson, pers. comm. 2019, provided in Appendix J).

Potable water services would be provided to the project site through the construction of new pipelines that connect to existing water lines (Figure 3.17-2, Existing Water Infrastructure within Northside SPA). According to the 2017 Northside Specific Plan Baseline Report, any necessary updates within the City of Riverside will depend on the specific type of development being proposed and the demand for that development density (Jorgenson pers. comm. 2019, provided in Appendix J).

Although the City of Colton does not have any water lines within the Pellissier Ranch region of the SPA, the City of Colton's identified water supplies would accommodate estimated demand projections through 2040 under normal year, single dry year, and multiple dry year conditions (Table 3.17-2, Colton Water Department Projected Water Supply and Demand). According to the 2015 San Bernardino Valley Regional Urban Water Management Plan (SBV RUWMP), the base daily per capita water use for the City of Colton is 256 gallons per capita per day. The Northside Specific Plan would introduce 2,961 to 4,606 residents (Table 3.12-4, Estimated Population Increase with Northside SPA Buildout). At full buildout, the Northside Specific Plan would increase water demands by approximately 1.2 million gallons per capita per day (4,606 residents x 256 gallons per capita per day = 1,179,136 gallons per capita per day), which is approximately 1,320 AFY. Water supply for the City of Colton comes from the San Bernardino Municipal Water District service area. In Table 3.17-2, Colton Water Department Protected Water Supply and Demand, the estimated maximum water demand is 13,968 AFY with the estimated water supply of 14,853 AFR in 2035. The increased demand of 1,320 AFY would be accommodated in accordance with the 2015 SBV RUWMP.

Additionally, the Northside Specific Plan emphasizes sustainability as one of its goals. Policies to increase water conservation efforts and create water efficient landscaping within the City of Colton portion of the SPA would be implemented. Any future projects built within the City of Colton's jurisdiction of the SPA would comply with the City of Colton's Municipal Code Chapter 13.30 and would submit applicable a planting plan, irrigation plan, and soils management plan for review and approval. The calculations listed above indicate that buildout of Pellissier Ranch under the Northside Specific Plan would be accommodated by the existing water supply services (City of Colton General Plan Policy LU-21.8). Buildout of the Northside Specific Plan area was considered in the 2015 SBV RUWMP and the 2016 RPU UWMP. While the Northside Specific Plan would alter the composition of development within the SPA, future water resource planning efforts are required to be updated every five years by the UWMP Act and the next update would include Northside Specific Plan if it is adopted. Further, as indicated in Section 3.12, Population and Housing, the proposed SPA is aligned with SCAG's growth forecasts for this region. While development of the Northside Specific Plan would require extension, relocation, and expansion of new water lines within the SPA, construction activities associated with future development would be subject to compliance with the local, state, and federal laws, ordinances, and regulations (see Table 2-6, Compliance Measures), as well as any project-specific mitigation measures necessary to ensure construction-related impacts are not significant. In particular, future development would be required to uphold the goals and objectives of the City of Riverside General Plan 2025 and City of Colton General Plan related to water facilities, to ensure the adequate water treatment and distribution systems are planned for concurrent with projected growth. Compliance with the abovementioned existing regulatory framework would ensure adequate water facilities are available to serve future development within the SPA. Therefore, impacts would be less than significant.

Wastewater

Less-than-Significant Impact. Under the buildout (Year 2040) conditions, the Northside Specific Plan would allow the development of 11,260 to 13,112 dwelling units, and up to 16.5 million square feet of non-residential land uses. Proposed future development would generate increased wastewater flows.

The Northside Specific Plan Baseline Report (Appendix B) identified multiple wastewater improvements needed to serve the SPA, including improvement of multiple sewer lines within the City of Riverside. Wastewater generated in the City of Riverside flows to the Riverside Water Quality Control Plan (RWQCP). According to the City of Riverside's 2008 Wastewater Collection and Treatment Facilities Integrated Master Plan, historic populations and flows in the City of Riverside estimated an average flow of 96.6 gallons per capita per day (City of Riverside 2008). The Northside Specific Plan would increase the number of residents in the City of Riverside by 16,504 to 20,645 residents, and result in an additional 845 to 1,282 residents in the County of Riverside (Table 3.12-4, Estimated Population Increase with the Northside SPA Buildout). At maximum buildout, the Northside Specific Plan within the City and County of Riverside would generated an estimated 2.1 mgd ([20,645 residents + 1,282 residents] x 96.6 gallons per capita per day = 2,118,148.2 gallons per day) within the City of Riverside wastewater service area. The RWQCP is designed to treat a capacity of 46 mgd. The additional wastewater generated within the City of Riverside and County of Riverside from full buildout of the Northside Specific Plan would be adequately treated by the RWQCP because it would not exceed its treatment capacity of 46 mgd. Additionally, the City of Riverside utilities staff indicated that it does not foresee any other areas other than the ones identified in the Northside Specific Plan Baseline Report (Appendix B) that would require major public wastewater line improvement to provide wastewater service in the City of Riverside and County of Riverside (Scully, pers. comm. 2019, provided in Appendix J).

Future sewer line upgrades and developments within the City of Riverside would assume their full fair share costs (Policy PF-3.2) by implementing sewer service charges, which shall be deposited with the City Treasurer who would create a fund to be used for the retirement of sewer bonds and for payment of interest and for the acquisition, operation, maintenance, construction, and reconstruction or the sewer system (City of Riverside Municipal Code, chapter 14.04 – Sewer Service Charge; County of Riverside Municipal Code, Chapter 4.48.070.A – Sewer Service) (**CM-US-2a, CM-US-1c**). The calculations presented above indicates that buildout of the Northside Specific Plan would maintain sufficient levels of wastewater service throughout the community (City of Riverside General Plan Objective PF-3). Sewer line upgrades would be aligned with the goals of the 2008 – 2021 Wastewater Collection and Treatment Facilities Integrated Master Plan because the sewer line upgrades and improvements associated with the Northside Specific Plan would align with the plan's goal to increase system reliability in conjunction with projected population growth in the City of Riverside (City of Riverside 2008).

To serve future residents of the Northside Specific Plan, sewer lines would have to be expanded within the SPA. Particularly within the City of Colton's Pellissier Ranch region of the SPA, which currently has few sewer lines as it is a largely undeveloped parcel. However, nearby sewer improvements related to adjacent projects, such as Roquet Ranch, would provide potential connection points. Wastewater generated within the City of Colton within the SPA would flow to the CWRF. The City of Colton does not have an adopted wastewater demand generation rate for residential or commercial land uses, however the City of Colton's 2016 Sewer Master Plan identified a 75-gallons per capita per day wastewater generation rate (City of Colton 2017a). The Northside Specific Plan would increase the number of residents in the City of Colton by 2,961 to 4,606 residents (Table 3.12-4, Estimated Population Increase with SPA Buildout). At maximum buildout, the Northside Specific Plan would generate an estimated 0.35 mgd (4,606 residents x 75 gallons per capita per day = 345,450 gallons per day) of wastewater in the City of Colton that would be treated at the CWRF. The CWRF is designed to treat a maximum of 10.4 mgd and has a current average daily flows of 5.6 mgd. The additional wastewater generated from full buildout of the Northside Specific Plan could be able to be treated at the CWRF because it would not exceed the CWRF's maximum treatment flows, however additional sewer line infrastructure would need to be constructed within the Pellissier Ranch region. Additionally, correspondence with Hye Jin Lee, the Assistant Director of Public Works and Utility Systems in the City of Colton, indicated that implementation of the Northside Specific Plan would not require any public infrastructure improvements beyond those already planned to be needed to serve the project (Vargas, pers. comm. 2019, provided in Appendix J).

Any future developments within the City of Colton's jurisdiction of the SPA would be aligned with the city's Sewer System Master Plan goals to improve efficient of wastewater collection within the city. Additionally, development of Pellissier Ranch would be aligned with the City of Colton's General Plan – Land Use Element Goal LU-21, Policy LU-21.6, Policy LU-21.8, and Policy LU-21.9. Compliance demonstrated with Policy LU-21.8 was proven with the previous calculation indicating that maximum buildout of the Northside Specific Plan would generate additional wastewater flows that would be able to be treated at CWRF. New wastewater lines within the City of Colton would assume their full fair-share cost (City of Colton General Plan Policy LU-21.9) by implementing sewer service charges that would go towards the operations, maintenance, expansion and updates of public secondary and tertiary wastewater facilities (City of Colton Municipal Code, Chapter 13.16 – Sewer System Charges) (**CM-US-2b**).

While the Northside Specific Plan would alter the composition of development within the SPA, future sewer resource planning efforts are required to be updated every two years by the State of California Water Resources Control Board State Order 2006-0003 (issued May 2, 2006) and as updated in State Order No. WQ 2013-0058-EXEC, and the next update would include Northside Specific Plan if it is adopted. Further, as indicated in Section 3.12, Population and Housing, the proposed SPA is aligned with SCAG's growth forecasts for this region. While development of the Northside Specific Plan would require extension, relocation, and

expansion of new sewer lines within the SPA, construction activities associated with future development would be subject to compliance with the local, state, and federal laws, ordinances, and regulations (see Table 2-6, Compliance Measures), as well as any project-specific mitigation measures necessary to ensure construction-related impacts are not significant. Therefore, impacts due to the extension, relocation, and expansion of new sewer lines would be less than significant.

Storm Water Drainage

Less-than-Significant Impact. Future development would increase impervious surfaces within the SPA. As a result, implementation of the Northside Specific Plan may require the construction of new or expanded stormwater drainage facilities to address alterations in drainage patterns or increased flows. Development associated with the Northside Specific Plan would occur incrementally such that existing stormwater drainage facilities are not overburdened by substantially increased demands at a single point in time. There are few storm drains within the SPA, especially on the northwestern corner of the study area near the existing industrial development. This includes a large drainage area that is highly impervious; therefore, the runoff from this area is likely flooding Main Street as it flows down toward Springbrook Wash.

Soils within the Study Area are primarily classified by the Natural Resource Conservation Service (NRCS) as Hydrologic Soil Group Type 'A' and 'B' which are potentially conducive to high infiltration rates, which means that water quality treatment can potentially be achieved through infiltration type BMPs (such as infiltration basins, bioretention basins, or underground infiltration facilities). Furthermore, since a majority of the regional potable water sources are from groundwater (pursuant to the General Plan), infiltration BMPs would align with the City of Riverside General Plan's goal for promoting groundwater recharge.

Since Pellissier Ranch is not currently developed, there are opportunities to identify regional basins to meet the water quality, hydromodification, and potential detention requirements for future development. Section 3.9, Hydrology and Water Quality, discusses in detail the multiple storm water drainage improvements needed to support the Northside Specific Plan (**MM-HYD-1 to MM-HYD-5c**).

Future development would also be subject to compliance with City of Riverside's General Plan Policies PF-4.1 through PF-4.3. The General Plan's Policy PF-4.1 requires the City of Riverside to continue to fund and undertake storm drain improvement projects as identified in the City of Riverside's Capital Improvement Plan. Policy PF-4.2 ensures continued cooperation between the City of Riverside and regional programs to implement the NPDES. Policy PF-4.3 requires the City of Riverside to continually monitor and evaluate the effectiveness of its storm drain system and make adjustments as needed. Compliance with the abovementioned existing regulatory framework would ensure adequate stormwater drainage facilities are available to serve the Northside Specific Plan.

Payment of applicable fees established by the City of Riverside (Municipal Code Title 18) (**CM-US-1a**), City of Colton (Municipal Code Chapter 12.34) (**CM-US-1b**), and the County of Riverside (Municipal Code Chapter 12.08.070) (**CM-US-2c**) would be paid when development associated with the Northside Specific Plan is proposed. These fee payments would ensure that stormwater drainage facilities would serve the drainage needs of any future development allowed under the Northside Specific Plan. While development of the Northside Specific Plan would require extension, relocation, and construction of new storm drain facilities within the SPA, construction activities associated with future development would be subject to compliance with the local, state, and federal laws, ordinances, and regulations (see Table 2-6, Compliance Measures), as well as any project-specific mitigation measures necessary to ensure construction-related impacts are not significant. Therefore, impacts due to the extension, relocation, and expansion of new storm drain facilities would be less than significant.

Electric Power, Natural Gas, or Telecommunications Facilities

Less-than-Significant Impact. Electric services are provided to the City of Riverside largely by the Riverside Public Utility (RPU) and by Southern California Edison (SCE). Electric services are provided to the County of Riverside by SCE, and natural gas services are provided by Southern California Gas (SoCalGas). The City of Colton receives its electric services by the Colton Electric Department (CED), and receives its natural gas from SoCalGas.

There are existing telecommunication facilities that serve the City of Riverside, City of Colton, and the County of Riverside. Any new potential telecommunication facilities would be subject to the City of Riverside's Municipal Code Chapter 16.530 (Wireless Telecommunication Facilities) (**CM-US-3a**) or the City of Colton's Municipal Code Chapter 18.39 (Telecommunication and Antenna Towers) (**CM-US-3b**), which dictate appropriate land uses where telecommunication facilities can be constructed and guidelines. The County of Riverside does not have a municipal code detailing telecommunication construction guidelines.

The Pellissier Ranch region of the SPA is undeveloped and does not have dry utility infrastructure in Subareas 1 and 2. Infrastructure improvements to that area need to be coordinated with the utility service providers within the cities, and any capital improvements needed to accommodate an increase in utility services would have to be organized through the service providers. The City of Colton's CED 2017 Integrated Resource Plan identified the City of Colton's existing power supply issues and approved a set of goals to provide reliable energy to the residents and businesses, as well as optimize the use of CED's generation and transmission resources. Buildout of Pellissier Ranch would require expansion of electrical utilities to provide adequate service to the area. Any utility construction, upgrades, or expansions within Pellissier Ranch would comply with the City of Colton's General Plan Policy LU-21.8, which states that utility infrastructure within Pellissier Ranch shall be adequate to accommodate new development.

RPU provides electric utility services to the SPA within the City of Riverside. RPU has existing plans to upgrade the Hunter Substation by 2023, located near Marlborough Avenue and Chicago Avenue. Correspondence with the Engineering Manager at RPU, indicates that upgrades to overhead and underground facilities would be required and construction of new facilities for the extension of three to four new 12kV circuits would be needed to serve the Northside Specific Plan buildout. New underground facilities would also be required, including new trenching, duct banks, vaults, manholes, pad-mounted switches, cables and terminations, and associated underground distribution facilities (Mejia, pers. comm. 2019, provided in Appendix J).

RPU would be implementing the Riverside Transmission Reliability Project (RTRP), which would provide additional transmission capacity to meet future projected load growth (RPU 2018b). RTRP would also provide a second point of interconnection for system reliability and transmission capacity to import bulk electric power (RPU 2018b). Additionally, the RPU 2017–2021 Strategic Plan identifies goals, strategies, and objectives to meet energy needs resulting from a growing population. Goals for this plan includes renewing, replacing, upgrading, modernizing, and extending water and electric system infrastructure. There are existing plans to upgrade RPU facilities to align with the increased energy use with a growing population. The Northside Specific Plan is aligned with the City of Riverside's population projections (Section 3.12, Population and Housing). The Northside Specific Plan would not cause unplanned, substantial needs for electrical facilities because of the existing plans to upgrade RPU facilities, as dictated by RPU's Integrated Resource Plan and RTRP. Additionally, buildout of the Northside Specific Plan would be incremental so that existing energy facilities are not overburdened by substantially increased demands at a single point.

The Northside Specific Plan would require the building of new electrical facilities, particularly in undeveloped portions of the SPA. The Northside Specific Plan Baseline Report indicates multiple opportunities for dry utilities such as implementing energy conservation programs and building design elements in new and redevelopment construction and expanding fiber optic use.

Upgrades to existing overhead and underground lines would be expected to be completed within existing urban areas, with potential environmental impacts primarily related to construction activities associated with the upgrades. The construction of new, upgrades, or expanded electricity utility facilities is already anticipated and planned in the Northside Specific Plan, the RPU's Integrated Resource Plan, the RPU's 2017–2021 Strategic Plan, the RTRP, and the CED Integrated Resource Plan. While development of the Northside Specific Plan would require extension, relocation, and construction of above ground and underground electric power, natural gas, or telecommunications facility improvements within the SPA, construction activities associated with future development would be subject to compliance with the local, state, and federal laws, ordinances, and regulations (see Table 2-6, Compliance Measures), as well as any project-specific mitigation measures necessary to ensure construction-related impacts are not significant. Therefore, impacts due to the extension, relocation, and expansion of new underground and overhead electric power, natural gas, or telecommunications facility sewer lines would be less than significant.

Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less-than-Significant Impact. As shown in Tables 3.17-1 and 3.17—2, the City of Riverside and City of Colton water supplies exceed estimated demand projections through 2040 under normal and multiple dry year conditions. See the water discussion above in Threshold 1, which indicates that increased water demand due to the Northside Specific Plan would be accommodated in both City of Riverside and the City of Colton. , Therefore, impacts to water supply would be **less than significant**.

Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less-than-Significant Impact. See wastewater discussion in Threshold 1. Wastewater treatment providers are likely to have adequate capacity to serve the Northside Specific Plan's projected demand in addition to the provider's existing commitments. Therefore, impacts to wastewater treatment would be **less than significant.**

Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less-than-Significant Impact. The Northside Specific Plan would be served by 7 landfills, 4 of which are in the County of Riverside and 3 in San Bernardino County. Within the County of Riverside landfills, there is a remaining capacity of approximately 247 million cubic yards (Table 3.17-3, Existing and Remaining Landfill Capacities – Riverside County). Within the County of San Bernardino, there is a remaining landfill capacity of approximately 84 million cubic yards (Table 3.17-4, Existing and Remaining Landfill Capacities – San Bernardino County).

One of the goals in the Northside Specific Plan emphasizes sustainability through design and operation. The Northside Specific Plan would comply with all sustainability goals as dictated state and local standards, such as the California Integrated Waste Management Act, Assembly Bill 341, Riverside County Waste Management

Department's (RCWMD) Design Guidelines, RCWMD's Construction and Demolition Recycling Plan, and Riverside's Countywide Integrated Waste Management Plan. Additionally, the Northside Specific Plan buildout would be incremental as to not overwhelm solid waste collectors and landfills with a substantial increase in solid waste at one point in time.

The California Integrated Waste Management Act requires countywide planning to show that there are at least 15 years of remaining disposal capacity to serve all the jurisdictions within the County. Currently, this is demonstrated via the County of Riverside Department of Waste Resources Countywide Integrated Waste Management Plan as well as the County of San Bernardino Countywide Integrated Waste Management Plan (County of Riverside 1996; County of San Bernardino 2018). If the Northside Specific Plan is adopted, future landfill planning would incorporate the updated designations and associated buildout expectations in accordance with California Integrated Waste Management Act.

The Northside Specific Plan would not generate solid waste in excess of State or local standards, nor would it impair the attainment of solid waste reduction goals. The sustainability goals highlighted in the Northside Specific Plan would work towards the solid waste and sustainability goals for each respective jurisdiction. The Northside Specific Plan would be compliant with all applicable standards, inclusive of the standards that require solid waste regulations and reductions (see Threshold 5). Therefore, impacts to solid waste would be **less than significant**.

Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less-than-Significant Impact. The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted.

In order to assist the City of Riverside, City of Colton and the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, and pursuant to City of Colton Municipal Code § 15.58.030, which requires that trash and recycling containers shall be shown on development plans at to allow residents to separate recyclable materials from refuse. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), adequate areas for collecting and loading recyclable materials is required where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these mandatory requirements would reduce the amount of solid waste generated by the project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. Future residential development on the Project site would be required to comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant.

3.17.5 Mitigation Measures

No mitigation measures required.

3.17.6 Level of Significance After Mitigation

As discussed in Section 3.17.4, the Northside Specific Plan would most likely result in the extension, relocation, and expansion of new water lines, sewer lines, storm drainages, and underground and overhead electric, natural gas, and telecommunication lines. The majority of new expansions would occur within Pellissier Ranch in the City of Colton. The EIR presents feasible construction compliance (see Table 2-6) and mitigation measures (see Executive Summary, Section ES-6), to reduce utility construction impacts to less than significant.

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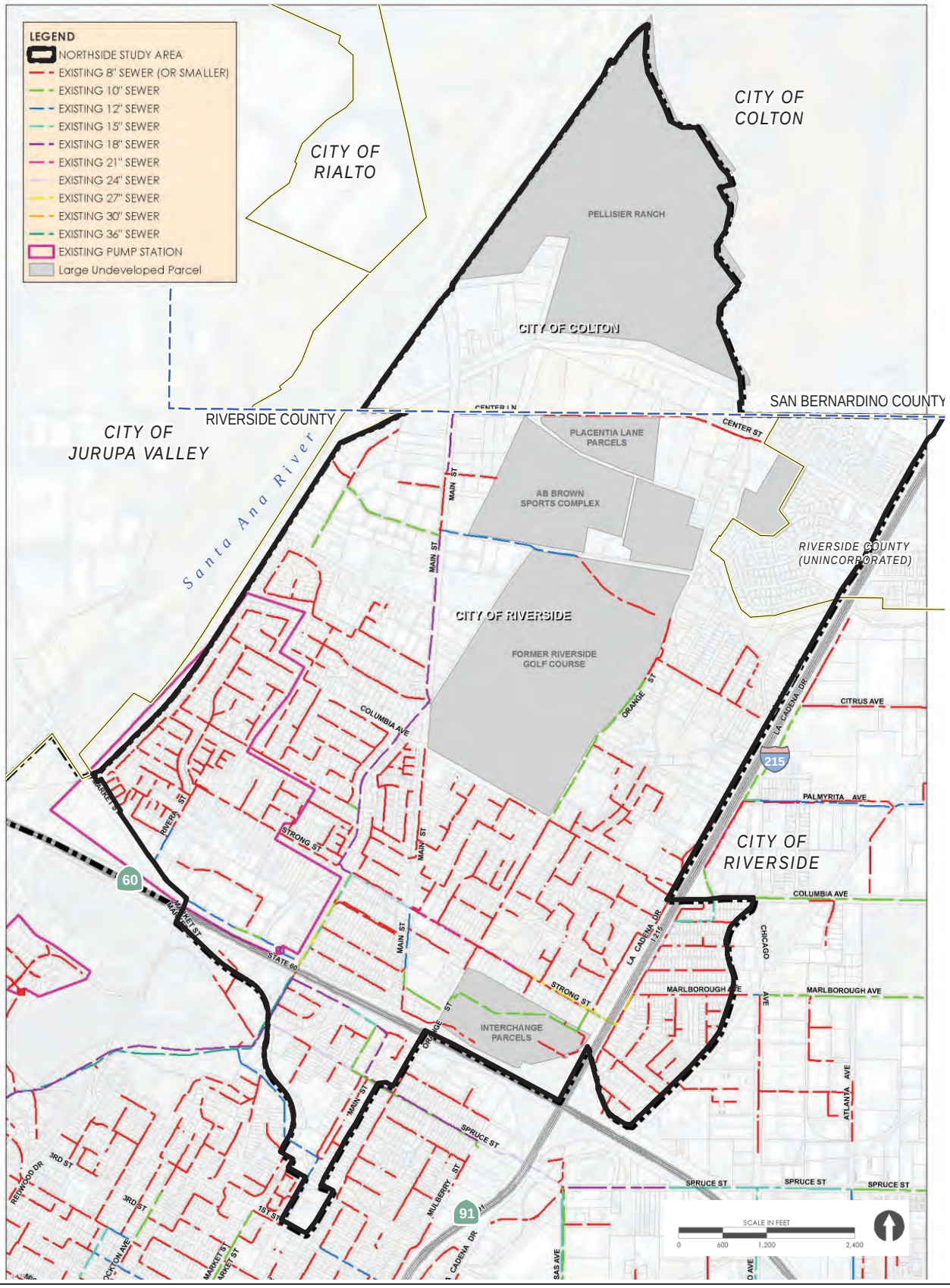

SOURCE: Rick Engineering 2017

FIGURE 3.17-1

Existing Water Infrastructure within Northside SPA

Northside Specific Plan Program EIR

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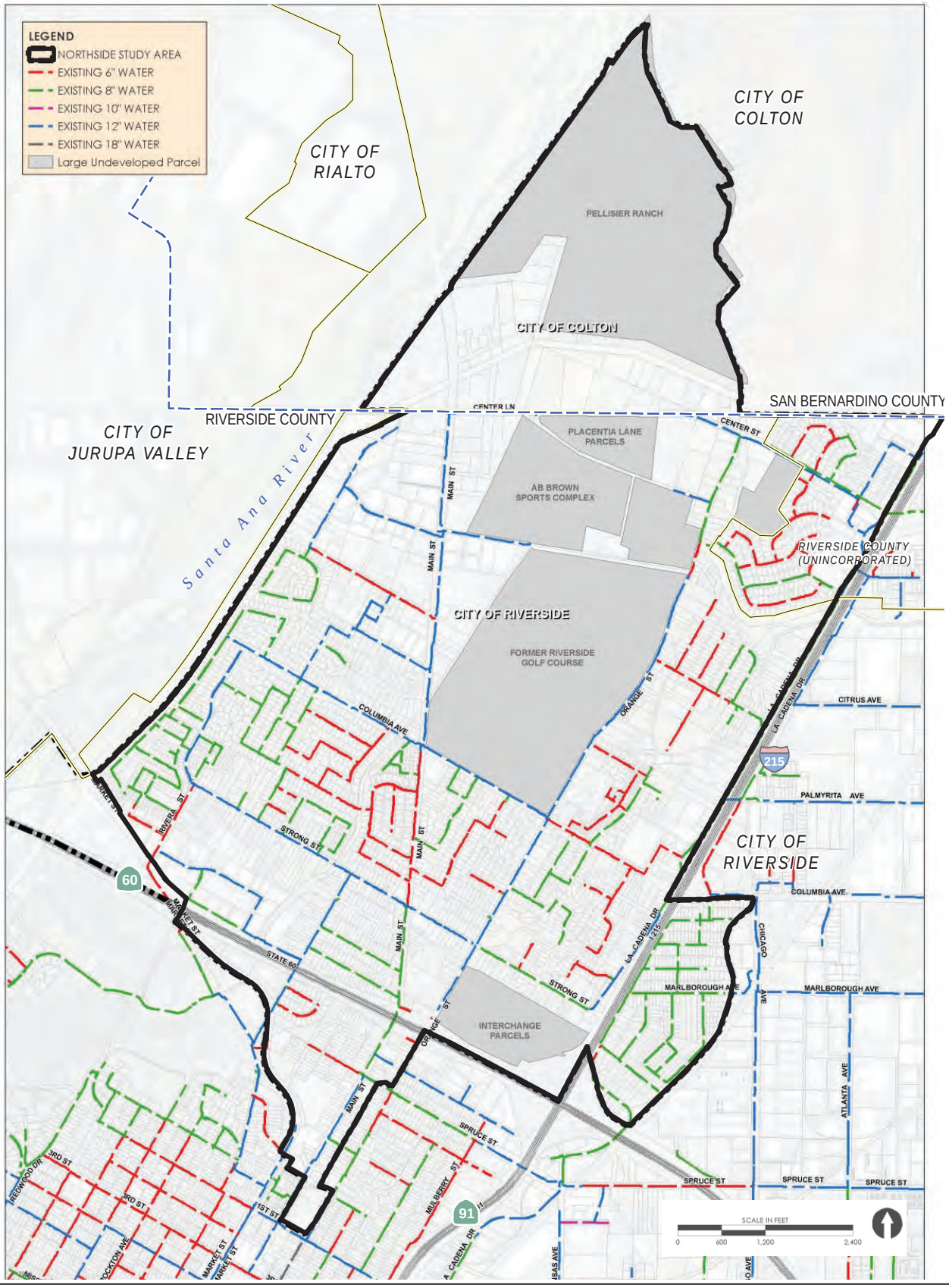

