NORTHSIDE NEIGHBORHOOD & PELLISSIER RANCH SPECIFIC PLAN

Draft Program Environmental Impact Report

PREPARED FOR
The City of Riverside

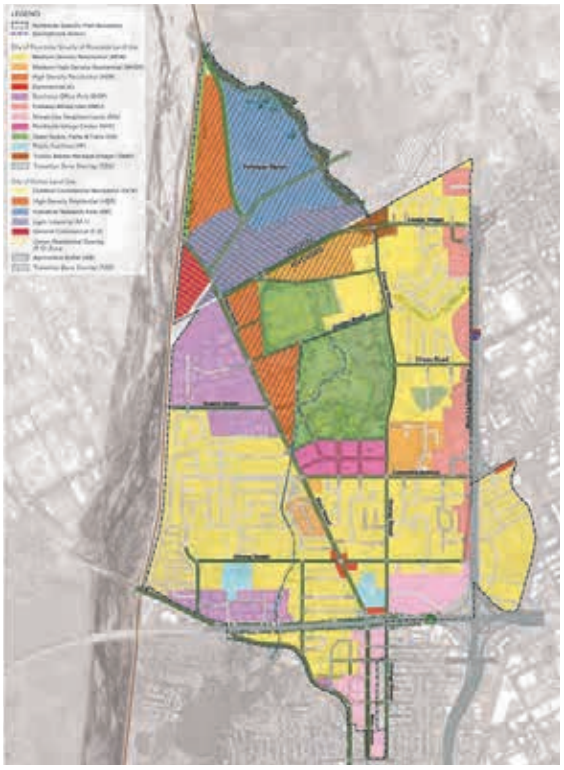

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Table of Contents

APPENDICES

FIGURES

TABLES

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
µg/L	micrograms per liter
AB	Assembly Bill
ACM	asbestos-containing material
ACOE	U.S. Army Corps of Engineers
ADT	average daily traffic
AF	acre-feet
AFY	acre-feet per year
amsl	above mean sea level
APE	Area of Potential Effect
AQMP	Air Quality Management Plan
BCC	Bird of Conservation Concern
BMP	best management practice
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention
CalEEMOD	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CalGEM	California Geologic Energy Management Division
CALGreen	California Green Building Standards
CalOSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources Recycling and Recovery
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CED	Colton Electric Department
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFC	California Fire Code
CFC	chlorofluorocarbon
CFD	Colton Fire Department
cfs	cubic feet per second
CHRIS	California Historical Resources Information System
CHWMP	Riverside County Hazardous Waste Management Plan
CIP	Capital Improvement Plan
City	City of Riverside
CIWMP	Countywide Integrated Waste Management Plan
CJUSD	Colton Joint Unified School District
CMP	Congestion Management Plan
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO_2e	carbon dioxide equivalent
CPD	Colton Police Department

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

Acronym/Abbreviation	Definition
kWh	kilowatt hour
LCD	liquid crystal display
LCFS	Low Carbon Fuel Standard
L_{dn}	day-night level
LEED	Leadership in Energy and Environmental Design
L_{eq}	equivalent sound level
LHMP	Local Hazard Mitigation Plan
L_{max}	maximum sound level
LOS	level of service
LTS	level of traffic
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MDR	Medium Density Residential
mgd	million gallons per day
MHDR	Medium High Density Residential
MLD	Most Likely Descendent
MM	mitigation measure
MMT	million metric tons
MOU	Memorandum of Understanding
MPO	metropolitan planning organization
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MSHCP	Multiple Species Habitat Conservation Plan
MT	metric ton
Mw	Moment Magnitude
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEPSSA	Narrow Endemic Plant Species Survey Area
NFPA	National Fire Protection Association
NHTSA	National Highway Traffic Safety Administration
NOP	Notice of Preparation
NPC	neighborhood-policing center
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NSLU	noise sensitive land uses
O_3	ozone
$PM_{2.5}$	particles less than 2.5 microns in diameter
PM_{10}	particles less than 105 microns in diameter
ppm	parts per million
PPV	peak particle velocity
PRIMP	Paleontological Resources Impact Mitigation Program
RCC	Riverside Community College
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCSD	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission

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

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

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Northside Neighborhood & Pellissier Ranch Specific Plan Program Environmental Impact Report

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Executive Summary

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

This Executive Summary complies with CEQA Guidelines § 15123, "Summary." This Draft Program Environmental Impact Report (DEIR) includes a description of the Northside Neighborhood & Pellissier Ranch Specific Plan (Northside Specific Plan), and evaluates the physical environmental effects that could result from the Plan's implementation. The City of Riverside determined that the scope of this EIR should cover 18 subject areas, as detailed in Section 1.3.2, EIR Scope and Content.

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

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

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

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

ES.1 Project Location

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

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

ES.2 Project Description

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

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

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

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

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

Project Approvals

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

City of Riverside

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

City of Colton

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

ES.2 Areas of Controversy

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

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

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

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

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

ES.4 Project Alternatives

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

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

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		No Project (Development in Accordance with Adopted Plans)	*Old Spanish Town Village District*	*City of Riverside*
Impact BIO-16 Indirect long-term impacts to jurisdictional waters	SU	–	▼	–
Impact BIO-17 Compliance with MSHCP requirements for Least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo	SU	–	▼	–
Impact BIO-18 Compliance with MSHCP requirements for Delhi Sands Flower-Loving Fly	SU	–	▼	–
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	–	–	–
Impact HAZ-2: Listed hazardous sites	SU	–	–	–
Impact HAZ-3: Pesticide and herbicide contamination	SU	–	–	–
Impact HAZ-4: March Air Reserve Base Airport Protection Zone air navigation hazard	SU	–	–	▼

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

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

Table S-1. Comparison of Significant Impacts

Issue Areas with Potentially Significant Impacts	Project	Alternatives Considered		
		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	▼	▼	▼
Impact TR-12f: S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension	SU	▼	▼	▼

Table S-1. Comparison of Significant Impacts

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

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

No Project Alternative

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

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

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

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

Old Spanish Town Village District Alternative

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

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

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

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

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

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

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

City of Riverside Alternative

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

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

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

ES.5 Environmentally Superior Alternative

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

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

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

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Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Aesthetics		
Impact AES-1: Scenic vistas may be significantly impacted associated with future development in Subarea 1 of the Northside SPA. **Impact AES-CUM-1:** Cumulative impacts to scenic vistas from the Santa Ana River Trail would be considered cumulatively significant	**MM-AES-1** **View Corridors and Recessed Facades.** As individual residential projects are proposed in Subarea 1, design shall incorporate view corridors to preserve existing east-oriented view corridor off the Santa Ana River Trail to local topographical features including terrain within Box Springs Mountain Reserve Park to the extent feasible. Additional design features including recessed facades on upper floors shall also be considered to reduced apparent building scale and allow for mountainous topography to remain visible in views from the Santa Ana River Trail.	Significant
Air Quality		
Impact AQ-1: The future development allowed under the specific plan has the potential to conflict with or obstruct implementation of the applicable air quality plan (Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook). **Impact AQ-CUM-1:** Cumulative impacts due to conflicts with regional air quality plans would be cumulatively significant	**MM-AQ-1: Construction Equipment Emissions Reductions.** The following measures shall be incorporated into the Northside Specific Plan to reduce construction criteria air pollutant emissions, including VOC, NO_x, PM_{10}, and $PM_{2.5}$, generated by construction equipment used for future development projects implemented under the proposed Specific Plan. Prior to the issuance of a grading permit within the Northside Specific Plan, the following shall be incorporated into the grading plan and/or grading permit conditions: a) For off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.[1] (For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.) Before an exemption may be considered, the applicant shall be required to demonstrate that two construction fleet owners/operators in the region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located in the region. b) Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions. c) Properly tune and maintain all construction equipment in accordance with manufacturer's specifications; d) Where feasible, employ the use of electrical or natural gas-powered construction equipment, including forklifts and other comparable equipment types. e) To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction. f) Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall include measures to reduce the number of large pieces of equipment operating simultaneously during peak construction periods, scheduling of vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling. **MM-AQ-2: Fugitive Dust Control.** The following measures shall be incorporated into the Northside Specific Plan to further reduce construction fugitive dust emissions (PM_{10} and $PM_{2.5}$), generated by grading and construction activities of future development projects implemented under the proposed Specific Plan: Prior to the issuance of a grading permit within the Northside Specific Plan, the following shall be incorporated into the grading plan and/or grading permit conditions: a) Water, or utilize another SCAQWD-approved dust control non-toxic agent, on the grading areas at least three times daily to minimize fugitive dust. b) All permanent roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as possible following site preparation and grading activities. c) Stabilize grading areas as quickly as possible to minimize fugitive dust. d) Apply chemical stabilizer, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry, and to on-site stockpiles of excavated material. e) Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible.	Significant

[1]

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

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Transit k) Bus pull-ins shall be constructed where appropriate within the Northside Specific Plan area. l) Coordinate with SCAG on the future siting of transit stops/stations within or near the SPA. **MM-AQ-5: Encourage Electric Vehicles.** The Northside Specific Plan shall do the following: a) Designate 10% of parking spaces to be for electric and alternative fuel vehicles. b) Install Level 2 EV charging stations in 6% of all parking spaces. **MM-AQ-6: Idling Restriction.** For Specific Plan land uses that include truck idling, the Northside Specific Plan shall minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location. To the extent feasible, the tenant shall restrict idling emission from trucks by using auxiliary power units and electrification. Each cold storage dock door shall provide electrification for transport refrigeration units (TRUs). **MM-AQ-7: Energy Conservation.** The following energy conservation measures into Specific Plan building plans: a) Install a solar photovoltaic rooftop system to reduce the electric demand from the local grid. b) Install Energy Star rated heating, cooling lighting, and appliances. c) Outdoor lighting shall be light emitting diodes (LED) or other high efficiency lightbulbs. d) Provide information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future tenants of the Northside Specific Plan. e) Non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year solar reflective index (SRI) of 64 for a low-sloped roof and 32 for a high-sloped roof. f) Outdoor pavement, such as walkways and patios, shall include paving materials with 3-year SRI of 0.28 or initial SRI of 0.33. g) Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance. h) Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher. i) Installation of water heaters with an energy factor of 0.92 or higher. j) Maximize the use of natural lighting and include daylighting (e.g., skylights, windows) in rooms with exterior walls that would normally be occupied. k) Include high-efficacy artificial lighting in at least 50% of unit fixtures. l) Install low-NOx water heaters and space heaters, solar water heaters, or tank-less water heaters. m) Use passive solar cooling/heating. n) Strategically plant trees to provide shade. o) Structures shall be equipped with outdoor electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment. **MM-AQ-8: Low-VOC/Green Cleaning Product Educational Program.** Specific Plan tenants shall develop and implement a Low-VOC/Green Cleaning Product and Paint education program.	
Impact AQ-2: Development allowed under the Specific Plan would potentially generate construction criteria air pollutant emissions in exceedance of the SCAQMD thresholds for VOC, NO_x, CO, PM_{10} and $PM_{2.5}$. **Impact AQ-CUM-2:** The Northside Specific Plan's contribution of air quality emissions to the SCAB would be cumulatively considerable as a result of long-term Project-related operational-	**MM-AQ-1** **MM-AQ-2** **MM-AQ-3** **MM-AQ-4** **MM-AQ-5** **MM-AQ-6** **MM-AQ-7** **MM-AQ-8**	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
source emissions, and impacts would be cumulatively significant		
Impact AQ-3: Development allowed under the Specific Plan would potentially generate operational criteria air pollutant emissions in exceedance of the SCAQMD thresholds for VOC, NO_x, CO, PM_{10} and $PM_{2.5}$.	**MM-AQ-1** **MM-AQ-2** **MM-AQ-3** **MM-AQ-4** **MM-AQ-5** **MM-AQ-6** **MM-AQ-7** **MM-AQ-8**	Significant
Impact AQ-4: The Specific Plan would potentially result in a cumulatively considerable net increase of criteria pollutants for which the Specific Plan region is non-attainment under an applicable federal or state ambient air quality standard.	**MM-AQ-1** **MM-AQ-2** **MM-AQ-3** **MM-AQ-4** **MM-AQ-5** **MM-AQ-6** **MM-AQ-7** **MM-AQ-8**	Significant
Impact AQ-5: The Specific Plan would exceed the SCAQMD mass daily thresholds of VOC, NO_x, CO, PM_{10}, and $PM_{2.5}$ during construction and/or operation, the Northside Specific Plan could have a significant impact on public health	**MM-AQ-1** **MM-AQ-2** **MM-AQ-3** **MM-AQ-4** **MM-AQ-5** **MM-AQ-6** **MM-AQ-7** **MM-AQ-8**	Significant
Impact AQ-6: Future development allowed under the Specific Plan would generate NO_2, PM_{10} and $PM_{2.5}$ emissions in excess of site-specific LSTs; and those localized construction emissions would impact nearby sensitive receptors. **Impact AQ-CUM-3:** The Northside Specific Plan's contribution of impacts to sensitive receptors would be cumulatively considerable.	**MM-AQ-1** **MM-AQ-2** **MM-AQ-3** **MM-AQ-4** **MM-AQ-5** **MM-AQ-6** **MM-AQ-7** **MM-AQ-8**	Significant
Impact AQ-7: The Specific Plan would potentially result in the exposure of sensitive receptors to construction-generated TAC emissions.	**MM-AQ-1** **MM-AQ-2** **MM-AQ-3**	Significant
Impact AQ-8: The Specific Plan would potentially result in the exposure of sensitive receptors to operational-generated TAC emissions.	**MM-AQ-1** **MM-AQ-2** **MM-AQ-3**	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	MM-AQ-9: Health Risk Siting. The City shall minimize exposure of new sensitive receptors to toxic air contaminants (TACs), to the extent possible, and consider distance, orientation, and wind direction when siting TAC-emitting sources near sensitive land uses to minimize exposure and associated health risk. **MM-AQ-10: Toxic Air Contaminant Reduction.** At the time of discretionary approval of new sources of TAC emissions in close proximity to existing sensitive land uses, require development projects to implement applicable best management practices, as necessary and feasible, that will reduce exposure to TACs. Specific reduction measures will be evaluated and determined depending on proposed land use TAC sources and feasibility. **MM-AQ-11: Health Risk Assessment Requirements.** Consistent with the California Air Resources Board's recommendations on siting new sensitive land uses, a formal health risk assessment shall be performed under the following conditions: **a)** *Distribution Centers.* For any distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week located within 1,000 feet of a sensitive receptor. In addition, configuration of entry and exit points of the distribution center shall be considered to minimize exposure to sensitive receptors. **b)** *Gasoline Dispensing Facilities*. For any large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 300 feet of a sensitive receptor. For any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet of a sensitive receptor. **c)** *Dry Cleaners Using Perchloroethylene*. For any dry cleaning operation within 300 feet of a sensitive receptor. For operations with three of more machines, consult with the South Coast Air Quality Management District for when a health risk assessment shall be prepared as the distance to the closest sensitive receptor may be less than 300 feet. **d)** *Other Sources of Toxic Air Contaminants*. For other sources of TACs, the City shall evaluate the need to prepare a health risk assessment based on the types of TACs and the distance to sensitive receptors.	
Impact AQ-9: The Specific Plan would potentially result in the health effects from criteria air pollutants.	**MM-AQ-1** **MM-AQ-2** **MM-AQ-3** **MM-AQ-4** **MM-AQ-5** **MM-AQ-6** **MM-AQ-7** **MM-AQ-8**	Significant
Impact AQ-10: Odor sources associated with future development allowed under the Specific Plan would result in a potential exposure of sensitive receivers to odors.	**MM-AQ-12**: **Odor Siting**. Land uses that have the potential to generate objectionable odors shall be located as far away as possible and/or downwind from sensitive receptors. **MM-AQ-13: Odor Abatement Plan**. To address odors from the Northside Specific Plan, any odor generated land use shall implement an Odor Abatement Plan (OAP). The OAP shall include the following: a) Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints. b) Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond. c) Description of potential odor sources at the facility. d) Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications, and/or feasible add-on air pollution control equipment. e) Contingency measures to curtail emissions in the vent of a public nuisance complaint.	Significant
Biological Resources		
Impact BIO-1a: Development outside of the MSHCP would result in potentially significant direct impacts to special-status plant species.	**MM-BIO-1a: Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation.** **Outside of the Western Riverside County Multiple Habitat Conservation Plan (MSHCP).** Prior to issuance of a grading permit involving undeveloped lands in the Northside Specific Plan area (SPA) outside of the MSHCP, a habitat assessment for the potential for special-status plants to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for special-status plants, then a focused survey during the species blooming period will be required. For special-status plants, if 90% of area with long-term conservation value for the species cannot be avoided, then additional measures would be required. In cases where more than 10% of the areas with long-term conservation value would be impacted, occurrences shall be transplanted and preserved. Prior to transplantation, a mitigation and monitoring plan shall be submitted the City of Colton for review by a qualified biologist and approval prior to ground disturbance to occupied habitat. Upon approval, the plan will be implemented by the applicant. Habitat replacement/enhancement shall be at a 1:1 ratio (occupied acres restored/enhanced to occupied acres impacted). Preservation and mitigation areas shall be fenced to avoid indirect impacts. If on-site avoided and/or conservation occurs, non-native plant species listed on the most recent California Invasive Plant Council inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	The mitigation and monitoring plan for the transplanted special-status plant(s) will describe habitat improvement/restoration measures to be completed prior to introducing transplanted special-status plants. Habitat improvement/restoration will be based on special-status plant occupied habitat. The plan will specify: (1) the location of mitigation site(s); (2) site preparation measures such as topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (3) the source of all plant propagules (seed, potted nursery stock, etc.), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (4) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than 2 years; (5) measures to avoid long-term indirect effects; and (5) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. In addition, the plan will specify methods to collect special-status plants and introduce them into the mitigation site.	
Impact BIO-1b: Development allowed under the Northside Specific Plan within the MSHCP would result in potentially significant direct impact special-status plants. **Impact BIO-CUM-1:** When considered in the context of other development projects in the cumulative biological study area, these impacts could result in cumulatively considerable significant direct impacts to special-status plant species within the MSHCP.	**MM-BIO-1b: Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation.** **Inside the MSHCP:** The federally and state-listed species that have a low potential to occur in the SPA in the MSHCP are covered under the MSHCP, and "take" coverage and measures are included in the MSHCP as long as species-specific requirements are met. Additionally, non-listed special-status plants with a moderate potential to occur are also covered under the MSHCP and mitigated by complying with the MSHCP. Approximately 180 acres of the SPA lies with Narrow Endemic Plant Species Survey Area (NEPSSA) No. 7. Future development in NEPSSA No. 7 would require a habitat assessment for San Diego ambrosia (low potential to occur), Brand's phacelia (not expected to occur), and San Miguel savory (low potential to occur) (Figure 3.3-4, Western Riverside MSHCP). Therefore, a site-specific habitat assessment shall be required for all future development in the 180-acre portion of the SPA in NEPSAA No. 7 prior to construction. If a suitable habitat is found, a focused rare plant survey must be completed when the NEPSAA No. 7 species would be visible. Where survey results are positive for Narrow Endemic Plant Species, any future development with the potential to affect Narrow Endemic Plant Species shall be subject to avoidance of 90% of those portions of the project site that provide for long-term conservation value of the identified Narrow Endemic Plant Species until it is demonstrated that conservation goals for the particular species are met. Equivalency findings must be made as described in Section 6.3.2 of the MSHCP. If it is determined that the 90% threshold cannot be met and achievement of overall MSHCP conservation goals for the particular species have not yet been demonstrated, then the applicant must prepare a determination of biologically equivalent or superior preservation (DBESP) document that will include measures to reduce significant impacts similar to those as described for areas outside the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved, the applicant shall implement the DBESP measures. No additional surveys or further measures are required for special-status plants in the MSHCP.	Significant
Impact BIO-2: Construction-related activities (i.e., generation of fugitive dust, changes in hydrology, release of chemical pollutants, etc.) would potentially result in short-term or temporary significant indirect impacts to special-status plant species.	**MM-BIO-1a** **MM-BIO-1b** **MM-BIO-2: Standard Best Management Practices (BMPs).** Prior to issuance of a grading or construction permit within the Northside Specific Plan undeveloped lands or within 500 feet of such lands (including projects adjacent to the Santa Ana River), the following BMPs shall be included on grading and construction plans notes. The applicable jurisdiction (i.e., City of Colton, City of Riverside, or County of Riverside) shall have the right to access and inspect any sites of approved projects, including any restoration/enhancement area for compliance with project approval conditions including these BMPs. Within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), these measures are also consistent with MSHCP Volume I, Appendix D. **Lighting** • Within 500 feet of the suitable habitat for special-status wildlife, construction performed between dusk and 6:00 a.m. shall use minimal illumination in order to perform the work safely. All lighting shall be directed downward and shielded to focus illumination on the desired work areas only, and to prevent light spillage onto adjacent habitat. **Debris/Pollution** • Fully covered trash receptacles that are animal-proof will be installed and used during construction to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Trash contained within the receptacles will be removed at least once a week from the project site. • No litter, construction materials, or debris will be discharged into jurisdictional waters or MSHCP riparian/riverine sources. • Construction work areas shall be kept clean of debris, trash, and construction materials.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Measures to Avoid Impacts to Streambed and Water Quality • Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks. • Projects shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern, as feasible. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of riparian species. • When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream. • Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements as described in Northside Specific Plan Program Environmental Impact Report **CM-HYD-1**. **Vehicle and Equipment Restrictions and Maintenance** • Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas, other sensitive habitats, and jurisdictional waters of the United States/state. These designated areas shall be located in such a manner as to prevent any runoff from entering these sensitive habitats. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city or County, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas. **Environmental Awareness Training and Biological Monitoring** ***Worker Environmental Awareness Program (WEAP) and Ongoing Training*** Prior to grading, a preconstruction meeting shall be required that includes a training session for project personnel by a qualified biologist. The training shall include: (1) a description of the species of concern and its habitats; (2) the general provisions of the applicable regulations pertaining to biological resources, including the Endangered Species Act and the MSHCP; (3) the need to adhere to the provisions of the Endangered Species Act and the MSHCP and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the project; and (6) the access routes to and project site boundaries within which the project activities must be accomplished. Additionally, WEAP shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures and any required permits from the resource agencies will be made available to construction personnel. A training program, such as training video, coordinated by the project biologist, may also be used. ***Biological Monitoring and Compliance Documentation*** A qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources outside the project footprint. ***Minimization of Disturbance*** • The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible. • The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species. • The upstream and downstream limits of project disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work. • Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction	