SOURCE: Rick Engineering 2017

FIGURE 3.17-2

Existing Sewer Infrastructure within Northside SPA

Northside Specific Plan Program EIR

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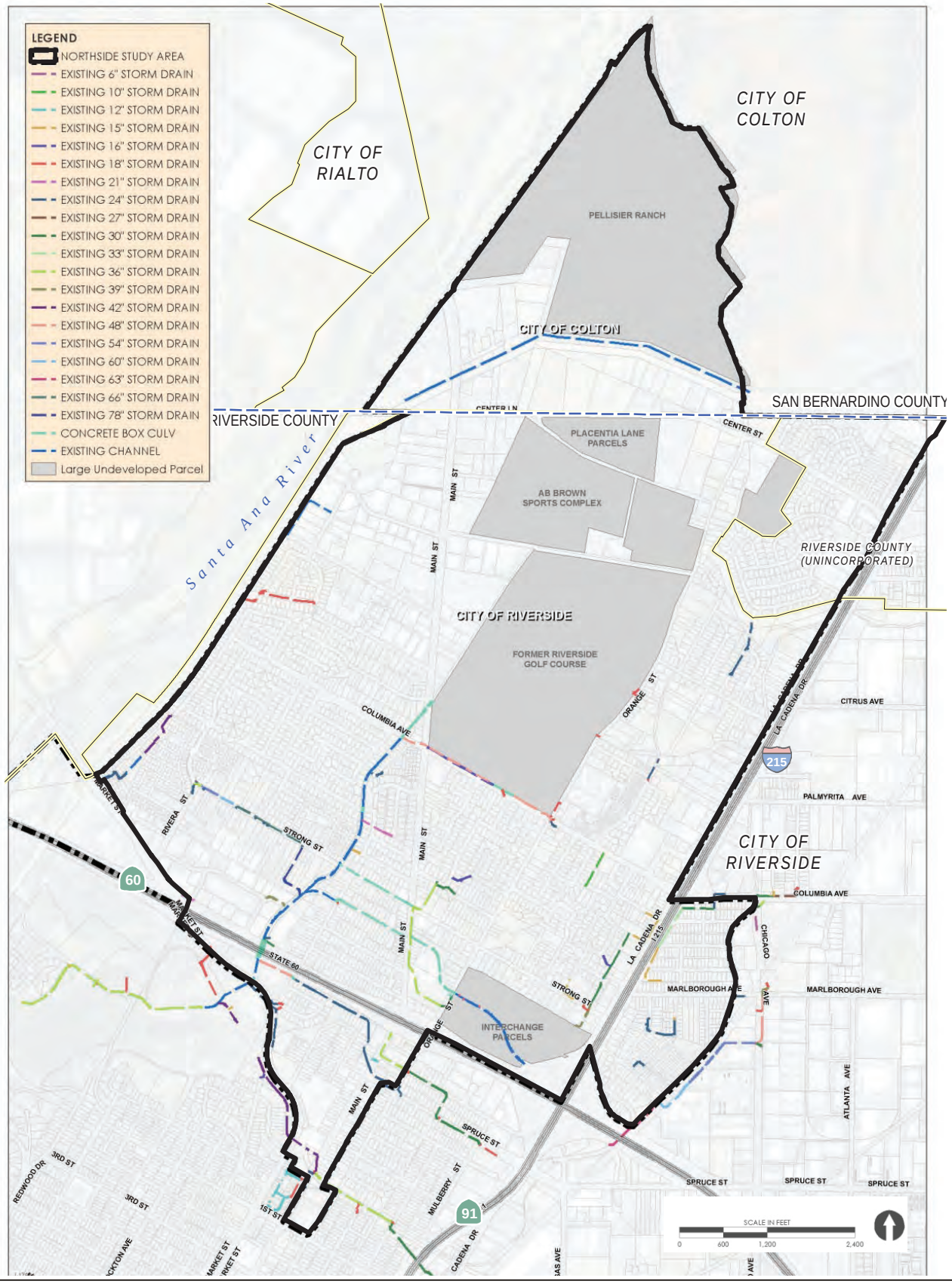

SOURCE: Rick Engineering 2017

FIGURE 3.17-3

Existing Storm Drain Infrastructure within Northside SPA

Northside Specific Plan Program EIR

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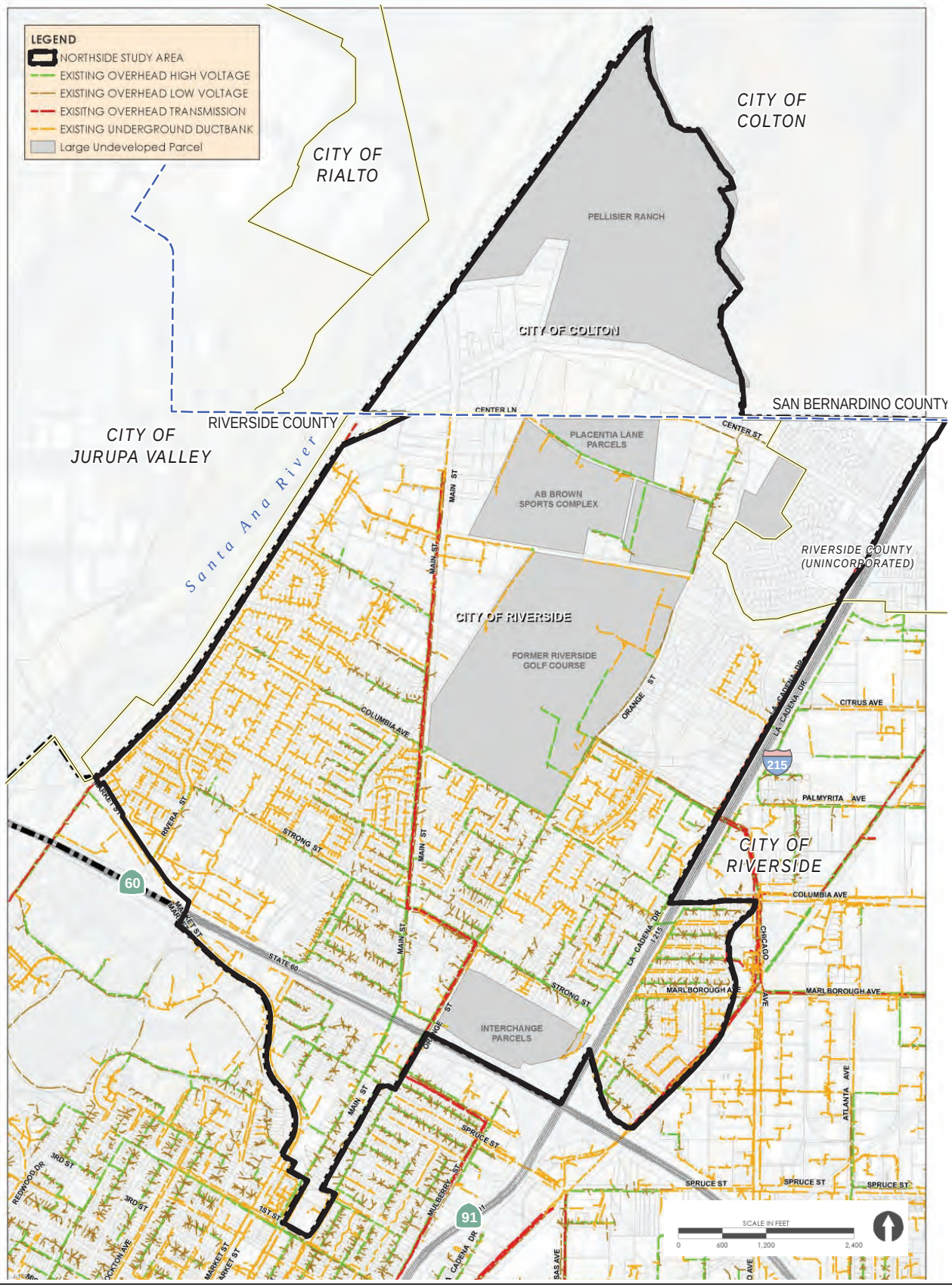

SOURCE: Rick Engineering 2017

FIGURE 3.17-4

Existing Dry Utility Infrastructure within Northside SPA

Northside Specific Plan Program EIR

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3.18 Wildfire

This section describes the existing wildlife conditions of the Northside Specific Plan Area (SPA) and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Northside Specific Plan. Information consulted for this section includes the Northside Specific Plan Baseline Opportunities & Constraints Analysis (Appendix B), as well as publicly available database searches and documents that are cited within the text below.

3.18.1 Existing Conditions

Emergency Response

The City of Riverside Fire Department (RFD) provides fire suppression and emergency response for the people of Riverside. In addition to the 14 stations provided by the RFD, the Riverside County Fire Department also provides services to the unincorporated territory within the City of Riverside's Sphere of Influence. Stations 1, 2, 3, 4, 6, and 14 are the only fire stations within a 10-minute driving distance of the SPA. Station 6, located on 1077 Orange Street, is the closest fire station (located within the SPA) that serves the SPA. The Riverside County Fire Department recommends using the National Fire Protection Association (NFPA) 1710 response times standards, which are intended for urban areas, and consist of the following:

- call-processing time under 60 seconds
- turnout time under 60 seconds for emergency medical services (EMS) responses
- turnout time under 80 seconds for fire responses
- travel time under 4 minutes

Average time for service calls is 6 minutes. The RFD arrives within 7 minutes of dispatch over 70% of the time, which is remarkable for a city with a geographic size such as Riverside, but slower than the 5-minute response time that is generally preferred by fire officials. Ensuring that such a high level of service can be provided over the long term is a community goal (City of Riverside 2007). The average time for on-site response to fire calls is 5 minutes, 30 seconds. The RFD has an automatic aid agreement with the Riverside County Fire Department. County services are provided through the City of Moreno Valley, which contracts with Riverside County (County) for its fire protection services. The City also provides EMS (RFD 2017).

The City of Colton Fire Department provides fire suppression and emergency medical services within city limits. The Colton Fire Department's service area includes the entire incorporated City of Colton and areas within the City's Sphere of Influence. The Colton Fire Department is staffed by 32 uniformed personnel, including the fire chief, battalion chiefs, fire captains, engineers, and firefighter/paramedics. EMS is provided by the EMS division staffed by 17 paramedics and 9 emergency medical technicians. American Medical Response provides ambulance service to the City of Colton. The Colton Fire Department response to over 5,000 calls per year from four stations throughout the community. The Colton Fire Department's average response time is 5:56 minutes for all call types. For emergency services, American Medical Response has an established agreement to respond to 90% of calls within 9 minutes. Fire Station 211 serves near the City's downtown area. Fire Station 212 is located at 1511 North Rancho Avenue in the northwest portion of the City. Fire Station 213 is located at 1100 South La Cadena Drive in the southwest portion of the City. Fire Station 214 is located at 1151 South Meadow Lane in the southeast portion of the City. The Colton Fire Department's territory is approximately 19 square miles and is currently divided into four

service areas. The Colton Fire Department has a strong mutual aid relationship with members of the Confire Joint Powers Authority. Participants in the Joint Powers Authority include the County of San Bernardino and the Cities of Rialto, Loma Linda, Redlands, and Colton.

Wildfire Risks

A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. A wildland-urban interface (WUI) is an area where urban development is located in proximity to open space or "wildland" areas. The potential for wildland fires represents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones. Steep hillsides and varied topography within portions of the City of Colton and the City of Riverside also contribute to the risk of wildland fires.

Fires that occur in WUI areas may affect natural resources, as well as life and property. The California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program. These maps place areas of the state into different fire hazard severity zones (FHSZs) based on a hazard scoring system using subjective criteria for fuels, fire history, terrain influences, housing density, and occurrence of severe fire weather where urban conflagration could result in catastrophic losses. As part of this mapping system, land where CAL FIRE is responsible for wildland fire protection and generally located in unincorporated areas is classified as a State Responsibility Area (SRA). In addition to establishing local or state responsibility for wildfire protection in a specific area, CAL FIRE designates areas as Very High Fire Hazard Severity Zones (VHFHSZ) or non-VHFHSZs. The SPA is designated as a VHFHSZ by the State of California (CAL FIRE 2009).

Southern California is at risk of wildland fires due to weather, topography, and native vegetation. Extended drought characteristics of California's Mediterranean climate result in extended periods of minimal precipitation, which leads to large areas of dry vegetation that provide fuel for wildland fires, with the potential to threaten urbanized areas. The areas facing greatest wildfire exposure include the mountain ranges to the north and east of the Inland Empire.

Since 1993, Riverside County has reported over 50 wildfires, four of which were declared federal disasters. Riverside County's largest reported wildfire burned over 52,000 acres, and within a span of 15 years, over 150,753 acres of property were devastated by wildfires (Riverside County Office of Education 2012). Santa Ana winds occur from approximately October through February and impact the entire County. These wind gusts can exceed 100 knots. This threat imposes health risks related primarily to breathing problems caused by dust and plant pollen, falling trees, arcing power lines, and an increase of rapidly spreading wildfires (Riverside County Office of Education 2012). In addition, unusually dry winters, or significantly less rainfall than normal, can lead to relatively drier conditions and result in lowering water tables and reservoirs. Drought leads to problems with irrigation and may contribute to additional fires, or additional difficulties in fighting fires. Recent concerns about the effects of climate change, particularly drought, are contributing to concerns about wildfire vulnerability (Riverside County Office of Education 2012). Lastly, the City of Riverside's (City) undeveloped hillsides can provide fuel for a wildfire (City of Riverside 2018).

Downstream Post-Fire Conditions

Site topography ranges from approximately 940 feet above mean sea level in the northeast region to 800 feet above mean sea level in the southwest (see Figure 3.6-1, Topographic Map, in Section 3.6, Geology and Soils). Springbrook Creek, also known as Springbrook Drainage Channel, Springbrook Arroyo, or Springbrook Wash, enters

the SPA along the eastern boundary and exits the area along the southern boundary. This channel serves as conveyance for stormwater through the SPA and includes three types of drainage features: (1) stabilized, concrete trapezoidal channel; (2) shallow and narrow soft bottom channel; and (3) defined soft-bottom channel. The site abuts the La Loma Hills in the north then slopes gently to the southwest towards the Santa Ana River, at a gradient of 0% to 8%. As discussed in Section 3.6, Geology and Soils, based on the San Bernardino Geologic Hazard Maps of the region, as well as the County of Riverside's Safety Element, the SPA has a low potential for landslides (County of San Bernardino 2016; County of Riverside 2000). The City of Riverside's undeveloped hillsides can provide fuel for a wildfire or mudslides in heavy rains (City of Riverside 2018).

On-site tributary channels to Springbrook Creek are located in the northeast and southeast portions of the SPA. In general, there is a lack of drainage infrastructure in the northern area, where there is less developed land. In areas where there is existing development, drainage is conveyed along streets until it reaches a defined drainage channel. In addition, the Federal Emergency Management Agency (FEMA) has determined that approximately two-thirds of the SPA is located within FEMA Flood Zone X, an area with reduced flood risk due to levees (see Figure 3.9-3, FEMA Flood Map, in Section 3.9, Hydrology and Water Quality). Localized areas located adjacent to Springbrook Creek and University Wash are designated as Special Flood Hazard Areas (Zone AE), without base flood elevations (FEMA 2008). In addition, the City of Colton and the City of Riverside have determined that regions neighboring Springbrook Creek are located in the 100-year flood plain (City of Colton 2018; City of Riverside 2018). A 100-year flood is defined as a flood having a 1% chance of occurring in any given year, due to its magnitude.

The Riverside 2 Levee System forms the east bank levee of the Santa Ana River and is operated and maintained by the Riverside County Flood Control and Water Conservation District (District) (ACOE Los Angeles District 2013). According to Northside Specific Plan document (Rick Engineering 2020), the Riverside 2 Levee System currently operates as a provisional accredited levee while the District is processing a Physical Map Revision through FEMA to obtain certification for the levee system, for a 100-year storm event. Various areas within the SPA do not have sufficient drainage capacity and flooding occurs in developed areas located directly adjacent to the existing channel alignment. Flood Plain areas designated on FEMA maps will require a detailed hydraulic analysis that will need to be processed through FEMA (Rick Engineering 2020).

The northwestern portion of the SPA contains very few storm drains, and as a result, runoff from this area is likely flooding properties along Main Street. Existing curb inlets in various areas around the SPA do not have sufficient capacity to intercept the full 100-year peak flow rate (Rick Engineering 2020).

3.18.2 Relevant Plans, Policies, and Ordinances

Federal

National Fire Protection Association Codes, Standards, Practices, and Guides

NFPA codes, standards, recommended practices, and guides are developed through a development process approved by the American National Standards Institute. This process brings together professionals representing varied viewpoints and interests to achieve consensus on fire and other safety issues. NFPA standards are recommended guidelines and nationally accepted good practices in fire protection, but these standards are not law or "codes" unless adopted as such nor referenced as such by the California Fire Code (CFC) or a local fire agency.

National Fire Plan

The National Fire Plan was a Presidential directive in 2000 as a response to severe wildfires that had burned throughout the United States. The National Fire Plan focuses on reducing fire impacts on rural communities and assurance for sufficient firefighting capacity in the future. It is a long-term investment that will help protect natural resources in addition to communities, as well as a long-term commitment based on cooperation and communication among federal agencies, states, local governments, tribes, and interested members of the public. There are five key areas addressed under the National Fire Plan:

- Firefighting and Preparedness
- Rehabilitation and Restoration
- Hazardous Fuels Reduction
- Community Assistance
- Accountability

International Fire Code

Created by the International Code Council, the International Fire Code addresses a wide array of conditions hazardous to life and property including fire, explosions, and hazardous materials handling or usage (although not a federal regulation, but rather the product of the International Code Council). The International Fire Code places an emphasis on prescriptive and performance-based approaches to fire prevention and fire protection systems. Updated every 3 years, the International Fire Code uses a hazards classification system to determine the appropriate measures to be incorporated in order to protect life and property (often these measures include construction standards and specialized equipment). The International Fire Code uses a permit system (based on hazard classification) to ensure that required measures are instituted.

State

California Fire Code

The CFC is Chapter 9 of Title 24 of the California Code of Regulations. It was created by the California Building Standards Commission and is based on the International Fire Code created by the International Code Council. It is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The CFC regulates the use, handling, and storage requirements for hazardous materials at fixed facilities. The CFC and the California Building Code (CBC) use a hazards classification system to determine what protective measures are required to protect fire and life safety. These measures may include construction standards, separations from property lines, and specialized equipment. To ensure that these safety measures are met, the CFC employs a permit system based on hazard classification. The CFC is updated every 3 years. The City of Riverside Municipal Code Chapter 16.32 (Fire Code) provides the City's adopted amendments to the 2019 California Fire Code.

California Health and Safety Code

State fire regulations are set forth in Section 13000 et seq. of the California Health &Safety Code, which include regulations concerning building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and

childcare facility standards, and fire suppression training. The state fire marshal enforces these regulations and building standards in all state-owned buildings, state-occupied buildings, and state institutions.

Title 14 Division 1.5 of the California Code of Regulations

Title 14 of the CCR, Division 1.5, establishes the regulations for California Department of Forestry and Fire Protection (CAL FIRE) and is applicable in all State Responsibility Areas—areas where CAL FIRE is responsible for wildfire protection. Most of the unincorporated area of the County is a State Responsibility Area, and any development in a State Responsibility Area must comply with these regulations. Among other things, Title 14, Section 1270 et seq. establishes minimum standards for emergency access, fuel modification, setback to property lines, signage, and water supply.

California Department of Forestry and Fire Protection

CAL FIRE is tasked with reducing wildfire-related impacts and enhancing California's resources. CAL FIRE responds to all types of emergencies including wildland fires and residential/commercial structure fires. In addition, CAL FIRE is responsible for the protection of approximately 31 million acres of private land within the state and, at the local level, is responsible for inspecting defensible space around private residences. CAL FIRE is responsible for enforcing State of California fire safety codes included in the California Code of Regulations and the California Public Resources Code. Title 14, California Code of Regulations, Section 1254, identifies minimum clearance requirements required around utility poles.

CAL FIRE provides FHSZ maps for cities and counties in California. Counties include proposed FHSZ maps for SRA lands and separate draft VHFHSZ Maps for Local Responsibility Area lands. Local agencies are not required to report such zoning actions, and CAL FIRE does not have a current list of local agencies that have adopted ordinances establishing VHFHSZs within their boundaries. CAL FIRE adopted Fire Hazard Severity Zone (FHSZ) maps for SRAs in November 2007.

CAL FIRE's City of Riverside Fire Hazard Severity Zone Map and City of Colton's Fire Hazard Severity Zone Map depict the SPA as Non-VHFHSZs.

CAL FIRE READY! SET! GO! Campaign, Wildfire Action Plan

The CAL FIRE "READY! SET! GO! Campaign is communications program developed for property owners and residents that outlines necessary actions to be prepared for wildfire. This guide provides information on when to leave your residence, how to create a defensible home, and checklists for preparation and evacuation (CAL FIRE, 2019).

The Counties of Riverside and San Bernardino promote the campaign. The Fire & Burn Foundation is a 501 (c) 3 nonprofit agency dedicated to saving lives through fire and burn prevention education and providing innovative programs. The Foundation is proud to be the lead collaborative partner in providing "READY! SET! GO!" for residents of Riverside and San Bernardino Counties (fireandburn.org, 2020).

California Strategic Fire Plan

In 2010, the State Board of Forestry and Fire Protection issued the California Strategic Fire Plan, a statewide fire plan developed in coordination with the State Board of Forestry and Fire Protection and CAL FIRE. Goals included improved availability and use of information on hazard and risk assessment, land use planning, development of

shared vision in plans such as community wildfire protection plans, establishment of fire resistance in assets at risk, shared vision among fire protection jurisdictions and agencies, levels of suppression, and post-fire recovery.

In support of this Strategic Fire Plan, several policies are noted, including creation of defensible space, improving home fire resistance, fuel hazard reduction that creates resilient landscapes and protects wildland and natural resources, adequate and appropriate fire suppression, and commitments by individuals and communities to wildfire prevention and protection through local planning.

The California Strategic Fire Plan's objectives are as follows: (1) produce tools such as updates to the CAL FIRE VHFHSZ maps, fire history, and data on values and assets at risk; (2) assist government bodies in the development of a comprehensive set of wildland and WUI protection policies; (3) identify minimum key components necessary to achieve a fire safe community; (4) coordinate CAL FIRE Unit Fire Plans with community wildfire protection plans; (5) improve regulatory effectiveness, compliance monitoring, and reporting pursuant to California Public Resources Code Sections 4290 and 4291; and (6) participate in public education efforts concerning regulation, prevention measures, and preplanning (County of Riverside 2018).

Since the 2010 Plan, California has experienced environmental changes, and CAL FIRE has made significant organizational changes. The 2018 Strategic Fire Plan reflects CAL FIRE's focus on 1) fire prevention and suppression activities to protect lives, property, and ecosystem services, and 2) natural resource management to maintain the state's forests as a resilient carbon sink to meet California's climate change goals and to serve as important habitat for adaption and mitigation.

California Public Resources Code

Fire Hazard Severity Zones – California Public Resources Code Sections 4201–4204

California Public Resources Code Sections 4201–4204 and Government Code Sections 51175–51189 direct CAL FIRE to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. The FHSZs define the application of various mitigation strategies to reduce risk associated with wildland fires. The SPA is not designated as FHSZ within the Local Responsibility Area for the City of Riverside (CAL FIRE 2009). However, as stated above, CAL FIRE identifies the SPA as VHFHSZ in the City of Colton.

California Emergency Services Act

The California Emergency Services Act was adopted to establish the state's roles and responsibilities during human-caused or natural emergencies that result in conditions of disaster and/or extreme peril to life, property, or resources of the state. This act is intended to protect health and safety by preserving the lives and property of the people of the state.

California Natural Disaster Assistance Act

The California Natural Disaster Assistance Act provides financial aid to local agencies to assist in the permanent restoration of public real property, other than facilities used solely for recreational purposes, when such real property has been damaged or destroyed by a natural disaster. The California Natural Disaster Assistance Act is activated after a local declaration of emergency and the California Emergency Management Agency gives concurrence with the local declaration, or the governor issues a proclamation of a state emergency. Once the act is activated, local government is eligible for certain types of assistance, depending on the specific declaration or proclamation issued.

Local

City of Riverside

City of Riverside Fire Department

The City of Riverside Fire Department provides fire protection services for the City. The Riverside Fire Department takes proactive and preventative measures to reduce fire risks and is a first responder to fire emergencies. The six divisions of the Fire Department Consist of Administration, Fire Prevention, Operations, Special Services, urban Search and Rescue, and Training. The Riverside Fire Department has 14 stations throughout the City. The Riverside County Fire Department and the California Department of Forestry and Fire Protection provide mutual aid to the City and fire protection to unincorporated territory within the City's sphere of influence.

City of Riverside General Plan 2025 – Public Safety Element

As shown in Figure 3.18-2, City of Riverside Fire Hazards Zones, the City of Riverside General Plan 2025 does not designate the SPA to be within or adjacent to any fire hazard area (see also Figure PS-7 of the City of Riverside General Plan Public Safety Element; City of Riverside 2007). Required roads around structures subject to the fire hazards are required to meet the minimum roadway widths of Title 18, the Subdivision Code, and clearance around any structures will be reviewed on a case-by-case basis as part of the review of the project. The City will reduce the destructive potential of fire by providing funding for the City of Riverside Fire Department so that it continues to provide adequate levels of fire protection and fire hazard education. The current CFC will also be used to reduce structural fire hazards. These proactive measures lay out a blueprint to reduce the risks from all types of fires. The following objectives and policies from the Public Safety Element are applicable to the project.

Objective PS-6 Protect property in urbanized and nonurbanized areas from fire hazards.

Policy PS-6.1 Ensure that sufficient fire stations, personnel and equipment are provided to meet the needs of the community as it grows in size and population.

Policy PS-6.2 Endeavor to meet/maintain a response time of five minutes for Riverside's urbanized areas.

Policy PS-6-3 Integrate fire safety considerations in the planning process.

Policy PS-6.4 Evaluate all new development to be located in or adjacent to wildland areas to assess its vulnerability to fire and its potential as a source of fire.

Policy PS-6.5 Mitigate existing fire hazards related to urban development or patterns of urban development as they are identified and as resources permit.

Policy PS-6.6 Continue to implement stringent brush-clearance requirements in areas subject to wildland fire hazards.

Policy PS-6.7 Continue to involve the City Fire Department in the development review process.

Objective PS-10 Improve the community's ability to respond effectively to emergencies.

Policy PS-10.1 Ensure that Police and Fire service facilities are strategically located to meet the needs of all areas of the City.

Policy PS-10.3 Ensure that public safety infrastructure and staff resources keep pace with new development planned or proposed in Riverside and the Sphere of Influence.

The City of Riverside General Plan Public Safety Element does not identify the SPA as within a Very High, High, or Moderate Fire Hazard Rating.

City of Riverside Municipal Code

The City of Riverside Municipal Code Chapter 16.32 Fire Prevention, known as the City's Fire Code, provides regulations for development within the City of Riverside. The City's Fire Code has adopted the 2019 CFC Standards.

Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP)

The Riverside Operational Area – Multi-Jurisdictional LHMP dated July 30, 2018 is the City's commitment to reduce risks from natural and other hazards, and serves as a guide for decision makers as they commit resources to reducing the effects of natural and other hazards. It also serves as a basis for State OES to provide technical assistance and the prioritize project funding (City of Riverside, 2008).

Emergency Operations Plan

The Emergency Operations Plan, approved in May 2002, addresses the City's planned response to emergencies associated with natural disasters and technological incidents – including both peacetime and wartime nuclear defense operations (City of Riverside, 2008).

Hazardous Materials Response Plan

The Riverside Fire Department has two levels of a Hazardous Materials Response Plan. The first level is for all responders and the second is specifically for the City's Hazardous Materials Response Team. In addition, the County has a similar plan for multi-agency response (City of Riverside, 2020).

County of Riverside

Riverside County Fire Department

The Riverside County Fire Department, in cooperation with CAL FIRE, provides Fire and Emergency Services to residents of unincorporated areas of Riverside County and to Partner Cities including, City of Banning; City of Beaumont; City of Canyon Lake; City of Coachella; City of Desert Hot Springs; City of Eastvale; City of Indian Wells; City of Indio; City of Jurupa Valley; City of La Quinta; City of Lake Elsinore; City of Menifee; City of Moreno Valley; City of Norco; City of Palm Desert; City of Perris; City of Rancho Mirage; District of Rubidoux; City of San Jacinto; City of Temecula; and City of Wildomar. Additionally, the Riverside County Fire Department also responds into the cities of Calimesa; Cathedral City; Corona; Hemet; Murrieta; Palm Springs; Riverside; and Idyllwild Fire Protection District.

The Riverside County Fire Department Strategic Planning Division creates and maintains an achievable and defensible long term vision for the Fire Department through the 2009-2029 Strategic Master Plan. The 2009-2029 Strategic Plan Consistent with Strategic Master Plan goals, the Division provides the following services to unincorporated areas of Riverside County and Contract Cities in the County (Riverside County Fire Department, 2020):

- Fire Facility Planning, Design & Construction
- Policy Analysis
- Proposed Major Land Development Project Review for Fire Considerations
- Specific/Area Plan Review
- Environmental Impact Report (EIR) Review
- LAFCO Proposed Actions, Review & Commentary
- Regional Integrated Fire Protection
- Master Fire Facilities Inventory Tracking
- Fire Facilities Management
- Insurance Services Office (ISO) Determinations

County of Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan

The County of Riverside Operational Area – Multi-Jurisdictional Local Hazard Mitigation Plan (Riverside LHMP; July 2018) is the County's commitment to reduce risks from natural and other hazards, and serves as a guide for decision makers as they commit resources to reducing the effects of natural and other hazards. The Disaster Mitigation Act of 2000 requires the LHMP in order for the County to be eligible for various federally funded grants and post-disaster assistance. It also serves as a basis for State Office of Emergency Management (OES) to provide technical assistance and to prioritize project funding. The purpose of this LHMP is to identify the County's hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards. The LHMP identifies vulnerabilities, provides recommendations for prioritized mitigation actions, evaluates resources and identifies mitigation shortcomings, and provides future mitigation planning and maintenance of existing plan.

As discussed in the Riverside LHMP, wildfire is not one of the City of Riversides top five priority risks/hazards. However, the following policies are applicable to the Northside Specific Plan:

S 5.1 Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:

a. All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire and Building and Safety departments.

b. All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.

c. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus, nor hinder evacuation from fire, including potential blockage of stairways or fire doors.

d. Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County Ordinances.

e. Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.

f. Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, and constructed that provide adequate defensibility from wildfires.

S 5.2 Encourage continued operation of programs for fuel breaks, brush management, controlled burning, revegetation and fire roads.

S 5.3 Monitor fire-prevention measures (such as fuel reduction) through a site-specific fire-prevention plan to reduce long-term fire risks in the Fire Hazard Severity Zones.

S 5.4 Limit or prohibit development or activities in areas lacking water and access roads.

S 5.5 Encourage proposed development in Fire Hazard Severity Zones to develop where fire and emergency services are available or planned.

S 5.6 Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.

S 5.8 Design to account for topography of a site and reduce the increased risk from fires in the Fire Hazard Severity Zones located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by:

a. Providing fuel modification zones with removal of combustible vegetation, but minimizing visual impacts and limiting soil erosion.

b. Replacing combustible vegetation with fire resistant vegetation to stabilize slopes.

c. Submitting topographic map with site specific slope analysis.

d. Submitting erosion and sedimentation control plans.

e. Providing a minimum 30 foot of setback from the edge of the fuel modification zones.

f. Minimizing disturbance of 25% or greater natural slopes.

County of Riverside General Plan – Safety Element

The County of Riverside General Plan Safety Element provides policies to eliminate earthquake-induced fire as a threat and to develop an integrated approach to minimizing the threat of wildland fires. As shown in Figure 3.18-1, County of Riverside Fire Hazards Zones, the County of Riverside General Plan Safety Element does not designate the SPA as a FHSZ (County of Riverside 2019). The following Safety Element policies are applicable to the Northside Specific Plan:

S 5.1 Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:

b. All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.

c. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.

S 5.2 Encourage continued operation of programs for fuel breaks, brush management, controlled burning, revegetation and fire roads.

S 5.4 Limit or prohibit development or activities in areas lacking water and access roads.

S 5.6 Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.

City of Colton

A portion of the Northside Specific Plan is located within the City of Colton, which is a city within the County of San Bernardino. Therefore, applicable County of San Bernardino plans, policies and ordinances are also outlined below.

City of Colton Fire Department

The City of Colton covers approximately 16 square miles with a current population of over 54,828, Colton is located in the East San Bernardino Valley in the middle of the Inland Empire. The City of Colton maintains four fire stations that include: three Type-1 paramedic engines, one paramedic truck, one Type-3 engine and one OES Type-1 engine. Colton ran over 7,200 calls in 2018. Colton participates in mutual aid throughout California and outside California. Members routinely respond to state and federal incident as single resources and as part of incident management teams. Fire operations division is responsible for training, manpower and personnel, apparatus, fire station maintenance, firefighter's personal protective equipment, and day to day response of emergency calls. In addition

to fire suppression the men and women of the Colton Fire Department provide advanced life support to the community. Three paramedic engines and one paramedic ladder truck staff the four Colton fire stations. Emergency medical services make up the majority of calls each year. Each FF/PM is responsible for treatment of the citizens and completing the appropriate documentation. Colton has been providing high quality EMS for its citizens for over 30 years and prides itself in delivering "personal patient care" (City of Colton Fire Department, 2020).

San Bernardino County Fire Protection District

The San Bernardino County Fire Protection District is a community-based, all hazard emergency services provider. The Fire Protection District jurisdiction encompasses approximately 19,200 square miles within San Bernardino County's 20,160 square miles. The Fire Protection District services to more than 60 communities/cities and all unincorporated areas of the County. The Fire Protection District has adopted CAL FIRE's "Ready, Set, Go! Personal Wildfire Action Plan" as an educational communication guide for residents, and also offers public outreach programs such as the Wildfire Residential Assessment Program (RAP) to provide citizens of the County the most current information and best methods available in an effort to protect homes and property from destructive wildfires (San Bernardino County Fire 2016).

City of Colton General Plan – Safety Element

Development along the southern border of Colton exists in this interface area and is at risk of being affected by wildfires. As shown in Figure 3.18-3, City of Colton Fire Hazards Zones, the City of Colton General Plan 2018 Safety Element indicates the SPA contains areas of Moderate, High, and Very High Wildfire Hazard Zones (City of Colton 2018). The following goal and policies from the Safety Element apply to the Northside Specific Plan:

GOAL S-3 Safeguard the community from the threat of urban and wildfire hazards.

Policy S-3.3 Restrict new development in wildland-urban interface areas (high and very high fire hazard severity zones), unless designed using the most up to date wildfire mitigation techniques and code requirements, in compliance with local and State Wildland-Urban Interface code requirements.

Policy S-3.5 Require all new development to comply with fire safety standards identified in Title 15 of the Colton Municipal Code.

Policy S-3.8 Require all new development and major redevelopment/reconstruction within the WUI (high and very high wildfire hazard severity zones) to prepare a Fire Protection Plan (City of Colton 2018).

City of Colton Municipal Code

Under Ordinance No. 0-15.19, the City of Colton adopted the 2019 CFC Standards, as compiled and adopted by the California Building Standards Commission, which also incorporates the International Fire Code 2018 Edition including the appendices thereto. The City of Colton Municipal Code (2019), includes CFC Standards in Chapter 15.16 Fire Code. The 2019 CFC became effective on January 1, 2020.

County of San Bernardino General Plan – Land Use Element

The County of San Bernardino General Plan does not identify the SPA as within a Fire Safety Area. The County of San Bernardino General Plan Section II – Land Use Element includes the following policy that is applicable to the Northside Specific Plan (County of San Bernardino 2007):

LU 8.3.2 Require developments to prepare a Fire Plan that will describe the impacts on the County Fire Department and the measures necessary to mitigate the cumulative impacts of that development on the existing service delivery system.

M/LU 1.1 Regulate the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion, and to preserve the forest character of the region.

Under the County of San Bernardino General Plan Section IV – Circulation and Infrastructure includes the following policies that are applicable to the Northside Specific Plan:

CI 16.3 Encourage development in areas that have adequate infrastructures for the provision of fire service, which include, but are not limited to, water systems capable of delivering appropriate fire flow, and transportation networks that can provide access for fire apparatus and other emergency response vehicles as well as provide efficient egress for evacuees.

Section V – Conservation Element includes the following policy that is applicable to the Northside Specific Plan:

M/CO 2.3 Require the re-vegetation of any graded surface with suitable native drought and fire-resistant planting to minimize erosion.

The County of San Bernardino General Plan Section VIII – Safety Element includes the following policies that are applicable to the Northside Specific Plan:

S3.1.P7 Require applicants for new land developments to prepare a site-specific fire protection plan, with special emphasis in areas of high and very high fire risk.

S3.1.P8 Require applicants to fund incremental improvements for the improvement of local fire protection services commensurate with the impacts of large developments (e.g., planned developments) in excess of 50 units.

3.18.3 Thresholds of Significance

The significance criteria used to evaluate a project's impacts to wildfire are based on Appendix G of the California Environmental Quality Act Guidelines. According to Appendix G, a significant impact related to wildfire would occur if the project would:

1. Substantially impair an adopted emergency response plan or emergency evacuation plan.
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

3.18.4 Impacts Analysis

Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The Northside Specific Plan must comply with the City of Riverside 2017 Emergency Operations Plan for all construction and operation (**CM-WDF-1a**), the applicable Mitigation Actions included in Table 6-2 of the City of Colton LHMP (**CM-WDF-1b**), And the goals and objectives included in Section 8.0 of the Riverside Operational Area Multi-Jurisdictional LHMP (**CM-WDF-1c**). Emergency vehicle access to the SPA during construction and operation of the Northside Specific Plan would be provided along Interstate 215, South Riverside Avenue/Main Street, and Columbia Avenue (City of Colton 2018; City of Riverside 2007).

The Northside Specific Plan includes a comprehensive Circulation, Mobility and Trails Chapter that includes a discussion regarding access to the SPA that facilitates vehicular circulation throughout the property in accordance with City standards. To minimize impediments to emergency access, all on-site roadways would be designed in compliance with the City of Riverside Fire Code, City of Colton Fire Code, and County of Riverside Uniform Fire Code (**CM-WDF-2a** through **CM-WDF-2c**). The Riverside County Sheriff's Department, San Bernardino County Sheriff's Department, California Highway Patrol, and other cooperating law enforcement agencies have primary responsibility for evacuations. These agencies work closely within the Unified Incident Command System, with their respective County Office of Emergency Services/Emergency Management Department, and with responding fire department personnel who assess fire behavior and spread, which ultimately influence evacuation decisions.

As discussed in Section 3.15, Transportation, the Northside Specific Plan would not adversely affect operations on the local and regional circulation system, nor would it negatively impact vehicles, including emergency vehicles, requiring access to the SPA. As such, the Northside Specific Plan would not impact the use of these facilities as emergency response routes. Therefore, no impact associated with an emergency response plan or emergency evacuation plan would occur.

Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less-than-Significant Impact. As discussed in Section 3.18.1, Existing Conditions, the SPA region faces multiple hazards that play a factor in wildfire risk, such as Santa Ana winds, drought, and undeveloped hillsides. The City of Riverside, County of Riverside, and County of San Bernardino do not characterize the SPA with a Very High, High, or Moderate Fire Hazard Rating. However, the City of Colton General Plan Safety Element identifies the project area within the City of Colton's jurisdiction as having areas of Moderate, High, and Very High Fire Hazard Zones. Subarea 1 is the only subarea of the Northside Specific Plan located within VHFHSZ. Subarea 1 and Subarea 2 are located with areas of High and Moderate FHSZs. Subarea 1 would allow for business park, commercial, open space, recreation, agriculture, and residential uses. Subarea 2 would allow for commercial, light industrial and include a residential overlay. Although the SPA is not adjacent to wildlands and is mostly comprised of existing -built out development, the area of the Northside Specific Plan within the City of Colton is designated as having a Moderate, High and Very High

Fire Hazard Rating. Thus, the Northside Specific Plan shall comply with local regulations requiring the Northside Specific Plan to prepare a site-specific Fire Protection Plan (**CM-WDF-3a through CM-WDF-3c**), for approval by the City of Riverside, City of Colton, and the County of Riverside.

The Northside Specific Plan would introduce new residences and commercial uses within this area of moderate wildfire threat, which could heighten the threat of wildfire due to increased motorized equipment, vehicles, or homes, or other flammable materials or substances. However, implementation of the Northside Specific Plan may also lessen the wildfire threat in the area by constructing and staffing on-site fire stations, which would be able to respond more quickly to wildfires in the area as compared to the more distant fire stations that currently exist. The Northside Specific Plan would also add fire suppression infrastructure, such as hydrants, in the area, and construct an emergency use heliport within the site. The Northside Specific Plan would incorporate fire safety features in compliance with 2019 CFC Standards (such as incorporation of sprinklers, maintenance of all flammable vegetation or other combustible growth within 30 feet of buildings, and other building code requirements), which would further reduce the potential for the Northside Specific Plan to exacerbate the risk of wildland fires that could result in loss, injury, or death (**CM-WDF-4**). As shown in Figure 2-6, Proposed Specific Plan Land Uses, in Chapter 2, a greenbelt buffer is proposed along the east and west boundary of the proposed development within the City of Colton. In addition, payment of relevant development impact fees and continued implementation of the City of Riverside General Plan policies PS-6.1 through PS-6.7 and PS-10.1 and PS-10.3 and City of Colton General Plan, Public Safety Element, Goal S-3 would further reduce wildfire risk to less-than-significant levels.

Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less-than-Significant Impact. Although the SPA is not adjacent to wildlands and is mostly comprised of existing built out development, the area of the Northside Specific Plan within the City of Colton is designated as having a Moderate, High and Very High Fire Hazard Rating. Thus, the Northside Specific Plan shall comply with local regulations requiring the Northside Specific Plan to prepare a site-specific Fire Protection Plan (**CM-WDF-3a through CM-WDF-3c**), for approval by the City of Riverside, City of Colton, and the County of Riverside. Construction of the access roads and utilities would have the potential to result in impacts related to construction air quality, noise, cultural resources, biological resources, and other resource areas. These impacts are evaluated within the context of the entire Northside Specific Plan in Sections 3.1 through 3.17 of this environmental impact report. The Northside Specific Plan involves the development of uses such as residential, commercial, recreation, and roadways that directly serve the planning area. The infrastructure proposed would include roadways, fuel modification buffers, and utilities; however, the construction and operation of the proposed infrastructure would be in compliance with applicable state and local standards regulating fire risk. For example, all dead-end fire access roads in excess of 150 feet in length shall be provided with approved provisions that allow emergency apparatus to turn around. A cul-de-sac shall be provided in residential areas where the access roadway serves more than two structures in accordance with the applicable roadway standards (City of Riverside 2020; City of Colton n.d.; County of Riverside 2007) (**CM-WDF-5**). All fuel modifications shall be installed prior to the final inspection for issuance of a certificate of occupancy. Roadway access, water supply system, and vegetation fuel modification of common roadway access areas shall be completed in each phase before a building permit is issued for any parcel within the phase (**CM-WDF-6**).

Construction of proposed access roads and utilities would have the potential to result in impacts related to air quality, noise, cultural resources, and biological resources, at a minimum. However, these impacts are evaluated within the context of the entire Northside Specific Plan in Sections 4.1 through 4.16 of this environmental impact report. For purposes of this section, impacts related to installation or maintenance of associated infrastructure and

their potential to exacerbate fire risk or result in temporary or ongoing impacts to the environment are considered less than significant.

Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less-than-Significant Impact. As further discussed in Section 3.9, Hydrology and Water Quality, neither the Highgrove Channel nor Springbrook Creek can currently accommodate a 100-year flood event. Creation of additional impermeable surfaces in association with proposed development could exacerbate this existing flooding issue; however, with implementation of mitigation measures **MM-HYD-1, MM-HYD-2a through MM-HYD-2d, MM-HYD-3,** and **MM-HYD-5a through MM-HYD-5c**, outlined in Chapter 3.9 of this EIR, impacts related to downstream flooding and drainage changes would be reduced to less-than-significant levels.

As concluded in Section 3.6, Geology and Soils, development associated with the Northside Specific Plan would not be susceptible to landslides. Grading and construction would be completed in compliance with CBC regulations (**CM-GEO-1**) and compliance with County of Riverside Ordinances and City of Riverside and City of Colton Municipal Codes related to grading (**CM-GEO-2a and CM-GEO-2b**), thus reducing the potential for slope instability to occur. In addition, implementation of the Northside Specific Plan would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

Considering that the potential for downstream flooding and changes to the existing drainage pattern are mitigated to less-than-significant levels, the lack of landslide evidence, compliance with the CBC regulations and County of Riverside Ordinances, and compliance with City of Riverside and City of Colton Municipal Codes, potential impacts associated with post-fire flooding, runoff, or slope instability are considered less than significant.

3.18.5 Mitigation Measures

The Northside Specific Plan would not result in any significant impacts related to wildfire; therefore, no mitigation specific to wildfire is required.

3.18.6 Level of Significance After Mitigation

As analyzed in Section 3.18.4, Impacts Analysis, implementation of the Northside Specific Plan would not substantially impair an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risks and thereby pollutant concentrations; require the installation of infrastructure that may exacerbate fire risk; or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts are considered less than significant, and no mitigation is required.

4 Cumulative Effects

4.1 Introduction

The California Environmental Quality Act (CEQA) requires that an environmental impact report (EIR) examine the cumulative impacts associated with a project, in addition to project-specific impacts. The discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone (14 CCR 15130(b)).

As stated in the CEQA Guidelines, an EIR "shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable" (14 CCR 15130(a)). "Cumulatively considerable" means that "the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in Section 15130" (14 CCR 15065(c)). Section 15355 of the CEQA Guidelines states that cumulative impacts occur from "the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time."

A cumulative impact is not considered significant if the impact can be mitigated to below the level of significance through mitigation, including providing improvements and/or contributing funds through fee-payment programs. The EIR must examine "reasonable options for mitigating or avoiding any significant cumulative effects of a proposed project" (14 CCR 15130(a)(3) and 15130(b)(5)).

4.2 Cumulative Analysis Setting

The cumulative impact analysis for the proposed Northside Specific Plan is based on information contained in the City of Riverside General Plan 2025, County of Riverside General Plan, City of Colton General Plan, and the Final Northside Specific Plan prepared by Rick Engineering. The cumulative setting for each EIR topic varies depending on the resource area.

4.3 Cumulative Forecasting Methodology

CEQA Guidelines Section 15130(b) describes two acceptable methods for identifying a study area for purposes of conducting a cumulative impact analysis: "1) a list of past, present, and probable future projects producing related or cumulative impacts, including if necessary, those projects outside the control of the agency [the list of projects approach], or 2) a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact [the summary of projections approach]." The summary of projections approach is used in this EIR.

For the cumulative impact analyses, the cumulative study area includes the City of Colton, City of Riverside, and County of Riverside. These jurisdictions encompass the southwestern area of San Bernardino County and northwestern area of Riverside County and have similar environmental characteristics as the Northside Specific Plan Area (SPA). This area has historically been used for rural and commercial uses but has in recent decades been developed for residential and nonresidential developments ranging from rural to higher densities. This study

area exhibits similar characteristics in terms of climate, geology, and hydrology, and therefore is also likely to have similar biological and archaeological characteristics as well. This study area also encompasses the service areas of the SPA's primary public service and utility providers. Exceptions include cumulative air quality analysis, which considers the entire South Coast Air Basin (SCAB), and greenhouse gas (GHG) emissions and associated global climate change, which potentially affect all areas of Earth. Additionally, the analysis of potential cumulative hydrology and water quality effects considers other development projects located within the boundary of the Santa Ana River Basin watershed. Environmental impacts associated with buildout of the cumulative study area were evaluated in CEQA compliance documents prepared for the respective General Plans of each of the above-named jurisdictions.

4.4 Assessment of Cumulative Impacts

4.4.1 Aesthetics

For purposes of analysis herein, the Northside Specific Plan's cumulative study area for aesthetics comprises all areas visible from and visible to the SPA. Existing and planned developments located outside the Northside Specific Plan's viewshed have no potential to cumulatively contribute to visual quality effects.

Scenic Vistas

Potentially Significant. As noted under the discussion of impacts to scenic vistas, the SPA is visible from Mt. Rubidoux Park, while views from Box Springs Mountain Reserve and Sycamore Canyon Wilderness Park are obscured due to the overall distance away from the SPA. Views of the SPA from Mt. Rubidoux Park would not be substantially altered, as the SPA is characterized as a highly developed, urbanized area (with the exception of Pellissier Ranch, the former Riverside Golf Course, parks, and undeveloped lots interspersed with development), and future development resulting from proposed intensification of land uses in the SPA would be consistent with the existing urban character of the immediate surrounding area. In addition, future development located over 1 mile away from Mt. Rubidoux Park and on the valley floor would not substantially obstruct or interrupt existing available views. Effectively, the specific plan would avoid adverse effects to scenic vistas enjoyed from the public viewpoints due to the consistency of existing and proposed land uses called for in the Specific Plan, and therefore would have a less-than-significant impact. Therefore, cumulative impacts to scenic vistas are considered less than significant.

In regard to scenic road vistas, as noted in Section 3.1.4, the City of Riverside identifies Palmyrita Avenue and Marlborough Avenue as special boulevards that meet local criteria for scenic route designation and Market Street as a scenic boulevard. It was determined that implementation of the Northside Specific Plan would not substantially affect existing views from Palmyrita Avenue or Marlborough Avenue; therefore, impacts would be less than significant. In addition, the proposed land use and visual changes to the streetscape along Market Street would improve the overall visual setting and is not anticipated to disrupt occasional views to distant mountains, also resulting in a less than significant impact. Therefore, cumulative impacts to scenic vistas along roadways are considered less than significant.

As discussed in Section 3.1.4, the Santa Ana River trail, adjacent to the western boundary of the SPA, provides opportunities for scenic views to local hills and mountains and views to the San Bernardino and San Gorgonio Mountains. Views to the Santa Ana River are also available within the SPA and would not be affected by future potential development. Future development that would occur within the SPA to the east of the river trail would not

obstruct or substantially interrupt south-oriented views towards Mt. Rubidoux Park because neither the river trail nor the river would be developed; the south-oriented view corridor along the river trail and river would generally be maintained for trail users. Thus, views to the Santa Ana River corridor would not be substantially altered or impacted by the implementation of the Northside Specific Plan, resulting in a less-than-significant impact. However, the potential future development of High Density Residential uses (29 to 45 dwelling units/acre and up to 60 dwelling units/acre through an impact fee) may entail the construction of multistory residential structures greater than two stories in height within Subarea 1. Due to the proximity of the High Density Residential area to the trail, and the potential for multistory residences to be constructed in Subarea 1, the currently open characteristic of east- and northeast-oriented views from the segment of the river trail adjacent to Subarea 1 would be substantially altered. Thus, while neither the City of Riverside nor the City of Colton designated views from the Santa Ana River Trail to Box Spring Mountain Reserve Park or La Loma Hills as scenic vistas, scenic vista impacts associated with future development in Subarea 1 would be considered significant. In addition, the Roquet Ranch SPA Project would significantly alter a portion of the existing topography in the La Loma Hills area in the City of Colton. That aesthetic effect would combine with the Northside Specific Plan development to result in a cumulative impact to the Santa Ana River trail scenic view of La Loma Hills. It is noted that the Northside Specific Plan would allow for further densification resulting in greater view blockage than currently allowed, as the proposed High Density Residential would be expected to yield much denser development than the existing allowed M-1 Light Industrial. Therefore, cumulative impacts to scenic vistas from the Santa Ana River Trail would be considered cumulatively significant **(Impact AES-CUM-1).** Similar to the direct impact to scenic vistas identified in Section 3.1, Aesthetics, even with implementation of mitigation measure **(MM-) AES-1**, cumulative impacts to scenic vistas would remain significant and unavoidable.

State Scenic Highways

No Impact. As noted in the discussion in Section 3.1.4 regarding damage to scenic resources within state scenic highways, the SPA is located within the viewshed of segments of State Route (SR-) 60 and Interstate (I-) 215; however, neither of the segments are eligible or officially designated as a state scenic highway according to the California Department of Transportation Scenic Highway Mapping System (Caltrans 2020). The nearest eligible and officially designated state scenic highways are located 13 miles and 27 miles, respectively, from the SPA. Thus, the SPA and anticipated cumulative project locations would not be visible from a designated scenic route. In addition, there are no officially designated State or County Scenic Highways in the vicinity of the Roquet Ranch Project area. According to the City of Colton's General Plan Update EIR, there are no designated scenic routes within the City of Colton, thus the Roquet Ranch Project site would not be visible from a designated scenic route (City of Colton, 2013c, p. 4.1-2). Accordingly, the Northside Specific Plan, in conjunction with the Roquet Ranch Project would not contribute to a cumulatively considerable impact associated with scenic resources within a state scenic highway or scenic route. Therefore, no cumulative impact to scenic resources within a state scenic highway would occur as a result of the Northside Specific Plan.

Conflict with Applicable Zoning and Other Regulations Governing Scenic Quality

Less-than-Significant Impact. As discussed in Section 3.1.4 relating to compliance with existing visual quality regulations, implementation of the Northside Specific Plan would not conflict with an applicable land use plan, policy, or regulation for the purpose of avoiding or mitigating an environmental effect, including those applicable to aesthetics and scenic quality. All City of Riverside, City of Colton, and County of Riverside General Plan policies pertaining to aesthetics and scenic quality, as identified in Section 3.1.2, Relevant Plans, Policies, and Ordinances, are addressed in Table 3.1-1, and it was determined that the Northside Specific Plan would be consistent with applicable regulations pertaining to aesthetics and scenic quality. Therefore, the Northside

Specific Plan would not conflict with any plans or policies governing scenic quality that would contribute to a cumulatively significant impact. Additionally, neither the Cities of Riverside nor Colton have ordinances governing scenic quality that apply to the Northside Specific Plan. It is assumed that other future development within the viewshed would similarly follow applicable zoning code and general plan guidance regarding visual changes. Thus, because the Northside Specific Plan is in an urbanized area and would not conflict with applicable zoning and other regulations governing scenic quality and other cumulative development would similarly follow applicable scenic quality regulations, cumulative impacts occurring due to a conflict with applicable zoning and other regulations governing scenic quality are considered less than significant.

Light and Glare

Less-than-Significant Impact. With respect to potential cumulative light impacts, all new development with the City of Riverside would be required to comply with Section 19.556.020 of the City of Riverside's Municipal Code that contains the City's lighting design and development standards including regulations surrounding the use of directed, oriented, and shielded lighting to prevent light from shining onto adjacent properties, onto public rights-of-way and into driveway areas. Additionally, all new development within the City of Riverside would be required to comply with Section 19.590.707, Light and Glare, that contains regulations regarding the minimum and maximum lighting intensity requirements. Furthermore, all new development within the City of Colton would be required to comply with City of Colton Zoning Code Chapter 18.42, Performance Standards, Section 18.42.090, Light, and Section 18.42.100, Glare, that regulate lighting and glare. Additionally, development projects with artificial light sources in surrounding jurisdictions would be required to comply with the light reduction requirements applicable in their respective jurisdiction. Therefore, cumulative impacts associated with light and glare as a result of implementing the Northside Specific Plan impact are considered less than significant.

4.4.2 Air Quality

The SPA is located in the SCAB, and as such, all existing and reasonably foreseeable development with the potential to emit air pollutants in the SCAB is pertinent to a discussion of cumulative effects. In analyzing cumulative impacts from the Northside Specific Plan, the assessment must specifically evaluate a project's contribution to the cumulative increase in pollutants for which the SCAB is designated as nonattainment for the National Ambient Air Quality Standards or California Ambient Air Quality Standards. Past, present, and future development projects may contribute to the SCAB adverse air quality impacts on a cumulative basis.

Consistency with Applicable Air Quality Plan

Potentially Significant. As discussed in the impact analysis for consistency with the applicable air quality plan, the Northside Specific Plan would allow for future development that would potentially result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, evident in estimated construction and operational emissions in excess of the South Coast Air Quality Management District (SCAQMD) emission-based significance thresholds for volatile organic compounds (VOCs), oxides of nitrogen (NO_x), carbon monoxide (CO), particles less than 10 microns in diameter (PM_{10}), and particles less than 2.5 microns in diameter ($PM_{2.5}$) (Tables 3.2-12 through 3.2-14). As such, the Northside Specific Plan would potentially conflict with Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook because the Northside Specific Plan would cumulatively contribute to emissions within SPA and consequently conflict with or obstruct implementation of the 2016 Air Quality Management Plan. Accordingly, cumulative impacts due to conflicts with regional air quality plans would be cumulatively significant **(Impact AQ-CUM-1)**. Similar to impact identified for consistency with

applicable air quality plans in Section 3.2, even with implementation of **MM-AQ-1** through **MM-AQ-8**, and implementation of **CM-AQ-1** through **CM-AQ-3**, cumulative impacts occurring as a result of a conflict with the SCAQMD 2016 Air Quality Management Plan would remain significant and unavoidable.

Criteria Pollutants

Potentially Significant. As discussed in the impact analysis for a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment (Section 3.2-4), it was determined that project-related construction emissions would exceed the daily criteria pollutant threshold established by the SCAQMD for emissions of VOC, NO_x, CO, PM_{10}, and $PM_{2.5}$. Accordingly, the Northside Specific Plan's construction emissions during the construction phase would be cumulatively considerable absent mitigation. In regard to operational-source emissions, it was determined that implementation of the Northside Specific Plan would exceed applicable SCAQMD regional thresholds of significance for VOCs, NO_x, CO, PM_{10}, and $PM_{2.5}$. Therefore, the Northside Specific Plan's contribution of air quality emissions to the SCAB would be cumulatively considerable as a result of long-term Northside Specific Plan-related operational-source emissions, and impacts would be cumulatively significant **(Impact AQ-CUM-2)**. Similar to impacts identified for a net increase in criteria air pollutants in Section 3.2, even with implementation of **MM-AQ-1** through **MM-AQ-8**, cumulative impacts occurring as a result of a net increase in criteria air pollutants would remain significant and unavoidable.

Sensitive Receptors

Potentially Significant. As discussed in the impact analysis for exposure of sensitive receptors to substantial pollutant concentrations, it was determined that potentially significant impacts would result with implementation of the Northside Specific Plan, specifically related to exceedance of Localized Significance Thresholds during construction of future projects, toxic air contaminants, and the health effects of other criteria pollutants. Even with implementation of **MM-AQ-1, MM-AQ-7, MM-AQ-8, MM-AQ-9, MM-AQ-3,** and **MM-AQ-4**, impacts to sensitive receptors remain significant and unavoidable. Therefore, the Northside Specific Plan's contribution of impacts to sensitive receptors would be cumulatively considerable, and impacts would be cumulatively significant after mitigation (**Impact AQ-CUM-3**). Similar to impact identified to sensitive receptors in Section 3.2, even with implementation of **MM-AQ-1, MM-AQ-3, MM-AQ-4,** and **MM-AQ-7** through **MM-AQ-9**, cumulative impacts occurring as a result of exposing sensitive receptors to toxic air contaminants and the associated increase in health risks would remain significant and unavoidable.