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas. ***Exotic Species*** • Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible. **MM-BIO-3: Restoration of Temporary Impacts to Uplands with Non-Invasive Species.** Prior to issuance of a grading or construction permit within the Northside Specific Plan undeveloped lands, grading and construction plans shall include the following note regarding temporary impacts to uplands: Site construction areas subjected to temporary ground disturbance in undeveloped areas disturbance activity), and revegetated with an application of a native seed mix, if necessary, prior to or during seasonal rains to promote passive restoration of the area to pre-project conditions (except that no invasive plant species will be restored). An area subjected to "temporary" disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. If any grading occurred in areas intended to remain undeveloped, the site will be recontoured to natural grade. This measure does not apply to situations in urban/developed areas that are temporarily impacted and will be returned to an urban/developed land use. Prior to seeding temporary ground disturbance areas, the project biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.	
Impact BIO-3: Development-related activities (i.e., increased invasive plant species, trampling, soil compaction, etc.) would result in potential long-term significant indirect impacts to special-status plants.	**MM-BIO-4: Avoidance/Minimization of Long-term Indirect Impacts to Special-Status Species.** Prior to issuance of a construction permit within 500 feet of suitable habitat for special-status species (including the Santa Ana River) with potential to occur in the Specific Plan Area (SPA), construction plans and conditions of approval shall include the following to address indirect impacts to special-status species: ***Drainage:*** Future development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems. ***Toxics:*** Land uses that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharges. Measures such as those employed to address drainage issues shall be implemented. ***Lighting:*** Night lighting shall be directed away from suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting is not increased. ***Noise****:* Proposed noise-generating land uses affecting suitable habitat for special-status species shall incorporate setbacks, berms, or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife should not be subject to noise that would exceed residential noise standards. ***Invasives****:* When approving landscape plans for future development, invasive, non-native plant species listed on the most recent California Invasive Plant Council inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping. For future development within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), invasive, non-native species listed in MSHCP Section 6.1.4, Table 6-2, will also be prohibited in landscaping. **Barriers**: Future development shall incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in suitable habitat for special-status wildlife. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms. **Grading/Land Development:** Manufactured slopes associated with future development within the SPA shall not extend into the Santa Ana River or other suitable habitat for special-status species that would be avoided and/or conserved.	Significant.

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

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

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

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

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

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	If avoidance of impacts to potentially jurisdictional areas is not practicable, then the project applicant shall obtain the applicable permits to impact these resources, such as a 404 permit from ACOE, a Streambed Alteration Agreement from CDFW, and a 401 Water Quality Certification from the RWQCB as described in Northside Specific Plan Program Environmental Impact Report **CM-HYD-1**. Final mitigation requirements for the impact shall be established by these agencies, and a final wetlands/waters mitigation plan shall be prepared prior to issuance of a grading permit. However, at a minimum, the following requirements shall be met: 1. All temporary impacts to jurisdictional waters will be restored on site. Restoration will include recontouring and erosion control with a native seed mix. Prior to seeding temporary ground disturbance areas, the Qualified Biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur, and that the mix is appropriate for the area. 2. Compensatory mitigation for permanent impacts to jurisdictional waters shall occur at no less than 1:1 ratio for the impacts to jurisdictional waters. A waters mitigation and monitoring plan shall be prepared that outlines the compensatory mitigation in coordination with the ACOE, CDFW, and RWQCB. Mitigation shall include creation, enhancement, and/or restoration, and will be either completed on site or off site. The mitigation program shall be designed to replace the functions and values of the jurisdictional resources impacted, with requirements to achieve specific success criteria. The mitigation areas shall be designed to have similar vegetative characteristics (excluding exotic species) to those of the affected areas. If creation is provided, the site shall be designed to emulate the density and structure of the affected areas once the establishment areas have met the mitigation success criteria. As applicable, the qualified biologist shall determine the appropriate planting and seeding palettes. In addition to the requirements above for all future projects in the Specific Plan Area, projects within the MSHCP must prepare a determination of biologically equivalent or superior preservation, reviewed and approved by the City of Riverside or the County of Riverside, USFWS, and CDFW, to ensure replacement of any lost functions and values of riparian/riverine habitat as it related to covered species prior to the issuance of a grading permit; refer to MSHCP Section 6.1.2 for more information. Additionally, if a jurisdictional waters of the United States/State is avoided by the project, the grading and construction plans shall identify that waters will be fenced off where humans can enter the site prior to the issuance of a grading or construction permit. If on-site avoidance occurs, it shall be verified prior to the issuance of a construction permit that non-native plant species listed on the most recent California Invasive Plant Council inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping.	
Impact BIO-12: Construction-related impacts (i.e., generation of fugitive dust, changes in hydrology, release of chemical pollutants, etc.) would result in potential short-term or temporary significant indirect impacts to sensitive vegetation communities.	**MM-BIO-2** **MM-BIO-3** **MM-BIO-11a** **MM-BIO-11b** **MM-BIO-12**	Significant
Impact BIO-13: Development-related activities (i.e., chemical releases, increased invasive plant species, trampling, soil compaction, etc.) would result in potential long-term indirect significant impacts to sensitive vegetation communities.	**MM-BIO-4** **MM-BIO-11a** **MM-BIO-11b**	Significant
Impact BIO-CUM-9: 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.	**MM-BIO-** **MM-BIO-3** **MM-BIO-4** **MM-BIO-6** **MM-BIO-11a** **MM-BIO-11b** **MM-BIO-12**	Significant
Impact BIO-14: Although there are mapped resources within the SPA, there could be jurisdictional resources present outside of currently mapped resources and therefore there would be	**MM-BIO-12**	Significant

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

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

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
a potentially significant cumulative impact, since other development occurring within the cumulative study area could also result in a conflict with the adopted MSHCP.		
Cultural Resources		
Impact CUL-1: Changes in development allowed in Subareas 1 to 5, 7 to 12, and 16 would result in potentially significant impacts to historic resources. **Impact CUL-CUM-1:** 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.	**MM-CUL-1: Identification and Protection of Historical Resources.** Prior to issuance of any demolition, grading, or building permit within the Northside Specific Plan, the City Historic Preservation Officer or Qualified Designees of the applicable jurisdiction shall determine if a historic built environment resource (e.g., buildings, structures, and objects) over 45 years of age has potential to be affected by the proposed demolition activities. If a potential historic resource is identified, a qualified architectural historian who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) shall record and evaluate any properties over 45 years old that have not been previously evaluated, or require evaluation updates due to the passage of time or changes to baseline conditions. The qualified professional will: (1) review current California Historical Resources Information System (CHRIS) records search and Historic Resources Inventory (HRI) data to ensure that previously recorded resources are identified; (2) survey the project site for potential historical resources and document the resource(s) with notes and photographs; (3) record and evaluate any potential resources, including completion of adequate background and archival research on applicable properties, establishment of an appropriate historic context, application of state and local designation criteria, and preparation of the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms); and (4) conduct an assessment of potential impacts to any identified historical resources in consideration of project-related activities that may result in substantial adverse change to the significance of an historical resource. Based on this impacts assessment and consistent with the applicable City of Colton Municipal Code Chapter 15.40 Historic Preservation and City of Riverside Municipal Code Chapter 20, as applicable, the City shall commit to avoiding historical resources or ensuring that all project-related activities with the potential to impact historic resources are in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (NPS 2017) to the extent feasible.	Significant
Impact CUL-2: The proposed designation of a Trujillo Adobe Heritage Village and the associated anticipated restoration of the Trujillo Adobe also has potential to result in a significant historic resource impact.	**MM-CUL-2: Trujillo Adobe Historic Preservation.** Prior to implementation of any demolition, building or grading permit issuance related to the Trujillo Adobe or its immediate surroundings, the City of Colton shall ensure the applicant has retained the services of qualified historic preservation specialists to assist with additional analysis, documentation, project design review, and consultation with key local stakeholders in consideration of the proposed Trujillo Adobe restoration. The following steps shall be implemented prior to issuance of permits related to the Trujillo Adobe or adjacent properties: • **Establish a Required Study Boundary.** The Cities of Riverside and Colton shall establish a study boundary around the Trujillo Adobe that triggers consideration of the adobe in projects that fall within the established boundary. When establishing the boundary, it is important to consider potential indirect effects from vibration and visual intrusions to the resource's setting. Prior to implementation of any project within the established study boundary, the applicant shall retain a qualified historic preservation specialist to assess the potential for indirect impacts to the adobe as a result of adjacent construction activities, including the potential for groundborne vibration and visual intrusions. • **Updated Significance Evaluation.** The applicant shall retain a qualified architectural historian to prepare a detailed historical significance evaluation for the Trujillo Adobe in consideration of existing conditions as well as previously prepared resource documentation. The evaluation shall include a detailed historic context statement for the adobe that is developed thorough archival research. This evaluation should identify the specific features of the Trujillo Adobe that contribute to the resource's historical significance, including its setting, paths of circulation, materials, and related features and spaces. Likewise, the report shall identify features that do not contribute to the resource's historical significance, or fall outside the Trujillo Adobe's period of significance (which must be clearly defined in the evaluation). The Trujillo Adobe shall be evaluated in consideration of City, County, California Register of Historical Resources, and National Register of Historic Places designation criteria and integrity requirements. Detailed photographs of the interior, exterior, and setting shall be included as part of the evaluation. If warranted, the report shall include recommendations for additional archival-level documentation prior to project implementation. The significance evaluation shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees. • **Project Plan Development.** The applicant shall retain a qualified historic preservation architect/engineer (ideally with experience in adobe restoration) to assist in the development of the proposed restoration plans. These professionals may recommend preparation of additional studies in order to fully understand project-specific constraints. Development of the proposed project plans will consider the findings and recommendations of the updated significance evaluation with regard to retention of important character-defining features, historic materials, and historical connections; and will also consider feedback from local stakeholders with a vested interest in the Trujillo Adobe and its future. The project plan shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees. • **Project Plan Review.** The applicant shall retain a qualified architectural historian to review the proposed design plans for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The architectural historian shall provide feedback in the form of a conformance review memorandum that provides an assessment of how the project meets the Standards, or likewise, does not meet the Standards. Based on this feedback, the applicant shall make adjustments (as warranted) to existing project plans in order to be in conformance with the Standards and avoid impacts to historical resources.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	• **Development of a Protection Plan.** Upon finalization of proposed project design plans, the applicant shall work with historic preservation professionals to develop a protection plan for the Trujillo Adobe and any associated historical resources. The plan should detail methods for protecting the adobe and its important historical features from inadvertent damage during construction-related activities, in consideration of adjacent construction and stabilization of the adobe building. Issues to consider include impacts resulting from vibration, dust and debris, and heavy machinery. The plan should also detail specific protection/safety measures for working in and around historic adobe structures. The protection plan shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.	
Impact CUL-3: If unanticipated archaeological discoveries are encountered, impacts to archaeological resources could be potentially significant. **Impact CUL-CUM-2:** 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.	**MM-CUL-3a: On-call Project Archaeologist.** Prior to the issuance of a grading permit, the Property Owner/Developer shall provide a letter from a certified archaeologist and paleontologist stating that the Property Owner/Developer has retained these individuals, and that the archaeologist and paleontologist shall be on call during all grading and other significant ground-disturbing activities in native sediments. **MM-CUL-3b: Treatment and Disposition of Cultural Resources**: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries: 1. **Consulting Tribes Notified**: Within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the City of Riverside Community & Economic Development Department or applicable jurisdiction evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. 2. **Temporary Curation and Storage**: During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with any tribal monitor providing oversight of the process. 3. **Treatment and Final Disposition**: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains, as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community & Economic Development Department or applicable jurisdiction with evidence of same: a. Accommodate the process for on-site reburial of the discovered items with any consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed. b. A curation agreement with an appropriate qualified repository within Riverside County or San Bernardino County, as applicable, that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation. c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default. a. d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the applicable jurisdiction documenting monitoring activities conducted by the project archaeologist and any Native American Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the applicable jurisdiction, Eastern Information Center, and interested tribes. **MM-CUL-3c: Cultural Sensitivity Training**: The Secretary of Interior Standards certified archaeologist and any Native American Tribal Monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.	Significant