Odors

Potentially Significant. As discussed in the impact analysis for other emissions (odors), it was determined that since specific land uses and tenants cannot be identified for the Northside Specific Plan, odor sources associated with future development allowed under the Northside Specific Plan and their potential to cause a significant impact to nearby sensitive receptors also could not be completely identified. Thus, the potential for the Northside Specific Plan to generate an odor impact was considered to be potentially significant. **MM-AQ-10** (Odor Siting) and **MM-AQ-11** (Odor Abatement Plan) would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These odor impacts within the City of Colton have potential to be cumulatively significant and unavoidable (**Impact AQ-CUM-4**).

4.4.3 Biological Resources

This cumulative impact analysis for biological resources considers development of the Northside Specific Plan in conjunction with other development projects built out pursuant to General Plans in the City of Colton and the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

Special-Status Plants

Potentially Significant. Implementation of the Northside Specific Plan would result in potentially significant direct impacts associated with the loss of the San Diego ambrosia, thread-leaved brodiaea, smooth tarplant, Parry's spineflower, and other special-status plants identified within the MSHCP located in the SPA. In addition, implementation of the Northside Specific Plan would result in potentially significant indirect and/or long-term impacts to special-status plants associated with construction activities, operational use and spill of oils and grease, increased invasive plant species, and trampling of vegetation from humans. When considered in the context of other development projects in the cumulative biological study area, these impacts could result in cumulatively considerable significant impacts (**Impact BIO-CUM-1**). **MM-BIO-1, MM-BIO-2, MM-BIO-3**, as well as **CM-BIO-2** and **CM-HYD-1**, would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-1**).

Special-Status Wildlife Species

Potentially Significant. As discussed in the impact analysis for direct impacts to special-status species outside of the MSHCP, the Northside Specific Plan would result in potentially significant impacts to the Bernardino kangaroo rat, Stephens' kangaroo rat, Riverside fairy shrimp, and coastal California gnatcatcher. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact **(Impact BIO-CUM-2). MM-BIO-5, MM-BIO-6**, and **MM-BIO-7**, would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-2**).

As discussed in the impact analysis for direct impacts to non-listed special-status species outside of the MSHCP, the Northside Specific Plan would result in potentially significant impacts. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact **(Impact BIO-CUM-3). MM-BIO-8** and **MM-BIO-9** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-3**).

As discussed in the impact analysis for direct impacts to special-status species inside of the MSHCP, the Northside Specific Plan would result in potentially significant impacts to the Los Angeles pocket mouse and San Bernardino kangaroo rat. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-4). MM-BIO-9** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this

mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-4**).

As discussed in the impact analysis for direct impacts to special-status species inside of the MSHCP, before mitigation, the Northside Specific Plan would result in potentially significant impacts to the burrowing owl and Riverside fairy shrimp. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-5). MM-BIO-5, MM-BIO-6,** and **MM-BIO-8** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-5**).

In addition, significant impacts to California legless lizard (Species of Special Concern [SSC]), California glossy snake (SSC), coast patch-nosed snake (SSC), pallid bat (SSC), pallid San Diego pocket mouse (SSC), western yellow bat (SSC), and pocketed free-tailed bat (SSC) were identified. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-6). MM-BIO-9** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-6**).

Regarding construction-related impacts, special-status wildlife species and suitable habitat for special-status wildlife species may be indirectly impacted during construction activities. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-7).** Even with implementation of **CM-BIO-2, CM-HYD-1, MM-BIO-13, MM-BIO-2,** and **MM-BIO-3** impacts would be significant and unavoidable. In addition, future development allowed by the Northside Specific Plan could result in potentially significant long-term indirect impacts to special-status wildlife species. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-8). MM-BIO-4** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-7** and **Impact-BIO-CUM-8**).

Sensitive Natural Communities

Potentially Significant As discussed in the impact analysis for impacts to sensitive natural communities, the Northside Specific Plan would result in potential for future development within the SPA and MSHCP to impact sensitive communities, resulting in a potentially significant impact. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to sensitive natural communities (**Impact BIO-CUM-9). MM-BIO-11, MM-BIO-12, MM-BIO-6, MM-BIO-2, MM-BIO-3, MM-BIO-4**, and compliance measures **CM-BIO-2** and **CM-HYD-1** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-9**).

Jurisdictional Waters

Potentially Significant. Implementation of the Northside Specific Plan would result in potentially significant impacts to jurisdictional waters, which would result in cumulatively considerable impacts when considered in the context of other projects within the Northside Specific Plan vicinity, resulting in a potentially significant cumulative impact (**Impact BIO-CUM-10**). Similar to projects occurring within the SPA, impacts to jurisdictional features within other properties would be subject to permitting with the relevant regulatory agencies, including the U.S. Army Corps of Engineers, Regional Water Quality Control Board (RWQCB) and/or California Department of Fish and Wildlife. **MM-BIO-12, MM-BIO-1, and MM-BIO-2** and compliance measures **CM-BIO-2, CM-BIO-3, CM-HYD-1, CM-HYD-2a**, and **CM-HYD-2b** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-10**).

Wildlife Movement

Potentially Significant. There is potential for indirect impacts to the Santa Ana River wildlife linkage as a result of implementing the Northside Specific Plan. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to this area and to wildlife movement (**Impact BIO-CUM-11). MM-BIO-1, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-12**, and **MM-BIO-13** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-11**).

Local Ordinance Compliance

Less-than-Significant Impact. As discussed in Section 3.4.1, the Northside Specific Plan is not in conflict with any local policies or ordinances protecting biological resources in the City of Riverside. However, there is a tree ordinance in the City of Colton. The City of Colton's Municipal Code, Chapter 12.20, as discussed in Section 3.3.2.4, does not allow for the removal of trees without approval of permits by the Public Works Director. The Northside Specific Plan would remove trees within the City of Colton. The appropriate permits would be acquired in order to remove trees and shrubs as necessary for construction, and thus compliance with **CM-BIO-4** would ensure cumulative impacts due to a conflict with applicable tree preservation ordinances would be less than significant.

Habitat Conservation Plan Compliance

Potentially Significant. Regarding compliance with the MSHCP, future development allowed under the Northside Specific Plan within the MSHCP would be potentially inconsistent with the MSHCP unless assurances are provided that future projects would implement measures consistent with the MSHCP, resulting in a potentially significant cumulative impact, since other development occurring within the cumulative study area could also result in a conflict with the adopted MSHCP (**Impact BIO-CUM-12**). **MM-BIO-10** and **MM-BIO-14** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact BIO-CUM-12**).

The Stephens' Kangaroo Rat HCP is applicable only to western Riverside County and is not available as a mechanism to provide take coverage for impacts to Stephen's kangaroo rat in San Bernardino County. As described in Section 3.3.2.3, the SPA is not located in an Stephens' Kangaroo Rat HCP Core Reserve. Additionally, there is a low potential for Stephens' kangaroo rat to occur in the SPA. In addition, each future development project in the SPA within the Stephens' Kangaroo Rat HCP would pay the required development fees. Therefore, future development within the SPA would not conflict with Stephens' Kangaroo Rat HCP, and cumulative impacts would be less than significant. Regarding the Upper Santa Ana HCP, **MM-BIO-4** would reduce impacts to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable.

4.4.4 Cultural Resources

According to CEQA, the importance of cultural resources comes from the research value and the information they contain. Therefore, the issue that must be explored in a cumulative analysis is the cumulative loss of that information. For sites that are less than significant, the information is preserved through recordation and test excavations. Significant sites that are placed in open space easements avoid impacts to cultural resources and preserve the data. Significant sites that are not placed within open space easements preserve the information through recordation, test excavations, and data recovery programs that would be presented in reports and filed with the County and the South Coastal Information Center. The artifact collections from any potentially significant site would also be curated at a facility within the County or with an affiliated tribal curation facility. Alternatively, the collections may be repatriated to a tribe of appropriate affiliation.

This cumulative impact analysis considers implementation of the Northside Specific Plan, in conjunction with other development projects pursuant to the buildout of the City of Riverside, City of Colton, and County of Riverside General Plans. These areas have a potential to yield cultural resources that have affiliation with the cultural context of the SPA.

Historical Resources

Potentially Significant. Record searches and field surveys conducted for the Northside Specific Plan indicated that, with implementation of the Northside Specific Plan, significant impacts to known and unknown historical resources would occur, as well as to the Trujillo Adobe. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to historical resources (**Impact CUL-CUM-1).** Mitigation measure **MM-CUL-1** was identified in order to minimize impacts to historical resources; however, it was determined that impacts would remain significant and unavoidable, since significant impacts to historical resources occurring within the SPA, combined with significant impacts that could occur within the cumulative project area, cannot be guaranteed to be mitigated to a less than significant level. Additionally, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. Thus, implementation of the Northside Specific Plan would result in a cumulative impact that is significant and unavoidable.

Archeological Resources

Potentially Significant. Regarding archeological resources, it was determined that potentially significant impacts to unknown archeological resources could occur. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to

archeological resources (**Impact CUL-CUM-2**). **MM-CUL-3a** through **MM-CUL-3c** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact CUL-CUM-1**).

Human Remains

Potentially Significant. Regarding the disturbance of human remains, it is not anticipated that human remains would be discovered during future development allowed by the Northside Specific Plan. However, there is potential for inadvertent finds of human remains which could lead to a significant impact if not properly handled (**Impact CUL-5**). Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact to human remains (**Impact CUL-CUM-3**). **MM-CUL-5** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact CUL-CUM-2**).

4.4.5 Energy

Less-than-Significant Impact. Potential cumulative impacts on energy would result if the Northside Specific Plan, in combination with past, present, and future projects, would result in the wasteful or inefficient use of energy. This could result from development that would not incorporate sufficient building energy efficiency features, would not achieve building energy efficiency standards, or would result in the unnecessary use of energy during construction and/or operation. The cumulative projects within the areas serviced by the energy service providers would be applicable to this analysis. Projects that include development of large buildings or other structures that would have the potential to consume energy in an inefficient manner would have the potential to contribute to a cumulative impact.

Cumulative projects that could exacerbate the Specific Plan's impacts include any projects that could result in wasteful, inefficient, or unnecessary use of energy. However, the Specific Plan would not result in wasteful, inefficient, or unnecessary use of energy, in large part due to the short-term and temporary nature of the construction period. Additionally, the operational activity of the Specific Plan would be minimized through energy reduction strategies pursuant to Title 24, as described in Section 3.5.4, Impacts Analysis. For all other projects that are required to comply with Title 24, the long-term energy consumption of those projects would also be reduced. Therefore, cumulative impacts to energy use would be not be considered less than significant.

4.4.6 Geology and Soils

Earthquake Rupture/Seismic Ground Shaking/Ground Failure and Liquefaction/Landslides/Soil Erosion and Loss of Topsoil/Geologic Instability/Expansive Soils/Septic Tanks

Less-than-Significant Impact. All of Southern California lies within a seismically active region with an extremely diverse range of geologic and soil conditions that can vary substantially within short distances. Impacts of the Northside Specific Plan would be cumulatively considerable if the Northside Specific Plan, in combination with other nearby projects, would result in significant cumulative impacts. However, impacts from geologic and soil conditions are also site-specific and would only have the potential to combine with impacts of the Northside

Specific Plan if they occurred in the same general location and on similar soils or topographies. Thus, the geographic extent of the cumulative study area for potential impacts to people and structures related to geologic and seismic hazards is restricted to the Specific Plan Area and the area immediately surrounding the Specific Plan Area.

As with all development in the County of Riverside, City of Riverside, and City of Colton, development within the SPA and within the cumulative study area would be required to comply with the seismic safety, grading, and construction requirements of the California Building Code (**CM-GEO-1**), and the County of Riverside (**CM-GEO-2a**), City of Riverside (**CM-GEO-2b**), and City of Colton Building Codes (**CM-GEO-2c**). Thus, since all projects within the cumulative study area would be required to comply with the requirements of the California Building Code, the Northside Specific Plan would not result in significant cumulative impacts regarding regional geology, seismicity, or soil constraints. As such, cumulative impacts would be considered less than significant.

Paleontological Resources

Potentially Significant. Shallow excavations within mapped areas of younger, Holocene-age Quaternary alluvium are unlikely to uncover any significant paleontological resources. However, sedimentary deposits correlative with the Pleistocene-age may be impacted at an unknown depth below native topsoil and artificial fill, and therefore future development with mass excavation within areas with Pleistocene-age deposits may encounter important and unique paleontological resources throughout the cumulative study area Thus, future development allowed under the Northside Specific Plan, in conjunction with future development within the cumulative study area, could result in a potentially significant cumulative paleontological resource impact (**Impact GEO-CUM-1**). **MM-GEO-1** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact GEO-CUM-1**).

4.4.7 Greenhouse Gas Emissions

Less-than-Significant Impact. As GHG emissions and climate change are a global issue, any approved project regardless of its location has the potential to contribute to a cumulative global accumulation of GHG emissions (as opposed to the relatively temporary nature of pollutants related to air quality). In theory, the geographic extent of the cumulative contributions to GHGs and climate change is worldwide. However, lead agencies are only able to regulate GHG emissions within their respective jurisdictions; therefore, the geographic extent is primarily contingent upon the area over which lead agencies have authority. As such, the geographic extent for the purposes of the Northside Specific Plan is the SCAB.

As discussed in Section 3.4.1, Existing Conditions, GHG emissions inherently contribute to cumulative impacts, and thus, any additional GHG emissions would result in a cumulative impact. However, as shown in Tables 3.4-2 and 3.4-3 in Section 3.4, the Northside Specific Plan would result in GHG emissions that do not exceed the applied threshold and result in a net reduction of GHG emissions compared to the baseline scenario. Therefore, the Northside Specific Plan would not result in a cumulatively considerable impact. As such, cumulative impacts associated with GHG emissions would be considered less than significant.

4.4.8 Hazards and Hazardous Materials

Routine Transport, Use or Disposal of Hazardous Materials

Less-than-Significant Impact. Future development, in combination with other projects proposed in the cumulative study area, could result in an increase in risk of exposure to hazardous materials, such as through the routine transport, use, or disposal of such materials. However, all projects occurring within the cumulative study area would be required to comply with existing federal, state, and local laws and regulations regarding routine transport, use, and disposal of hazardous materials, ensuring impacts would be less than significant.

Upset and Accident Conditions Involving the Release of Hazardous Materials

Potentially Significant. Future development occurring within the SPA and within the cumulative study area would be required to undergo individual permitting processes, and individual site-specific hazards would be required to be addressed during future development ministerial or discretionary processing in compliance with local, state, and federal regulations. However, development occurring within sites that contain past contamination could, upon disturbance during construction, be released to the environment or, upon future occupation, cause a hazard to the public due to exposure to hazardous materials above the applicable regulatory exposure limits, resulting in a potentially significant impact. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Specific Plan could result in a potentially significant cumulative impact due to upset and accident conditions (**Impact HAZ-CUM-1). MM-HAZ-1** through **MM-HAZ-3** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact HAZCUM-1**).

Handle Hazardous Materials Within One-quarter Mile of an Existing or Planned School

No Impact. As discussed in Section 3.8, the Northside Specific Plan would not affect hazardous emissions or the handling of hazardous materials within these areas. Thus, the Northside Specific Plan would not contribute to a cumulative impact.

Hazardous Material Sites

Potentially Significant. As noted in Section 3.8, there are multiple sites identified within the SPA that have remaining contamination in either soil, groundwater, and/or soil vapor. Development of these sites could cause an upset or accident condition where hazardous materials are released to the environment. Thus, in combination with other projects that may occur within the cumulative study area, future development occurring within the SPA could result in a potentially significant cumulative impact due to development within one of these sites (**Impact HAZ-CUM-2**). **MM-HAZ-1** through **MM-HAZ-3** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact HAZ-CUM-2**).

Airport Safety Hazards

Potentially Significant. Future site-specific development projects that occur within the Airspace Protection Zone would be required to file an overflight notification document with the Federal Aviation Administration. Upon filing

with the Federal Aviation Administration, the applicant of the future project would be required to receive a "Determination of No Hazard to Air Navigation" to comply with the applicable Federal Aviation Administration regulations. Future projects occurring within the cumulative study area that do not comply with this requirement could pose a hazard to air navigation at March Air Reserve Base, which could result in a significant cumulative impact (**Impact HAZ-CUM-3**). **MM-HAZ-1** through **MM-HAZ-4** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact HAZ-CUM-3**).

Interference with Emergency Response/Evacuation Plan

No Impact. As discussed in Section 3.8, the Northside Specific Plan would not conflict with an adopted emergency response or eviction plan. Thus, when considered in conjunction with other projects occurring within the cumulative study area, implementation of the Northside Specific Plan would not contribute to a cumulative impact.

4.4.9 Hydrology and Water Quality

The geographic context for the analysis of cumulative impacts associated with water quality is the encompassing Santa Ana River Watershed. Cumulative development in the watershed could add new sources of stormwater runoff. Construction activities associated with development could temporarily increase the number of exposed surfaces that could contribute to sediments in stormwater runoff. Additionally, materials associated with construction activities could be deposited on surfaces and carried to receiving waters in stormwater runoff.

Violation of Water Quality Standard, Waste Discharge Requirements, or Degrade Surface/Groundwater Quality

Less-than-Significant Impact. Continued development and redevelopment within the Santa Ana River watershed could increase the amount of impervious surfaces that could increase stormwater runoff rates and amounts, as well as, changes in land use that may increase the amount of pollutants in stormwater runoff. However, all cumulative development in the watershed would be subject to the existing regulatory requirements to protect water quality and minimize increases in stormwater runoff. For example, the Construction General Permit requires development and implementation of a stormwater pollution prevention plan for all construction sites larger than 1 acre to mitigate potential impacts to water quality from polluted stormwater runoff (**CM-HYD-1**). Construction sites smaller than 1 acre would be subject to municipal regulations, such as the Municipal Separate Storm Sewer System (MS4) Permit, which requires that the project designer and/or contractor of all new development and redevelopment projects that fall under specific "priority" project categories develop a Water Quality Management Plan (**CM-HYD-2a** and **CM-HYD-2b**). Development in these municipalities would also be subject to local goals and policies related to water quality, such as the County of Riverside Water Quality Management Plan, The City of Riverside Urban Water Management Plan, and the City of Colton Water Quality Management Plan Procedures.

Every 2 years, the Santa Ana RWQCB must re-evaluate water quality within its geographic region and identify those water bodies not meeting water quality standards. For those impaired water bodies, a total maximum daily load must be prepared and implemented to reduce pollutant loads to levels that would not contribute to a violation of water quality standards. All development within the Santa Ana River Watershed are subject to the water quality standards outlined in the Basin Plan and must comply with any established total maximum daily loads. The continuing review process would ensure that cumulative development within the watershed would not substantially degrade water quality.

The County of Riverside and the Cities of Riverside and Colton are subject to requirements of their respective MS4 Permits. Currently, the MS4 permits require that the project designer and/or contractor of all new development and redevelopment projects that fall under specific "priority" project categories must develop a Water Quality Management Plan, which includes Low Impact Development (LID) design requirements related to water quality. The proposed plan would require the implementation **CM-HYD-2a and CM-HYD-2b**, which mandates the incorporation of LID features during project design, in order to reduce impervious surfaces and increase onsite filtration of contaminants in stormwater runoff. The LID features would address long-term effects on water quality within the Santa Ana River Watershed and ensure best management practices and LID designs minimize potential water quality concerns to the maximum extent practicable.

Therefore, impacts associated with water quality standards and polluted runoff in the watersheds would be minimized, and with the implementation of **CM-HYD-1** as well as **CM-HYD-2a** and **CM-HYD-2b**, the Northside Specific Plan's contribution to cumulative impacts would be less than significant.

Groundwater Recharge

Less-than-Significant Impact. Future construction within the SPA could result in the build-out of undeveloped land and redevelopment of current infrastructure. Buildout of undeveloped lands would involve converting a large portion of previously pervious soils into impermeable surfaces. As a result, groundwater recharge within the cumulative study area region could be reduced. However, future projects would be required to comply with the LID requirements of the County of San Bernardino MS4 Permit and City of Riverside MS4 Permit (**CM-HYD-2a** and **CM-HYD-2b**). These requirements ensure cumulative impacts to groundwater recharge would be less than significant.

Groundwater Supply

Less-than-Significant Impact. With regard to groundwater supply, based on projected Riverside Public Utilities and San Bernardino Valley Regional Water District water supplies and demands within their respective service areas, water supplies would be adequate through the year 2040 to serve the existing and future population of the City of Riverside and City of Colton (WSC 2016a, 2016b). These water purveyors would be required to complete updated urban water management plans every 5 years, including 2020, 2025, 2030, etc., which would provide updated water supply information for projects proposed under the Northside Specific Plan. In addition, with implementation of planned projects aimed at meeting future water demands, coupled with regional groundwater management plans and the regulatory bindings of the Western-San Bernardino Judgment, the Northside Specific Plan would not substantially decrease groundwater supplies or impede sustainable groundwater management of the relevant groundwater basins, as described above. As result, impacts would be less than significant. Thus, cumulative impacts associated with groundwater recharge and supply would be less than significant.

Substantial Erosion of Siltation On or Off Site

Less-than-Significant Impact. As discussed in Section 3.9, implementation of the Northside Specific Plan, including grading and construction of individual projects within the SPA, would not substantially alter the existing drainage pattern of the site or area. Thus, the Northside Specific Plan would not contribute to a cumulative impact regarding on or off site siltation, resulting in a less-than-significant impact.

Increase in the Rate or Amount of Surface Runoff Resulting in Flooding

Potentially Significant. As discussed in Section 3.9, Implementation of the Northside Specific Plan would result in development of the site with additional urban uses, including impermeable surfaces such as roads, parking lots, and buildings, as well as increase the SPA light industrial presence. Increased impermeable surfaces would result in increased stormwater runoff, which could exacerbate existing flooding conditions. As previously discussed, neither the Highgrove Channel nor Springbrook Creek can currently accommodate a 100-year flood event. Flood waters that exceed the Highgrove Channel would flow southward as unchannelized, wide spreading runoff. This runoff would likely have negative flooding impacts on the downstream reach of Springbrook Creek through the length of the SPA. In addition, the northern half of the SPA contains very limited storm drain systems. Stormwater runoff occurs primarily along streets and as overland sheet flow in undeveloped areas. Creation of additional impermeable surfaces in association with SPA development could exacerbate the existing potential for flooding in these areas. Development would be required to comply with the applicable MS4 permits and associated LID requirements to control runoff (**CM-HYD-2a** and **CM-HYD-2b**). Adherence to these requirements would reduce significant impacts related to flooding to a degree, but cannot guarantee that all future project-level impacts of the Northside Specific Plan or combined project-level impacts would be below a level of significance. Thus, cumulative impacts are considered potentially significant (**Impact HYD-CUM-1**). **MM-HYD-1, MM-Hyd2a, MM-HYD-2b, MM-HYD-2c,** and **MM-HYD-3** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact HYD-CUM-1**).

Exceed Capacity of Existing/Planned Stormwater Drainage Systems/Impede or Redirect Flood Flows

Potentially Significant. The geographic context for the analysis of cumulative impacts related to storm drainage is the Santa Ana River Watershed. Cumulative development within the watershed could potentially increase the amount of impervious surfaces that could cause or contribute to storm drain and creek bed capacity exceedance and/or require construction of new or expanded flood control infrastructure, resulting in a potentially significant cumulative impact (**Impact HYD-CUM-2**). New development within the watersheds would be subject to the environmental review process and compliance with local stormwater regulations, such as the Construction General Permit, the Section 404 permit process of the Clean Water Act (**CM-BIO-3**), local municipal code requirements, and local water quality management plan requirements. The Northside Specific Plan would require implementation of **CM-HYD-2a** and **CM-HYD-2b**, which mandates incorporation of LID features during Northside Specific Plan design in order to reduce impervious surfaces and reduce stormwater runoff. In addition, the Northside Specific Plan would require implementation of mitigation measures **MM-HYD-1** through **MM-HYD-4**, which mandate drainage features within the SPA be upgraded and that a Hydrology/Drainage Report be developed during the design of individual projects proposed as part of the Northside Specific Plan. The Hydrology/Drainage Report would demonstrate that stormwater runoff flow volumes and flow rates, associated with specific projects, would be less than or equal to existing conditions to prevent on- and off-site flooding. In addition, **MM-HYD-5** would require Federal Emergency Management Agency approval of flood map revisions and levee accreditation prior to proposed Northside Specific Plan development, to prevent development within 100-year floodplains.

Similar to the Northside Specific Plan, other projects in the Santa Ana River Watershed would incorporate hydromodification features such that drainage rates and volumes would be less than or equal to existing conditions. However, because the improvement would be located within the jurisdiction and control of the Riverside County Flood Control and Water Conservation District and Federal Emergency Management Agency and the City of Riverside cannot assure that they will permit the improvements to be made. Therefore, the Northside

Specific Plan would contribute to a significant cumulative impact (**Impact HYD-CUM-2)** associated with the exceedance of the capacity of existing and planned stormwater drainage systems or the Impeding or redirection of flood flows.

Flooding Hazards

Potentially Significant. The SPA and cumulative study area is not located in proximity to the Pacific Ocean and therefore not subject to inundation by tsunami. Similarly, the SPA and cumulative study area is not located in proximity to a standing body of water that might be susceptible to a seiche. However, portions of the SPA are located within a flood hazard zone, subject to possible dam inundation and creek bank overflow. The Northside Specific Plan would result in development and renovations adjacent to the 100-year creek flood hazard areas. Additionally, according to the City of Colton's Flood Zone Map, the SPA is susceptible to inundation if the Seven Oaks Dam were to fail. The actual area affected by any failure of Seven Oaks Dam would depend on the nature of the failure and the amount of water impounded by the dam at the time (City of Colton 2018a). The Northside Specific Plan includes the buildout of industrial zones, which can use toxic chemicals and other materials that would be detrimental to the neighboring environment should flooding occur, resulting in a potentially significant cumulative impact (**Impact HYD-CUM-3**). Federal Emergency Management Agency flood map revisions and levee accreditation, as outlined in **MM-HYD-5a, MM-HYD-5b** and **MM-HYD-5c**, would prevent development within the 100-year floodplain, would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable. Therefore, the Northside Specific Plan would contribute to a significant cumulative impact (**Impact HYD-CUM-1**).

Water Quality Control Plans/Groundwater Management Plans

Less-than-Significant Impact. With regards to compliance with water quality control plans or sustainable groundwater management plans, the Northside Specific Plan would be required to comply with the Santa Ana Watershed Protection Program, including the San Bernardino County MS4 Permit and Riverside MS4 Permit (**CM-HYD-2a** and **CM-HYD-2b**). In accordance with the City of Colton and City of Riverside requirements, projects proposed as part of the Northside Specific Plan would be required to implement a stormwater pollution prevention plan during construction and a water quality management plan during operations to address water quality (**CM-HYD-1**). These projects would be required to adhere to local, state, and federal standards to ensure that projects completed as part of the Northside Specific Plan would not conflict with or obstruct implementation of the Santa Ana RWQCB Basin Plan. Thus, cumulative impacts would be less than significant.

With respect to groundwater management, urban water management plans completed by the Riverside Public Utilities and the San Bernardino Valley Regional Water District have identified adequate supplies to meet anticipated water demands through 2040, during normal, single-dry year, and multiple-dry year scenarios. The SPA is also governed in accordance with the Groundwater Management Plan for the Riverside Groundwater Basin. The Riverside Public Utilities has several planned projects to meet future water demand needs of the proposed Northside Specific Plan. As such, the proposed Northside Specific Plan would not conflict with or obstruct implementation of a sustainable groundwater management plan. Thus, the Northside Specific Plan would not conflict with applicable water quality control plans or sustainable groundwater management plans. Cumulative impacts would be considered less than significant.

4.4.10 Land Use and Planning

Division of Established Community

No Impact. Implementation of the Northside Specific Plan is intended to provide a more cohesive community with adequate buffers and connections. Therefore, implementation of the Northside Specific Plan would not result in physically dividing an established community. As such, the Northside Specific Plan has no potential to result in cumulatively considerable impacts associated with the physical arrangement of an established community.

Consistency with Adopted Land Use Plans

Potentially Significant. Regarding consistency with adopted land use plans, to ensure consistency between the Northside Specific Plan and the agencies' general plan land use designations, the Northside Specific Plan would include approval of a General Plan Amendment from the City of Riverside, City of Colton, and County of Riverside concurrently with the adoption of the Northside Specific Plan to incorporate and recognize that the proposed land uses replace the existing land uses within the SPA. In order to ensure consistency between the Specific Plan and the agencies' municipal codes, the Northside Specific Plan would include application for a Change of Zone with the City of Riverside, City of Colton, and County of Riverside to incorporate zoning designations that are consistent with the amended general plan land uses, where applicable. With adoption of the requested project approvals, including the Change of Zone, the Northside Specific Plan would be consistent with the City of Riverside, City of Colton, and County of Riverside zoning for the SPA. As discussed in Section 3.3, the Northside Specific Plan would be consistent with all related policies underlined in the Western Riverside County MSHCP. As discussed in Section 3.7, the Northside Specific Plan would be consistent with the applicable Climate Action Plans for each jurisdiction. Thus, implementation of the Northside Specific Plan would not result in a cumulatively considerable impact in relation to consistency with land use plans, zoning codes, the MSHCP, or climate action plans. Cumulative impacts would be less than significant.

However, the standards related to land use and planning under the South Coast Air Quality Management Plan as described in Section 3.1.3, Relevant Plans, Policies, and Ordinances, discuss reducing source emissions through lowered vehicle miles traveled, compliance with criteria air pollutant emission standards, and compliance with air toxics emission standards. All development within the Northside Specific Plan would comply with all air quality standards on a federal, state, and local level. As discussed earlier, the creation of bike lanes, sidewalks, and complete streets and establishment of mixed-use zones would encourage a decrease of vehicle miles traveled. However, implementation of the Northside Specific Plan would create significant and unavoidable impacts due to the lack of project-specific information available at this time. As a result, the effectiveness in reducing construction and operational emissions cannot be accurately quantified, and there would be a potential conflict with the South Coast Air Quality Management Plan. Therefore, the Northside Specific Plan would be inconsistent with the South Coast Air Quality Management Plan and would result in a cumulatively significant impact (**Impact LU-CUM-1**). Even with implementation of mitigation measures **MM-AQ-1** through **MM-AQ-8**, this impact would remain cumulatively significant and unavoidable. Additionally, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction.

4.4.11 Noise

Ambient Noise Levels: Construction Noise Impacts

Potentially Significant. Construction activities associated with implementing the Northside Specific Plan, especially involving heavy construction equipment, would create intermittent periods of noise when construction equipment is in operation and cause a short-term increase in ambient noise levels. As shown in Table 3.11-10, noise from construction activities related to implementation of the Northside Specific Plan would potentially be significant when they are sufficiently proximate to on-site and off-site receptors. Noise associated with the demolition, site preparation, and building construction for projects approved under the Northside Specific Plan would result in potential short-term noise impacts to noise-sensitive receptors that include the following: (1) existing off-site residential communities, schools, and hospitals that adjoin the Northside Specific Plan boundary; (2) pre-existing residences, schools, and hospitals within SPA; and, (3) newly created residences, schools, and hospitals associated with development projects implemented under the Northside Specific Plan. Thus, construction activities combined with foreseeable construction noise from nearby development could result in a cumulatively considerable substantial increase in ambient noise levels in the cumulative study area, resulting in a potentially significant cumulative impact **(NOI-CUM-1)**. **MM-NOI-1**, would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact NOI-CUM-1**).

Ambient Noise Levels: Traffic Noise Impacts

Potentially Significant. Regarding traffic noise impacts, while specific information on future development sites and their locations within the Northside Specific Plan and cumulative study area are unknown at this time, existing requirements within each jurisdiction require site-specific noise analysis to be completed prior to issuance of permits (**CM-NOI-1, CM-NOI-2,** and **CM-NOI-3**). Future projects within the SPA and cumulative study area would be required to demonstrate compatibility with respect to the appropriate jurisdictional guidance and policies, which may include project-specific acoustical analyses that evaluate the effects of adequate building sound insulation and other noise-reducing measures. However, in some cases, such predictive analyses of proposed development may conclude that noise impacts may be significant and unavoidable. For this reason, on-site traffic noise impacts for the Northside Specific Plan are anticipated to be potentially significant and unavoidable, while off-site (cumulative study area) traffic noise impacts would be potentially significant and unavoidable as well **(Impact NOI-CUM-2)**. No mitigation measures were identified in order to reduce traffic noise level impacts. Thus, implementation of the Northside Specific Plan would result in cumulative impacts that would be significant and unavoidable**.**

Ambient Noise Levels: Stationary Noise

Less-than-Significant Impact. As summarized in Section 3.11.2.3, policies from the noise elements of the Riverside County, City of Riverside, and City of Colton general plans require noise studies for proposed land use developments that may be potentially incompatible with the proximate existing outdoor sound environments (**CM-NOI-1, CM-NOI-2,** and **CM-NOI-3**). Further, noise ordinances for these same jurisdictions feature either limits on hours of operation for various noise-generating activities, exterior and interior noise thresholds that must not be exceeded, or both (**CM-NOI-4, CM-NOI-5,** and **CM-NOI-6**). These criteria would be applied as future development is proposed within the SPA and cumulative study area, and potential impacts from site-specific stationary sources of

noise emission (e.g., building HVAC) would be determined. At the program-level assessment discussed herein, it can be reasonably concluded that the juxtaposition of proposed land uses envisioned by the Northside Specific Plan would result in potentially significant noise impacts at the project-by-project level, and noise-reducing project design features would be required to demonstrate that compliance or compatibility with relevant Riverside County, City of Riverside, and/or City of Colton standards would be anticipated and achieved. For this reason, stationary source operation noise impacts for the Northside Specific Plan are anticipated to be less than significant with appropriate project-specific design features applied at the site-specific level. Thus, the Northside Specific Plan would not contribute to a cumulative impact, and impacts would be less than significant.

Excessive Groundborne Vibration or Noise Levels

Potentially Significant. Vibration levels associated with future development short-term construction activities within the SPA have the potential to result in significant impacts. In addition, other cumulative projects in the vicinity of the Northside Specific Plan could result in a cumulatively considerable impact regarding ground-borne vibration and ground-borne noise during construction **(Impact NOI-CUM-3)**. However, development within the SPA, as well as other projects within the cumulative study area, would be required to comply with applicable noise standards and implement mitigation measures to reduce potential ground-borne vibration and ground-borne noise impacts. **MM-NOI-2**, would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact NOI-CUM-3)**.

Noise Exposure Due to Proximity to Airports

Less-than-Significant. The Northside Specific Plan does not involve the construction, operation, or us of any public airports, public use airports, or private airstrips. There are no conditions associated with the SPA that would contribute airport noise or exposure of additional people to unacceptable levels of airport noise. Accordingly, the Northside Specific Plan would have no potential to cumulatively contribute to impacts associated with noise from any public airports, public use airports, or private airstrip. Additionally, the SPA does not lie within an airport land use plan, or within 2 miles of a public airport or public use airport or a private airstrip. Thus, cumulative impacts would be less than significant.

4.4.12 Population and Housing

The cumulative impact area for population and housing is the City of Riverside, City of Colton, and County of Riverside. Implementation of the Northside Specific Plan and cumulative development projects could contribute to significant cumulative impacts to population and housing if they would induce substantial population growth or displace substantial numbers of existing housing units requiring the construction of replacement housing.

Induce Substantial Population Growth

Less-than-Significant Impact. The Northside Specific Plan would allow for a substantial amount of growth in both the near-term and buildout (Year 2040) conditions. However, such growth would be consistent with the planned growth for the region. As shown in Table 3.12-1, Current and Forecasted Populations, the City of Riverside has a population of 330,063 people. The City of Riverside is forecasted to have a population of 386,600 by 2040 (SCAG 2016). This represents a forecasted growth of 53,537 people within the City of Riverside. At buildout year 2040, the Northside Specific Plan is projected is increase the population within the City of Riverside by 20,645

people, which would be aligned with the Southern California Association of Governments' (SCAG's) growth forecasts for this jurisdiction. Thus, the proposed growth allowed by the Northside Specific Plan would not constitute unplanned growth within the City of Riverside, and cumulative impacts would be less than significant.

The County of Riverside has a population of 2,415,954, as of 2018 (Table 3.12-1, Current and Forecasted Populations). The County of Riverside is forecasted to have a population of 3,183,700 by 2040 (SCAG 2016). This represents a forecasted growth of 767,746 people within the County of Riverside. At full buildout, the Northside Specific Plan is anticipated to increase the population in unincorporated regions of the County of Riverside by 1,282 people. The projected population increase from the Northside Specific Plan would be aligned with SCAG's growth forecasts for this jurisdiction and would not induce substantial unplanned population growth to the region. Thus, the proposed growth allowed by the Northside Specific Plan would not constitute unplanned growth within the County of Riverside, and cumulative impacts would be less than significant.

The City of Colton has a population of 54,828, as of 2018 (Table 3.12-1, Current and Forecasted Populations). The City of Colton is forecasted to have a population of 69,100 by 2040 (SCAG 2016). This represents a forecasted growth of 14,272 people within the City of Colton. At full buildout, the Northside Specific Plan is projected to increase the population in the City of Colton by 4,606 people (Table 3.12-4, Estimated Population Increase within Northside SPA Buildout). With the Residential Overlay, the total potential population increase would be 12,601 people. The projected population increase from the Northside Specific Plan would be aligned with SCAG's growth forecasts for this jurisdiction and would not induce substantial unplanned population growth to the City of Colton. Thus, the proposed growth allowed by the Northside Specific Plan would not constitute unplanned growth within the City of Colton, and cumulative impacts would be less than significant.

Housing

Less-than-Significant Impact. The Northside Specific Plan would retain all the Medium Density Residential (MDR) areas and other residential areas within the SPA boundary, and would convert nonresidential land uses (i.e., Business/Office Parks, Light Industrial) to residential land uses. The Northside Specific Plan would not displace a substantial number of existing people or housing and would instead increase housing as discussed above. Therefore, implementation of the Northside Specific Plan would not displace a substantial number of people requiring the construction of replacement housing within the cumulative study area. Cumulative impacts would be less than significant.

4.4.13 Public Services

Cumulative projects in the City of Riverside, the City of Colton, and Riverside County have the potential to result in a significant cumulative impact in which substantial adverse physical impacts are observed in association with the expansion of public service buildings or the building of new public service buildings to accommodate the new residents brought on by other projects.

Fire Protection

Less-than-Significant Impact. Future growth in the area would generate additional demand on fire protection services, which may require the construction or expansion of services and facilities to maintain acceptable travel times and adequate levels of service. Although some cumulative projects are located outside of the SPA, mutual aid agreements between cities could potentially cause an impact on the SPA's fire protection services. However, in the even in which another city requests aid is rare and therefore negligible. As required by the City of

Riverside's Municipal Code, Chapter 16.32 – Fire Prevention, and City of Colton Municipal Code, Chapter 15.16 – Fire Code, each cumulative project would be required to ensure adequate availability for fire service and that travel times are met. If a project results in potential impacts on fire service or travel times, that project would be required to mitigate such impacts. In addition, each cumulative project would be required to demonstrate compliance with all applicable laws and regulations regarding fire protection services and facilities. Therefore, cumulative impacts to fire protection services or facilities would be less than significant.

Law Enforcement

Less-than-Significant Impact. Development of the Northside Specific Plan would result in an incremental increase in demand on law enforcement services and, when combined with the demand associated with anticipated population growth and other potential cumulative development projects, additional police personnel, support staff, and related equipment and facilities would be required to effectively meet the demands of the Northside Specific Plan and anticipated future development in the surrounding area. Although some cumulative projects are located outside of the City of Riverside and the City of Colton, mutual aid agreements between cities could potentially cause an impact on the SPA's police protection services. However, the event in which another city requests aid is rare and therefore negligible. Payment of the required development impact fees would be required by the Northside Specific Plan and all other cumulative projects. The development impact fees address a project's proportional impact on capital facilities, such as structures and equipment, associated with police protection. Public funds such as property taxes, sales taxes, and fees generated by the cumulative projects would be used to cover the incremental costs associated with providing police services. Therefore, cumulative impacts to law enforcement services or facilities would be less than significant.

The Northside Specific Plan includes a new police facility within the Northside Village Center (see Chapter 2, Project Description). Future growth in the cumulative area would generate additional demand for law enforcement protection to maintain acceptable response times and adequate levels of service. The cumulative increase in demand for law enforcement could result in the expansion of existing facilities or the construction of new facilities, which could have adverse impacts on the environment; however, all new or expanded facilities would be required to undergo environmental review and be required to demonstrate compliance with applicable regulations. As stated above, the Northside Specific Plan's financial contribution through taxes accumulated from future residents would contribute to the future expansion or construction of new facilities to maintain adequate levels of service. Therefore, because the expansion of existing or the construction of new facilities would be required to undergo CEQA review, and because the Northside Specific Plan would contribute its fair share financial contribution through ongoing tax assessments to maintain adequate levels of service, cumulative impacts to police protection services or facilities would be less than significant.

Schools

Less-than-Significant Impact. Cumulative projects that involve residential development would increase the public school population in the cumulative study area. The Riverside Unified School District and Colton Joint Unified School District services the SPA in addition to other cities and communities. The increase in demand for school facilities could result in the expansion of existing or the construction of new facilities, which could have adverse impacts on the environment; however, all new or expanded facilities would be required to undergo environmental review and be required to demonstrate compliance with applicable regulations and general plans. The Northside Specific Plan would be subject to assessment of applicable school fees at the rate in effect at the time of issuance of building permits; therefore, the Northside Specific Plan would not result in a cumulatively

considerable contribution to the additional demand on existing school facilities within the district, and cumulative impacts would be less than significant.

Parks

A cumulative impact analysis for parks is found in Section 3.14, Recreation.

Other Public Facilities

Less-than-Significant Impact. Population-inducing projects would generate the need for additional public libraries or increased square footages at existing public libraries; however, the Riverside Public Library and Colton Public Library has no concrete plans to expand an existing library or to construct a new library to service the Northside Specific Plan. In the future, if new or expanded libraries are proposed, they would be subject to the same environmental review procedures as all other development projects. Any identified significant impacts would be required to be mitigated to the extent feasible. Therefore, cumulative impacts would be less than significant.

4.4.14 Recreation

Less-than-Significant Impact. Cumulative projects that involve residential development would increase the population in the cumulative study area which may increase the use of existing neighborhood and regional parks within the cumulative study area. The increase in demand for neighborhood and regional parks could result in the expansion of existing or the construction of new facilities, which could have adverse impacts on the environment; however, all new or expanded facilities would be required to undergo environmental review and be required to demonstrate compliance with applicable regulations and general plans.

Future residential projects that would be developed under the Northside Specific Plan would be required to provide on-site recreational amenities and/or payment of development impact fees (**CM-PS-1, CM-REC-1a, CM-REC-1b, CM-REC-2,** and **CM-REC-3**) towards future construction or expansion of recreational facilities. Thus, with the implementation of these mitigation measures, the Northside Specific Plan would not result in a cumulatively considerable impact on recreation facilities. Cumulative impacts would be less than significant.

4.4.15 Transportation

Potentially Significant. As concluded in Section 3.15, Transportation, the addition of traffic generated by the Northside Specific Plan would result in significant cumulative impacts to intersections and roadway segments due to the generation of an increase in average daily trips. Additionally, under the Horizon Year (2040) traffic analysis, as discussed in Section 3.15, significant impacts to intersections and roadway segments would also occur. The projected increase in average daily trips and potentially significant impacts identified for the Northside Specific Plan, taken in conjunction with cumulative development in the City of Colton and County of Riverside, would result in a potentially significant cumulative traffic (**Impact TR-CUM-1**). Even with implementation of **MM-TR-1** through **MM-TR-16**, transportation impacts would remain significant and unavoidable. Additionally, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact TR-CUM-1**). Refer to Section 3.15 for additional details.

4.4.16 Tribal Cultural Resources

Potentially Significant. As concluded in Section 3.16, while the City has determined that no known tribal cultural resources (TCRs) are present within the SPA, future development could result in a significant impact TCRs, as there exists the potential for unknown subsurface TCRs to be impacted by future development allowed under the Northside Specific Plan. Cumulative development in the City of Riverside, City of Colton, and County of Riverside creates the potential for additional impacts to TCRs **(Impact TCR-CUM-1)**. Cumulative development in the City would undergo environmental and design review on a project-by-project basis pursuant to CEQA to evaluate potential impacts to TCRs. Cumulative impacts to TCRs would be mitigated on a project-by-project basis through compliance with respective jurisdictions general plan polices, general plan mitigation measures, and site-specific mitigation measures, and in accordance with the established regulatory framework concerning the protection of TCRs. **MM-TCR-1** would reduce this impact to below a level of significance. While impacts in the City of Riverside would be reduced to below a level of significance, the City of Riverside cannot impose this mitigation on areas outside of its jurisdiction. These impacts within the City of Colton and County of Riverside have potential to be cumulatively significant and unavoidable (**Impact TCR-CUM-1)**.

4.4.17 Utilities and Service Systems

Water/Wastewater Facilities

Less-than-Significant Impact. As discussed in Section 3.17, implementation of the Northside Specific Plan would not require or result in the relocation or construction of new or expanded water facilities. Nor would not require or result in the relocation or construction of new or expanded wastewater facilities. As such, implementation of the Northside Specific Plan would not result in significant impacts due to the construction or relocation of water or wastewater facilities, and thus would not contribute to a cumulatively considerable impact.

Stormwater Drainage Facilities

Less-than-Significant Impact. Although new storm drain facilities would be anticipated to be constructed in order to adequately serve buildout of the Northside Specific Plan, it is not anticipated to cause environmental impacts beyond what was planned within the SPA because construction-related impacts would be temporary and properly mitigated (such as **MM-AQ-1, MM-AQ-2, MM-AQ-6, MM-NOI-1**, and **MM-NOI-2**), and applicable codes and policies would be adhered to. Thus, construction of new storm drain facilities would not contribute to a cumulatively considerable impact.

Electric Power, Natural Gas, or Telecommunications Facilities

Less-than-Significant Impact. Regarding new electric, natural gas, or telecommunication facilities, new, upgraded, or expanded electric utility facilities needed to serve the Northside Specific Plan at buildout would comply with all applicable mitigation measures and compliance measures to reduce potential impacts as a result of construction. The construction new, upgrades, or expanded electricity utility facilities is already anticipated and planned in the Northside Specific Plan, the Riverside Public Utilities Integrated Resource Plan, the Riverside Public Utilities 2017–2021 Strategic Plan, the Riverside Transmission Reliability Project, and the Colton Electric Department Integrated Resource Plan. Thus, the construction of these facilities would not contribute to a cumulatively considerable impact. Impacts would be less than significant.

Solid Waste Generation/Compliance with State Regulations

Less-than-Significant Impact. The Northside Specific Plan would not generate solid waste in excess of State or local standards, nor would it impair the attainment of solid waste reduction goals. The sustainability goals highlighted in the Northside Specific Plan would work towards the solid waste and sustainability goals for each respective jurisdiction within the cumulative study area. The Northside Specific Plan would be compliant with all applicable standards, inclusive of the standards that require solid waste regulations and reductions. Thus, implementation of the Northside Specific Plan would not contribute to a cumulatively considerable impact in relation to generation of solid waste in excess of State or local standards. Cumulative impacts would be less than significant.

With regard to compliance with solid waste reduction regulations, collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these mandatory requirements would reduce the amount of solid waste generated by the project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. This would ensure the City of Riverside, City of Colton, and County of Riverside are able to achieve the mandated goals of the Integrated Waste Management Act, the City of Colton Municipal Code Section 15.58.030, and the California Solid Waste Reuse and Recycling Act of 1991 (California Public Resources Code Section 42911). Since all future residential development within the SPA would be required to comply with all applicable solid waste statutes and regulations, cumulative impacts would be less than significant.

4.4.18 Wildfire

Emergency Response Plans

No Impact. The Northside Specific Plan would be required to comply with the City of Riverside 2017 Emergency Operations Plan for all construction and operation (**CM-WDF-1a**), the applicable Mitigation Actions included in Table 6-2 of the City of Colton Local Hazard Mitigation Plan (**CM-WDF-1b**), and the goals and objectives included in Section 8.0 of the Riverside Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan (**CM-WDF-1c**). Thus, implementation of the Northside Specific Plan would not result in a cumulative impact.

Exposure to Pollutant Concentrations as a Result of Wildfire

Less-than-Significant Impact. As analyzed in Section 3.18.4, implementation of the Northside Specific Plan would not exacerbate wildfire risks and thereby pollutant concentrations. Although the SPA is not adjacent to wildlands and is comprised of existing buildout development, considering the Northside Specific Plan is designated as Moderate, High and Very High Fire Hazard Ratings within the City of Colton, the Northside Specific Plan shall comply with local regulations requiring the Northside Specific Plan to prepare a site-specific Fire Protection Plan (**CM-WDF-3a** through **CM-WDF-3c**). The Northside Specific Plan would incorporate fire safety features in compliance with 2016 CFC Standards (such as incorporation of sprinklers, maintenance of all flammable vegetation or other combustible growth within 30 feet of buildings, and other building code requirements), which would further reduce the potential for the Northside Specific Plan to exacerbate the risk of wildland fires that could result in loss, injury, or death (**CM-WDF-4**). Thus, the Northside Specific Plan would not result in a cumulative impact related to pollutant exposure due to wildfires. Impacts would be less than significant.

Installation/Maintenance of Infrastructure that May Exacerbate Fire Risk

Less-than-Significant Impact. Although the SPA is not adjacent to wildlands and is comprised of existing built out development, considering the Northside Specific Plan is designated as Moderate, High and Very High Fire Hazard Ratings within the City of Colton, the Northside Specific Plan would be required comply with local regulations requiring future projects developed under the Northside Specific Plan to prepare a site-specific Fire Protection Plan (**CM-WDF-3a** through **CM-WDF-3c**). The infrastructure proposed would include roadways, fuel modification buffers, and utilities; however, the construction and operation of the proposed infrastructure would be in compliance with applicable state and local standards regulating fire risk. Thus, the Northside Specific Plan would not contribute to a cumulative impact. Impacts would be less than significant.

Exposure to Significant Risks Due to Runoff, Post-Fire Slope Instability, or Drainage Changes

Less-than-Significant Impact. Considering that the potential for downstream flooding and changes to the existing drainage pattern are mitigated to less-than-significant levels, the lack of landslide evidence, compliance with the California Building Code regulations and County of Riverside Ordinances, and compliance with City of Riverside and City of Colton Municipal Codes, potential cumulative impacts associated with post-fire flooding, runoff, or slope instability are considered less than significant.

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5 Other CEQA Considerations

5.1 Effects Found Not to be Significant

Section 15128 of the California Environmental Quality Act (CEQA) Guidelines requires that an environmental impact report (EIR) briefly describe potential environmental effects that were determined not to be significant and therefore were not discussed in detail in the EIR. The environmental issues discussed in the following sections are considered less than significant in the Notice of Preparation and Initial Study documents and do not require mitigation. The reasons for the conclusion of less than significant are discussed below.

5.1.1 Agriculture and Forestry Resources

A significant impact related to agriculture and forestry resources would occur if the Northside Specific Plan would:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).

d) Result in the loss of forest land or conversion of forest land to non-forest use.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Northside Specific Plan Area (SPA) is principally located in urban areas within the City of Riverside and County of Riverside, and a portion of the City of Colton that is mostly undeveloped. No area within the SPA is designated as, adjacent to, or in close proximity to any land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The SPA consists largely of Urban and Built-Up Land in the Northside Neighborhood in the City of Riverside, and Grazing Land in Pellissier Ranch in the City of Colton (DOC 2016a, 2016b). There is a small area in the Northside Neighborhood designated as Farmland of Local Importance (DOC 2016a). Urban and Built-Up Land, as defined by the California Department of Conservation, is land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Grazing Land is defined as land on which the existing vegetation is suited to the grazing of livestock. Farmland of Local Importance is defined as farmlands, which include areas of soils that meet all the characteristics of Prime, Statewide, or Unique Farmland and which are not irrigated. No area within the SPA is designated as, adjacent to, or in close proximity to any land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2016a, 2016b). The Northside Specific Plan would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use. Therefore, the Northside Specific Plan would have no impact.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Northside Specific Plan does not conflict with existing zoning for agricultural use. The current zoning for the SPA does not include zoned uses for agriculture (see Section 3.10, Land Use and Planning). According to the California Department of Conservation, the SPA is listed as Non-Enrolled Land and Urban and Built-Up Land (DOC 2016c, 2016d). The Northside Specific Plan includes a citrus grove within the Trujillo Adobe Heritage Village area and encourages the development of community gardens and agriculture as part of new development in the community. The Northside Specific Plan also includes a goal to "develop an agriculture business community" and is intended to allow for farmland in a manner that would be consistent with the existing and planned community. Thus, the Northside Specific Plan would not likely increase agricultural opportunities in the community and would not conflict with any existing agricultural zoning. The SPA is not subject to the Williamson Act contract. Overall, the Northside Specific Plan would have no impact.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The SPA does not contain any timber or forest resources and does not meet the criteria for forest land or timberland. The SPA is located in a largely urban area, comprised of residential, commercial, and light industrial use. Current zoning designations in the SPA are discussed in Section 3.10, Land Use and Planning. The Northside Specific Plan would not conflict with existing zoning for forest land or timberland as defined by the significance threshold and therefore would have no impact related to zoning conflicts.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. See Section 5.1.1(c) above. The Northside Specific Plan would have no impact, as no forest land is located within or adjacent to the SPA.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. See Sections 5.1.1(a) through and 5.1.1(d) above. No agricultural farmland or forest land resources are located on or in the vicinity of the SPA, and the Northside Specific Plan would not involve other changes in the existing environment which could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. The Northside Specific Plan would have no impact related to the conversion of agricultural or forest land.

5.1.2 Mineral Resources

A significant impact related to mineral resources would occur if the project would:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. As mandated by the Surface Mining and Reclamation Act of 1975, the California State Mining and Geology Board classifies the state's mineral resources with the Mineral Resource Zone (MRZ) system. This system includes identification of presence/absence conditions for meaningful sand and gravel deposits. The SPA is located in MRZ-2 and MRZ-3 (City of Riverside 2012). MRZ-3 is defined as areas containing known or inferred mineral occurrences of undetermined mineral resource significance (City of Riverside 2012). MRZ-2 is a state-classified zone with known mineral resources; however, mineral extraction does not play a major role in the City of Colton's or City of Riverside's economy. Therefore, the development over MRZ-2 would not result in a loss of known mineral resources that would be of value to the region and residents of the state. Thus, the Northside Specific Plan would have no impact.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. See answer to Section 6.1.2(a). The Northside Specific Plan is located in MRZ-2 and is listed in the City of Riverside General Plan 2025 Open Space and Conservation Element. However, as discussed above, these mineral resources are not locally important to the City of Riverside or the City of Colton, and mineral extraction land uses would be incompatible with the existing and planned land uses within and around the SPA. Therefore, the Northside Specific Plan would not result in the loss of availability of a locally important mineral resource recovery site, and there would be no impact.

5.2 Growth-Inducing Effects

CEQA Guidelines Section 15126.2(d) mandates that the growth-inducing nature of the Northside Specific Plan be discussed. The CEQA Guidelines state that growth-inducing analysis is intended to address the potential for a proposed project to "foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." Furthermore, the CEQA Appendix G Checklist section addressing Population and Housing also mandates that a CEQA document address a proposed project's likelihood to induce substantial population growth in an area, either directly (e.g., by proposed new homes or businesses) or indirectly (e.g., through extension of roads or other infrastructure) (14 CCR 15000 et seq.).

A proposed project may be distinguished as either facilitating planned growth or inducing unplanned growth. Facilitating growth is relating to the establishment of direct employment, population, or housing growth that would occur within a project site. Inducing growth is related to lowering or removing barriers to growth or by creating an amenity or facility that attracts new population/economic activity. For purposes of this EIR analysis, a significant growth-inducement impact would occur if the Northside Specific Plan, and all associated infrastructure improvements, removes obstacles to growth directly or indirectly such that the induced growth would significantly burden existing community services or the environment, or cause a demand for general plan amendments. This section provides a discussion of the growth-inducing factors related to the Northside Specific Plan and as defined under CEQA Guidelines Section 15126.2(d). A project is defined as growth-inducing when it directly or indirectly:

1. Fosters population growth
2. Fosters economic growth
3. Includes the construction of additional housing in the surrounding environment

4. Removes obstacles to population growth
5. Taxes existing community service facilities, requiring construction of new facilities that could cause significant environmental effects.
6. Encourages or facilitates other activities that could significantly affect the environment, either individually or cumulatively.

It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

5.2.1 Population Growth

The Northside Specific Plan is a programmatic document. It does not provide details on development, but rather serves as a guide for potential future development in the region. Refer to Section 3.12, Population and Housing, of this EIR for a full discussion of potential growth-inducing impacts. As discussed in Section 3.12, the proposed land use designation changes would result in the addition of approximately 4,854 to 6,072 dwelling units in the City of Riverside, 900 to 1,400 dwelling units in the City of Colton, and 259 to 393 dwelling units in the County of Riverside.. The potential increase in dwelling units coincides with an estimated introduction of 16,504 to 20,645 residents to the City of Riverside, 2,961 to 4,606 residents to the City of Colton, and 845 to 1,282 residents in the County of Riverside. The Northside Specific Plan's estimated population is based on the population rate coefficient of 3.40 persons per dwelling unit for the City of Riverside, 3.29 persons per dwelling unit for the City of Colton, and 3.26 persons per dwelling unit for the County of Riverside (U.S. Census Bureau 2017a, 2017b). The Northside Specific Plan land use designations would also result in approximately 16.5 million square feet of commercial, office, business/office park, and light industrial uses; 8 acres of Trujillo Adobe Heritage Village, and 232 acres of park. The increase in recreational spaces and spaces appropriate for businesses would result in economic stimulus and support an increase in population.