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

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

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

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Impact HYD-5: Adherence to applicable MS4 permits and associated LID requirements to control runoff (**CM-HYD-2a** and **CM-HYD-2b**), but cannot guarantee that all impacts would be below a level of significance. Impeding and/or redirecting flood flows could increase the potential for flooding downstream of proposed structures within the SPA. Impacts are considered potentially significant.	**MM-HYD-3a**: **Levee Accreditation.** Prior to a Development Plan Approval within the Northside Specific Plan, within the Riverside Levee 2 flood protection area, and in coordination with Federal Emergency Management Agency (FEMA) approval of Physical Map Revisions or Letter of Map Revision of the Specific Plan Area, Riverside Levee 2 should be accredited by FEMA and shown to effectively protect the Northside Specific Plan Area against 100-year flooding hazards related to the Santa Ana River. **MM-HYD-3b** **FEMA Revisions.** A Federal Emergency Management Agency (FEMA) Physical Map Revision or a Letter of Map Revision of the Specific Plan Area should be completed, based on modeling by the Riverside County Flood Control and Water Conservation District, prior to Development Plan Approval of future projects located within the 100-year FEMA flood plain in the Northside Specific Plan Area. Hydrologic modelling in support of the revisions should include, but not be limited to, stormwater runoff within Highgrove Channel, the Highgrove Channel Overflow Channel, Springbrook Wash, and University Wash. **MM-HYD-4: Storm Drain Enhancement.** Consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report), storm drains shall be installed in association with Northside Specific Plan development in areas currently lacking storm drains (see Figure 3.9-2, Drainage Conditions). Storm drain installation shall include, but not be limited to: 1. Extending a backbone storm drain north along Main Street from Springbrook Wash; 2. Adding a storm drain system for the proposed light industrial and high-tech business park, within the City of Colton, to safely collect and convey runoff into Highgrove Channel; 3. Adding a storm drain system in the proposed transitional business/multifamily residential and medium density residential along Center Street, to collect flows into the proposed Highgrove Overflow Channel (MM-HYD-1); and 4. Providing flood control detention to pre-project stormwater runoff conditions for all proposed new developments in the Specific Plan Area, for all design storms required by the Riverside County Flood Control and Water Conservation District. Proposed drainage improvements shall be designed per the 1978 Riverside County Flood Control and Water Conservation District Hydrology Manual and in coordination with the Riverside County Flood Control and Water Conservation District. **MM-HYD-5** **Hydrology/Drainage Report.** Prior to the issuance of a building permit for future development within the Northside Specific Plan, a Hydrology/Drainage Report shall be prepared. The Hydrology/Drainage Report shall demonstrate that stormwater runoff flow volume or flow rate, associated with specific projects, would be less than or equal to existing conditions to prevent on- and off-site runoff and flooding. The Hydrology/Drainage Report shall comply with the County of Riverside Design Handbook for Low Impact Development Best Management Practices (County of Riverside 2011) for storm drain planning and design calculations. **MM-HYD-6** **Flood Elevations.** Prior a Development Plan Approval within the Northside Specific Plan, it shall be verified by the City Engineer that development is either (1) located outside the 100-year Federal Emergency Management Agency (FEMA) flood plain or (2) that the proposed development within the revised 100-year flood plain shall be constructed a minimum of 2 feet above anticipated flood elevations, as determined by FEMA.	Significant
Impact HYD-6: proposed Specific Plan includes the build-out of industrial zones, which can use toxic chemicals and other materials that would be detrimental to the neighboring environment should flooding occur, therefore impacts are considered potentially significant. **Impact HYD-CUM-3:** The Northside Specific Plan includes the build-out of industrial zones, which can use toxic	**MM-HYD-6**	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
chemicals and other materials that would be detrimental to the neighboring environment should flooding occur, resulting in a potentially significant cumulative impact.		
Land Use and Planning		
Impact LU-CUM-1: The effectiveness in reducing construction and operational emissions cannot be accurately quantified and there would be a potential conflict with the South Coast Air Quality Management Plan. Therefore, the Northside Specific Plan would be inconsistent with the South Coast Air Quality Management Plan and would result in a cumulatively significant impact.	See **MM-AQ-1** through **MM-AQ-8**	Significant
Noise		
Impact NOI-1: Noise from construction activities comparable to those featured in Table 3.11-10 and related to implementation of the Northside Specific Plan would potentially be significant when they are sufficiently proximate to on-site and off-site receptors. **Impact NOI-CUM-1:** 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.	**MM-NOI-1: Construction Noise Abatement Measures**. The following practices would reduce any construction equipment noise level increases to the outdoor ambient sound environment at nearby noise-sensitive residential land uses. • Prior to approval of grading plans and/or issuance of building permits, plans shall include remarks that indicate adherence to County or municipal standards with respect to allowable hours of construction activity. The responsible project supervisor shall ensure compliance with these standards on site, and the County or municipal entity having jurisdiction shall conduct site inspections to check for compliance at its discretion. • Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, air intakes, shrouds, etc. consistent with manufacturers' standards. • Construction contractors shall orient and locate all stationary construction equipment (generators, compressors, pumps, etc.) in a manner that maximizes the distance to a nearest noise-sensitive receptor, and/or directs the loudest side of noise emission away from said receptor. • As needed, such as when source-to-receptor distances have been maximized to the extent practical, on-site contractors shall install or field-erect temporary noise barriers to occlude direct paths of sound (and thus attenuate noise level) between noisy equipment and the nearest noise-sensitive receptors. Locating material or debris containers, tanks, trailers, or other solid path-occluding obstructions may also exhibit comparable noise reducing effects. • Construction contractors shall locate equipment staging in areas that will create the greatest distance between on-site noise-producing equipment, vehicles, and processes and the nearest noise-sensitive receptors to the project site. • Construction contractors shall establish a communication channel (telephone and/or email) so that members of the public may report noise concerns. The contractors shall designate a representative (or team) to respond to such inquiries and investigate them in a timely manner. If complaints are determined to be valid and attributed to project construction activity, the representative shall inform the applicable jurisdiction and the construction contractor shall implement reasonable and feasible measures to address the complaint.	Significant.
Impact NOI-2: On-site traffic noise impacts for the Northside Specific Plan are anticipated to be potentially significant and unavoidable. **Impact NOI-CUM-2:** On-site traffic noise impacts for the Northside Specific Plan are anticipated to be potentially significant and unavoidable, while off-site (cumulative study area) traffic noise impacts would be potentially significant .	No mitigation proposed.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Impact NOI-3: If the proximity to sensitive receptors of a specific project developed as a result of Specific Plan required construction equipment comparable to those listed in Table 3.11-29 to be operated within the indicated distances, construction-related vibration impacts would be significant. **Impact NOI-CUM-3:** 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	**MM-NOI-2** **Construction Vibration Abatement Measures**. If heavy construction equipment akin to those listed in Table 3.11-29 are expected to be in usage on-site and within the indicated screening distances to avoid significant impact, the following shall be implemented: • A pre-construction condition survey shall be prepared by a qualified independent structural engineer, documenting information that includes existing conditions of the construction site in the vicinity of the off-site vibration-sensitive receptor (e.g., residence or historic structure), and observable conditions of the receiving structure (e.g., façades). • During construction, the contractor(s) shall install and maintain at least one continuously operational automated vibration monitor at the receptor(s) of concern. The monitor(s) must be capable of being programmed with at least one pre-determined vibratory velocity level, such as a peak vector sum or single-axis alert equivalent to the following: ♦ For residential structures, 0.27 inches per second (in/sec) peak particle velocity (PPV) to warn of continuous vibration approaching the 0.3 ips PPV standard. ♦ For historic structures, 0.08 inches per second (in/sec) peak particle velocity (PPV) to warn of continuous vibration approaching the 0.12 ips PPV standard. The monitoring system must produce real-time specific alerts (e.g., via text message and/or email to on-site personnel) when vibration velocities exceed the predetermined levels. In the event of an alert, feasible steps to reduce vibratory levels shall be undertaken, including but not limited to halting/staggering concurrent activities and using lower-vibratory techniques. In the event of an exceedance alert, work in the vicinity shall be suspended and the concerned building or structure visually inspected for potential damage. Results of the inspection must be logged. Work shall be resumed and re-monitored briefly after implementation of vibration-reducing means or methods. If said methods exhibit vibration velocity levels that are compliant with the standard and remain in usage or in place for the duration of the need construction activity, work may resume until its determined completion on-site. If initial vibration monitoring after installation of these methods demonstrates that threshold approach alerts continue to occur and suggest risk of exceeding the applicable standard, additional and/or better-performing measures shall be applied and then re-assessed with subsequent vibration monitoring that confirms compliance with the standard while such measures are in place and until the vibration-producing has ceased or is completed. A post-construction condition survey shall be prepared by a qualified independent structural engineer, documenting information that includes observable post-construction conditions of the concerned receiving structure(s).	Significant.
Transportation		
Impact TR-1A: Impacts to Center Street / Stephens Avenue (AM: LOS F) under Existing Plus Project Conditions – Scenario 1. **Impact TR-1B:** Impacts to Center Street / Stephens Avenue (AM: LOS F) under Existing Plus Project Conditions – Scenario 2.	**MM-TR-1:** Center Street / Stephens Avenue <u>*Existing Plus Project Scenarios*</u> 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.	Significant
Impact TR-2A: Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1.	**MM-TR-2:** W La Cadena Drive / I-215 SB Ramps / Stephens Avenue <u>*Existing Plus Project and Horizon Year 2040 Scenarios*</u> 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.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Impact TR-2B: Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2. **Impact TR-2C:** Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension. **Impact TR-2D:** Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension. **Impact TR-2E:** Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension. **Impact TR-2F:** Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	• 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.	
Impact TR-3A.: Impacts to Center Street / Highgrove Place (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1. **Impact TR-3B**.: Impacts to Center Street / Highgrove Place (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2. **Impact TR-3C:** Impacts to Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.	**MM-TR-3:** Center Street / Highgrove Place <u>Existing Plus Project Scenarios</u> 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	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Impact TR-3D: Impacts to W. Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension **Impact TR-3E:** Impacts to W. Center Street / Highgrove Place (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension. **Impact TR-3F:** Impacts to W. Center Street / Highgrove Place (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	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.	
Impact TR-4A: Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1. **Impact TR-4B:** Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM: LOS E; PM: LOS F) under Existing Plus Project Conditions – Scenario 2. **Impact TR-4C:** Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension. **Impact TR-4D:** Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension. **Impact TR-4E:** Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.	**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.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Impact TR-4F: Impacts to W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.		
Impact TR-5A: Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1. **Impact TR-5B:** Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2. **Impact TR-5C:** Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension. **Impact TR-5D:** Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension. **Impact TR-5E:** Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension. **Impact TR-5F:** Impacts to E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	**MM-TR-5:** E La Cadena Drive / I-215 NB Ramps <u>Existing Plus Project and Horizon Year 2040 Scenarios</u> The following improvements shall be implemented by the end of Year 2030: • 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.	Significant
Impact TR-6A: Impacts to Columbia Avenue / E. La Cadena Drive (AM: LOS E; PM: LOS F) under Existing Plus Project Conditions – Scenario 1.	**MM-TR-6:** Columbia Avenue / E La Cadena Drive <u>Existing Plus Project Scenarios</u> 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.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Impact TR-6B: Impacts to Columbia Avenue / E. La Cadena Drive (AM: LOS D; PM: LOS E) under Existing Plus Project Conditions – Scenario 2. **Impact TR-6C:** Impacts to Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension. **Impact TR-6D:** Impacts to Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension. **Impact TR-6F:** Impacts to Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	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.	
Impact TR-7A: Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1. **Impact TR-7B:** Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2. **Impact TR-7C:** Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension. **Impact TR-7D:** Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension. **Impact TR-7E:** Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.	**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.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Impact TR-7F: Impacts to Main Street / Placentia Lane-Center Street (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.		
Impact TR-8A: Impacts to Main Street / Garner Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1. **Impact TR-8B:** Impacts to Main Street / Garner Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 2. **Impact TR-8C:** Impacts to Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension. **Impact TR-8D:** Impacts to Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension. **Impact TR-8E:** Impacts to Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension. **Impact TR-8F:** Impacts to Main Street / Garner Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	**MM-TR-8:** Main Street / Garner Road <u>Existing Plus Project and Horizon Year 2040 Scenarios</u> The following improvements shall be implemented by the end of Year 2030: • 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.	Significant
Impact TR-9A: Impacts to Main Street / Strong Street (PM: LOS E) under Existing Plus Project Conditions – Scenario 1. **Impact TR-9B:** Impacts to Main Street / Strong Street (PM: LOS E) under Existing Plus Project Conditions – Scenario 2.	**MM-TR-9:** Main Street / Strong Street <u>Existing Plus Project Scenarios</u> 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.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	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: Impacts to Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM/PM: LOS D) under Existing Plus Project Conditions – Scenario 1. **Impact TR-10C:** Impacts to Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension. **Impact TR-10D:** Impacts to Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension. **Impact TR-10F:** Impacts to Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	**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.	Significant
Impact TR-11A: Impacts to Orange Street / Center Street (PM: LOS C under Existing Plus Project Conditions – Scenario 1. **Impact TR-11F:** Impacts to Orange Street / Center Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	**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.	Significant
Impact TR-12A: Impacts to S. Riverside Avenue / Pellissier Road (PM: LOS F) under Existing Plus Project Conditions – Scenario 1.	**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.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Impact TR-12B: Impacts to S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Existing Plus Project Conditions – Scenario 1. **Impact TR-12C:** Impacts to S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension. **Impact TR-12D:** Impacts to S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension. **Impact TR-12E:** Impacts to S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension. **Impact TR-12F:** Impacts to S. Riverside Avenue / Pellisier Road (AM/PM: LOS F) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	• 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.	
Impact TR-13A: Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Existing Plus Project Conditions – Scenario 1. **Impact TR-13B:** Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Existing Plus Project Conditions – Scenario 1. **Impact TR-13C:** Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension. **Impact TR-13D:** Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.	**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.	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Impact TR-13E: Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension. **Impact TR-13F:** Impacts to Columbia Avenue, from Primer Street to E. La Cadena Drive under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	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.	
Impact TR-14C: Impacts to Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension without the Orange Street Extension. **Impact TR-14D:** Impacts to Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension. **Impact TR-14F:** Impacts to Main Street / Spruce Street (PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.	**MM-TR-13:** Main Street / Spruce Street <u>Horizon Year 2040 Scenarios</u> 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.	Significant
Impact TR-15C: Impacts to Orange Street / Columbia Avenue (AM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension without the Orange Street Extension. **Impact TR-15D:** Impacts to Orange Street / Columbia Avenue (AM/PM: LOS C) under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension.	**MM-TR-14:** Orange Street / Columbia Avenue <u>Horizon Year 2040 Scenarios</u> 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).*	Significant
Impact TR-16C: Impacts to Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 1 without the Orange Street Extension.	**MM-TR-15** **MM-TR-16**	Significant

Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Impact TR-16D: Impacts to Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 1 conditions with the Orange Street Extension. **Impact TR-16E:** Impacts to Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension. **Impact TR-16F:** Impacts to Columbia Avenue, from Orange Street to Primer Street under Horizon Year 2040 Specific Plan Scenario 2 conditions with the Orange Street Extension.		
Impact TR-17E: Impacts to Pellissier Road, from S. Riverside Avenue to Roquet Ranch under Horizon Year 2040 Specific Plan Scenario 2 conditions without the Orange Street Extension.	**MM-TR-15** **MM-TR-16**	Significant
Tribal Cultural Resources		
Impact TCR-1: Impacts to unknown subsurface TCRs to be impacted by future development allowed under the Northside Specific Plan.	**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.	Significant

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1 Introduction

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

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

1.1 Purpose and Intended Uses

1.1.1 EIR Purpose

This EIR seeks to do the following:

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

1.1.2 Intended Use of the EIR

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

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

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

1.2 EIR Legal Authority

1.2.1 Lead Agency

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

1.2.2 Responsible and Trustee Agencies

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

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

1.3 EIR Type, Scope and Content, and Format

1.3.1 Type of EIR

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

1.3.2 EIR Scope and Content

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

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

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

Table 1-1. Summary of NOP Comments

Commenter	Date	Comment Summary*	EIR Chapter or Section
Individual			
Dunham, Mark	April 17, 2019	• Desire for low-speed vehicles	Chapter 2, Project Description Section 3.15, Transportation
Gil	April 18, 2019	• Project suggestions for a movie theater, outdoor stage, and gathering areas	Chapter 2, Project Description
Mary L. Hamilton Trust	April 25, 2019	• Noticing • General Plan consistency • Utilization of the site, and industrial versus residential land use, and Transition Zone Overlay • Property rights and property value concerns • No Project Alternative	Chapter 1, Introduction Chapter 2, Project Description Section 3.10, Land Use and Planning Chapter 7, Alternatives
Ruiz, Diana	May 9, 2019	• Soils analysis requested. • Suggests that the Northside Specific Plan plans the placement of homes around a core center, similar to the Canyon Crest layout.	Chapter 2, Project Description Section 3.6, Geology or Soils
Transition Properties, LP (Allen Matkins)	April 15, 2019	• Requests that the Transition Zone Overlay continue existing base-zone uses and not include any “phasing out” of existing light industrial uses.	Chapter 2, Project Description
Organization			
Inland Empire Biking Alliance	April 29, 2019	• Would like bicycling concerns addressed in the EIR, including tabulations or multimodal level of service (LOS) info, level of traffic stress (LTS) and injury severity to bicyclists. • Would like the air quality analysis to consider bike usage reducing vehicle trips (5%, 15%, or 30%) and infrastructure needed to meet those trip reduction targets.	Section 3.2, Air Quality Section 3.15, Transportation
Lozeau Drury – Laborers International Union of North America	May 2, 2019	• Request to be included in notifications.	N/A
Northside Improvement Association	April 29, 2019	• Extension to submit environmental comments by May 14, 2019.	N/A

Table 1-1. Summary of NOP Comments

Commenter	Date	Comment Summary*	EIR Chapter or Section
Northside Improvement Association	May 14, 2019	• States general concerns for Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hydrology/Water Quality, Land Use Planning, Transportation, and Cumulative Effects. • Requests a maximum of open space and a minimum of high density residential units. • States that Figures 3 and 4 accompanied with the NOP were difficult to comprehend.	Chapter 2, Project Description Section 3.1, Aesthetics Section 3.2, Air Quality Section 3.3, Biological Resources Section 3.4, Cultural Resources Section 3.6, Geology and Soils Section 3.9, Hydrology and Water Quality Section 3.10, Land Use and Planning Section 3.15, Transportation Chapter 4, Cumulative Effects
Springbrook Heritage	April 29, 2019	• Aesthetics: retaining character • Air Quality: retain open space to improve air quality. Repurpose golf course as cross county track. Repurpose Pellissier Ranch as a farm. • Biological Resources: waterways and wildlife • Cultural Resources: Native American presence and resources; La Loma Hill fertility symbols; Spanish colonist adobes; historical book provided along with a map. • Geology/Soils: Should avoid development in the floodplain; liquefaction risks; levee cannot handle a 100-year flood condition; existing flooding issues. • Hydrology/Water Quality: Floodplain area should be used as a community garden or farmers market. • Greenhouse Gas Emissions: Retention as open space would generate less emissions than proposed uses. • Hazards/Hazardous Materials: Industrial and residential adjacency issues related to toxic materials; no way to mitigate. • Land Use/Planning: Existing owners have a right to protect their properties from harm by new development; new development should always be beneficial to the neighborhood. • Noise: Project would generate noise impacts.	Section 3.1, Aesthetics Section 3.2, Air Quality Section 3.3, Biological Resources Section 3.4, Cultural Resources Section 3.6, Geology and Soils Section 3.7, Greenhouse Gas Emissions Section 3.8, Hazards and Hazardous Materials Section 3.9, Hydrology and Water Quality Section 3.10, Land Use and Planning Section 3.11, Noise Section 3.12, Population and Housing Section 3.13, Public Services Section 3.14, Recreation Section 3.15, Transportation Section 3.16, Tribal Cultural Resources Section 3.17, Utilities and Service Systems Chapter 4, Cumulative Effects

Table 1-1. Summary of NOP Comments

Commenter	Date	Comment Summary*	EIR Chapter or Section
		• Population/Housing: No housing should be in the floodplain; not a good area for high-density housing unless it is senior housing. • Public Services: Offices should be restricted to Main Street and not interspersed with other uses; wants a library near elementary school. • Recreation: Retain and enhance existing open space/recreation. • Transportation: Wants Riverside Transit Agency to include small streetcar style buses with frequent service; pedestrian uses. • Tribal Cultural Resources: Suggests resources are located throughout the area and original research and studies are needed. • Utilities: Should be maintained and repaired, and not intrude on uses. • Alternatives: Include the Springbrook Heritage Parkland and Walking Trails. • Cumulative: Include the local logistic center projects.	Chapter 7, Alternatives
Southern California Gas Company (SoCalGas)	May 6, 2019	• The site is not in the SoCalGas sphere of influence area, and no gas distribution lines are within the SPA.	N/A
Agency/Government			
City of Colton	April 25, 2019	• Project Description: Wish to preserve industrial uses and indicate not a strong market for residential. Want to keep industrial land use, but open to considering the addition of the R-O overlay to allow residential. • Circulation: Pellissier Ranch Road is a secondary arterial in their Mobility Element. Would like alternatives and truck trip alternative connections. • Water Quality/Flooding: Federal Emergency Management Agency Zone X in Subarea 1 and 2; planning for water quality basins; Highgrove Channel and water quality into Santa Ana River; Springbrook Arroyo extension impacts to adjacent parcels. • Biological Resources: Least Bell's vireo, coastal California gnatcatcher, California black walnut tree, and burrowing owl concerns. • Cultural: Significance of abandoned buildings.	Chapter 2, Project Description Section 3.1, Aesthetics Section 3.3, Biological Resources Section 3.4, Cultural Resources Section 3.9, Hydrology and Water Quality Section 3.10, Land Use and Planning Section 3.15, Circulation Chapter 5, Effects Found Not To Be Significant (EFNTBS)

Table 1-1. Summary of NOP Comments

Commenter	Date	Comment Summary*	EIR Chapter or Section
		• Mineral Resources: Mineral Resource Zone (MRZ-2) zone on site. • Aesthetics: Subarea 1 Impacts with the Roquet Ranch, visual simulations, light and glare. • Land Use: Do not support residential base zoning for Colton; request Market Demand study; public safety fiscal concerns.	
March Joint Powers Authority	April 4, 2019	• Consider State Route 60 in the traffic analysis. No further comment.	Section 3.15, Transportation
Marine Corps Installations West, Western Regional Environmental Coordination Office	April 16, 2019	• No impact to a base. No comments.	N/A
Morongo Band of Mission Indians	April 2, 2019	• The EIR will address an area that is sensitive for tribal cultural resources and, in the past, has been the focus of incomplete studies on the extent and patterning of these resources.	Section 3.4, Cultural Resources Section 3.16, Tribal Cultural Resources
Office of Planning and Research	March 29, 2019	• Standard Letter	N/A
Southern California Association of Governments	April 30, 2019	• Summary of authority. • Requests EIR when available. • Identifies the EIR needs to address consistency with the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals/strategies and requests a table analysis. • Provides population forecast data. • Suggests a review of the 2016 RTP/SCS for project-level mitigation.	Section 3.12, Population and Housing
South Coast Air Quality Management District	April 16, 2019	• Requesting the Draft EIR be sent to them, as well as AQ, Health Risk Assessments, and GHG with all related modeling. • AQMP 2017 updates, including NOx reduction goals. • Several Report and Permit suggestions based on regulations.	Section 3.2, Air Quality
West Valley Water District	April 17, 2019	• Site is not within their study area nor does the district have facilities within the project boundary.	N/A

*Refer to Appendix A for the complete comment.

1.3.3 EIR Format

Organization

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

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

Technical Appendices

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

A NOP and NOP Comments

B Northside Specific Plan Baseline Oppurtunities & Constraints Analysis

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

Incorporation by Reference

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

1.4 EIR Process

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

1.4.1 Draft EIR

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

1.4.2 Final EIR

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

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2 Project Description

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

2.1 Environmental Setting

2.1.1 Project Location

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

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

2.1.2 Existing Uses

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

2.1.3 Existing and Surrounding Land Use Designations

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

Table 2-1. Existing General Plan Land Uses within the SPA[1]

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

Source: Appendix B.

[1] Note that these land uses represent the existing land uses at the time the NOP was completed.

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

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

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

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

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

Table 2-2. Surrounding Land Uses

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

2.1.4 Applicable Regional Plans

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

City of Riverside General Plan 2025

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

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

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

City of Colton General Plan

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

2016 Air Quality Management Plan

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

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

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

Water Quality Control Plans Permittees with the Santa Ana River Basin

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

Regional Transportation Plan/Sustainable Communities Strategy

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

City of Riverside Economic Prosperity Action Plan and Climate Action Plan

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

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

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

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

Western Riverside County Multiple Species Habitat Conservation Plan

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

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

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

2.2 Project Background

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

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

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

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

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

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

2.3 Project Objectives

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

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

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

2.4 Northside Specific Plan Components

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

2.4.1 Proposed Land Uses

Allowed Buildout

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

Table 2-3. Northside Specific Plan Allowed Land Use

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

Table 2-3. Northside Specific Plan Allowed Land Use

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

Notes:
*A majority of the Intensity calculations were based on approximate developability factor of 75%.
**Maximum du/acre or FAR/acre was used
R= City of Riverside; C= City of Colton; RC= County of Riverside
C= Commercial; B/OP= Business Office Park; LI= Light Industrial; PF/I= Public Facilities/Institutional
This does not include roadway areas, so the land use total acreage does not represent the total acreage within the Northside Specific Plan.

Expected Buildout

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

Table 2-4. Near-term Land Use Scenarios

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

[1] Outdoor commercial recreation is considered the equivalent of 6 residential units for the purposes of this analysis.

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

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

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

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

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

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

Land Use Designations

Medium Density Residential (MDR)

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

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

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

Medium High Density Residential (MHDR)

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

High Density Residential (HDR)

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

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

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

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

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

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

Business/Office Park (B/OP)

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

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

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

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

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

Mixed Use Neighborhoods (MN)

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

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

Northside Village Center (NVC)

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

Open Space, Parks, and Trails (OS)

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

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

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

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

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

Public Facilities/Institutional (PF)

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

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

Trujillo Adobe Heritage Village (TAHV)

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

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

Transition Zone Overlay (TZO)

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

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

Outdoor Commercial Recreation (OCR)

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

Light Industrial (LI)

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

Residential Overlay Zone

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

2.4.2 Circulation, Mobility and Trails

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

Roadways

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

Arterials

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

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

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

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

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

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

Collector Streets

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

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

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

Secondary Arterial (City of Colton)

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

Local Streets

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

Bicycles and Pedestrians

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

Public Transportation

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

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

Complete Streets Corridors

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

Main Street

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

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

Main Street, south of SR-60 (between SR-60 and 3rd Street), has a100–foot ROW. The street will be configured with two 11-foot travel lands, 28-foot zippered parking area dividing Main Street, two 11-foot parallel parking areas, a 6-foot plant buffer, a 10-foot plant buffer and two 6-foot sidewalks.