The Northside Specific Plan would not introduce a population beyond what is planned for the City of Riverside, the City of Colton, and other related regions. Northside Specific Plan's contribution towards growth is consistent with the Southern California Association of Governments' growth projections for both cities and the County of Riverside, as well as both cities' Regional Housing Needs Assessment goals. The Northside Specific Plan would construct additional housing and commercial development within the project boundary, but that growth is considered by the City of Riverside's General Plan 2025, the City of Colton's General Plan, the Northside Specific Plan, and zoning codes. The Northside Specific Plan would result in growth consistent with the planned growth for the area.

5.2.2 Requiring Extension of Expansion of Utilities

Growth-inducing impacts may result from extension or expansion of public services to a project site. As stated earlier, the Northside Specific Plan is a programmatic document. It does not provide details about development, but rather serves as a guide for potential future development in the region. The Pellissier Ranch area of the SPA is an undeveloped portion of land and therefore contains minimal water lines, sewer lines, storm drain infrastructure, and dry utility infrastructure. Implementation of the Northside Specific Plan would require the extension and expansion of utilities largely into the Pellissier Ranch region. In addition, other utility improvements would be required (see Section 3.9, Hydrology and Water Quality, and Section 3.17, Utilities and Service Systems). The majority of the SPA is surrounded by developed and urbanized land; therefore, utility improvements are not likely

to induce growth by providing more opportunities for infrastructure connections beyond that already planned for. Pellissier Ranch is bordered to the west by the Santa Ana River and a developed industrial area of the City of Colton. To the east, Pellissier Ranch is bordered largely by La Loma Hills. The La Loma Hills area is anticipated to be developed due to the approval of the Roquet Ranch Specific Plan, and development of Pellissier Ranch property would support the approved Roquet Ranch Specific Plan. According to the City of Colton's General Plan, the Pellissier Ranch area is currently identified for industrial development, but is also identified as a Planning Focus Area that could accommodate lower density or clustered residences. Therefore, the Pellissier Ranch area has been planned for potential future development (City of Colton 2013). Due to these factors, utility improvements in Pellissier Ranch are not likely to induce growth beyond that planned for by providing more opportunities for infrastructure connections. The proposed utility improvements would be intended to serve the Northside Specific Plan only, and are not considered to trigger additional growth beyond that already planned for.

5.2.3 Economic Stimulus (Construction of Commercial Uses or Other Uses Providing Employment Opportunities)

One criterion by which growth inducement can be measured involves economic growth. Economic growth considerations range from a demand for temporary and permanent employees, to an increase in the overall revenue base for an area, to a new demand for supporting services such as retail, restaurant, and entertainment uses. Implementation of the Northside Specific Plan would potentially foster growth through three primary means: (1) the creation of new jobs, (2) an increase in business and tax revenues, and (3) an increase in the demand for supporting services.

The Northside Specific Plan would induce economic growth by introducing temporary employment opportunities associated with construction of the plan. Additionally, the Northside Specific Plan would induce economic growth by resulting in a yield of commercial, business/office park, and industrial land uses to approximately 16.5 million square feet (Chapter 2, Project Description). The Northside Specific Plan would provide recurring revenues that would include property taxes and sales taxes. Consumer spending by new residents would also support the generation of new revenues from local commercial establishments throughout the Northside Specific Plan Area. This everyday spending would cause an increase in the volume of dollars flowing through the cities' economies, resulting in a multiplicative economic benefit. The Northside Specific Plan would also introduce permanent jobs associated with ongoing maintenance and operations of the residences and commercial uses. While the Northside Specific Plan would include these additional employment opportunities, these opportunities are intended for existing and planned residents of the Northside Specific Plan community and surrounding area. As indicated in the Northside Specific Plan, the intent of the Northside Specific Plan is to develop a more sustainable mix of uses. This includes maintaining or improving employment and business opportunities within the project area, and creating a housing and employment balance. Thus, these additional jobs generated would not be considered growth-inducing.

5.3 Mandatory Findings of Significance

5.4 Significant Unavoidable Impacts

CEQA Guidelines Section 15126.2(b) requires that an EIR describe any significant impacts that cannot be avoided, including those impacts that can be mitigated but not reduced to a less-than-significant level. Section 5.1, Effects Found Not To Be Significant, analyzes and discusses CEQA topic areas where the project will not have a significant

impact. Chapter 4, Environmental Analysis, of this EIR describes the potential environmental impacts of the Northside Specific Plan, and recommends mitigation measures to reduce impacts, where feasible. As discussed in this EIR, implementation of the Northside Specific Plan would result in potentially significant and unavoidable impacts that were found for the issues of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, and Tribal Cultural Resources. These issue areas where it is not possible to reduce impacts to below a level of significance are considered to constitute significant and unavoidable impacts. Refer to EIR Sections 3.1 (Aesthetics), 3.3 (Biological Resources), 3.2 (Air Quality), 3.4 (Cultural Resources), 3.6 (Geology and Soils), 3.8 (Hazards and Hazardous Materials), 3.9 (Hydrology and Water Quality), 3.10 (Land Use and Planning), 3.11 (Noise), and 3.15 (Transportation) for additional information regarding these significant and unavoidable impacts.

5.5 Significant Irreversible Environmental Changes

CEQA Guidelines Section 15126.2(g) requires that an EIR identify any significant irreversible environmental changes associated with a proposed project. That section describes irreversible effects as:

> Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified. (See Public Resources Code section 21100.1 and Title 14, California Code of Regulations, section 15127 for limitations to applicability of this requirement.)

Per Section 15127, irreversible changes are only required to be addressed in EIRs when connected with the adopted amendment of a local plan, policy or ordinance; adoption by a local agency formation commission of a resolution making determinations, or when the project is subject to National Environmental Policy Act and requires an environmental impact statement.

Implementation of the Northside Specific Plan would allow future generations access to a master-planned mixed-use neighborhood with an increase of 4,854 to 6,072 dwelling units in the City of Riverside, 900 to 1,400 dwelling units in the City of Colton, and 259 to 393 dwelling units in the County of Riverside. In addition to this, approximately 16.5 million square feet of commercial, office, business/office, and industrial uses would be designated within the Northside Specific Plan. The implementation of the Northside Specific Plan would allow for construction and operations of new structures and areas, which would require the use of resources that include but are not limited to soils, gravel, concrete, and asphalt; lumber and other related forest products; petrochemical construction materials; steel, copper, and other metals; water; fuels; and energy. Because the Northside Specific Plan would result in an increase in population and the number of people entering the SPA (for employment or leisure), it would result in an increase in the consumption of resources such as water, fuels, and electricity during long-term operation and occupancy. As such, the Northside Specific Plan would result in the long-term use of fossil fuels and other nonrenewable resources.

6 Project Alternatives

This section addresses potential alternatives to the proposed Northside Specific Plan pursuant to Section 15126.6 of the California Environmental Quality Act (CEQA) Guidelines. As detailed below, this alternatives analysis is intended to identify potentially feasible alternatives to the project that would meet the basic project objectives while reducing significant impacts of the project.

6.1 Scope and Purpose

Section 15126.6(a) of the CEQA Guidelines requires that an EIR "describe a range of reasonable alternatives to the Project, or to the location of the Project, that would feasibly attain most of the basic objectives but would avoid or substantially lessen any of the significant environmental effects of the Project, and evaluate the comparative merits of the alternatives" (14 CCR Section 15126.6a). Section 15126.6(a) also provides that an EIR need not consider every conceivable alternative to a project. Instead, the EIR must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation, but is not required to consider alternatives that are infeasible. There is no ironclad rule governing the nature or scope of the alternatives to be discussed in an EIR, other than the "rule of reason." The "rule of reason" governing the range of alternatives specifies that an EIR should only discuss those alternatives necessary to foster meaningful public participation and informed decision making. CEQA requires consideration of a "No Project" alternative to allow decision makers to compare the impacts of approving the project with the impacts of not approving the project (14 CCR Section 15126.6(e)).

Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (California Public Resources Code, Section 21002.1), the purpose of an EIR's alternatives discussion is to focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if the alternatives would impede to some degree the attainment of the project's objectives or be more costly. Further, CEQA requires that an EIR identify the environmentally superior alternative from among the alternatives.

6.2 Criteria for Selection, Analysis, and Feasibility of Alternatives

The criteria for the selection and analysis of alternatives are provided in CEQA Guidelines, Section 15126.6(c). The alternatives must (1) meet most of the Project objectives, (2) be feasible, and (3) avoid or substantially lessen any significant impacts of the project. The Project objectives are contained in Chapter 2, Project Description, of this EIR and listed below.

The underlying purpose of the Northside Specific Plan is to guide future development within the SPA in a manner that considers land use, mobility, sustainability, social equity, and economics goals of the City. Thus, the Northside Specific Plan objectives consist of:

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

The potential impacts of the alternative relative to the Northside Specific Plan will be evaluated to determine the "comparative merits of the alternatives" (CEQA Guidelines section 15126.6[a]). This analysis will be based, in part, on a comparison to the Project's impacts. It also will include a discussion of the relative feasibility of each alternative.

CEQA Guidelines Section 15126.6(f)(1) identifies the factors to be taken into account to determine the feasibility of alternatives. The factors include site suitability; economic viability; availability of infrastructure; general plan consistency; other plans or regulatory limitations; jurisdictional boundaries; and whether the applicant can reasonably acquire, control, or otherwise have access to the alternative site. No one of these factors establishes a fixed limit on the scope of reasonable alternatives. An alternative does not need to be considered if its environmental effects cannot be reasonably ascertained and if implementation of such an alternative is remote or speculative.

In determining the nature and scope of alternatives to be examined in an EIR, CEQA and the case law have stated that local agencies must be guided by the doctrine of "feasibility." As defined by CEQA, "feasible" means "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors." (Public Resources Code Section 21061.1; see also 14 CCR Section 15364 [same definition but with the addition of "legal" factors].) The concept of feasibility under CEQA also encompasses "desirability" to the extent that desirability is based on a reasonable balancing of the relevant economic, social, technological, and other factors.[1]

[1] See *City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3rd 401, 417.

6.3 Rationale for the Selection of Alternatives

The criteria discussed above and information received during the CEQA Notice of Preparation and scoping process were used to select alternatives to the Project.

The "No Project" alternative must be evaluated along with any impacts (14 CCR Section 15126.6[e][1]). If the environmentally superior alternative is the "No Project" alternative, the EIR must identify an environmentally superior alternative among the other alternatives (14 CCR Section 15126[e][2]). In addition, the EIR must identify any alternatives that were considered but rejected by the lead agency, and briefly explain the reasons behind the lead agency's rejection determination.

An EIR need not evaluate the environmental effects of alternatives in the same level of detail as the project, but must include enough information to allow meaningful evaluation, analysis, and comparison with the project. The alternatives discussion is intended to focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the Project objectives. Thus, the analysis below identifies if the alternative would substantially lessen, have similar, or substantially increase impacts relative to the Northside Specific Plan.

In addition to the No Project Alternative, the Old Spanish Town Village District and City of Riverside Alternatives are considered in this EIR. These alternatives were taking forward for analysis considering their ability to reduce significant impacts of the project. Other alternatives were considered but rejected, as described further below in Section 6.4.

6.4 Alternatives Considered but Rejected from Further Analysis

Alternative Project Location

In accordance with CEQA Guidelines Section 15126.6(f)(2), an alternative location for a project should be considered if development of another site is feasible and if such development would avoid or substantially lessen the significant impacts of the project. Factors that may be considered when identifying an alternative site location include the size of the site, its location, the General Plan land use designation, and availability of infrastructure. CEQA Guidelines Section 15126.6(f)(2)(A) states that a key question in addressing an off-site alternative is "whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location."

As the basic purposes of the project is to guide development in the Northside Community, it is not potentially feasible to complete this project in an alternative project location. The project is specifically intended to guide development in a specific area. As such, the Alternative Project Location was considered but rejected from further analysis due to infeasibility and ability to meet the basic project objectives.

Increased Residential Alternative

Due to the general need for housing, an earlier iteration of the project in 2019 included designating Subarea 2 east of Riverside Avenue as High Density Residential (HDR). This Increased Residential Alternative also designated the area south of Pellissier Road west of Riverside Avenue as Commercial. A Transition Overlay Zone would be included over all of Subarea 2 under this alternative. All other aspects of this alternative would be the same as the Northside Specific Plan, including the inclusion of Village Center, increased mixed-use areas, Springbrook Arroyo realignment, and complete streets components (see Chapter 2, Project Description). The designation of this area as HDR would be expected to yield an increase in residential units and reduction in industrial uses. Based on coordination with the City of Colton, the project has since been revised to include a base zone of Light Industrial with a Residential Overlay in this Subarea. This change was made due to allow flexible of future development in this area that can be adjusted based on market demands for housing. Without this flexibility, there was potential that the project would force these areas to be undeveloped until the market allowed for this change to occur. For these feasibility reasons, an increased residential alternative has been rejected from further consideration.

Historic Building Preservation Alternative

In order to avoid potentially significant and unmitigated impacts associated with impacts to historic resources, the City considered a potential alternative where all existing historic buildings must be retained and remain unmodified. As discussed in Section 3.4, Cultural Resources, there are significant historic resources and potentially significant historic resources located within the Northside Specific Plan Area. Due to the nature of these resources and inability to guarantee that impacts to such resources could be mitigated at the project level, the only feasible way to avoid all significant historic resource impacts would be to retain such resources in place and not allow future modifications to such resources. However, it would not be reasonable to assume no changes would occur to historic buildings. This is due to more recent requirements for building code potentially triggering changes to the historical resources, resulting in potentially significant impacts. In addition, no changes or repairs being completed also has the potential to result in continued deterioration of historic buildings to the point that impacts could occur. As an example, the Trujillo adobe condition is deteriorating over time and decreasing in integrity. Completing no restoration or preventing continued deterioration has potential to impact historic resources relative to a restoration plan completed in accordance with the SHPO requirements. For this feasibility reason, a Historic Building Preservation Alternative has been rejected from further consideration.

6.5 Analysis of the No Project Alternative

6.5.1 No Project Alternative Description and Setting

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

this analysis is focused on the No Project/Development in Accordance with Applicable Plans (CEQA Guidelines Sections 15126.6(e)(2) and 15126.6(e)(3)(A)).

Under the No Project Alternative, development would be expected to proceed in accordance with the applicable City of Riverside General Plan 2025 (City of Riverside 2017), City of Colton General Plan Land Use Element (City of Colton 2013), and the County of Riverside General Plan Land Use Element (County of Riverside 2019). Figure 2-5, Existing General Plan Designations, illustrates these allowed land uses. In addition, refer to Section 2.1, Environmental Setting, for more information regarding the anticipated buildout of the SPA that would occur without the implementation of the project. This information is also summarized in Table 6-1, No Project (General Plan Buildout) Alternative Allowed Land Use. The major components of the development that would be allowed under the No Project Alternative consist of:

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

This alternative would not include the realignment of the Springbrook Channel, establishment of the Trujillo Adobe Heritage Village, provision of the Northside Village Center, change towards more mixed-use areas (office and business/office park areas), and the intensification of residential uses (Subareas 1 to 5). AB Sports Complex and the former Riverside Golf Course would be retained in their current state. Complete streets corridor changes included in the project would not occur under this alternative. The programmatic compliance measures and development standards would also not be established under the No Project alternative. Table 6-1, No Project (General Plan Buildout) Alternative, presents the overall allowed buildout under the existing applicable General Plans. As shown, the No Project Alternative would result in approximately half as much residential units and twice as much employment-based uses relative to the Northside Specific Plan.

Table 6-1. No Project (General Plan Buildout) Alternative Allowed Land Use

Subarea	Land Use	Jurisdiction	Acreage	DUs	Square-feet
1	Light Industrial	C	184	-	4,000,000
	Very Low Density Residential	C	3	6	-
2	Light Industrial	C	108	-	2,300,000
3	Business/Office Park*	R	22	-	1,400,000
4	Business/Office Park*	R	32	-	2,100,000
5	Business/Office Park*	R	15	-	980,000
	Commercial*	R	3	-	43,600
6	Business/Office Park*	R	11	-	718,700
7	Business/Office Park*	R	39	-	2,500,000
8	Public Park	R	45	-	-
	Public Facilities/Institutions*	R	9	-	392,000
	Private Recreation	R	130	-	-

Table 6-1. No Project (General Plan Buildout) Alternative Allowed Land Use

Subarea	Land Use	Jurisdiction	Acreage	DUs	Square-feet
	Medium Density Residential*	R	8	64	-
	Light Industrial	C	42	-	914,800
9	Private Recreation	R	41	-	-
10	Business/Office Park*	R	45	-	2,900,000
	Light Industrial*	CR	18	-	470,400
	Commercial*	R	4	-	87,100
	Commercial Retail	CR	3	-	45,700
11	Commercial*	R	1	-	21,800
	Downtown Specific Plan	R	33	Various	-
	Medium Density Residential*	R	2	16	-
	Office*	R	35	-	1,500,000
12	Business/Office Park*	R	31	-	2,200,000
	Commercial Retail*	CR	2	-	45,700
	Downtown Specific Plan	R	11	Various	—
	Industrial*	R	2	-	52,300
	Medium Density Residential*	R	521	4,200	-
	Medium Density Residential*	CR	60	300	-
	Office*	R	1	-	43,600
	Semi Rural Residential*	R	1	7	-
13	Medium High Density Residential*	R	40	566	-
14	Public Facilities/Institutions*	R	9	-	392,000
15	Business/Office Park*	R	138	-	9,000,000
	Medium Density Residential*	R	11	88	-
16	Business/Office Park*	R	7	-	457,400
	Public Facilities/Institutions*	R	1	-	43,600
17	Commercial*	R	5	-	108,900
			Total	5,247	32,717,600

Note:
*Maximum du/acre or FAR/acre was used
R= City of Riverside; C= City of Colton; RC= County of Riverside
This does not include roadway areas, so the land use total acreage does not represent the total acreage within the Northside Specific Plan.

6.5.2 Ability to Meet Project Objectives

The No Project Alternative would not meet the basic project objectives. The No Project Alternative would not meet Objective 1 to develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses. Under this Alternative, there would be minimal mixed-use areas, and the goal to provide residential uses closer and integrated with employment uses would not occur. This Alternative would not include the revitalization of the AB Brown Sports Complex or Former Riverside Golf Course identified in Objective 2, as these areas would remain as-is. Thus, this alternative would not meet Objective 2. Infrastructure improvements would be completed via the applicable DIF programs, and thus would meet Objective 3. However, no police station would be provided via the Northside Village Center pursuant to Objective 3, and thus would meet this objective to a

lesser extent. A focus on multi-modal transportation and truck routing in accordance with Objectives 4 and 5 would also not be provided by the No Project Alternative and would therefore not meet these objectives. Since no land use changes would occur under the No Project Alternative, no buffers for agricultural, industrial, residential and recreation land uses to address potential land use conflicts such as noise, emissions, and dust would occur. Therefore, this alternative would not meet Objective 6. For Objectives 7 and 8, the Trujillo Adobe and Springbrook Arroyo improvements would not be planned for under this alternative and would therefore not meet these objectives. Regarding Objective 9, the No Project Alternative would maintain employment and business opportunities to the extent feasible under the exiting land use plans and would therefore meet Objective 9. Overall, the No Project Alternative would meet two of nine project Objectives. Thus, this alternative does not meet the majority of the basic project Objectives pursuant to CEQA alternatives section criteria.

6.5.3 Comparison of the Effects of the No Project Alternative to the Project

6.5.3.1 Aesthetics

The Northside Specific Plan would result in a potentially significant impact to the Santa Ana River trail scenic view across the currently undeveloped area of Subarea 1 of the distant hillsides and ridgelines.

The current land use designations (see Figure 2-5) of Light Industrial would allow development within Subarea 1 that would result in visual changes that would partially block scenic views from the Santa Ana River trail and result in an urbanized character in the foreground of the view. The existing Light Industrial designation would result in the future development of larger, spread out structures similar to existing Light Industrial developments in the area. This would allow for more potential of view corridors through the area of the hillsides and ridgelines to be preserved relative to the Northside Specific Plan. The proposed HDR land use area that would entail an increased number of buildings that would be closer together. As such, implementation of the No Project Alternative would result in less of an impact to scenic views associated with the Santa Ana River Trail, but would remain significant and unavoidable.

6.5.3.2 Air Quality

The Northside Specific Plan results in significant **Impacts AQ-1** to **AQ-10**, as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include the conflict with air quality plans (**Impact AQ-1**), impacts associated with the cumulatively considerable increase of criteria pollutants (**Impacts AQ-2** through **AQ-5**), impacts due to the exposure of sensitive receptors to substantial pollutant concentrations (**Impacts AQ-6** through **AQ-9**), and odor impacts (**Impact AQ-10**). Refer to Section 3.2, Air Quality, for additional details.

Under the No Project Alternative, development would be expected to proceed in accordance with the applicable City of Riverside General Plan 2025 (City of Riverside 2017), City of Colton General Plan Land Use Element (City of Colton 2013), and the County of Riverside General Plan Land Use Element (County of Riverside 2019). Thus, the No Project Alternative would not conflict with or obstruct implementation of the SCAG 2016 RTP/SCS, thereby avoiding this significant impact identified for the Northside Specific Plan.

Under this alternative, the potential for short-term construction emissions and long-term operational air pollution emissions to exceed allowable thresholds would remain, since construction activity within the SPA would occur pursuant to the existing land use plans. However, these emissions would be less than those anticipated under the land use plan proposed for the Northside Specific Plan, due to a reduction in the overall allowed acreage and density of development.

Additionally, the No Project Alternative could expose sensitive receptors to substantial pollutant concentrations. This alternative would involve increased industrial uses as well as potentially more diesel trucks through residential areas than the Northside Specific Plan. While industrial uses would continue to be required to follow applicable air quality regulations, the general increase in industrial uses and heavy trucks within neighborhoods would potential increase TAC emissions. However, this alternative would not include the R-O on the industrial uses that would allow for a mix of residential and industrial. This alternative would also allow less residential to be built out near major freeways considering the Northside Specific Plan changes in Subareas 10 and 11, which would expose additional residents to elevated diesel particulate matter. Focusing on the impact of the project on the environment, the overall exposure would be less considering the reduced construction areas as well as decreased operational mixing of residential and industrial land uses.

Regarding toxic air contaminants, the No Project Alternative would result in the potentially significant impacts associated with construction and operational activities, since development within the SPA would occur pursuant to existing land use plans. However, the overall levels of TAC exposure would be less than that anticipated under the Northside Specific Plan, as less construction and less intermixing of residential and industrial land uses under No Project Alternative would occur relative to the Northside Specific Plan. The No Project Alternative would also result potentially significant impacts due to health effects of other criteria air pollutants considering the reduced development. Similar to the Northside Specific Plan construction and operation No Project Alternative could result in exceedances of the SCAQMD significance thresholds for VOC, NO_x, CO, PM_{10}, and $PM_{2.5}$, and the potential health effects associated with criteria air pollutants would be considered potentially significant. However, the overall levels of these criteria air pollutants would be reduced under the No Project Alternative, since the overall level of development intensity, and associated construction activity, would be reduced as compared to the Northside Specific Plan.

Regarding odor impacts, the No Project Alternative could subject people to odor emissions due the generation of odors from vehicles and equipment exhaust emissions during construction activity occurring under the No Project Alternative, as well as from incompatible land uses being located next or near to one another. Although odor impacts would not be completely avoided considering the potential industrial uses and commercial uses would continue to be allowed, the impacts under the No Project Alternative would be less than those under the Northside Specific Plan considering fewer residences would be placed in proximity to those uses.

6.5.3.3 Biological Resources

The proposed Northside Specific Plan results in significant **Impacts BIO-1** to **BIO-17**, as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include direct and indirect impacts to sensitive species (**Impacts BIO-1a** to **10**), direct and indirect impacts to sensitive habitat (**Impact BIO-11** to **13**), direct and indirect impacts to jurisdictional waters (**Impacts BIO-14** to **16**), and MSHCP compliance impacts (**Impacts BIO-17** and **BIO-18**). Refer to Section 3.3, Biological Resources, for additional details.

The No Project Alternative involves retaining the existing land use designations within the SPA, which would allow for additional development to occur. Pertinent to biological resources, this includes buildout of areas that are not currently developed and development adjacent to undeveloped areas. These undeveloped areas have the highest potential to contain biological resources, as discussed in Section 3.3, Biological Resources. Considering that this alternative would include buildout of the majority of the SPA, this alternative would result in similar biological resource impacts to the Northside Specific Plan, except for impact reductions related to the retention of the southern area of the former Riverside Golf Course and the retention of the Springbrook Channel in its current location. The elimination of these changes would reduce impacts to potential sensitive species, sensitive habitats and jurisdictional waters and in these areas. All other potential biological resource impacts would remain potentially significant, similar to the Northside Specific Plan.

6.5.3.4 Cultural Resources

The Northside Specific Plan would result in potentially significant impacts related to cultural resources. More specifically, the Northside Specific Plan would result in potentially significant and unmitigated impacts related to historical resources (**Impact CUL-1**) and the historic Trujillo Adobe (**Impact CUL-2**). The SPA also has potential for unknown archaeological resources to be present, as well as known but unevaluated archaeological resources. Future development could potentially impact these archaeological resources, resulting in potentially significant impacts (**Impacts CUL-3** and **4**). .

Under the No Project Alternative, additional development and redevelopment would occur pursuant to the build out of applicable land use plans. Development that would occur would affect undeveloped land as well as presently developed areas although to a lesser extent than the Northside Specific Plan. As such, this alternative would potentially result in less impacts to the historic built resources as well as archaeological resources than the Northside Specific Plan (see details below), with the exception of the historic Trujillo Adobe. The No Project Alterative would not include the restoration of the adobe, and it is assumed that the adobe would continue to deteriorate over time as is currently occurring. Thus, the No Project Alternative impact to the adobe could be potentially worse than what would occur under the Northside Specific Plan.

Historic Resources

Subarea 1: Due to the potential presence of historic resources associated with previous rural residential and farms in this area, the No Project Alternative develop of this area into industrial uses would result in potentially significant impacts, the same as the Northside Specific Plan

Subarea 2: The majority of this area is built out with industrial uses with the exception of one area north of the La Placentia Lane/Center Street intersection. The existing designations call for the continuation of industrial uses, and redevelopment would not be anticipated to occur that could affect historical resources. The Northside Specific Plan would allow for additional redevelopment of this area due to the inclusion of commercial uses as well as a Residential Overlay Zone. As such, this No Project Alternative would result in reduced potential impacts to historical resources in Subarea 2.

Subareas 3, 4, 5, 6: The majority of the historical resources in this subarea were previously destroyed, including single-family residence located at 220 N. Main Street, built in c. 1898 (P-33-006971) in Subarea 3, as well as other former residential and ranch uses. 3667 Placentia Lane, built in c. 1922 (P-33-006973)

is an unevaluated resources within Subarea 4. Subarea 5 also includes unevaluated residential uses that may be over 45 years old and may qualify as historic resources. Subarea 6 includes a former residence constructed circa 1953 that was removed between 2005 and 2009. Considering that this area is currently designated as business park/office, there is potential for former residential buildings to be redeveloped or modified into business park/office uses. Similar to the Northside Specific Plan, this alternative identifies this area for development or redevelopment; thus, the No Project Alternative would result in potentially significant impacts to historic resources in these subareas.

Subarea 7: Portions of this subarea remain undeveloped, but the developed portions contain industrial uses. The applicable plan identifies this area for business park/office uses, so redevelopment of this area is anticipated under the No Project Alternative. Similar to the Northside Specific Plan, potential impacts to buildings over 45 years of age may occur and impacts to historic resources would be potentially significant.

Subareas 8 and 9: This No Project Alternative would not include development within the former Riverside Golf Course or AB Brown Sports Complex, and therefore would avoid potential historic impacts related to the Reid Park/Sports Complex (circa 1965), Spring Brook Golf Club (circa 1953) and the Riverside Fire Station 6 (circa 1962). Impacts to potential historic resources in this Subarea would be avoided by the No Project Alternative.

Subarea 10: As detailed in Section 3.4, there are several previously recorded resources within Subarea 10 that consist of single-family homes, canals, and commercial buildings. This area is presently developed as a mix of commercial and residential uses. The applicable plans designate these areas for business park and commercial uses. As such, there is potential for this area to include redevelopment or modifications to buildings over 45 years old under the No Project Alternative. Similar to the Northside Specific Plan, impacts to historic resources would be potentially significant in this subarea.

Subarea 11: This area includes a portion of the Downtown Specific Plan area. While there were previously identified potential historic resources in this area, all but the Riverside Lower Canal have been demolished per the CHRIS records search. The HRI indicates there are an additional 52 properties with 2 as eligible for listing, 48 unevaluated, and 2 not eligible for listing. It is assumed that these areas would not be redeveloped under the No Project Alternative, and thus significant impacts that may occur under the Northside Specific Plan related to the change in designation of this area to mixed-use would be avoided with implementation of this alternative.

Subarea 12: As detailed in Section 3.4, this subarea includes a substantial number of potential historic resources as well as known historic resources. This area is designated for Medium Density Residential, Business/Office Park, Downtown Specific Plan, Industrial, Semi-Rural Residential, Commercial, and Office. It is assumed that these areas would not be redeveloped under the No Project Alternative, and thus significant impacts that may occur under the Northside Specific Plan related to the re-designation for residential uses would be avoided with implementation of this alternative.