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

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

Center Street

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

Columbia Avenue

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

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

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

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

Orange Street

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

2.4.3 Compliance Measures, Development Standards and Allowable Uses

Compliance Measures

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

Table 2-6. Compliance Measures

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

Table 2-6. Compliance Measures

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

Table 2-6. Compliance Measures

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

Table 2-6. Compliance Measures

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

Table 2-6. Compliance Measures

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

Table 2-6. Compliance Measures

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

Table 2-6. Compliance Measures

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

Table 2-6. Compliance Measures

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

Table 2-6. Compliance Measures

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

Design Standards and Guidelines

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

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

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

Allowable Uses

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

2.4.4 Implementation

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

Findings Regarding the Northside Specific Plan

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

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

Administrative Modifications and Amendments

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

Specific Plan Review/Update

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

Implementation Action Plan

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

2.5 Permits and Approvals

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

2.5.1 City of Riverside

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

2.5.2 City of Colton

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

2.5.3 Future Development within the SPA

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

Federal Emergency Management Agency (FEMA)

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

United States Army Corps of Engineers

- Section 404 Permit of the Clean Water Act

California Department of Fish and Wildlife

- Section 1602 Streambed Alternation
- State Listed Species Take Permits

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

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

Riverside County Flood Control and Water Conservation District

- Channel Improvements

South Coast Air Quality Management District (SCAQMD)

- Fugitive Dust Control Plan pursuant to SCAQMD Rule 403

Western Riverside County Regional Conservation Authority

U.S. Fish and Wildlife Service

- Section 7 Federal Endangered Species Act

City of Riverside/Colton

- Development Plan Approval
- Conditional Use Permit

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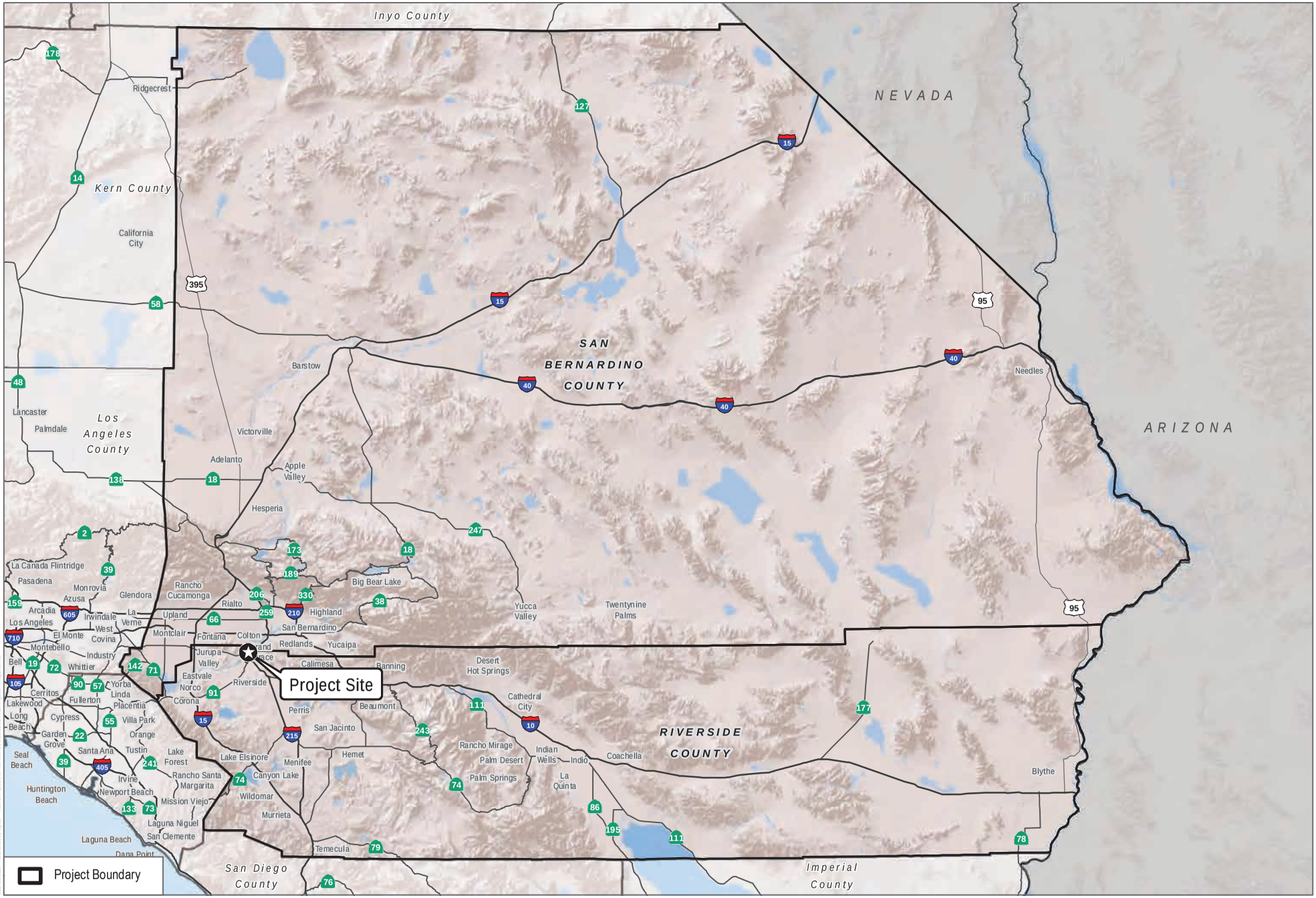

FIGURE 2-1

Regional Map

Northside Specific Plan Program EIR

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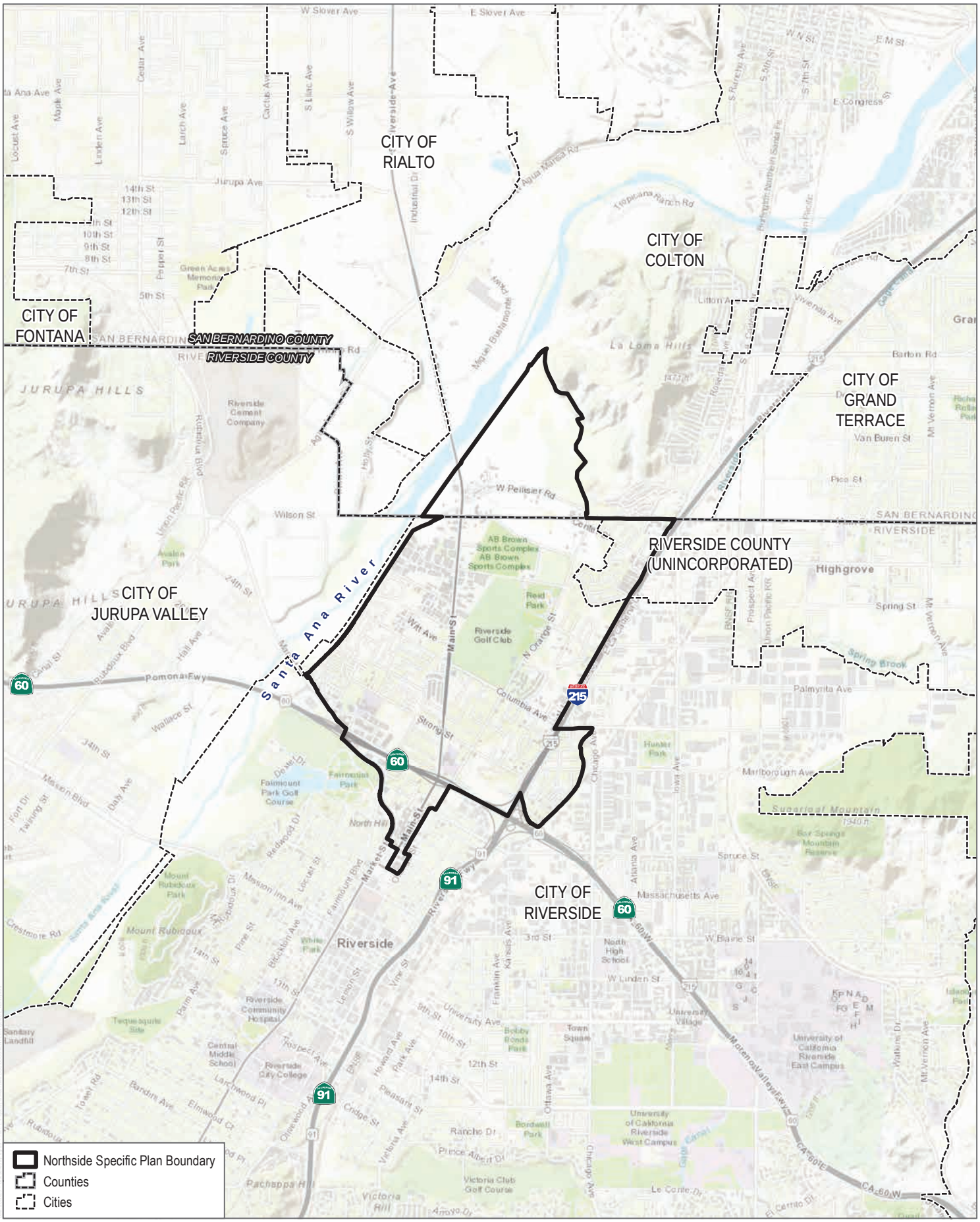

SOURCE: City of Riverside 2020; Riverside County 2020; San Bernardino County 2020; ESRI Basemap

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FIGURE 2-2

Vicinity Map

Northside Specific Plan Program EIR

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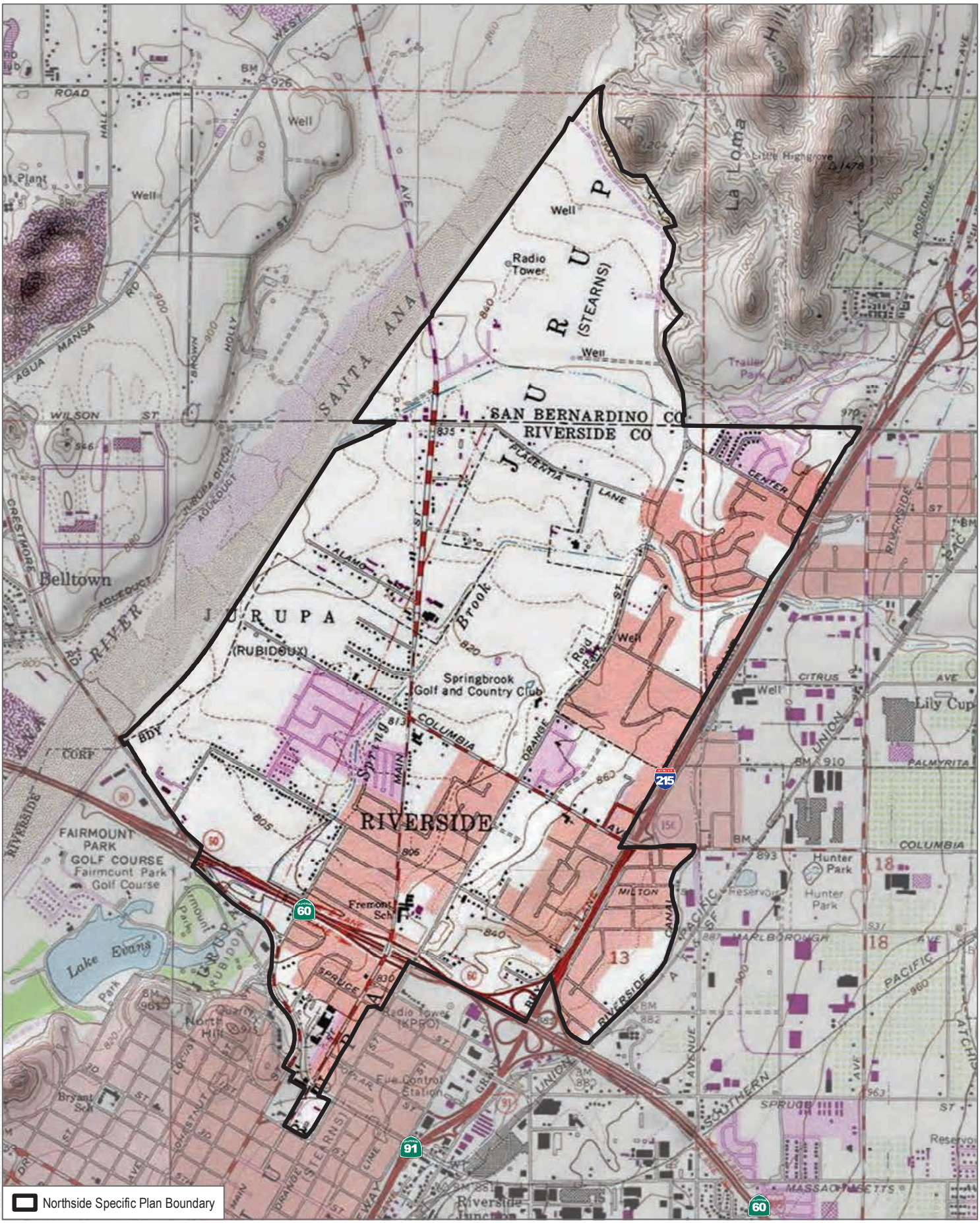

SOURCE: USGS 7.5-Minute Series Fontana, Riverside East, San Bernardino South Quadrangles

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FIGURE 2-3

Topographic Map

Northside Specific Plan Program EIR

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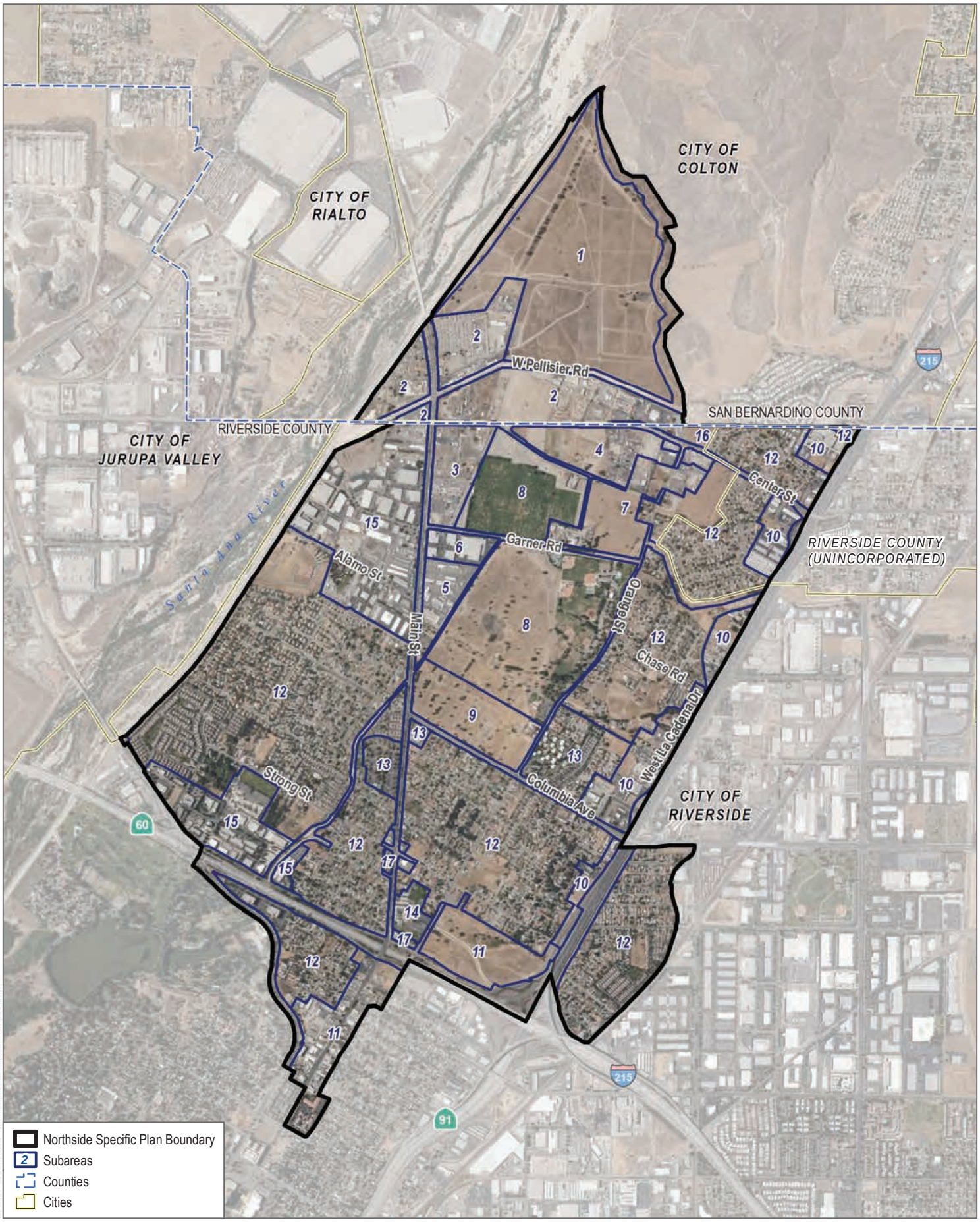

SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2019

FIGURE 2-4

Aerial Photograph

Northside Specific Plan Program EIR

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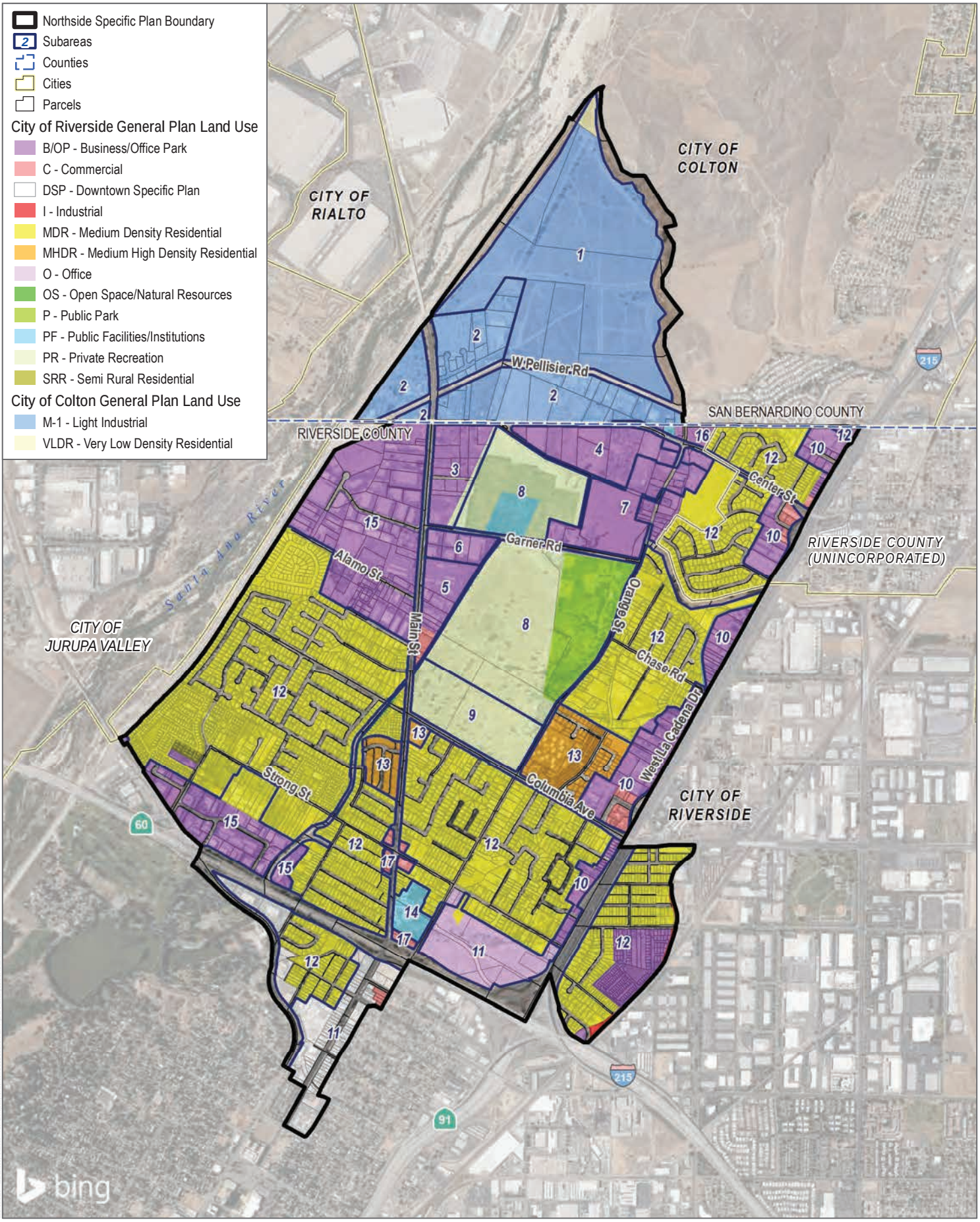

SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2019

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FIGURE 2-5

Existing General Plan Land Designations

Northside Specific Plan Program EIR

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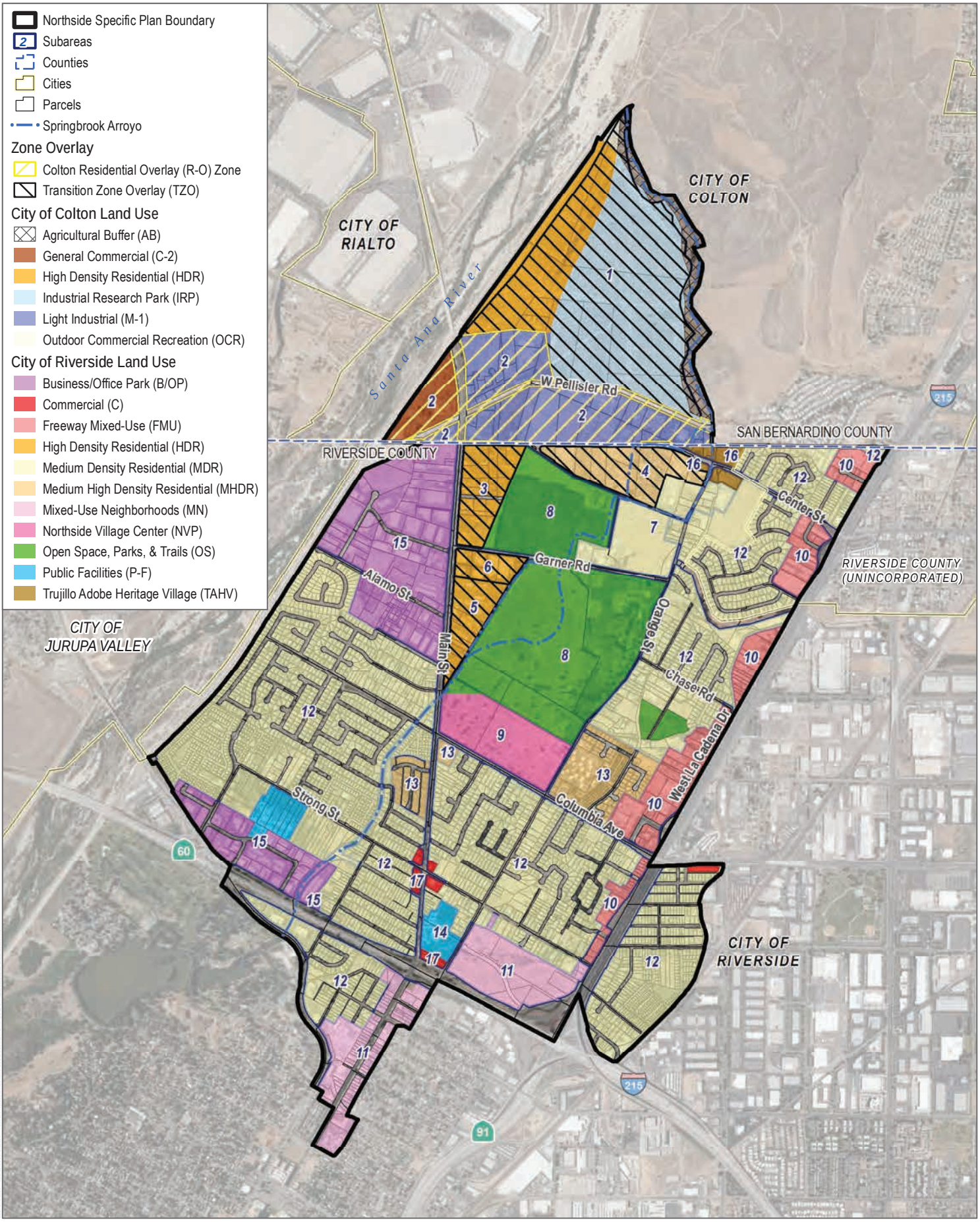

SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2020

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FIGURE 2-6

Proposed Specific Plan Land Uses

Northside Specific Plan Program EIR

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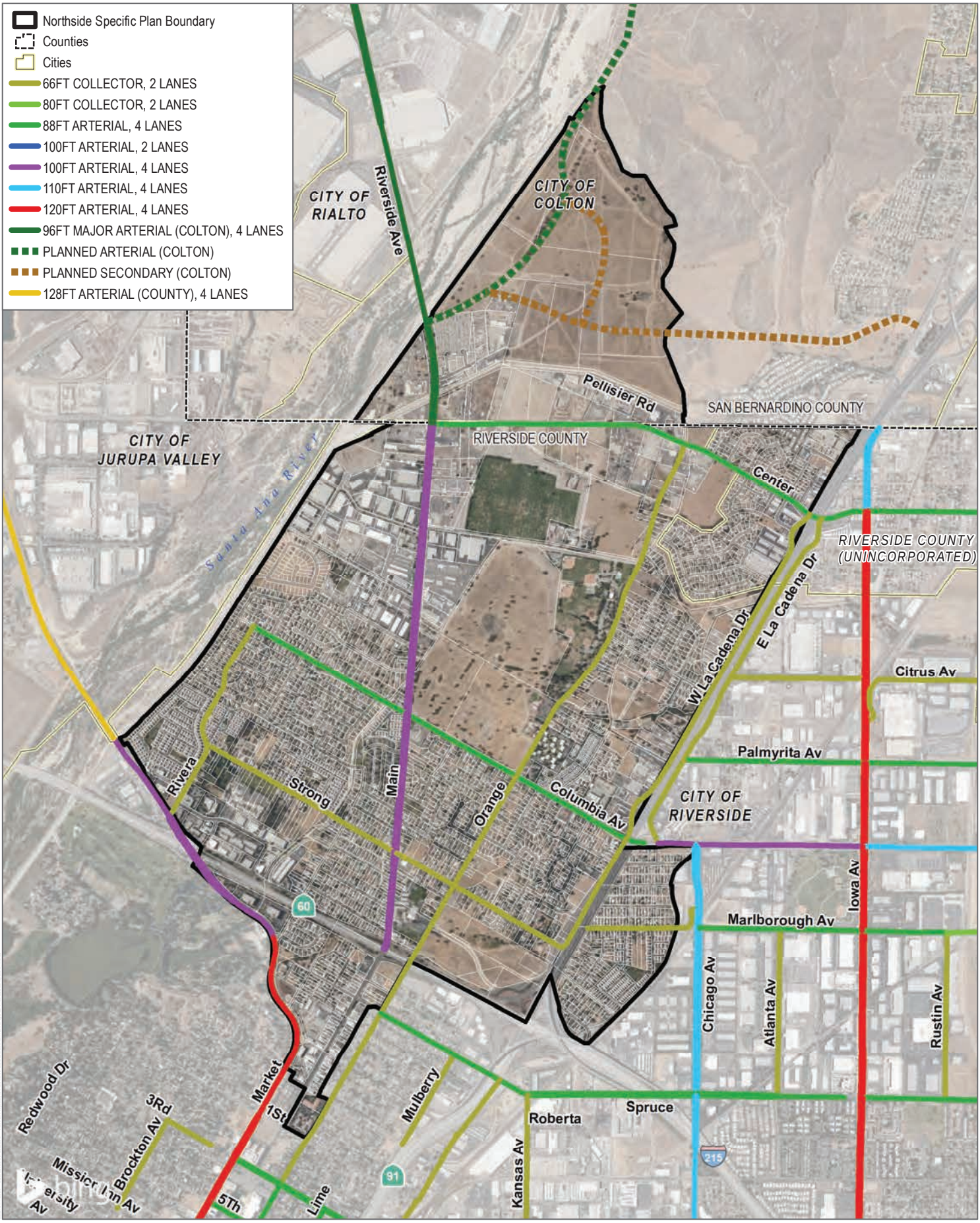

SOURCE: City of Riverside 2020; Bing Maps 2020

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FIGURE 2-7

Circulation System

Northside Specific Plan Program EIR

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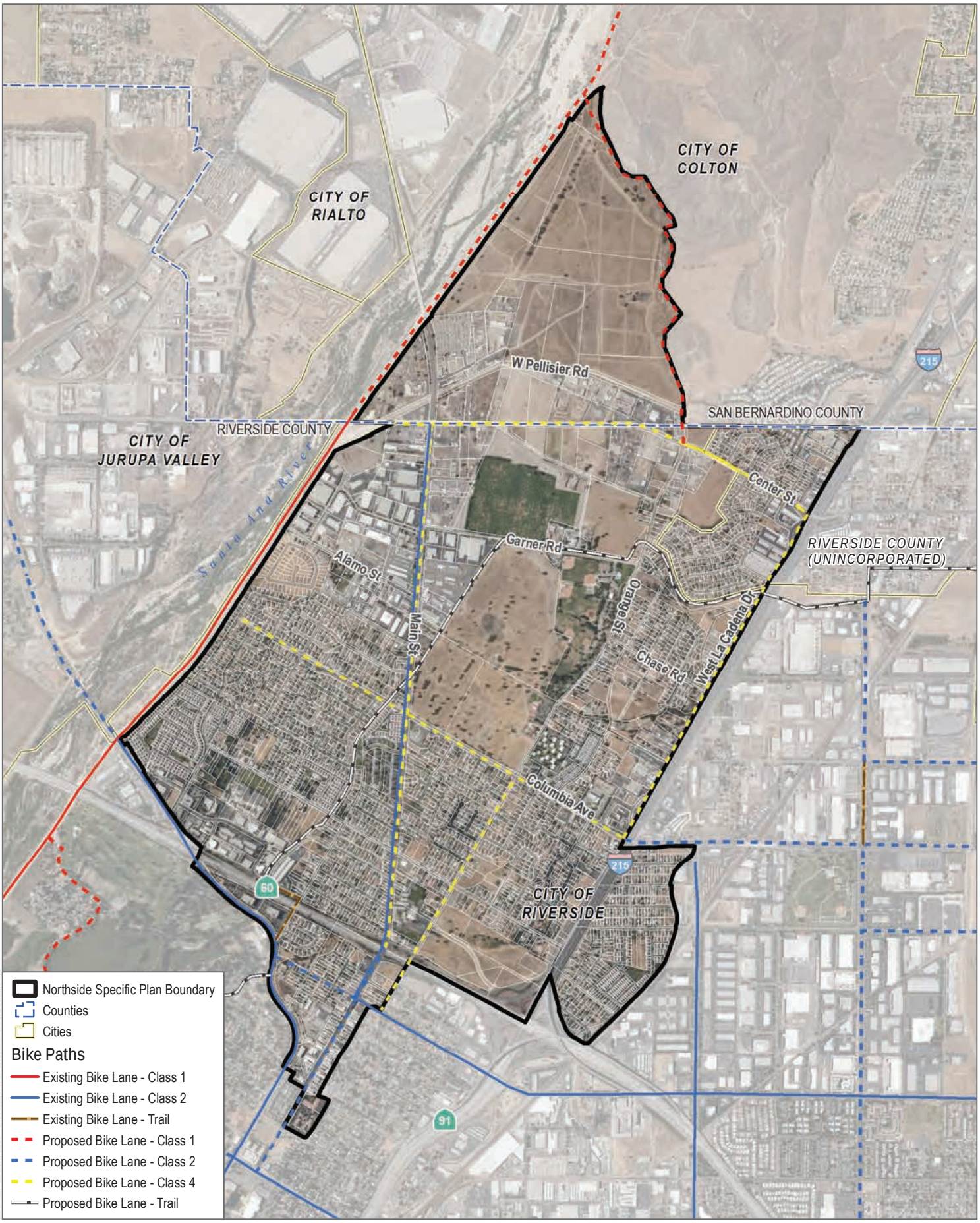

SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2020

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FIGURE 2-8

Bikeways

Northside Specific Plan Program EIR

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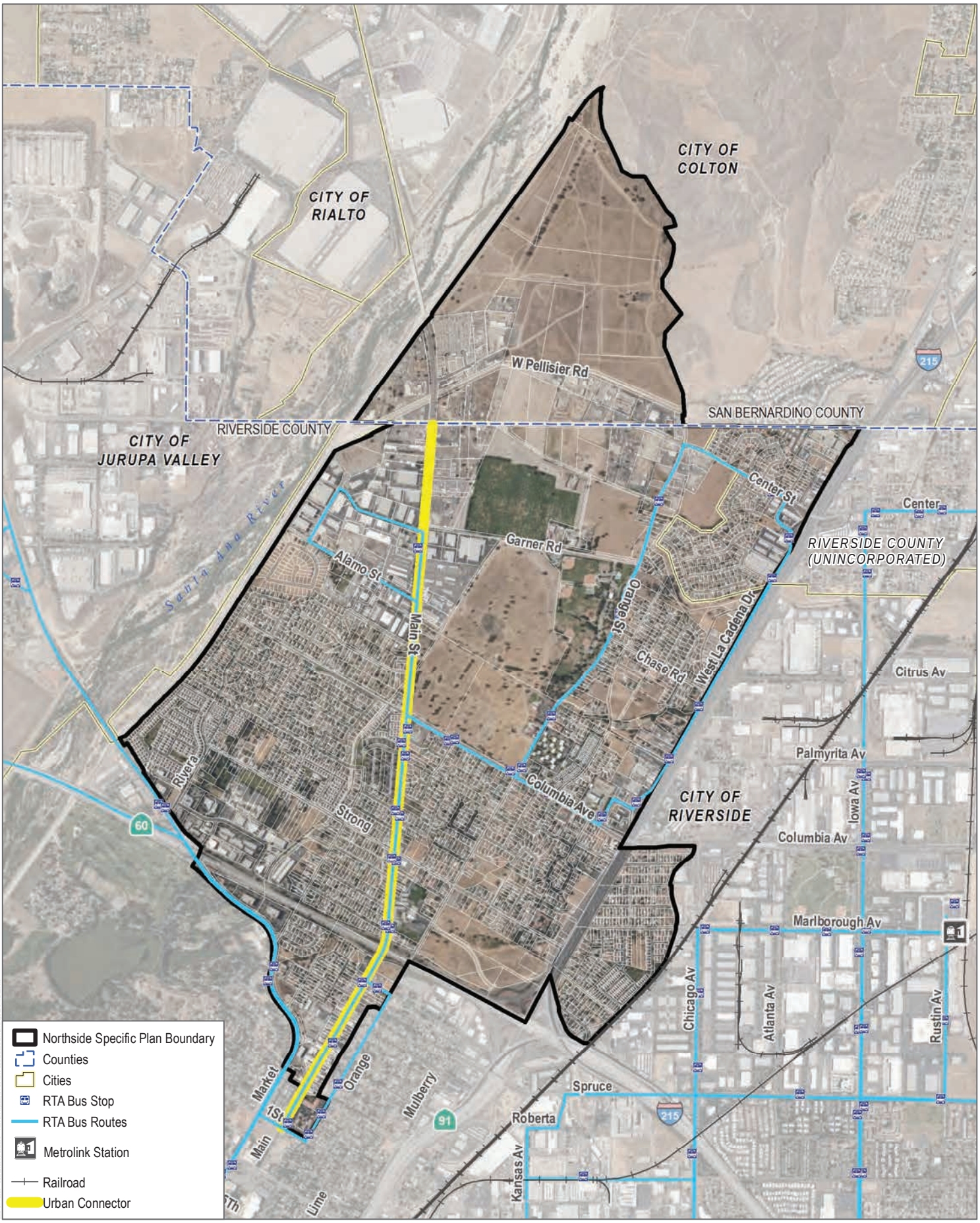

SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2019

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FIGURE 2-9

Transit

Northside Specific Plan Program EIR

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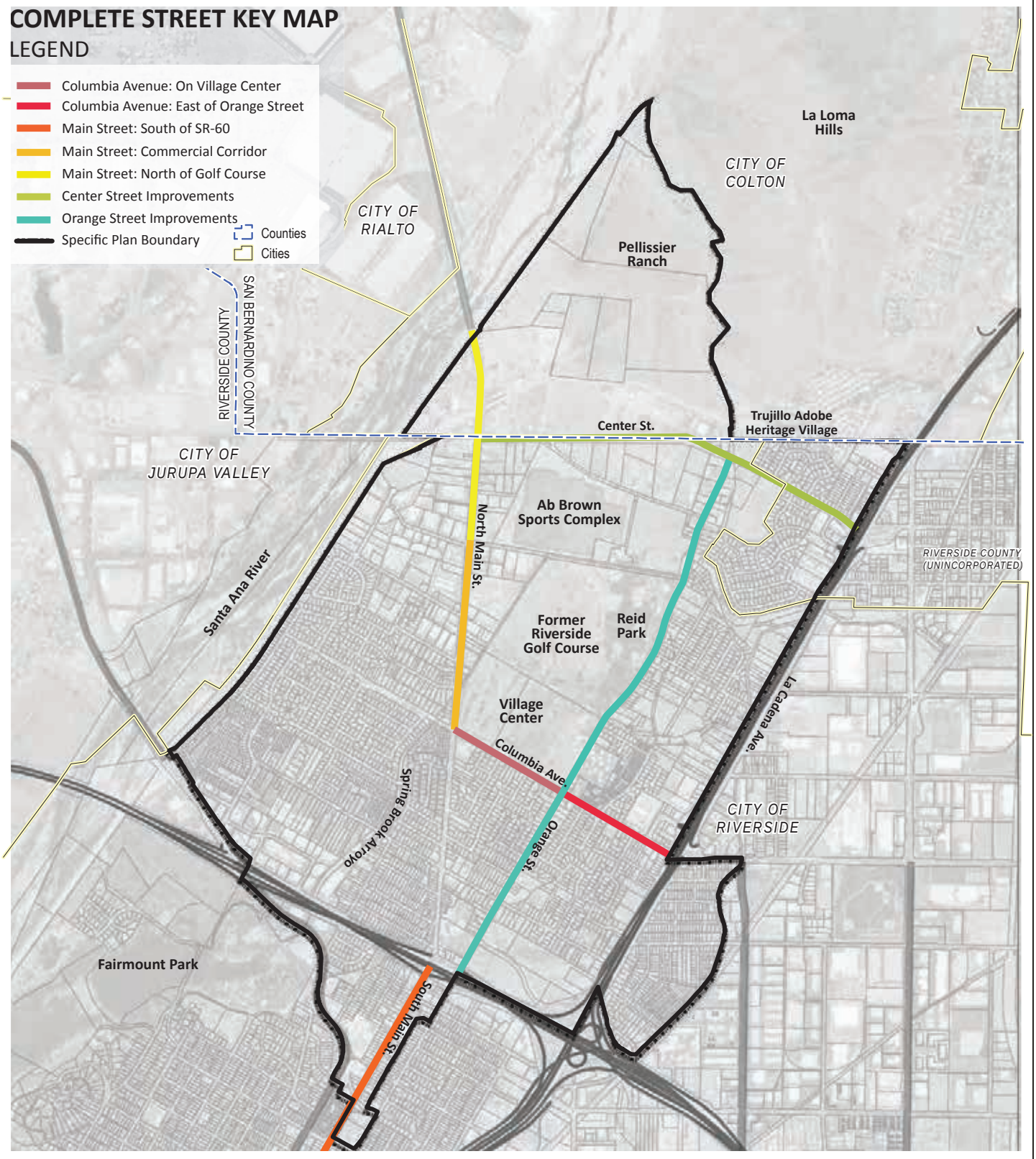