Subarea 13: This area was evaluated and determined to not include any potentially significant resources and is not anticipated to be redeveloped under the No Project Alternative. As with the Northside Specific Plan, this alternative would not alter the land use designation for this subarea, and impacts to historical resources in this area would be less than significant.

Subarea 14: Fremont Elementary School currently comprises this subarea. Because there are no proposed changes to the use of Subarea 14 under the No Project Alternative and no recorded historical resources within Subarea 14, future development of this area would have a less than significant impact on historical resources, the same as the Northside Specific Plan.

Subarea 15: This area is currently utilized as a Business/Office Park, and all former historical structures have already been redeveloped. Similar to the Northside Specific Plan, no impact to historical resources in this subarea would occur under the No Project Alternative.

Subarea 16: This area includes undeveloped area and the Trujillo Adobe, which is a significant historical resource. Current land use designations for Subarea 16 include Business/Office Park and Public Facilities/Institutions. Under this No Project Alternative, no improvements to the adobe would be expected to occur but the remaining area may be developed with additional Business/Office Park uses. The adobe would continue to degrade under the No Project Alternative, and the adobe would have further reduced integrity than under the restored condition that would occur under the Northside Specific Plan (with mitigation) conditions.

Subarea 17: This subarea is designated and developed as commercial, and includes 11 previous recorded properties (see Section 3.4). There are no significant changes proposed to the use of Subarea 17 under the Northside Specific Plan or the No Project Alternative. Thus, the No Project Alternative would have less than significant impacts to historical resources within Subarea 17, the same as the Northside Specific Plan.

Archaeological Resources

As discussed in Section 3.4, a total of 101 previously recorded cultural sites are located within the SPA and 17 of those included archaeological resources. While twelve of these sites have been determined ineligible for the NRHP and CRHR, there is potential for the remaining resources to be significant (**Impact CUL-4**) and there is potential for unanticipated discoveries of significant archaeological resources (**Impact CUL-3**) with the implementation of the Northside Specific Plan.

The No Project Alternative would include buildout of the majority of the SPA, with the exception of the 41-acre Village Center area located in the southern area of the former Riverside Golf Course. Thus, the No Project Alternative would have slightly lessened ground disturbances than the Northside Specific Plan and the associated potential impact to archaeological resources would be slightly. However, this decrease wouldn't be considered substantial. Thus, the No Project Alternative would have a similar potential to result in potentially significant impacts to archaeological resources and inadvertent discoveries of archaeological resources.

Human Remains

The Northside Specific Plan would result in a less than significant impact to human remains if inadvertent discoveries occur. The No Project Alternative allows for additional development and redevelopment in accordance with applicable plans, and therefore also has potential to result in inadvertent discovery of human remains, the same as the Northside Specific Plan. Such inadvertent finds would be required to follow California Health and Safety Code section 7050.5, which would ensure impacts would be below a level of significance.

6.5.3.5 Geology and Soils

The Northside Specific Plan would result in potentially significant impacts to paleontological resources due to the allowance of future grading within areas of high paleontological sensitivity (**Impact GEO-1**). These areas of high paleontological sensitivity generally are located in the eastern half of the SPA (Figure 3.6-2).

The No Project Alternative would allow for development of the majority of the remaining open space areas in the SPA, as well as redevelopment of existing developed areas. Specifically regarding potential areas of ground disturbance within areas of high paleontological sensitivity, the No Project Alternative would result in less potential to impact paleontological resources than the Northside Specific Plan, considering the elimination of the Village Center development within the former Riverside Golf Course (Subarea 9), less redevelopment within the Freeway Mixed-Use areas of the Northside Specific Plan (Subarea 10), and no complete street improvements.

6.5.3.6 Hazards and Hazardous Materials

The Northside Specific Plan would result in potentially significant hazards and hazardous material impacts related to future development allowed in areas with soil, groundwater, and soil vapor contamination (**Impact HAZ-1**), listed hazardous sites (**Impact HAZ-2**), pesticide and herbicide contamination (**Impact HAZ-3**), and March Air Reserve Base Airport Protection Zone designation (**Impact HAZ-4**).

The No Project Alternative would allow for development of undeveloped areas and assumes redevelopment may occur in areas that are not in conformance with the applicable land use plans. Based on the areas where potential development may occur under the No Project Alternative, there is potential for the No Project Alternative to result in impacts associated with existing site contamination, listed hazardous sites, pesticide and herbicide contamination and March Air Reserve Base Airport Protection Zone designation similar to the Northside Specific Plan (Figure 3.8-1). Thus, potential hazard impacts from the No Project Alternative would be similar to the Northside Specific Plan.

6.5.3.7 Hydrology and Water Quality

The proposed Northside Specific Plan results in significant impacts **Impact HYD-1** through **HYD-6** as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include impacts associated with surface water runoff (**Impact HYD-1** through **HYD-3**), impacts due to runoff that would exceed the capacity of stormwater drainage systems (**Impact HYD-4**), impacts due to the impeding or redirecting of flood flows (**Impact HYD-5**), and impacts due to the release of pollutants due to inundation as a result of flood, tsunami, or seiche hazards (**Impact HYD-6**). Refer to Section 3.9, Hydrology and Water Quality, for additional details.

Under the No Project Alternative, surface water runoff impacts would be similar to those under the Northside Specific Plan, as future development under the No Project Alternative could increase impervious surface area. However, flood control improvements of Highgrove Channel and Springbrook Wash would not occur under this alternative. Flooding impacts (**Impacts HYD-1** to **HYD-3**) of the No Project Alternative would be greater than the Northside Specific Plan, as improvements would not be completed.

Under the No Project Alternative, impacts associated with runoff that could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff would be similar to the Northside Specific Plan, as a similar area of impervious would be added to Subareas 1 and 2.

Under the No Project Alternative, impacts associated with impeding or redirecting flood flows would be greater than the Northside Specific Plan, as no floodway or floodplain enhancements would occur. The Springbrook Wash and Highgrove Overflow channel would remain in their unimproved state and remain unable to handle the 100 -year storm.

Under the No Project Alternative, impacts associated with the risk of release of pollutants due to inundation would be similar to the Northside Specific Plan, as buildout of industrial zones, which use toxic chemical and other materials that would be detrimental to the neighboring environment, within areas that are subject to flooding could occur, would occur under the No Project Alternative.

6.5.3.8 Land Use and Planning

The Northside Specific Plan would result in potentially significant land use impacts due to a conflict with the South Coast AQMP (**Impact LU-1**).

Under the No Project Alternative, the impact would be the same as under the Northside Specific Plan, as the No Project Alternative would create significant and unavoidable impacts due to the lack of project-specific information available at this time. As a result, the effectiveness in reducing construction and operational emissions cannot be accurately quantified and there would be a potential conflict with the South Coast Air Quality Management Plan under the No Project Alternative, the same as the Northside Specific Plan.

6.5.3.9 Noise

The Northside Specific Plan would result in potentially significant noise impacts related to future development due to construction noise (**Impact NOI-1**), on-site traffic noise impacts (**Impact NOI-2**), and groundborne vibration and noise levels (**Impact NOI-3**).

While less redevelopment and less intensity would occur under the No Project Alternative, future development still has potential to result in impacts. Future development within the SPA under current land use plans would result in future construction activities that generate noise associated with the demolition, site preparation, and building construction for projects approved under existing land use plan that could result in potentially significant short-term noise impacts to noise-sensitive receptors. However, the potentially significant impacts of the No Project Alternative would be less than the Northside Specific Plan considering the reduced number of noise-sensitive residential receivers, elimination of the Village Center, and the elimination of residential in Subarea 1 and 2.

Regarding on-site traffic noise impacts under the No Project Alternative, similar to the Northside Specific Plan, future projects accruing under the existing land use plan are expected to comply with the corresponding land use compatibility requirements. As needed, future projects would be required to demonstrate compatibility with respect to the appropriate jurisdictional guidance and policies, which may

include project-specific acoustical analyses that evaluate the effects of adequate building sound insulation and other noise-reducing measures. While traffic noise levels may be less than under the Northside Specific Plan, compatibility levels would likely be exceeded under this alternative considering the location of parks and residential along major roadways. In some cases, such predictive analyses of proposed development may conclude that noise and vibration impacts may be significant and unavoidable. However, the No Project Alternative would place fewer residences near roadways than the Northside Specific Plan. For this reason, on-site noise compatibility impacts for the No Project Alternative would be less than the Northside Specific Plan.

Under the No Project Alternative, groundborne vibration impacts could occur during future construction projects that may result in significant impacts to sensitive receptors due to the proximity of existing sensitive receptor land uses to new construction and development projects. Impacts would be similar to the Northside Specific Plan.

6.5.3.10 Transportation

The Northside Specific Plan would result in potentially significant transportation impacts related to intersections and roadway segments (**Impacts TR-1 to TR-16**).

Under the No Project Alternative, future development would occur within the SPA and may result in the additional of roadway traffic that could impact intersection and roadway segment operations. However, the overall allowable residential, commercial, and industrial development density would be less under the No Project Alterative than under the Northside Specific Plan; as such, the No Project Alternative would result in a reduction of potential traffic volumes within the SPA, and impacts would be less than those anticipated under the Northside Specific Plan.

6.5.3.11 Tribal Cultural Resources

The Northside Specific Plan would result in potentially significant tribal cultural resource impacts related to future development due to the inadvertent discovery of tribal cultural resources (**Impact TCR-1**).

Under the No Project Alternative, future development would occur within the SPA and may result in the uncovering or discovery of tribal cultural resources that have not been previously identified. As such, impacts under the No Project Alternative related to the inadvertent discovery of tribal cultural resources would be the same as the Northside Specific Plan.

6.6 Analysis of Old Spanish Town Village District Alternative

6.6.1 Old Spanish Town Village District Alternative Description

The Old Spanish Town Village District Alternative was developed based on the Notice of Preparation (NOP) comment provided by the Springbrook Heritage Alliance (Appendix A). This alternative was identified by this group with the intent of increasing cultural and tribal heritage resource preservation and enhancement,

preservation of visual resources and community character, increase in community amenities, protection of water resources and reduction of flooding issues, provision of biological enhancement, and reduction of conflicts between land uses. The intent also includes providing a cohesive historical village district. The main "Old Spanish Town Village District" components proposed under this alternative include:

- Old La Placita Historic Park;
- Expanded Trujillo Adobe restoration, museum, and historic use area;
- An expanded Ab Brown Sports Complex;
- Additional Community Space;
- Reuse of the Former Riverside Golf Course as the Springbrook Arroyo Park;
- A bike trail along the Santa Ana River and connections through the area; and
- Restoration of the Springbrook Arroyo.

Under this alternative, the undeveloped area of Pellissier Ranch to the north of Old Pellissier Road would be the Old La Placita Historic Park. The Old La Placita Historic Park area could include uses such as a working 19th-century farm, and historical park planted with various fruit trees typical of the period. This alternative would eliminate the development of additional industrial and residential uses in this area. This area is represented on Figure 6-1 as the blue area in the northern area of the Northside Specific Plan and is similar to the location of Subarea 1 area of the SPA.

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

The Old Spanish Town Village District Alternative would expand the Ab Brown Sports Complex to include an additional area to the north of Placentia Lane (gold area shown on Figure 6-1). It is assumed that additional active sports fields as well as parking would be provided consistent with the other areas of the AB Brown Sports Complex. This includes the use of the area for youth soccer, as it has been historically used for. This alternative would not include any additional field lighting or stadium seating improvements at the Ab Brown Sports Complex.

Additional Community Use areas proposed under this alternative would potentially include a farmer's market, community garden, botanical or native garden, natural open space, and/or agricultural preserve. These proposed Community Use areas are shown as pea green on Figure 6-1.

This alternative would involve the reuse of the entire former Riverside Golf Course as the Springbrook Arroyo Park. This revitalization would include removal of dead trees and the replacement with a drought-resistant native arboretum, decomposed granite cross-country running course, new 19th-centery steel fencing, restoration of ponds, and decomposed granite access roadways. It would be available for use or rental to groups such as Scouts or Living History groups. Parking would also be provided. No buildings would be proposed within this area. The Springbrook Arroyo Park area is shown as green on Figure 6-1.

Similar to the Northside Specific Plan, this alternative includes the restoration of the Springbrook Arroyo. However, this alternative does not include partial realignment of Springbrook Arroyo from the edge of the former Riverside Golf course to a location within the proposed park.

Other features to be included in this alternative include the use of small street-car busses with frequent service. Trails are also an important component of this Alternative with decomposed walking trails provided through the proposed parkland system that would connect to adjacent areas. It is also envisioned that any new offices would be restricted to Main Street and no new mixed-use areas would be provided. This alternative also considers the addition of a library near Fremont Elementary School. It is assumed that all other areas of the Northside Specific Plan would remain as identified under the applicable general plan land use designation.

Overall, the Old Spanish Town Village District Alternative would result in less development than the Northside Specific Plan. Relative to the Northside Specific Plan, these differences in land use include:

- Old La Placita Historic Park parkland would take the place of the Northside Specific Plan HDR and M-1 in Subarea 1, and potentially extend further into the City of Colton.
- The expanded Trujillo Adobe Heritage Village uses would replace portions of Northside Specific Plan M-1, HDR and MDR areas, as well as extend into the City of Colton.
- The additional Ab Brown Sports Complex recreational area would replace the Northside Specific Plan HDR use in that area.
- Additional Community Use areas would replace Northside Specific Plan M-1 in the City of Colton and MDR within the City of Riverside.
- The extended Springbrook Arroyo Park would eliminate the Northside Specific Plan 41-acre Village Center.

The Springbrook Heritage Alliance envisions the implementation of this Old Spanish Town Village District Alternative via volunteers, community and special interest group fund raising, grants, and the City. The feasibility of such implementation strategies is uncertain at this time, but has been considered potentially feasible for the purposes of this preliminary program-level analysis.

The Riverside Public Utilities currently owns Subarea 1 and the former Riverside Golf Course areas, which is where two of the main components of this alternative are located. As a consumer-owned water and electric utility provider, the Riverside Public Utilities must show that actions taken are in the best interested of the rate payer (City of Riverside 2017). Thus, the reuse of these areas as parks that may occasionally host special events to generate revenue may not be feasible.

Other areas included in this alternative for Community Uses are currently privately owned, and there has not been any feasibility analysis completed on the ability to obtain grants or other funding to utilize these areas in the manner proposed by this Alternative. Ultimately, projects have been recently approved on portions of these areas for uses that are different than specified in this Alternative. This includes the area to the north of the Placentia Lane and Center Street intersection that was recently approved for development into a warehouse (City of Colton 2017).

Additional analysis of feasibility would be warranted prior to any adoption of this alternative or of CEQA statements of findings.

6.6.2 Ability to Meet Project Objectives

This alternative does not meet Objective 1, as it would separate land uses and reduce the intensification of housing near commercial and employment uses. As this alternative would improve community amenities with a focus on the heritage of the area and sensitive of place, the Old Spanish Town Village District Alternative would meet Objective 2. The intent of this alternative is also to provide for adequate public services and infrastructure as it is needed, and therefore meets Objective 3. With the inclusion of a trolley car, bike trail and pedestrian connections, it is assumed that this alternative could meet the multi-modal intent of Objective 4. This alternative does not identify truck routes, but would minimize truck traffic in residential areas by the elimination of the potential mixed residential and industrial area in Pellissier Ranch. Thus, this alternative is assumed to meet Objective 5, although to a lesser extent than the Northside Specific Plan. This alternative includes the elimination of additional industrial and residential mixed uses, identifies that offices should not be mixed within other areas, eliminates the Village Center area, and designates for potential agricultural uses away from residential; thereby meeting Objective 6. The Old Spanish Town Village District Alternative also is aimed at cultural and historic resources, and would meet Objective 7. This alternative also restores the Springbrook Arroyo and eliminates much of the development within the floodplain, and therefore meets Objective 8. This alternative does not meet Objective 9, as it eliminates much of the areas intended for future commercial and industrial uses and would not achieve additional economic growth beyond that of the existing applicable plans. Overall, the Old Spanish Town Village District Alternative would meet seven of nine project Objectives. Thus, this alternative is considered to meet the majority of the basic project Objectives pursuant to CEQA alternatives section criteria.

6.6.3 Comparison of the Effects of the Old Spanish Town Village District Alternative to the Project

6.6.3.1 Aesthetics

The Northside Specific Plan would result in a potentially significant impact to the Santa Ana River trail scenic view across the currently undeveloped area of Subarea 1 of the distant hillsides and ridgelines (**Impact AES-1**).

Under this alternative, the undeveloped area of Pellissier Ranch to the north of Old Pellissier Road would be the Old La Placita Historic Park. The Old La Placita Historic Park area could include uses such as a working 19th-century farm and/or historical park planted with various fruit trees typical of the period. This alternative would eliminate the development of additional industrial and residential uses in this area. This area is represented on Figure 6-1 as the blue area in the northern area of the Northside Specific Plan and is similar to the location of Subarea 1 area of the SPA. With this reduction in overall density of development and change of land use, the impact identified for the Northside Specific Plan would be reduced to a less than significant level, as views to the Santa Ana River Trail across Pellissier Ranch would not be as disturbed or changed as compared to the existing condition. Thus, under this alternative, the aesthetic impact would be avoided.

6.6.3.2 Air Quality

The Northside Specific Plan results in significant **Impacts AQ-1** to **AQ-10**, as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include the conflict with air quality plans (**Impact AQ-1**), impacts associated with the cumulatively considerable increase of criteria pollutants (**Impacts AQ-2** through **AQ-5**), impacts due to the exposure of sensitive receptors to substantial pollutant concentrations (**Impacts AQ-6** through **AQ-9**), and odor impacts (**Impact AQ-10**).

Under this alternative, development within the SPA would occur at a reduced level of intensity and density as compared to the Northside Specific Plan. Pellissier Ranch would become the site of a historic park (rather than High Density Residential/Light Industrial) and the AB Brown Sports complex, Historic Trujillo Adobe area, community space, and Springbrook arroyo park would all be expanded, reducing the overall level of allowable development. Thus, this alternative would reduce the potential conflict with Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook.

Under this alternative, the potential for short-term construction emissions and long-term operational air pollution emissions to exceed allowable thresholds would be reduced, since construction activity within the SPA would be reduced.

Additionally, the Old Spanish Town Village District Alternative could expose sensitive receptors to substantial pollutant concentrations; however, the emission of these pollutant and level of concentration would be substantially less than that would occur under the Northside Specific Plan, due to a reduction in overall allowed density of development within the SPA and reduction in construction activity associated with development in the area.

The overall levels of TAC exposure would be less than that anticipated under the Northside Specific Plan, as development under this alternative would occur in less density and intensity than that proposed under the Northside Specific Plan due to the expanded park areas and reduction in development area discussed above. In addition, no industrial uses would be proposed, and residential uses would not be as intermixed with commercial and industrial uses. Overall, TAC exposure under the Old Spanish Town Village District Alternative would be reduced from the Northside Specific Plan potential.

The overall levels of criteria air pollutants would be reduced under this alternative, since the overall level of development intensity, and associated construction activity, would be reduced as compared to the Northside Specific Plan. Thus, the associated health effects from exposure to these criteria air pollutants would be reduced under the Old Spanish Town Village District Alternative relative to the Northside Specific Plan.

While construction activities, food-related uses, and farm/agriculture uses allowed under this alternative could result in odor impacts, less nuisance odor issues would occur considering there would be a reduced mix of uses and industrial uses would be eliminated. Although impacts would not be avoided, the impacts under the Old Spanish Town Village District Alternative would be less than those under the Northside Specific Plan.

6.6.2.3 Biological Resources

The Northside Specific Plan results in significant **Impacts BIO-1** through **BIO-17**, as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include direct and indirect impacts to sensitive species (**Impacts BIO-1a** to **10**), direct and indirect impacts to sensitive habitat (**Impact BIO-11** to **13**), direct and indirect impacts to jurisdictional waters (**Impacts BIO-14** to **16**), and MSHCP compliance impacts (**Impacts BIO-17** and **BIO-18**).

The Old Spanish Town Village District Alternative involves the retention of current open space/undeveloped areas within the SPA, including the reduction of allowable development within Pellissier Ranch as compared to the Northside Specific Plan, and the elimination of the Northside Village Center by expanding the proposed open space park into this area. These areas are currently undeveloped and have the highest potential to contain biological resources (as discussed in Section 3.3, Biological Resources). Considering that this alternative would include buildout of the majority of the SPA, similar to the Northside Specific Plan, this alternative would result in similar biological resource impacts except in areas related to the retention of the southern area of the former Riverside Golf Course and the retention of Pellissier Ranch in a semi-undeveloped state. The elimination of the proposed land use designation within these two areas would reduce impacts to potential sensitive species and sensitive habitats as compared to the Northside Specific Plan; however, impacts would remain potentially significant, similar to the Northside Specific Plan. Jurisdictional waters impacts would be similar to the Northside Specific Plan, as this alternative would include the Springbrook Arroyo restoration.

6.6.3.4 Cultural Resources

The Northside Specific Plan would result in potentially significant and unmitigated impacts related to historical resources (**Impact CUL-1**) and the historic Trujillo Adobe (**Impact CUL-2**). There is also the potential for unknown archaeological resources to be present, as well as known but unevaluated archaeological resources within the SPA. Future development could potentially impact these archaeological resources, resulting in potentially significant and unmitigated impacts (**Impacts CUL-3** and **4**).

Under the Old Spanish Town Village District Alternative, additional development and redevelopment would occur pursuant to the land use plan proposed for this alternative. Development that would occur would affect undeveloped land as well as presently developed areas. As such, this alternative would potentially result in impacts to the historic built resources as well as archaeological resources as discussed in more detail below.

Historic Resources

Subarea 1: Due to the potential presence of historic resources associated with previous rural residential and farms in this area, the development of this area into the Old La Placita Historic Park area, which could include uses such as a working 19th-century farm and/or a historical park planted with various fruit trees typical of the period would still result in potentially significant impacts since any potential construction work within this area could impact historical resources. Impacts would be the same as the Northside Specific Plan.

Subarea 2: The majority of this area is built out with industrial uses, with the exception of one area north of the La Placentia Lane/Center Street intersection. The land use designations under the Northside Specific Plan call for the continuation of industrial uses, and redevelopment would not be anticipated to occur that could affect historical resources. This alternative would reduce the overall area of industrial land use acreage within this Subarea, and would include the expansion of the Trujillo Adobe site, which could lessen impacts to potential historical resources. As such, this alternative would result in reduced potential impacts to historical resources in Subarea 2.

Subareas 3, 4, 5, 6: The majority of the historical resources in this area were previously destroyed, including a single-family residence located at 220 N. Main Street, built in c. 1898 (P-33-006971) (located in Subarea 3), as well as other former residential and ranch uses. 3667 Placentia Lane, built in c. 1922 (P-33-006973) is an unevaluated resource within Subarea 4. Subarea 5 also includes unevaluated residential uses that may be over 45 years old and may qualify as historic resources. Subarea 6 includes a former residence constructed circa 1953 that was removed between 2005 and 2009. This alternative would not change the proposed land uses for these Subareas; thus, the Old Spanish Town Village District would result in potentially significant impacts to historic resources in these subareas, the same as the Northside Specific Plan.

Subarea 7: Portions of this subarea remain undeveloped, but the developed portions contain industrial uses. The Old Spanish Town Village District Alternative identifies portions of this area for community use areas and the expanded Trujillo Adobe area, which would include an expanded adobe restoration area with structures reminiscent of the former village that was historically present in the area, such as the Trujillo Adobe Cultural Center, as well as 19th-century southwestern-style houses, shops and museums. Buildings would be constructed as adobe structures, as possible. Therefore, redevelopment of this area is anticipated under this alternative, which would also be anticipated under the Northside Specific Plan. Similar to the Northside Specific Plan, potential impacts to buildings over 45 years of age may occur and impacts to historic resources would be potentially significant.

Subareas 8 and 9: The Old Spanish Town Village District Alternative would not include development within the former Riverside Golf Course or AB Sports Complex, and therefore would avoid potential historic impacts related to the Reid Park/Sports Complex (circa 1965), Spring Brook Golf Club (circa 1953) and the Riverside Fire Station 6 (circa 1962). Impacts to potential historic resources in this Subarea would be avoided under this alternative.

Subarea 10: As detailed in Section 3.4, there are several previously recorded resources within Subarea 10 that consist of single-family homes, canals, and commercial buildings. This area is presently developed as a mix of commercial and residential uses. The Old Spanish Town Village District Alternative would not change the proposed land use designations within this Subarea. As such, there is potential for this area to include redevelopment or modifications to buildings over 45 years old under this alternative. Similar to the Northside Specific Plan, impacts to historic resources would be potentially significant.

Subarea 11: This area is proposed for redevelopment as a mixed use area under the Northside Specific Plan, and under this alternative, this land use designation would not be changed. While there were previously identified potential historic resources in this area, all but the Riverside Lower Canal have been demolished per the CHRIS records search. The HRI indicates there are an additional 52 properties with 2 as eligible for listing, 48 unevaluated, and 2 not eligible for listing. Under this alternative, significant impacts that may occur under the change in designation of this area to mixed-use would be the same as the Northside Specific Plan.

Subarea 12: As detailed in Section 3.4, this subarea includes a substantial number of potential historic resources as well as known historic resources. This area is designated for Medium Density Residential. It is assumed that these areas would be redeveloped under the Old Spanish Town Village District Alternative, and thus significant impacts that may occur under the Northside Specific Plan would be the same under this alternative.

Subarea 13: This area was evaluated and determined to not include any potentially significant resources and is not anticipated to be redeveloped under the Old Spanish Town Village District Alternative. As with the Northside Specific Plan, no alteration of the land use designation for this subarea would occur and impacts to historical resources in this area would be less than significant.

Subarea 14: Fremont Elementary School currently comprises this subarea. Because there are no proposed changes to the use of Subarea 14 under the Old Spanish Town Village District Alternative and no recorded historical resources within Subarea 14, future development of this area would have a less than significant impact on historical resource, the same as the Northside Specific Plan.

Subarea 15: This area is currently utilized as a Business/Office Park, and all former historical structures have already been redeveloped. Similar to the Northside Specific Plan, no impact to historical resources in this subarea would occur under the Old Spanish Town Village District Alternative.

Subarea 16: This area includes undeveloped land and the Trujillo Adobe, which is a significant historical resource. Current land use designations for Subarea 16 include Business/Office Park and Public Facilities/Institutions. Under the Old Spanish Town Village District Alternative, this subarea would include an expanded adobe restoration area with structures reminiscent of the former village that was historically present in the area. This area would include the Trujillo Adobe Cultural Center, as well as 19th-century southwestern-style houses, shops and museums. Buildings would be constructed as adobe structures, when possible. In addition, this Subarea would be expanded to include an extension along Old Pellissier Road in order to provide an enhanced gateway connection to the Santa Ana River corridor trail system similar to a trail that was historically provided in this area. This area would allow for more community-serving uses along this corridor, and enhanced pedestrian walkways. Thus, due to the potential for future development and restoration of the Trujillo Adobe within this Subarea, this alternative would have the potential to cause a significant impact to an important historical resource. Thus, impacts to historical resources would be potentially significant within Subarea 16, similar to the Northside Specific Plan.

Subarea 17: This subarea is designated and developed as commercial, and includes 11 previous recorded properties (see Section 3.4). There are no significant changes proposed to the use of Subarea 17 under the Northside Specific Plan or this alternative. Thus, the Old Spanish Town Village District Alternative would have less than significant impacts to historical resources within Subarea 17, the same as the Northside Specific Plan.

Archaeological Resources

As discussed in Section 3.4, a total of 101 previously recorded cultural sites are located within the SPA and 17 of those included archaeological resources. While twelve of these sites have been determined ineligible for the NRHP and CRHR, there is potential for the remaining resources to be significant (**Impact CUL-4**) and there is potential for unanticipated discoveries of significant archaeological resources (**Impact CUL-3**) with the implementation of the Northside Specific Plan.

The Old Spanish Town Village District Alternative land use plan is similar to the Northside Specific Plan, with the exception of an increase in the open space areas/park areas within Pellissier Ranch and the Springbrook Arroyo Park, removal of the proposed Northside Village Center, and expansion of the Trujillo Adobe site and community park areas. As such, development of vacant land, as well as redevelopment of previously developed parcels, could occur under this alternative. However, the overall level of potential development, and thus ground-disturbing actives, would be reduced as compared to the Northside Specific Plan. While ground disturbance under this alternative would be less than that anticipated under the Northside Specific Plan, ground disturbing activities would still occur, and would have a similar potential to result in potentially significant impacts to archaeological resources and inadvertent discoveries of archaeological resources. This alternative would include restoration of the Trujillo adobe similar to the Northside Specific Plan, and associated potential impacts would be similar.

Human Remains

The Northside Specific Plan would result in potential impacts to human remains if inadvertent discoveries occur). The Old Spanish Town Village District Alternative allows for additional development and redevelopment in accordance with the land use plan proposed for this alternative, and therefore also has potential to result in inadvertent discovery of human remains, similar to the Northside Specific Plan. Such inadvertent finds would be required to follow California Health and Safety Code section 7050.5, which would ensure impacts would be below a level of significance.

6.6.3.5 Geology and Soils

The Northside Specific Plan would result in potentially significant impacts to paleontological resources due to the allowance of future grading within areas of high paleontological sensitivity (**Impact GEO-1**). These areas of high paleontological sensitivity generally are located in the eastern half of the SPA (Figure 3.6-2).

The Old Spanish Town Village District Alternative would allow for development within some remaining open space areas in the SPA, as well as redevelopment of existing developed areas. Regarding potential areas of ground disturbance within areas of high paleontological sensitivity, the Old Spanish Town Village District Alternative would result in less potential to impact paleontological resources than the Northside Specific Plan considering the elimination of the Village Center development within the former Riverside Golf Course (Subarea 9) and elimination of the proposed residential and light industrial land uses within Pellissier Ranch. Farming or tree planting activities in Subarea 1 are not expected to extend into subsurface paleontological resource areas. Overall, the potential to impact paleontological resources would be reduced under this alternative relative to the Northside Specific Plan.

6.6.3.6 Hazards and Hazardous Materials

The Northside Specific Plan would result in potentially significant hazards and hazardous material impacts related to future development allowed in areas with soil, groundwater, and soil vapor contamination (**Impact HAZ-1**), listed hazardous sites (**Impact HAZ-2**), pesticide and herbicide contamination (**Impact HAZ-3**), and March Air Reserve Base Airport Protection Zone designation (**Impact HAZ-4**).

The Old Spanish Town Village District Alternative would allow for development of undeveloped areas and assumes redevelopment may occur in areas that are not in conformance with the applicable land use plans. Based on the areas where potential development may occur under this alternative, there is potential for the Old Spanish Town Village District Alternative to result in significant impacts associated with existing site contamination, listed hazardous sites, pesticide and herbicide contamination, and March Air Reserve Base Airport Protection Zone designations, the same as the Northside Specific Plan.

6.6.3.7 Hydrology and Water Quality

The Northside Specific Plan results in significant Impacts HYD-1 through HYD-6 as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include impacts associated with surface water runoff (**Impact HYD-1** through **HYD-3**), impacts due to runoff that would exceed the capacity of stormwater drainage systems (**Impact HYD-4**), impacts due to the impeding or redirecting of flood flows (**Impact HYD-5**), and impacts due to the release of pollutants due to inundation as a result of flood, tsunami, or seiche hazards (**Impact HYD-6**).

Under the Old Spanish Town Village District Alternative, surface water runoff impacts would be less than those under the Northside Specific Plan, as future development under this alternative would result in a reduction of impervious area due to the expansion and retention of open space/park areas associated with Pellissier Ranch and the Springbrook Arroyo Park, while the flood control improvements of Highgrove Channel and Springbrook Wash would occur.

Under the Old Spanish Town Village District Alternative, impacts associated with runoff that could exceed the capacity of existing or planned stormwater drainage systems would be reduced, as the Pellissier Ranch area would primarily remain as pervious surfaces.

Under the Old Spanish Town Village District Alternative, impacts associated with impeding or redirecting flood flows would be the same as the Northside Specific Plan, as the proposed floodway and floodplain enhancements identified within the Northside Specific Plan would occur under this alternative, similar to the Northside Specific Plan. The Springbrook Wash and Highgrove Overflow channel would be improved to handle the 100-year storm, similar to the Northside Specific Plan.

Under the Old Spanish Town Village District Alternative, impacts associated with the risk of release of pollutants due to inundation would be the same as the Northside Specific Plan. The working farms constructed within Pellissier Ranch may introduce chemicals and other pollutants associated with agricultural uses within areas that are subject to flooding, which could release toxic chemicals if inundated.

6.6.3.8 Land Use and Planning

The Northside Specific Plan would result in potentially significant land use impacts due to a conflict with the South Coast AQMP (**Impact LU-1**).

Under the Old Spanish Town Village District Alternative, the impact would be the same as under the Northside Specific Plan, as the Old Spanish Town Village District Alternative would create significant and unavoidable impacts due to the lack of project-specific information available at this time. As a result, the effectiveness in reducing construction and operational emissions cannot be accurately quantified and there would be a potential conflict with the South Coast Air Quality Management Plan under the Old Spanish Town Village District Alternative, the same as the Northside Specific Plan.

6.6.3.9 Noise

The Northside Specific Plan would result in potentially significant noise impacts related to future development due to construction noise (**Impact NOI-1**), on-site traffic noise impacts (**Impact NOI-2**), and groundborne vibration and noise levels (**Impact NOI-3**).

Future development within the SPA under the proposed land use plan associated with this alternative would result in future construction activities that generate noise associated with the demolition, site preparation, and building construction for projects approved under existing land use plan that could result in potential short-term noise impacts to noise-sensitive receptors. However, impacts of the Old Spanish Town Village District Alternative would be less than the Northside Specific Plan considering the reduced construction as well as the reduction in noise-sensitive residential uses.

Regarding on-site traffic noise impacts under the Old Spanish Town Village District Alternative, similar to the Northside Specific Plan, future development projects occurring under the proposed land use plan associated with this alternative are expected to comply with the corresponding land use compatibility requirements. As needed, future projects would be required to demonstrate compatibility with respect to the appropriate jurisdictional guidance and policies, which may include project-specific acoustical analyses that evaluate the effects of adequate building sound insulation and other noise-reducing measures. In some cases, such predictive analyses of proposed development may conclude that noise and vibration impacts may be significant and unavoidable. While this may occur in the park areas, the Old Spanish Town Village District Alternative would have a lesser impact due to the fewer number of residents proposed near roadways. For this reason, on-site traffic noise impacts for the Old Spanish Town Village District Alternative would be less than the Northside Specific Plan.

Under the Old Spanish Town Village District Alternative, groundborne vibration impacts could occur during future construction projects that may result in significant impacts to sensitive receptors due to the proximity of existing sensitive receptor land uses to new construction and development projects. Impacts would be the same as under the Northside Specific Plan.

6.6.3.10 Transportation

The Northside Specific Plan would result in potentially significant transportation impacts related to intersections and roadway segments (**Impacts TR-1 to TR-16**).

Under the Old Spanish Town Village District Alternative, future development would occur within the SPA and may result in the additional of roadway traffic that could impact intersection and roadway segment operations. However, the overall allowable residential, commercial, and industrial development density would be less under the Old Spanish Town Village District Alternative than under the Northside Specific Plan, with the removal of the Northside Village Center, removal of the Light Industrial and High Density Residential from the Pellissier Ranch portion of the SPA, and reduction of Medium Density Residential area around the Trujillo Adobe Heritage Village area. As such, the Old Spanish Town Village District Alternative would result in a reduction of potential traffic volumes within the SPA, since overall population or traffic-growth-inducing land uses would be reduced as compared to the Northside Specific Plan, and traffic impacts would be less than those anticipated under the Northside Specific Plan.

6.6.3.11 Tribal Cultural Resources

The Northside Specific Plan would result in potentially significant tribal cultural resource impacts related to future development due to the inadvertent discovery of tribal cultural resources (**Impact TCR-1**).

Under the Old Spanish Town Village District Alternative, future development would occur within the SPA and may result in the uncovering or discovery of tribal cultural resources that have not been previously identified. While less development would occur, ground disturbance would generally be a similar area as the Northside Specific Plan under this alternative. As such, impacts under the Old Spanish Town Village District Alternative related to the inadvertent discovery of tribal cultural resources would be similar to the Northside Specific Plan.

6.7 City of Riverside Alternative

6.7.1 City of Riverside Alternative Description and Setting

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

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

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

6.7.2 Ability to Meet Project Objectives

This alternative does not meet Objective 1, as it would not create a sustainable community by placing employment near residential uses, or integrate residential uses to create mixed-use areas. Also, the majority of the SPA would be unchanged. This alternative would improve the quality of life for residents through the creation of a sense of place, the revitalization of Ab Brown Sports Complex and redevelopment of the former Riverside Golf Course, and thus would meet Objective 2. This alternative could provide for adequate public services and infrastructure as it is needed, and therefore meets Objective 3. This alternative would not include multi-modal pedestrian and bicycle improvements, and thus would not meet the intent of Objective 4. This alternative does not identify truck routes or changes to roadways, so it would not meet Objective 5. This alternative would include buffers within the areas changed, and would meet Objective 6. This alternative would not include the Trujillo Adobe Heritage Village area and thus would not meet Objective 7. This alternative would restore the Springbrook Arroyo and eliminates much of the

development within the floodplain, and therefore meets Objective 8. This alternative would meet Objective 9, as it would maintain areas intended for commercial and industrial uses and would achieve additional economic growth. Overall, the City of Riverside Alternative would meet five of nine Project Objectives. Thus, this alternative would meet the majority of the basic Project Objectives pursuant to CEQA alternatives section criteria.

6.7.3 Comparison of the Effects of the City of Riverside Alternative to the Project

6.7.3.1 Aesthetics

The Northside Specific Plan would result in a potentially significant impact to the Santa Ana River trail scenic view across the currently undeveloped area of Subarea 1 of the distant hillsides and ridgelines (**Impact AES-1**).

Under this alternative, Pellissier Ranch (Subarea 1) would retain the same land use designations as proposed under the Northside Specific Plan (Light Industrial and High Density Residential). As such, implementation of this alternative would result in the same impacts to the Santa Ana River trail scenic view across the undeveloped portion of Subarea 1, resulting in the same potentially significant impact.

6.7.3.2 Air Quality

The proposed Northside Specific Plan results in significant **Impacts AQ-1** to **AQ-10**, as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include the conflict with air quality plans (**Impact AQ-1**), impacts associated with the cumulatively considerable increase of criteria pollutants (**Impacts AQ-2** through **AQ-5**), impacts due to the exposure of sensitive receptors to substantial pollutant concentrations (**Impacts AQ-6** through **AQ-9**), and odor impacts (**Impact AQ-10**).

Under this alternative, redevelopment within the SPA would occur at a reduced level of intensity and density as compared to the Northside Specific Plan, since no land use designations would change outside of Subareas 1, 8 and 9. However, future development within the SPA under this alternative would continue to have the potential to result in a significant impact associated with the violation of an air quality standard in relation to estimated construction and operational emissions in excess of the SCAQMD emission-based significance thresholds for VOC, NO_x, CO, PM_{10}, and $PM_{2.}5$. Thus, this alternative would potentially conflict with Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook, the same as the Northside Specific Plan, but to a lesser extent.

Construction emissions would be less than those anticipated under the land use plan proposed for the Northside Specific Plan, due to a reduction in the overall allowed density of development. Although emissions could remain significant and unavoidable.

Additionally, the City of Riverside Alternative could expose sensitive receptors to substantial pollutant concentrations; however, the emission of these pollutant and level of concentration would be less than that would occur under the Northside Specific Plan, due to a reduction in overall allowed density of development within the SPA and reduction in construction activity associated with development in the area. Emissions would be reduced and exposure of sensitive receptors to pollutant concentrations would be reduced as compared to the Northside Specific Plan.

The overall levels of TAC exposure would be less than that anticipated under the Northside Specific Plan, as development under this alternative would occur in less density and intensity than that proposed under the Northside Specific Plan.

The overall levels of criteria air pollutants would be reduced under this alternative, since the overall level of development intensity, and associated construction activity, would be reduced as compared to the Northside Specific Plan.

Regarding odor impacts, this alternative could subject people to odor emissions due the generation of odors from vehicles and equipment exhaust emissions during construction activity occurring under this alternative, as well as from incompatible land uses being located next or near to one another. Although impacts would not be avoided, the impacts under the City of Riverside Alternative would be less than those under the Northside Specific Plan.

6.7.3.3 Biological Resources

The Northside Specific Plan results in significant impacts (**Impacts BIO-1** to **BIO-17**), as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include direct and indirect impacts to sensitive species (**Impacts BIO-1a** to **10**), direct and indirect impacts to sensitive habitat (**Impact BIO-11** to **13**), direct and indirect impacts to jurisdictional waters (**Impacts BIO-14** to **16**), and MSHCP compliance impacts (**Impacts BIO-17** and **BIO-18**).

The City of Riverside Alternative involves only land use changes to areas owned by the City of Riverside, which includes the undeveloped lands within Subarea 1, 8 and 9. These land use changes would allow for additional development to occur that are currently undeveloped. These undeveloped areas have the highest potential to contain biological resources, as discussed in Section 3.3, Biological Resources. Considering that this alternative would include buildout of Subarea 1, 8 and 9, this alternative would result in similar biological resource impacts that would occur under the Northside Specific Plan.

6.7.3.4 Cultural Resources

The Northside Specific Plan would result in potentially significant and unmitigated impacts related to historical resources (**Impact CUL-1**) and the historic Trujillo Adobe (**Impact CUL-2**). There is also the potential for unknown archaeological resources to be present within the SPA, as well as known but unevaluated archaeological resources. Future development could potentially impact these archaeological resources, resulting in potentially significant impacts (**Impacts CUL-3** and **4**).

Under the City of Riverside Alternative, additional development and redevelopment would occur pursuant to the land use plan proposed for this alternative in areas that could contain cultural resources. Development that would occur would affect undeveloped land as well as presently developed areas. As such, this alternative would potentially result in impacts to the historic built resources as well as archaeological resources.

Historic Resources

Impacts within Subareas 2 through 8 and 10 through 17 would be reduced as compared to the Northside Specific Plan, since no land use designation changes would occur within these Subareas. Development and redevelopment could occur within these subareas however, pursuant to the existing land use plan for the area. Impacts would still be significant, but the occurrence of significant impacts would be reduced as compared to the Northside Specific Plan.

Regarding Subareas 1, 8 and 9, impacts would be the same as under the Northside Specific Plan, since the land use changes to these subareas would be the same. incorporated.

This alternative would not include any improvements to the historic Trujillo adobe. While no impact would result from this alternative to this resource, no improvements would be provided to prevent additional deterioration of the adobe. For disclosure purposes to decision makers, this PEIR identifies that impacts to the adobe would increase if no improvement were made, but implementation of this alternative would not necessitate mitigation for this no action impact.

Archaeological Resources

As discussed in Section 3.4, a total of 101 previously recorded cultural sites are located within the SPA and 17 of those included archaeological resources. While twelve of these sites have been determined ineligible for the NRHP and CRHR, there is potential for the remaining resources to be significant (**Impact CUL-4**) and there is potential for unanticipated discoveries of significant archaeological resources (**Impact CUL-3**) with the implementation of the Northside Specific Plan.

The City of Riverside Alternative land use designation changes proposed in Subareas 1, 8 and 9 could result in new development and construction activity. Ground disturbance would occur within these subareas, and could occur throughout the rest of the SPA, as the existing land use plan would allow for redevelopment through the SPA under this alternative. Redevelopment within the subareas not included in this alternative land use plan may occur at a reduced rate and in less density as compared to what could occur under the Northside Specific Plan; thus, while ground disturbance under this alternative would be less than that anticipated under the Northside Specific Plan, it would result in the potential for future development to engage in ground disturbing activities. Thus, the City of Riverside Alternative would have a similar potential to result in potentially significant impacts to archaeological resources and inadvertent discoveries of archaeological resources.

Human Remains

The Northside Specific Plan would result in potential impacts to human remains if inadvertent discoveries occur. The City of Riverside Alternative allows for additional development and redevelopment in accordance with the land use plan proposed for this alternative, and therefore also has potential to result in inadvertent discovery of human remains, the same as the Northside Specific Plan. Such inadvertent finds would be required to follow California Health and Safety Code section 7050.5, which would ensure impacts would be below a level of significance.

6.7.3.5 Geology and Soils

The Northside Specific Plan would result in potentially significant impacts to paleontological resources due to the allowance of future grading within areas of high paleontological sensitivity (**Impact GEO-1**). These areas of high paleontological sensitivity generally are located in the eastern half of the SPA (Figure 3.6-2).

The City of Riverside Alternative would allow for development within some of the remaining open space areas in the SPA, as well as redevelopment of existing developed areas. Regarding potential areas of ground disturbance within areas of high paleontological sensitivity, the City of Riverside Alternative would result in a reduced potential to impact paleontological resources as the Northside Specific Plan considering the reduced footprint.

6.7.3.6 Hazards and Hazardous Materials

The Northside Specific Plan would result in potentially significant hazards and hazardous material impacts related to future development allowed in areas with soil, groundwater, and soil vapor contamination (**Impact HAZ-1**), listed hazardous sites (**Impact HAZ-2**), pesticide and herbicide contamination (**Impact HAZ-3**), and March Air Reserve Base Airport Protection Zone designation (**Impact HAZ-4**).

The City of Riverside Alternative would allow for development within undeveloped areas and assumes redevelopment may occur in areas that are not in conformance with the applicable land use plans. Based on the areas where potential development may occur under this alternative, there is potential for the City of Riverside Alternative to result in significant impacts associated with existing site contamination, listed hazardous sites, and pesticide and herbicide contamination, the similar to the Northside Specific Plan.

6.7.3.7 Hydrology and Water Quality

The Northside Specific Plan results in significant Impacts HYD-1 through HYD-6 as detailed in Table 6-2, Comparison of Significant Impacts. In summary, these impacts include impacts associated with surface water runoff (**Impact HYD-1** through **HYD-3**), impacts due to runoff that would exceed the capacity of stormwater drainage systems (**Impact HYD-4**), impacts due to the impeding or redirecting of flood flows (**Impact HYD-5**), and impacts due to the release of pollutants due to inundation as a result of flood, tsunami, or seiche hazards (**Impact HYD-6**).

Under the City of Riverside Alternative, surface water runoff impacts would be similar as those under the Northside Specific Plan, as implementation of this alternative would result in development that introduces additional urban uses, including impermeable surfaces such as roads, parking lots, and buildings to undeveloped areas within the SPA. Increased impermeable surfaces would result in increased stormwater runoff, which could exacerbate existing flooding conditions. Under this alternative, no improvements to the Highgrove Channel would occur, leaving this channel unable to accommodate the 100-year flood. Improvements to the Springbrook Channel would occur under this alternative, thereby reducing impacts associated with surface water runoff into this channel, similar to the Northside Specific Plan. However, since improvements to the Highgrove Channel would not be made, impacts associated with surface water runoff would be greater under this alternative than the Northside Specific Plan, resulting in a significant and unmitigated impact.

Under the City of Riverside Alternative, impacts associated with runoff that could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff would be greater than the Northside Specific Plan, as the Highgrove Channel would not be improved as part of this alternative. Development within Pellissier Ranch (Subarea 1) could exacerbate current deficiencies in stormwater infrastructure by creation of additional impervious surfaces, resulting in contribution of runoff water that would exceed the capacity of existing or planned drainage systems, and provide additional sources of polluted runoff. Thus, implementation of this alternative could result in greater impacts in comparison to the Northside Specific Plan.

Under the City of Riverside Alternative, impacts associated with impeding or redirecting flood flows would be the same as the Northside Specific Plan. The Springbrook Wash would be improved to handle the 100-year storm, which would also occur under the Northside Specific Plan. The Highgrove Channel improvements would not occur under this alternative; however, no further impacts would result as this alternative would not introduce new land uses to the area that could be impacted by flooding within this channel.

Under the City of Riverside Alternative, impacts associated with the risk of release of pollutants due to inundation would be the same as under the Northside Specific Plan, as buildout of industrial zones, which use toxic chemical and other materials that would be detrimental to the neighboring environment, within areas that are subject to flooding could occur, would occur under this alternative.

6.7.3.8 Land Use and Planning

The Northside Specific Plan would result in potentially significant land use impacts due to a conflict with the South Coast AQMP (**Impact LU-1**).

Under the City of Riverside Alternative, this impact would be the same as under the Northside Specific Plan, as this alternative would create significant and unavoidable impacts due to the lack of project-specific information available at this time. As a result, the effectiveness in reducing construction and operational emissions cannot be accurately quantified and there would be a potential conflict with the South Coast Air Quality Management Plan under the Old Spanish Town Village District Alternative, the same as the Northside Specific Plan.

6.7.3.9 Noise

The Northside Specific Plan would result in potentially significant noise impacts related to future development due to construction noise (**Impact NOI-1**), on-site traffic noise impacts (**Impact NOI-2**), and groundborne vibration and noise levels (**Impact NOI-3**).

Future development within the SPA under the proposed land use plan associated with this alternative would result in future construction activities that generate noise associated with the demolition, site preparation, and building construction for projects approved under existing land use plan that could result in potential short-term noise impacts to noise-sensitive receptors. However, less construction would occur and construction-related noise impacts would be less under the City of Riverside Alternative.

Regarding on-site traffic noise impacts under the City of Riverside Alternative, similar to the Northside Specific Plan, future projects occurring under the proposed land use plan associated with this alternative are expected to comply with the corresponding land use compatibility requirements. As needed, future projects would be required to demonstrate compatibility with respect to the appropriate jurisdictional guidance and policies, which may include project-specific acoustical analyses that evaluate the effects of adequate building sound insulation and other noise-reducing measures. In some cases, such predictive analyses of proposed development may conclude that noise and vibration impacts may be significant and unavoidable such as with the park areas. However, this alternative would result in fewer residences located adjacent to noisy roadways. For this reason, on-site traffic noise impacts for the City of Riverside Alternative would be less than the Northside Specific Plan.

Under the City of Riverside Alternative, groundborne vibration impacts could occur during future construction projects that may result in significant impacts to sensitive receptors due to the proximity of existing sensitive receptor land uses to new construction and development projects. Impacts would be the same as under the Northside Specific Plan.

6.7.3.10 Transportation

The Northside Specific Plan would result in potentially significant transportation impacts related to intersections and roadway segments (**Impacts TR-1 to TR-16**).

Under the City of Riverside Alternative, future development would occur within the SPA and may result in the additional of roadway traffic that could impact intersection and roadway segment operations. However, the overall allowable residential, commercial, mixed-use density would be less under the City of Riverside Alternative than under the Northside Specific Plan, as the increases in mixed-use areas (Subareas 10 and 11) and increased allowable residential density (Subareas 3 to 6) would not occur. With the reduction in overall allowable development density, increased traffic levels within the SPA would be less than those anticipated under the Northside Specific Plan.

6.7.3.11 Tribal Cultural Resources

The Northside Specific Plan would result in potentially significant tribal cultural resource impacts related to future development due to the inadvertent discovery of tribal cultural resources (**Impact TCR-1**).

Under the City of Riverside Alternative, future development would occur within the SPA and may result in the uncovering or discovery of tribal cultural resources that have not been previously identified. As such, impacts under this alternative, impacts associated with the inadvertent discovery of tribal cultural resources would be the same as the Northside Specific Plan.

6.8 Determination of Environmentally Superior Alternative

As shown in Table 6-2, Comparison of Significant Impacts, implementation of the Old Spanish Town Village District Alternative would result in the greatest reduction in significant impacts when compared to the Northside Specific Plan, considering that this Alternative would result in the least development within the

SPA. This alternative would fully avoid the significant aesthetics impact, and significantly reduce impacts associated with air quality, biological resources, cultural resources, paleontological resources, hydrology and water quality, noise, and transportation. Thus, this alternative is considered to be the environmentally superior alternative. However, as shown in Table 6-3, Comparison of Alternatives Relative to Project Objectives, the Old Spanish Town Village District Alternative would not meet Project Objectives 1 and 9, and, at this time, no potentially feasible implementation strategy has been identified. The Riverside Public Utilities currently owns Subarea 1 and the former Riverside Golf Course areas, which is where two of the main components of this alternative are located. As a consumer-owned water and electric utility provider, the Riverside Public Utilities must show that actions taken are in the best interested of the rate payer (City of Riverside 2017). Thus, the reuse of these areas as parks that may occasionally host special events to generate revenue may not be feasible. Other areas included in this alternative for Community Uses are currently privately owned, and there has not been any feasibility analysis completed on the ability to obtain grants or other funding to utilize these areas in the manner proposed by this Alternative. Ultimately, projects have been recently approved on portions of these areas for uses that are different than specified in this Alternative. This includes the area to the north of the Placentia Lane and Center Street intersection that was recently approved for development into a warehouse (City of Colton 2017).

Table 6-2 Comparison of Significant Impacts

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

Table 6-2 Comparison of Significant Impacts

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

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans)	*Old Spanish Town Village District*	*City of Riverside*
Impact BIO-13: Indirect long-term impacts to sensitive communities	SU	–	▼	–
Impact BIO-14 Jurisdictional waters	SU	▼	–	–
Impact BIO-15 Indirect construction-related impacts to jurisdictional waters	SU	–	▼	–
Impact BIO-16 Indirect long-term impacts to jurisdictional waters	SU	–	▼	–
Impact BIO-17 Compliance with MSHCP requirements for Least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo	SU	–	▼	–
Impact BIO-18 Compliance with MSHCP requirements for Delhi Sands Flower-Loving Fly	SU	–	▼	–
Cultural Resources				
Impact CUL-1: Historic Resources	SU	▼	▼	▼
Impact CUL-2: Historic Trujillo Adobe	SU	▲	–	▲
Impact CUL-3: Unknown archaeological resources	SU	–	▼	–
Impact CUL-4: Unevaluated archaeological resources	SU	–	▼	–
Impact CUL-5: Human remains	SU	–	–	–
Geology and Soils				
Impact GEO-1: Paleontological resources	SU	▼	▼	▼
Hazards and Hazardous Materials				
Impact HAZ-1: Soil, groundwater, and soil vapor contamination	SU	–	–	–

Table 6-2 Comparison of Significant Impacts

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

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans)	*Old Spanish Town Village District*	*City of Riverside*
Impact TR-3a: Center Street / Highgrove Place (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-4a: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-5a: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-6a: Columbia Avenue / E. La Cadena Drive (AM: LOS E; PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-7a: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-8a: Main Street / Garner Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-9a: Main Street / Strong Street (PM: LOS E) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans)	*Old Spanish Town Village District*	*City of Riverside*
Impact TR-10a: Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM/PM: LOS D) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-11a: Orange Street / Center Street (PM: LOS C under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-12a: S. Riverside Avenue / Pellissier Road (PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-13a: Columbia Avenue, from Primer Street to E. La Cadena Drive under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-1b: Center Street / Stephens Avenue (AM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-2b: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-3b: Center Street / Highgrove Place (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans)	*Old Spanish Town Village District*	*City of Riverside*
Impact TR-4b: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM: LOS E; PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-5b: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-6b: Columbia Avenue / E. La Cadena Drive (AM: LOS D; PM: LOS E) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-7b: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-8b: Main Street / Garner Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-9b: Main Street / Strong Street (PM: LOS E) under Existing Plus Project Conditions – Scenario 2	SU	▼	▼	▼
Impact TR-12b: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans)	*Old Spanish Town Village District*	*City of Riverside*
Impact TR-13b: Columbia Avenue, from Primer Street to E. La Cadena Drive under Existing Plus Project Conditions – Scenario 1	SU	▼	▼	▼
Impact TR-2c: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-3c: Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-4c: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-5c: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans)	*Old Spanish Town Village District*	*City of Riverside*
Impact TR-6c: Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-7c: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-8c: Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-10c: Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-12c: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼
Impact TR-13c: Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

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

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans)	*Old Spanish Town Village District*	*City of Riverside*
Impact TR-4d: W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-5d: E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-6d: Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-7d: Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-8d: Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans)	*Old Spanish Town Village District*	*City of Riverside*
Impact TR-10d: Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-12d: S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-13d: Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-14d: Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-15d: Orange Street / Columbia Avenue (AM/PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension	SU	▼	▼	▼

Table 6-2 Comparison of Significant Impacts

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

Table 6-2 Comparison of Significant Impacts

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

Table 6-2 Comparison of Significant Impacts

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

Table 6-2 Comparison of Significant Impacts

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

Table 6-2 Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans)	*Old Spanish Town Village District*	*City of Riverside*
Impact TR-12f: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-13f: Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-14f: Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Impact TR-16f: Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼
Tribal Cultural Resources				
Impact TCR-1: Disturbance of Unknown Tribal Cultural Resources	SU	–	–	–

▲ Alternative is likely to result in greater impacts to issue when compared to Project.
– Alternative is likely to result in similar impacts to issue when compared to Project.
▼ Alternative is likely to result in reduced impacts to issue when compared to Project.
NS Not a potentially significant impact
SU Potentially significant and unavoidable impact

Table 6-3 Comparison of Alternatives Relative to Project Objectives

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

7 References

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Chapter 3: Environmental Analysis

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8 Individuals/Agencies Consulted

8.1 City of Riverside

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Leo Ferrando, Senior Water Engineer

Todd Jorgenson. Assistant General Manager – Water

Riverside Fire Department (RFD)

Lisa Munoz. Deputy Fire Marshal

Riverside Public Libraries (RPL)

Erin Christmas. Library Director

8.2 City of Colton

Colton Fire Department (CFD)

Henry Perez. Battalion Chief

Colton Police Department (CPD)

Tim Heusterberg. Police Lieutenant

Colton Public Works and Utility Services

Hye Jin Lee. Assistant Director of Public Works and Utility Services

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9 Certification

9.1 City of Riverside

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Rick Small, Water Engineer, Riverside Public Utilities

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9.2 Rick Engineering

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9.4 Dudek

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