SOURCE: Rick Engineering Company 2020

FIGURE 2-10

Complete Street Corridors

Northside Specific Plan Program EIR

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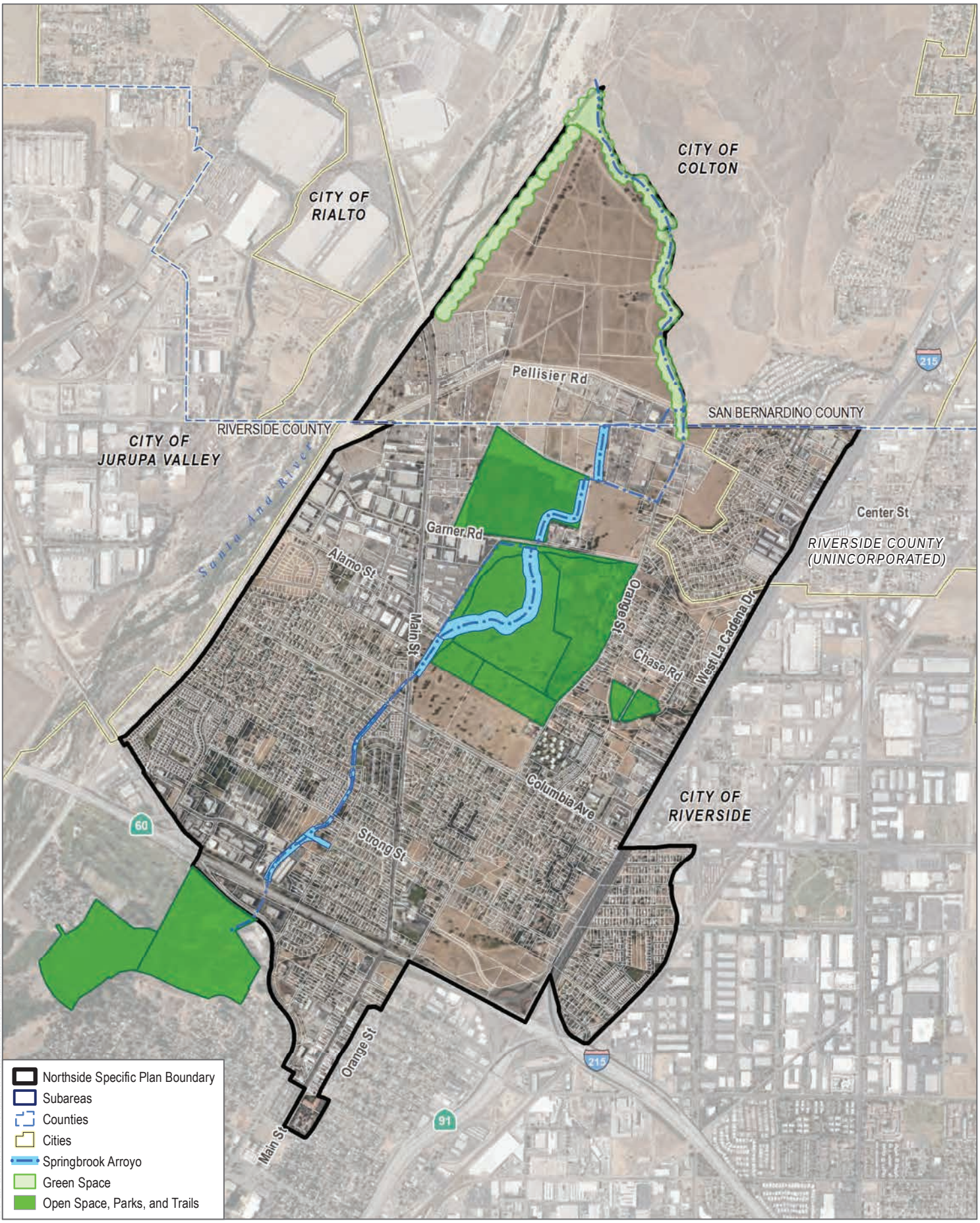

SOURCE: Bing Maps 2020; City of Riverside 2020; Rick Engineering 2020

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FIGURE 2-11

Proposed Open Space and Trails Map

Northside Specific Plan Program EIR

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3.1 Aesthetics

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

3.1.1 Existing Conditions

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

Scenic Vistas

City of Riverside

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

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

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

City of Colton

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

Scenic Highways

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

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

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

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

Light and Glare

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

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

3.1.2 Relevant Plans, Policies, and Ordinances

State

Caltrans Scenic Highway Program

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

Regional

County of Riverside General Plan

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

Land Use Element

Policy LU 2.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (AI 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)

a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.
b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.
c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.

d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.

e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.

f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.

g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

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

a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing.

b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.

c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.

d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.

e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision.

f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).

g. Provide the opportunity to link communities through access to multi-modal transportation systems.

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

a. Compliance with the design standards of the appropriate area plan land use category.

b. Require that structures be constructed in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations.

c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.

d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.

e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR).

f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.

g. Encourage innovative and creative design concepts.

h. Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art.

i. Include consistent and well-designed signage that is integrated with the building's architectural character.

j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.

k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.

l. Mitigate noise, odor, lighting, and other impacts on surrounding properties.

m. Provide and maintain landscaping in open spaces and parking lots.

n. Include extensive landscaping.

o. Preserve natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.

p. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.

q. Design parking lots and structures to be functionally and visually integrated and connected.

r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.

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

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

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

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

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

Multipurpose Open Space Element

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

Highgrove Area Plan

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

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

County of Riverside Municipal Code

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

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

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

County of Riverside Dark Sky Regulations

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

Local

City of Riverside Title 17: Grading Code

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

City of Riverside Title 19: Zoning Code

Chapter 19.710 Design Review

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

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

E. To promote the maintenance of high design standards adjoining thoroughfares of Citywide importance to ensure that the community benefits from the natural growth and vegetation as much as possible, and from the natural terrain, and to preserve and stabilize the architecture and general appearance of buildings and grounds adjoining the thoroughfares; and to preserve and protect the property values in the areas; and

F. To ensure the design of landscaping and irrigation that shades paved areas, buffers or screens undesirable views, compliments building architecture and that implements the purposes of Chapter 19.570 (Water Efficient Landscaping and Irrigation). (Section 19.710.010 – Purpose).

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

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

Chapter 19.556 Outdoor Lighting

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

Section 19.590.070 Performance Standards – Light and Glare

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

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

City of Riverside General Plan 2025

Land Use and Urban Design Element

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

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

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

Policy LU-27.4: Encourage trees on private property.

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

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

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

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

Open Space and Conservation Element

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

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

City of Colton Zoning Code

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

City of Colton General Plan

Land Use Element

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

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

Open Space and Conservation Element

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

3.1.3 Thresholds of Significance

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

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

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

3.1.4 Impacts Analysis

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

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

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

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

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

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

Scenic Roadway Vistas

Views from Palmyrita Avenue, Marlborough Avenue, and Market Street

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

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

Santa Ana River Corridor

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

Views to Box Springs Mountain Reserve Park and La Loma Hills

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

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

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

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

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

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

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

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

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

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

Subarea 1 and 2

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

Subareas 3, 5, and 6

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

Subareas 4 and 7

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

Subarea 8

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

Subarea 9

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

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

Subareas 10 and 15

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

Subarea 11

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

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

Subareas 12, 13, 14, and 17

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

Subarea 16

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

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

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

TZO

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

Roadway Improvements

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

Solar

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

Overall Specific Plan

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

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

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

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

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

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

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

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

General Plan Goal/Objective/Policy	Proposed Project Consistency
b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities. c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses. d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible. e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile. g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.	the Freeway Mixed Use designation are intended to make the Northside community more attractive, stronger economically, and improved from an environmental perspective. Over time, individual projects would be developed within the SPA, based on market conditions.
Policy LU 3.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10, 125) a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing. b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map. c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance. d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation. e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision. f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).	**Consistent.** In the County of Riverside, the small area included within the SPA would primarily accommodate residential development (similar to existing conditions). In regards to Freeway Mixed Use areas, the development of underutilized industrials parcels is targeted to promote a better link with adjacent residential and commercial developments. Proposed development envisioned with the County portion of the SPA would not entail the development of a "new" community. The project would allow for multi-modal improvements along targeted corridors.

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

General Plan Goal/Objective/Policy	Proposed Project Consistency
g. Provide the opportunity to link communities through access to multi-modal transportation systems.	
Policy LU 4.1: Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62). a. Compliance with the design standards of the appropriate area plan land use category. b. Require that structures be constructed in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations. c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review. d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems. e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR). f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate. g. Encourage innovative and creative design concepts. h. Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art. i. Include consistent and well-designed signage that is integrated with the building's architectural character. j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses. k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods. l. Mitigate noise, odor, lighting, and other impacts on surrounding properties. m. Provide and maintain landscaping in open spaces and parking lots. n. Include extensive landscaping. o. Preserve natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways,	**Consistent.** The Northside Specific Plan provides a framework for how the Northside community (including the small area of the County including in the SPA) would be developed over time. Most County lands are already developed and would remain unchanged; however, mixed use development may occur along the I-215 corridor on underutilized industrial properties. The Design Standards established for the Northside Specific Plan are intended to make the Northside community more attractive, stronger economically, and improved from an environmental perspective. In addition, the Design Standards established for the Northside Specific Plan include measures pertaining to energy efficiency, water conservation, climate appropriately landscaping, well-designed signage, and the encouragement of functional, connected spaces.

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

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

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

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

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

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

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

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

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

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

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

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

3.1.5 Mitigation Measures

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

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

3.1.6 Level of Significance After Mitigation

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

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

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0 0.5 1 Miles

FIGURE 3.1-1
Scenic Vistas and Roads
Northside Specific Plan

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SOURCE: Rick Engineering 2019

FIGURE 3.1-2

Central Park (Subarea 8) - Conceptual Plan

Northside Specific Plan

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SOURCE: Rick Engineering 2019

FIGURE 3.1-3

Central Park (Subarea 8) - Conceptual Rendering

Northside Specific Plan

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

SOURCE: Rick Engineering 2019

FIGURE 3.1-4

Northside Village Center (Subarea 9) - Conceptual Plan

Northside Specific Plan

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SOURCE: Rick Engineering 2019

FIGURE 3.1-5

Northside Village Center (Subarea 9) - Conceptual Rendering

Northside Specific Plan

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SOURCE: Rick Engineering 2019

FIGURE 3.1-6

Trujillo Adobe Heritage Village (Subarea 16) - Conceptual Plan

Northside Specific Plan

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SOURCE: Rick Engineering 2019

FIGURE 3.1-7

Trujillo Adobe Heritage Village (Subarea 16) - Conceptual Rendering

Northside Specific Plan

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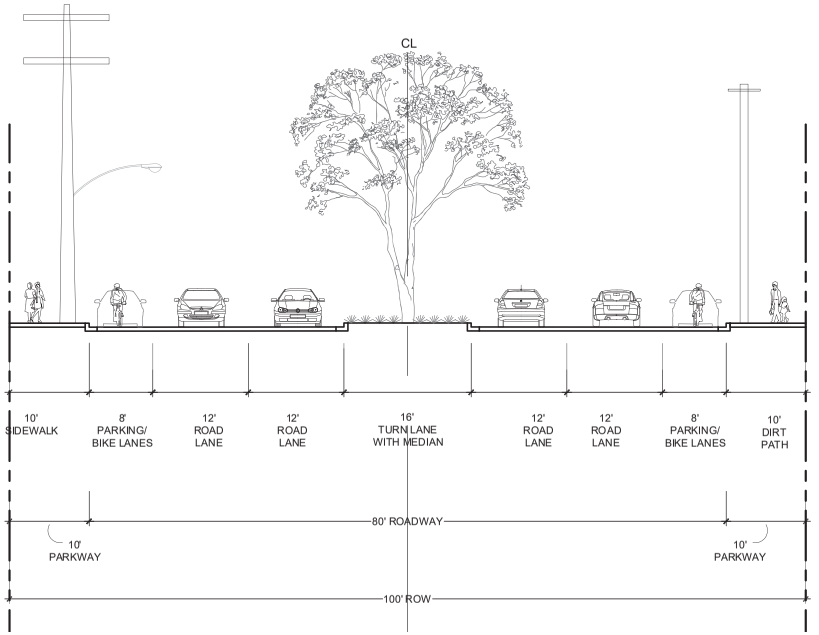
EXISTING



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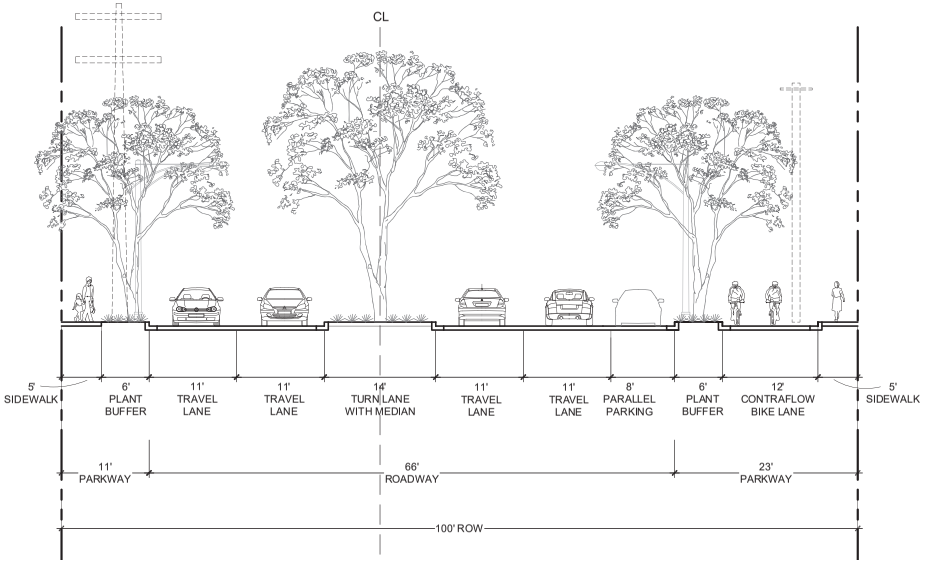

SOURCE: Rick Engineering 2019

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FIGURE 3.1-8

Existing and Proposed Sections - Main Street

Northside Specific Plan

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SOURCE: Rick Engineering 2019

FIGURE 3.1-9

Main Street - Conceptual Renderings

Northside Specific Plan

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3.2 Air Quality

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

3.2.1 Existing Conditions

Climate and Topography

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

Climate

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

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

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

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

Sunlight

The presence and intensity of sunlight are necessary prerequisites for the formation of photochemical smog. Under the influence of the ultraviolet radiation of sunlight, certain "primary" pollutants (mainly reactive hydrocarbons and oxides of nitrogen [NO_X][3]) react to form "secondary" pollutants (primarily oxidants). Since this process is time dependent, secondary pollutants can be formed many miles downwind of the emission sources. Southern California also has abundant sunshine, which drives the photochemical reactions that form pollutants such as ozone (O_3) and a substantial portion of fine particulate matter ($PM_{2.5}$, particles less than 2.5 microns in diameter). In the SCAB, high concentrations of O_3 are normally recorded during the late spring, summer, and early autumn months, when more intense sunlight drives enhanced photochemical reactions. Because of the prevailing daytime winds and time-delayed nature of photochemical smog, oxidant concentrations are highest in the inland areas of Southern California.

Temperature Inversions

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

Mixing heights for inversions are lower in the summer, and inversions are more persistent, being partly responsible for the high levels of O_3 observed during summer months in the SCAB. Smog in Southern California is generally the result of these temperature inversions combining with coastal day winds and local mountains to contain the pollutants for long periods, allowing them to form secondary pollutants by reacting in the presence of sunlight. The SCAB has a limited ability to disperse these pollutants due to typically low wind speeds and the surrounding mountain ranges.

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

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

[3] NO_X is a general term pertaining to compounds of nitric oxide (NO), nitrogen dioxide (NO_2) and other oxides of nitrogen.

Pollutants and Effects

Criteria Air Pollutants

Criteria air pollutants are defined as pollutants for which the federal and state governments have established ambient air quality standards, or criteria, for outdoor concentrations to protect public health. The national and California standards have been set, with an adequate margin of safety, at levels above which concentrations could be harmful to human health and welfare. These standards are designed to protect the most sensitive persons from illness or discomfort. Pollutants of concern include O_3, nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), PM_{10}, $PM_{2.5}$, and lead. In California, sulfates, vinyl chloride, hydrogen sulfide, and visibility-reducing particles are also regulated as criteria air pollutants. These pollutants, as well as toxic air contaminants (TACs), are discussed in the following paragraphs.[4] A more detailed discussion of health effects of criteria air pollutants is provided in Appendix D.

Ozone. O_3 is a strong-smelling, pale blue, reactive, toxic chemical gas consisting of three oxygen atoms. It is a secondary pollutant formed in the atmosphere by a photochemical process involving the sun's energy and O_3 precursors. These precursors are mainly NO_x and volatile organic compounds (VOCs). The maximum effects of precursor emissions on O_3 concentrations usually occur several hours after they are emitted and many miles from the source. Meteorology and terrain play major roles in O_3 formation, and ideal conditions occur during summer and early autumn on days with low wind speeds or stagnant air, warm temperatures, and cloudless skies. O_3 exists in the upper atmosphere O_3 layer (stratospheric O_3) and at the Earth's surface in the troposphere (ground-level O_3).[5] The O_3 that the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) regulate as a criteria air pollutant is produced close to the ground level, where people live, exercise, and breathe. Ground-level O_3 is a harmful air pollutant that causes numerous adverse health effects and is thus considered "bad" O_3. Stratospheric, or "good," O_3 occurs naturally in the upper atmosphere, where it reduces the amount of ultraviolet light (i.e., solar radiation) entering the Earth's atmosphere. Without the protection of the beneficial stratospheric O_3 layer, plant and animal life would be seriously harmed.

O_3 in the troposphere causes numerous adverse health effects; short-term exposures (lasting for a few hours) to O_3 at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes (EPA 2013).

Inhalation of O_3 causes inflammation and irritation of the tissues lining human airways, causing and worsening a variety of symptoms. Exposure to O_3 can reduce the volume of air that the lungs breathe in, thereby causing shortness of breath. O_3 in sufficient doses increases the permeability of lung cells, rendering them more susceptible to toxins and microorganisms. The occurrence and severity of health effects from O_3 exposure vary widely among individuals, even when the dose and the duration of exposure are the same. Research shows adults and children who spend more time outdoors participating in vigorous physical activities are at greater risk from the harmful health effects of O_3 exposure. While there are relatively few studies on the effects of O_3 on children, the available studies show that children are no more or less likely to suffer harmful effects than adults. However, there are a number of reasons why children may be more susceptible to O_3 and other pollutants. Children and teens spend nearly twice as much time

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

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

outdoors and engaged in vigorous activities as adults. Children breathe more rapidly than adults and inhale more pollution per pound of their body weight than adults. Also, children are less likely than adults to notice their own symptoms and avoid harmful exposures. Further research may be able to better distinguish between health effects in children and adults. Children, adolescents, and adults who exercise or work outdoors, where O_3 concentrations are the highest, are at the greatest risk of harm from this pollutant (CARB 2019b).

Nitrogen Dioxide. NO_2 is a brownish, highly reactive gas that is present in all urban atmospheres. The major mechanism for the formation of NO_2 in the atmosphere is the oxidation of the primary air pollutant nitric oxide (NO), which is a colorless, odorless gas. NO_x plays a major role, together with VOCs, in the atmospheric reactions that produce O_3. NO_x is formed from fuel combustion under high temperature or pressure. In addition, NO_x is an important precursor to acid rain and may affect both terrestrial and aquatic ecosystems. The two major emissions sources are transportation and stationary fuel combustion sources such as electric utility generation units and industrial boilers.

A large body of health science literature indicates that exposure to NO_2 can induce adverse health effects. The strongest health evidence, and the health basis for the ambient air quality standards for NO_2, results from controlled human exposure studies that show that NO_2 exposure can intensify responses to allergens in allergic asthmatics. In addition, a number of epidemiological studies have demonstrated associations between NO_2 exposure and premature death, cardiopulmonary effects, decreased lung function growth in children, respiratory symptoms, emergency room visits for asthma, and intensified allergic responses. Infants and children are particularly at risk because they have disproportionately higher exposure to NO_2 than adults due to their greater breathing rate for their body weight and their typically greater outdoor exposure duration. Several studies have shown that long-term NO_2 exposure during childhood, the period of rapid lung growth, can lead to smaller lungs at maturity in children with higher levels of exposure compared to children with lower exposure levels. In addition, children with asthma have a greater degree of airway responsiveness compared with adult asthmatics. In adults, the greatest risk is to people who have chronic respiratory diseases, such as asthma and chronic obstructive pulmonary disease (CARB 2019c).

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

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

Sulfur Dioxide. SO_2 is a colorless, pungent gas formed primarily from incomplete combustion of sulfur-containing fossil fuels. The main sources of SO_2 are coal and oil used in power plants and industries; as such, the highest levels of SO_2 are generally found near large industrial complexes. In recent years, SO_2 concentrations have been reduced by the increasingly stringent controls placed on stationary source emissions of SO_2 and limits on the sulfur content of fuels.

Controlled human exposure and epidemiological studies show that children and adults with asthma are more likely to experience adverse responses with SO_2 exposure, compared with the non-asthmatic population. Effects at levels near the 1-hour standard are those of asthma exacerbation, including bronchoconstriction accompanied by symptoms of respiratory irritation such as wheezing, shortness of breath, and chest tightness, especially during exercise or physical activity. Also, exposure at elevated levels of SO_2 (above 1 parts per million [ppm]) results in increased incidence of pulmonary symptoms and disease, decreased pulmonary function, and increased risk of mortality. The elderly and people with cardiovascular disease or chronic lung disease (such as bronchitis or emphysema) are most likely to experience these adverse effects (CARB 2019e).

SO_2 is of concern both because it is a direct respiratory irritant and because it contributes to the formation of sulfate and sulfuric acid in particulate matter (NRC 2005). People with asthma are of particular concern, both because they have increased baseline airflow resistance and because their SO_2-induced increase in airflow resistance is greater than in healthy people, and it increases with the severity of their asthma (NRC 2005). SO_2 is thought to induce airway constriction via neural reflexes involving irritant receptors in the airways (NRC 2005).

Particulate Matter. Particulate matter pollution consists of very small liquid and solid particles floating in the air, which can include smoke, soot, dust, salts, acids, and metals. Particulate matter can form when gases emitted from industries and motor vehicles undergo chemical reactions in the atmosphere. $PM_{2.5}$ and PM_{10} represent fractions of particulate matter. Coarse particulate matter (PM_{10}) consists of particulate matter that is 10 microns or less in diameter and is about 1/7 the thickness of a human hair. Major sources of PM_{10} include crushing or grinding operations; dust stirred up by vehicles traveling on roads; wood-burning stoves and fireplaces; dust from construction, landfills, and agriculture; wildfires and brush/waste burning; industrial sources; windblown dust from open lands; and atmospheric chemical and photochemical reactions. Fine particulate matter ($PM_{2.5}$) consists of particulate matter that is 2.5 microns or less in diameter and is roughly 1/28 the diameter of a human hair. $PM_{2.5}$ results from fuel combustion (e.g., from motor vehicles and power generation and industrial facilities), residential fireplaces, and woodstoves. In addition, $PM_{2.5}$ can be formed in the atmosphere from gases such as sulfur oxides (SO_x), NO_x, and VOCs.

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

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

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

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

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

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

Sulfates. Sulfates are the fully oxidized form of sulfur, which typically occur in combination with metals or hydrogen ions. Sulfates are produced from reactions of SO_2 in the atmosphere and can result in respiratory impairment, as well as reduced visibility.

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

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

Visibility-Reducing Particles. Visibility-reducing particles are any particles in the air that obstruct the range of visibility. Effects of reduced visibility can include obscuring the viewshed of natural scenery, reducing airport safety, and discouraging tourism. Sources of visibility-reducing particles are the same as for $PM_{2.5}$ described above.

Volatile Organic Compounds. Hydrocarbons are organic gases that are formed from hydrogen and carbon and sometimes other elements. Hydrocarbons that contribute to formation of O_3 are referred to and regulated as VOCs (also referred to as reactive organic gases). Combustion engine exhaust, oil refineries, and fossil-fueled power plants are the sources of hydrocarbons. Other sources of hydrocarbons include evaporation from petroleum fuels, solvents, dry cleaning solutions, and paint.

The primary health effects of VOCs result from the formation of O_3 and its related health effects. High levels of VOCs in the atmosphere can interfere with oxygen intake by reducing the amount of available oxygen through displacement. Carcinogenic forms of hydrocarbons, such as benzene, are considered TACs. There are no separate health standards for VOCs as a group.

Non-criteria Air Pollutants

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

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

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

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

Sensitive Receptors

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

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

3.2.2 Relevant Plans, Policies, and Ordinances

Federal

Criteria Air Pollutants

The federal Clean Air Act, passed in 1970 and last amended in 1990, forms the basis for the national air pollution control effort. The EPA is responsible for implementing most aspects of the Clean Air Act, including setting National Ambient Air Quality Standards (NAAQS) for major air pollutants; setting hazardous air pollutant standards; approving state attainment plans; setting motor vehicle emissions standards; issuing stationary source emissions standards and permits; and establishing acid rain control measures, stratospheric O_3 protection measures, and enforcement provisions. NAAQS are established for criteria pollutants under the Clean Air Act, which are O_3, CO, NO_2, SO_2, PM_{10}, $PM_{2.5}$, and lead.

The NAAQS describe acceptable air quality conditions designed to protect the health and welfare of the citizens of the nation. The NAAQS (other than for O_3, NO_2, SO_2, PM_{10}, $PM_{2.5}$, and those based on annual averages or arithmetic mean) are not to be exceeded more than once per year. NAAQS for O_3, NO_2, SO_2, PM_{10}, and $PM_{2.5}$ are based on statistical calculations over 1- to 3-year periods, depending on the pollutant. The Clean Air Act requires the EPA to reassess the NAAQS at least every 5 years to determine whether adopted standards are adequate to protect public health based on current scientific evidence. States with areas that exceed the NAAQS must prepare a State Implementation Plan that demonstrates how those areas will attain the NAAQS within mandated timeframes.

Hazardous Air Pollutants

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

State

Criteria Air Pollutants

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

CARB has established California Ambient Air Quality Standards (CAAQS), which are generally more restrictive than the NAAQS. As stated previously, an ambient air quality standard defines the maximum amount of a pollutant averaged over a specified period of time that can be present in outdoor air without harm to the public's health. For each pollutant, concentrations must be below the relevant CAAQS before a geographical area can attain the corresponding CAAQS. Air quality is considered "in attainment" if pollutant levels are continuously below the CAAQS and violate the standards no more than once each year. The CAAQS for O_3, CO, SO_2 (1-hour and 24-hour), NO_2, PM_{10}, and $PM_{2.5}$ and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded.

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

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

Table 3.2-1. Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[a]	National Standards[b]	
		Concentration[c]	*Primary[c,d]*	*Secondary[c,e]*
O_3	1 hour	0.09 ppm (180 μg/m^3)	—	Same as Primary Standard[f]
	8 hours	0.070 ppm (137 μg/m^3)	0.070 ppm (137 μg/m^3)[f]	
NO_2[g]	1 hour	0.18 ppm (339 μg/m^3)	0.100 ppm (188 μg/m^3)	Same as Primary Standard
	Annual Arithmetic Mean	0.030 ppm (57 μg/m^3)	0.053 ppm (100 μg/m^3)	

Table 3.2-1. Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[a]	National Standards[b]	
		Concentration[c]	*Primary[c,d]*	*Secondary[c,e]*
CO	1 hour	20 ppm (23 mg/m^3)	35 ppm (40 mg/m^3)	None
	8 hours	9.0 ppm (10 mg/m^3)	9 ppm (10 mg/m^3)	
SO_2[h]	1 hour	0.25 ppm (655 µg/m^3)	0.075 ppm (196 µg/m^3)	—
	3 hours	—	—	0.5 ppm (1,300 µg/m^3)
	24 hours	0.04 ppm (105 µg/m^3)	0.14 ppm (for certain areas)[g]	—
	Annual	—	0.030 ppm (for certain areas)[g]	—
PM_{10}[i]	24 hours	50 µg/m^3	150 µg/m^3	Same as Primary Standard
	Annual Arithmetic Mean	20 µg/m^3	—	
$PM_{2.5}$[i]	24 hours	—	35 µg/m^3	Same as Primary Standard
	Annual Arithmetic Mean	12 µg/m^3	12.0 µg/m^3	15.0 µg/m^3
Lead[j,k]	30-day Average	1.5 µg/m^3	—	—
	Calendar Quarter	—	1.5 µg/m^3 (for certain areas)[k]	Same as Primary Standard
	Rolling 3-Month Average	—	0.15 µg/m^3	
Hydrogen sulfide	1 hour	0.03 ppm (42 µg/m^3)	—	—
Vinyl chloride[j]	24 hours	0.01 ppm (26 µg/m^3)	—	—
Sulfates	24 hours	25 µg/m^3	—	—
Visibility reducing particles	8 hour (10:00 a.m. to 6:00 p.m. PST)	Insufficient amount to produce an extinction coefficient of 0.23 per kilometer due to particles when the relative humidity is less than 70%	—	—

Source: CARB 2016.

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

[a] California standards for O_3, CO, SO_2 (1-hour and 24-hour), NO_2, suspended particulate matter—PM_{10}, $PM_{2.5}$, and visibility-reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. CAAQS are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

[b] National standards (other than O_3, NO_2, SO_2, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The O_3 standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over 3 years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 micrograms per cubic meter (µg/m^3) is equal to or less than one. For $PM_{2.5}$, the 24-hour standard is attained when 98% of the daily concentrations, averaged over 3 years, are equal to or less than the standard.

[c] Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25° Celsius (°C) and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

[d] National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

[e] National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
[f] On October 1, 2015, the primary and secondary NAAQS for O_3 were lowered from 0.075 ppm to 0.070 ppm
[g] To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 parts per billion (ppb). Note that the national 1-hour standard is in units of ppb. California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
[h] On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until 1 year after an area is designated for the 2010 standard, except that in areas designated nonattainment of the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
[i] On December 14, 2012, the national annual $PM_{2.5}$ primary standard was lowered from 15 $\mu g/m^3$ to 12.0 $\mu g/m^3$. The existing national 24-hour $PM_{2.5}$ standards (primary and secondary) were retained at 35 $\mu g/m^3$, as was the annual secondary standard of 15 $\mu g/m^3$. The existing 24-hour PM_{10} standards (primary and secondary) of 150 $\mu g/m^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
[j] CARB has identified lead and vinyl chloride as TACs with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
[k] The national standard for lead was revised on October 15, 2008, to a rolling 3-month average. The 1978 lead standard (1.5 $\mu g/m^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

Toxic Air Contaminants

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

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

California Health and Safety Code Section 41700

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

Regional and Local

South Coast Air Quality Management District

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

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

The previous AQMP was the 2012 AQMP, which was adopted in February 2013 (SCAQMD 2013). The 2012 AQMP proposed policies and measures to achieve national and California standards for improved air quality in the SCAB and those portions of the Salton Sea Air Basin (formerly named the Southeast Desert Air Basin) that are under SCAQMD jurisdiction. The 2012 AQMP is designed to meet applicable federal and state requirements for O_3 and particulate matter. The 2012 AQMP documents that attainment of the federal 24-hour $PM_{2.5}$ standard is impracticable by 2015 and the SCAB should be classified as a Serious nonattainment area along with the appropriate federal requirements. The 2012 AQMP includes the planning requirements to meet the 1-hour O_3 standard. The 2012 AQMP demonstrates attainment of the federal 24-hour $PM_{2.5}$ standard by 2014 in the SCAB through adoption of all feasible measures. Finally, the 2012 AQMP updates the EPA-approved 8-hour O_3 control plan with new measures designed to reduce reliance on the Clean Air Act section 182(e)(5) long-term measures for NO_x and VOC reductions. The 2012 AQMP reduction and control measures, which are outlined to mitigate emissions, are based on existing and projected land use and development. The EPA, with a final ruling on April 14, 2016, approved the Clean Air Act planning requirements for the 24-hour $PM_{2.5}$ standard portion and on September 3, 2014, approved the 1-hour O_3 Clean Air Act planning requirements.

Applicable Rules

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

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

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

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

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

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

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

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

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

Rule 1110.2 – Emissions from Gaseous- and Liquid-Fueled Engines: This rule applies to stationary and portable engines rated at greater than 50 horsepower. The purpose of Rule 1110.2 is to reduce NO_x, VOC, and CO emissions from engines. Emergency engines, including those powering standby generators, are generally exempt from the emissions and monitoring requirements of this rule as they have permit conditions that limit operation to 200 hours or less per year as determined by an elapsed operating time meter.

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

Rule 1146 – Emissions of Oxides of Nitrogen from Industrial, Institutional, and Commercial Boilers, Steam Generators, and Process Heaters: This rule applies to boilers, steam generators, and process heaters of equal to or greater than 5 million British thermal units (Btu) per hour rated heat input capacity used in all industrial, institutional, and commercial operations with the exception of boilers used by electric utilities to generate electricity, boilers and process heaters with a rated heat input capacity greater than 40 million Btu per hour that are used in petroleum refineries, and sulfur plant reaction boilers. Under this rule, the NO_x and CO exhaust concentration for Group III boilers (rated from 5 to less than 20 million Btu per hour) are limited to 9 ppm and 400 ppm, respectively, by volume referenced at 3% oxygen on a dry basis.

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

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

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

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

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

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

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

Regulation XIII – New Source Review: This regulation sets preconstruction review requirements for new, modified, or relocated facilities to ensure that the operation of such facilities does not interfere with progress in attainment of the NAAQS and that future economic growth within SCAQMD is not unnecessarily restricted. The specific air quality goal of this regulation is to achieve no net increases from new or modified permitted sources of nonattainment air contaminants or their precursors. In addition to nonattainment air contaminants, this regulation will also limit emissions increases of ammonia and O_3-depleting compounds from new, modified, or relocated facilities by requiring the use of best available control technology.

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

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

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

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

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

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

City of Riverside General Plan 2025 – Air Quality Element

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

Land Use Strategies

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

Environmental Justice

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

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

Sensitive Receptors

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

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

Housing Strategies

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

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

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

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

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

Business Near Transit

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

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

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

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

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

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

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

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

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

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

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

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

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

Land Densities

Policy AQ-1.23 Increase residential and commercial densities around rail and bus transit stations.

Policy AQ-1.24 Support programs to provide "station cars" for short trips to and from transit nodes (e.g., Neighborhood Electric Vehicles).

Policy AQ-1.25 Serve as an advocate for the City's residents regarding location/expansion of facilities/uses (e.g., freeways, busy roadways), which are not within the City's authority to regulate, to ensure that the health impacts of such projects are thoroughly investigated and mitigated.

Policy AQ-1.26 Require neighborhood parks and community centers near concentrations of residential areas to include pedestrian walkways and bicycle paths to encourage non-motorized travel.

Transportation

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

Reducing Vehicle Miles Traveled

Policy AQ-2.1 Support Transportation Management Associations between large employers and commercial/ industrial complexes.

Policy AQ-2.2 Support programs and educate employers about employee rideshare and transit incentives for employers with more than 250 employees at a single location. The City will provide incentives and programs to encourage alternative methods of transit.

Policy AQ-2.3 Cooperate with local, regional, State and Federal jurisdictions to reduce vehicle miles traveled (VMT) and motor vehicle emissions through job creation in job-poor areas.

Policy AQ-2.4 Monitor and strive to achieve performance goals and/or VMT reduction which are consistent with SCAG's goals.

Policy AQ-2.5 Consult with the California Air Resources Board to identify ways that it may assist the City (e.g., providing funding, sponsoring programs) with its goal to reduce air pollution by reducing emissions from mobile sources.

Policy AQ-2.6 Develop trip reduction plans that promote alternative work schedules, ridesharing, telecommuting and work at-home programs, employee education and preferential parking.

Policy AQ-2.7 Use incentives, regulations and Transportation Demand Management in cooperation with surrounding jurisdictions to eliminate vehicle trips that would otherwise be made.

Policy AQ-2.8 Work with Riverside Transit Authority (RTA) to establish mass transit mechanisms for the reduction of work related and non-work-related vehicle trips.

Policy AQ-2.9 Encourage local transit agencies to promote ridership though careful planning of routes, headways, origins and destinations, types of vehicles.

Policy AQ-2.10 Identify and develop non-motorized transportation corridors.

Policy AQ-2.11 Develop ways to incorporate the "Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities" into the Development Review process and Citywide air quality education programs.

Reducing Traffic at Special Event Centers

Policy AQ-2.12 Promote the use of peripheral parking by increasing on-site parking rates and offering reduced rates to peripheral parking.

Policy AQ-2.13 Encourage special event center operators to advertise and offer discounted transit passes with event tickets.

Policy AQ-2.14 Encourage special event center operators to advertise and offer discount parking incentives to carpooling patrons, with four or more persons per vehicle for on-site parking.

Utilizing Transportation System Management

Policy AQ-2.15 Manage traffic flow through signal synchronization, while coordinating with and permitting the free flow of mass transit vehicles, as a way to achieve mobility.

Policy AQ-2.16 Minimize traffic hazards and delays through highway maintenance, rapid emergency response, debris removal and elimination of at-grade railroad crossings.

Policy AQ-2.17 Encourage, and to the extent possible, require through the land use entitlement or business regulation process, business owners to schedule deliveries at off-peak traffic periods

Transportation System Management Improvements

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

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

Transportation Facility Development

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

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

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

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

Encouraging the use of Alternative Fuels

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

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

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

Stationary Pollution Sources

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

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

Policy AQ-3.2 Deleted.

Policy AQ-3.3 Support SCAQMD's efforts to require stationary air pollution sources, such as gasoline stations, restaurants with charbroilers and deep fat fryers, to comply with or exceed applicable SCAQMD rules and control measures.

Policy AQ-3.4 Require projects to mitigate, to the extent feasible, anticipated emissions which exceed AQMP Guidelines.

Policy AQ-3.5 Consider ordinances and/or voluntary incentive programs that encourage residential builders to go above and beyond State codes to conserve energy and reduce air pollution.

Policy AQ-3.6 Support "green" building codes that require air conditioning/filtration installation, upgrades or improvements for all buildings, but particularly for those associated with sensitive receptors.

Policy AQ-3.7 Require use of pollution control measures for stationary and area sources through the use of best available control activities, fuel/material substitution, cleaner fuel alternatives, product reformulation, change in work practices and of control measures identified in the latest AQMP.

Reduction of Particulate Matter

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

Monitoring for Particulate Matter

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

Control Measures

Policy AQ-4.2 Reduce particulate matter from agriculture (e.g., require use of clean non-diesel equipment and particulate traps), construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way and off-road vehicles to the extent possible, as provided in SCAQMD Rule 403.

Policy AQ-4.3 Support the reduction of all particulates potential sources.

Policy AQ-4.4 Support programs that reduce emissions from building materials and methods that generate excessive pollutants through incentives and/or regulations.

Policy AQ-4.5 Require the suspension of all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.

Cooperation among Agencies

Policy AQ-4.6 Cooperate with local, regional, State and Federal jurisdictions to better control particulate matter.

Policy AQ-4.7 Support legislation or other negotiations which would prevent the idling of trains within the City's boundaries (e.g. institute nuisance actions).

Energy Conservation

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

Policy AQ-5.1 Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.

Policy AQ-5.2 Develop incentives and/or regulations regarding energy conservation requirements for private and public developments.

Policy AQ-5.3 Continue and expand use of renewable energy resources such as wind, solar, water, landfill gas, and geothermal sources.

Policy AQ-5.4 Continue and expand the creation of locally-based solar photovoltaic power stations in Riverside.

Policy AQ-5.5 Continue and expand Riverside Public Utilities' programs to promote energy efficiency.

Policy AQ-5.6 Support the use of automated equipment for conditioned facilities to control heating and air conditioning.

Policy AQ-5.7 Require residential building construction to meet or exceed energy use guidelines in Title 24 of the California Administrative Code.

Public Education

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

Policy AQ-6.1 Provide air quality information through the City's website, including links to AQMD, CARB and other environmental-based sites.

Policy AQ-6.2 Organize a City-sponsored event on a topic that improves air quality, including alternative fuel vehicle forums and clean household product events.

Policy AQ-6.3 Work with school districts to develop air quality curriculum for students, and continue Riverside Public Utilities' Energy Education Program.

Policy AQ-6.4 Encourage, publicly recognize and reward innovative approaches that improve air quality.

Policy AQ-6.5 Involve environmental groups, the business community, special interests and the general public in the formulation and implementation of programs that effectively reduce airborne pollutants.

Policy AQ-6.6 Provide public education to encourage use of low- or zero-emission vehicles. Policy AQ-6.7: Provide public education to encourage ecologic responsibility in consumers when purchasing products for home improvement, household and personal care.

Policy AQ-6.8 Continue Riverside Public Utilities' Energy Innovation Grant (EIG) program to fund research, development and demonstration projects aimed at advancing science and accelerating new technology.

Policy AQ-6.9 Continue Riverside Public Utilities' Green Power public information program to increase awareness of renewable energy resources

Multi-Jurisdictional Cooperation

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

Policy AQ-7.1 Promote and participate with regional and local agencies, both public and private, to protect and improve air quality.

Policy AQ-7.2 Support SCAG's Regional Growth Management Plan by developing intergovernmental agreements with appropriate governmental entities such as the Western Riverside Council of Governments, sanitation districts, water districts and those subregional entities identified in the Regional Growth Management Plan.

Policy AQ-7.3 Participate in the development and update of those regional air quality management plans required under Federal and State law and meet all standards established for clean air in these plans.

Policy AQ-7.4 Coordinate with the SCAQMD to ensure that the City's air quality plans regarding reduction of air pollutant emissions are being enforced.

Policy AQ-7.5 Establish and implement air quality, land use and circulation measures that improve not only the City's environment but that of the entire region.

Policy AQ-7.6 Establish a level playing field by working with local jurisdictions to simultaneously adopt policies similar to those in this Air Quality Element.

Policy AQ-7.7 Support legislation that promotes cleaner industry, clean fuel vehicles and more efficient burning engines and fuels.

Policy AQ-7.8 Support the introduction of Federal, State or regional enabling legislation to promote inventive air quality programs which otherwise could not be implemented.

Policy AQ-7.9 Adhere with Federal, State and regional air quality laws, specifically with Government Code Section 65850.2, which requires that each owner or authorized agent of a project indicate, on the development or building permit for the project, whether he/she will need to comply with the requirements for a permit for construction or modification from the SCAQMD.

Policy AQ-7.10 Incorporate, to the extent applicable and permitted by law, current and proposed AQMP measures.

Policy AQ-7.11 Seek opportunities to pool AB 2766 (Motor Vehicle Fee Program) funds with neighboring cities to fund programs (e.g., traffic synchronization, fueling station infrastructure, etc.) that will mitigate mobile source emissions.

Sustainable Riverside and Global Warming

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

Policy AQ-8.1 Support the Sustainable Riverside Policy Statement by developing a Green Plan of action.

Policy AQ-8.2 Support appropriate initiatives, legislation, and actions for reducing and responding to climate change.

Policy AQ-8.3 Encourage community involvement and public-private partnerships to reduce and respond to global warming.

Policy AQ-8.4 Develop a Climate Action Plan that sets a schedule to complete an inventory of municipal and private greenhouse gas (GHG) emissions, sets targets for reductions and methodologies to reach targets.

Energy

Policy AQ-8.5 Adopt and implement a policy to increase the use of renewable energy to meet 33% of the City's electric load by 2020.

Policy AQ-8.6 Promote Riverside as a Solar City through the implementation of programs for residential and commercial customers that will increase solar generation in the City to 1 MW by 2015 (enough for 1,000 homes), and 3 MW by 2020.

Policy AQ-8.7 Generate at least 10 MW (enough for 10,000 homes) of electric load from regional zero emissions sources by 2025.

Policy AQ-8.8 Reduce the City's per capita base load energy consumption by 10% through energy efficiency and conservation programs by 2016.

Policy AQ-8.9 Implement programs to encourage load shifting to off peak hours and explore demand response solutions by the end of 2008.

Greenhouse Gas Emissions

Policy AQ-8.10 Establish the 1990 GHG emission baseline for the City government on a per capita basis by the end of 2008.

Policy AQ-8.11 Implement a climate action plan that will reduce GHG emissions by 7% of the 1990 municipal baseline by 2012.

Policy AQ-8.12 Develop a calculation for and establish the 1990 GHG emissions baseline on a per capital basis for the City of Riverside as a geographic locale by the end of 2009.

Policy AQ-8.13 Utilizing the City boundaries as defined in 2008, implement a climate action plan to reduce GHG emissions by 7% of the 1990 City baseline by 2012.

Policy AQ-8.14 Establish programs that comply with the South Coast Air Quality Management District (AQMD) and the City's General Plan 2025 to increase the quality of air in Riverside.

Policy AQ-8.15 Aggressively support programs at the AQMD that reduce GHG and particulate matter generation in the Los Angeles and Orange County regions to improve air quality and reduce pollution in Riverside.

Waste Reduction

Policy AQ-8.16 Implement programs to encourage and increase participation of diverted waste from landfills by 2% before the end of 2008.

Policy AQ-8.17 Develop measures to encourage that a minimum of 40% of the waste from all construction sites throughout Riverside be recycled by the end of 2008.

Policy AQ-8.18 Encourage the reduction of any disposable, toxic, or non-renewable products (example: no pharmaceuticals or paint down the drain) by 5% through program creation by 2009.

Policy AQ-8.19 Implement educational programs to promote green purchasing throughout the community before 2009.

Urban Design

Policy AQ-8.20 Establish a policy that mandates a green building rating system standard that applies to all new municipal buildings over 5,000 square feet by January 1, 2008.

Policy AQ-8.21 Implement programs to encourage green buildings in the private sector by January 1, 2008.

Policy AQ-8.22 Encourage programs to establish green operations and maintenance for public and private sector businesses before 2009.

Policy AQ-8.23 Apply urban planning principles that encourage higher density, mixed use, walkable/bikeable neighborhoods, and coordinate land use and transportation with open space systems in 2008.

Policy AQ-8.24 Meet the environmentally sensitive goals of the General Plan 2025 specified in the Mitigation Monitoring Program of the Program Environmental Impact Report, and the Implementation Plan following the timelines set forth in each.

Policy AQ-8.25 Evaluate programs that address indoor air quality issues by the end of 2008.

Urban Nature

Policy AQ-8.26 Strengthen the City's existing trail inventory while providing a 75% increase of passive recreational and multi-use trails by 2015.

Policy AQ-8.27 Ensure that there is an accessible park, recreational, or public open space within a ½ mile of 90% of City residents by 2015.

Policy AQ-8.28 Plant at least 1,000 trees in City parks and right-ofways and encourage the planting of at least 3,000 shade trees on private property annually.

Policy AQ-8.29 While actively protecting critical habitat corridors, coordinate with the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), develop and implement a plan to protect natural habitat and wildlife movement by establishing and increasing the amount of preserve and reserve areas in the City by 150 acres by 2009.

Transportation

Policy AQ-8.30 Synchronize traffic signals along primary City arterials by the end of 2008.

Policy AQ-8.31 Implement a program to design, construct, or close at least one of the 26 railroad grade separations each year.

Policy AQ-8.32 Reconstruct at least two freeway/street interchanges by 2012.

Policy AQ-8.33 Increase the number of clean vehicles in the nonemergency City fleet to at least 60% by 2010.

Policy AQ-8.34 Encourage the use of bicycles as an alternative form of transportation, not just recreation, by increasing the number of bike trails by 15 miles and bike lanes by 111 miles throughout the City before 2025.

Policy AQ-8.35 Develop programs to reduce mobile sources of air pollution, such as encouraging the purchase of alternative fuel vehicles or lower emission hybrids and plug-ins, for the residential and business community before 2009.

Policy AQ-8.36 Promote and encourage the use of alternative methods of transportation throughout the community by providing programs to City employees that can be duplicated in local businesses.

Policy AQ-8.37 Implement a regional transit program between educational facilities by 2010. Policy AQ-8.38 Coordinate a plan with local agencies to expand affordable convenient public transit that will assist in reducing the per capita vehicle trips with the City limits by 2009.

Water

Policy AQ-8.39 Develop and implement a public education outreach program that addresses the discharge of preventable contaminants into the sanitary sewer system by Riverside residents and businesses by 2009.

Policy AQ-8.40 Develop recycling methods and expand existing uses for recycled wastewater by 2015.

Policy AQ-8.41 Increase the use of recycled water from the wastewater treatment plant to recover 15,000 acre feet or 30% on plant effluent by 2020.

Policy AQ-8.42 Implement water efficiency, conservation, and education programs to reduce the City's per capita potable water usage by 15% by 2025

The City of Colton – General Plan Model Air Quality Element

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

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

Policy 4.1 Manage growth by insuring the timely provision of infrastructure to serve new development.

Policy 4.2 Improve the balance between jobs and housing in order to create a more efficient urban form

Policy 4.3 Support a regional approach to regulating the location and design of land uses which are especially sensitive to air pollution

Goal 5 Reduce particulate emissions from roads, parking lots, construction sites, and agricultural lands.

Policy 5.1 Reduce particulate emissions from roads, parking lots, construction sites, and agricultural lands.

Policy 5.2 Reduce emissions from building materials and methods which generate excessive pollutants.

Goal 6 Reduced emissions through reduced energy consumption.

Policy 6.1 Reduce energy consumption through conservation improvements and requirements.

Policy 6.2 Reduce water heating emissions resulting from swimming pool heaters and residential and commercial water heaters.

Policy 6.3 Recycle wastes.

The County of Riverside General Plan

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

Multi-jurisdictional Cooperation

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

Sensitive Receptors

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

AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible. (AI 114)

AQ 2.3 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution. (AI 114)

AQ 2.4 Consider creating a program to plant urban trees on an Area Plan basis that removes pollutants from the air, provides shade and decreases the negative impacts of heat on the air. (AI 114)

Mobile Pollution Sources

AQ 3.1 Allow the market place, as much as possible, to determine the most economical approach to relieve congestion and cut emissions.

AQ 3.2 Seek new cooperative relationships between employers and employees to reduce vehicle miles traveled.

AQ 3.3 Encourage large employers and commercial/industrial complexes to create Transportation Management Associations. (AI 115)

AQ 3.4 Encourage employee rideshares and transit incentives for employers with more than 25 employees at a single location.

Stationary Pollution Sources

AQ 4.1 Require the use of all feasible building materials/methods which reduce emissions.

AQ 4.2 Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.

AQ 4.3 Require centrally heated facilities to utilize automated time clocks or occupant sensors to control heating where feasible.

AQ 4.4 Require residential building construction to comply with energy use guidelines detailed in Part 6 (California Energy Code) and/or Part 11 (California Green Building Standards Code) of Title 24 of the California Code of Regulations.

AQ 4.5 Require stationary pollution sources to minimize the release of toxic pollutants through:

- Design features;
- Operating procedures;

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

AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.

AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board.

AQ 4.8 Expand, as appropriate, measures contained in the County's Fugitive Dust Reduction Program for the Coachella Valley to the entire County.

AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.

AQ 4.10 Coordinate with the SCAQMD and MDAQMD to create a communications plan to alert those conducting grading operations in the County of first, second, and third stage smog alerts, and when wind speeds exceed 25 miles per hour. During these instances all grading operations should be suspended. (AI 111)

Energy Efficiency and Conservation

AQ 5.1 Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.

AQ 5.2 Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments. (AI 62)

AQ 5.3 Update, when necessary, the County's Policy Manual for Energy Conservation to reflect revisions to the County Energy Conservation Program.

AQ 5.4 Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

Business Development

AQ 7.1 Provide incentives to encourage new firms to locate within the County and existing firms to expand operations. (AI 18)

AQ 7.2 Work with SCAQMD and MDAQMD to develop a means to encourage the location of new commercial and industrial development in those localities where jobs are most needed. (AI 18)

AQ 7.3 Create a loan program to encourage small businesses to locate within the County. (AI 18)

AQ 7.4 Offer incentives to businesses to control emissions and implement the AQMP. (AI 18)

AQ 7.5 Reduce regulations on small businesses wherever possible and thereby encourage small business development and job creation. The County shall set performance standards as well as design standards, thus giving small business owners as many options as possible to comply with County regulations. (AI 18)

AQ 7.6 Adopt policies freeing small businesses from unnecessary and duplicative paperwork. (AI 18)

AQ 7.7 Assemble information collected from County agencies and departments concerning the business community to develop programs that better serve their needs. (AI 18)

Jobs-to-Housing Ratio

AQ 8.1 Locate new public facilities in job-poor areas of the county. (AI 18)

AQ 8.2 Emphasize job creation and reductions in vehicle miles traveled in job-poor areas to improve air quality over other less efficient methods. (AI 18)

AQ 8.3 Time and locate public facilities and services so that they further enhance job creation opportunities. (AI 18)

AQ 8.4 Support new mixed-use land use patterns and community centers which encourage community self-sufficiency and containment, and discourage automobile dependency

AQ 8.5 Develop community centers in conformance with policies contained in the Land Use Element. (AI 14)

AQ 8.6 Encourage employment centers in close proximity to residential uses. (AI 14)

AQ 8.7 Implement zoning code provisions which encourage community centers, telecommuting and home-based businesses. (AI 1)

AQ 8.8 Promote land use patterns which reduce the number and length of motor vehicle trips. (AI 26)

AQ 8.9 Promote land use patterns that promote alternative modes of travel. (AI 26)

Multi-jurisdictional Coordination

AQ 9.1 Cooperate with local, regional, state and federal jurisdictions to reduce vehicle miles traveled and motor vehicle emissions through job creation. (AI 18)

AQ 9.2 Attain performance goals and/or VMT reductions which are consistent with SCAG's Growth Management Plan. (AI 26)

Trip Reduction

AQ 10.1 Encourage trip reduction plans to promote alternative work schedules, ridesharing, telecommuting and work-at-home programs, employee education and preferential parking. (AI 47)

AQ 10.2 Use incentives, regulations and Transportation Demand Management in cooperation with surrounding jurisdictions when possible to eliminate vehicle trips which would otherwise be made. (AI 47)

AQ 10.3 Assist merchants in encouraging their customers to shift from single occupancy vehicles to transit, carpools, bicycles, or foot. (AI 48)

AQ 10.4 Continue to enforce the County's Transportation Demand Management Ordinance and update as necessary.

Particulate Matter

AQ 16.1 Cooperate with local, regional, state and federal jurisdictions to better control particulate matter.

AQ 16.2 Encourage stricter state and federal legislation on bias belted tires, smoking vehicles, and vehicles that spill debris on streets and highways, to better control particulate matter. (AI 113)

AQ 16.3 Collaborate with the SCAQMD and MDAQMD to require and/or encourage the adoption of regulations or incentives to limit the amount of time trucks may idle. (AI 120)

AQ 16.4 Collaborate with the EPA, SCAQMD, MDAQMD, and warehouse owners and operators to create regulations and programs to reduce the amount of diesel fumes released due to warehousing operations. (AI 121)

AQ 17.1 Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way, and off-road vehicles to the extent possible.(AI 123)

AQ 17.2 Enforce regulations against illegal fires.

AQ 17.3 Identify and create a control plan for areas within the County prone to wind erosion of soil.

AQ 17.4 Adopt incentives, regulations and/or procedures to manage paved and unpaved roads and parking lots so they produce the minimum practicable level of particulates. (AI 111)

AQ 17.5 Adopt incentives and/or procedures to limit dust from agricultural lands and operations, where applicable. (AI 123)

AQ 17.6 Reduce emissions from building materials and methods that generate excessive pollutants, through incentives and/or regulations.

AQ 17.7 Separate trucks from other vehicles in industrial areas of the County with the creation of truck only access lanes to promote the free flow of traffic. (AI 43)

AQ 17.8 Adopt regulations and programs necessary to meet state and federal guidelines for diesel emissions. (AI 121)

AQ 17.9 Encourage the installation and use of electric service units at truck stops and distribution centers for heating and cooling truck cabs, and particularly for powering refrigeration trucks in lieu of idling of engines for power. (AI 120)

AQ 17.10 Promote and encourage the use of natural gas and electric vehicles in distribution centers. (AI 146, 147)

AQ 17.11 Create and implement street-sweeping plans, as appropriate, in areas of the County disproportionately affected by particulate matter pollution.

Climate Action Plans

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

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

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

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

- Water
- Solid Waste

City of Colton

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

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

The County of Riverside - Climate Action Plan

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

Air Quality Conditions

SCAB Attainment Designation

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

Table 3.2-2. South Coast Air Basin Attainment Classification

Pollutant	Designation/Classification	
	National Standards	*California Standards*
Ozone (O_3), 1-hour	No National Standard	**Nonattainment**
Ozone (O_3), 8-hour	**Extreme Nonattainment**	**Nonattainment**
Nitrogen Dioxide (NO_2)	Unclassifiable/Attainment	Attainment
Carbon Monoxide (CO)	Attainment/Maintenance	Attainment
Sulfur Dioxide (SO_2)	Unclassifiable/Attainment	Attainment
Coarse Particulate Matter (PM_{10})	Attainment/Maintenance	**Nonattainment**
Fine Particulate Matter ($PM_{2.5}$)	**Serious Nonattainment**	**Nonattainment**
Lead (Pb)	Nonattainment	Attainment
Hydrogen Sulfide	No National Standard	Unclassified
Sulfates	No National Standard	Attainment
Visibility-Reducing Particles	No National Standard	Unclassified
Vinyl Chloride	No National Standard	No designation

Sources: EPA 2018b (national); CARB 2018a (California).
Notes: Bold text = not in attainment; Attainment = meets the standards; Attainment/Maintenance = achieves the standards after a nonattainment designation; Nonattainment = does not meet the standards; Unclassified or Unclassifiable = insufficient data to classify; Unclassifiable/Attainment = meets the standard or is expected to be meet the standard despite a lack of monitoring data.

In summary, the SCAB is designated as a nonattainment area for federal and state O_3 standards and federal and state $PM_{2.5}$ standards. The SCAB is designated as a nonattainment area for state PM_{10} standards; however, it is designated as an attainment area for federal PM_{10} standards. The SCAB is designated as an attainment area for federal and state CO standards, federal and state NO_2 standards, and federal and state SO_2 standards. While the SCAB has been designated as nonattainment for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard (EPA 2018b; CARB 2018a).

Despite the current nonattainment status, air quality within the SCAB has generally improved since the inception of air pollutant monitoring in 1976. This improvement is mainly a result of lower-polluting on-road motor vehicles, more stringent regulation of industrial sources, and the implementation of emission reduction strategies by the SCAQMD. This trend toward cleaner air has occurred in spite of continued population growth. PM_{10} levels have declined almost 50% since 1990, and $PM_{2.5}$ levels have also declined 50% since measurements began in 1999 (SCAQMD 2013). Similar improvements are observed with O_3, although the rate of O_3 decline has slowed in recent years.

Local Ambient Air Quality

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

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

Table 3.2-3. Local Ambient Air Quality Data

Monitoring Station	Unit	Averaging Time	Agency/ Method	Ambient Air Quality Standard	Measured Concentration by Year			Exceedances by Year		
					2016	*2017*	*2018*	*2016*	*2017*	*2018*
Ozone (O_3)										
Rubidoux	ppm	Maximum 1-hour concentration	California	0.09	0.142	0.145	0.123	33	47	22
	ppm	Maximum 8-hour concentration	California	0.070	0.105	0.119	0.101	71	82	57
			National	0.070	0.104	0.118	0.101	69	81	53
Nitrogen Dioxide (NO_2)										
Rubidoux	ppm	Maximum 1-hour concentration	California	0.18	0.07	0.06	0.06	0	0	0
			National	0.100	0.073	0.063	0.055	0	0	0
	ppm	Annual concentration	California	0.030	0.015	0.015	0.014	—	—	—
			National	0.053	—	—	—	—	—	—
Carbon Monoxide (CO)										
Rubidoux	ppm	Maximum 1-hour concentration	California	20	1.7	2.4	2.2	0	0	0
			National	35	1.7	2.4	2.2	0	0	0
	ppm	Maximum 8-hour concentration	California	9.0	1.3	1.8	1.9	0	0	0
			National	9	1.3	1.8	1.9	0	0	0
Sulfur Dioxide (SO_2)										
Rubidoux	ppm	Maximum 1-hour concentration	National	0.075	0.0056	0.0025	0.0017	0	0	0
	ppm	Maximum 24-hour concentration	National	0.14	—	—	—	—	—	—
	ppm	Annual concentration	National	0.030	—	—	—	—	—	—
Coarse Particulate Matter (PM_{10})[b]										
Rubidoux	µg/m³	Maximum 24-hour concentration	California	50	170.5	137.6	126	ND	102.5	133.6
			National	150	84	92	86.5	0	0	0
	µg/m³	Annual concentration	California	20	38.1	39	43.9	—	—	—
Fine Particulate Matter ($PM_{2.5}$)[b]										
Rubidoux	µg/m³	Maximum 24-hour concentration	National	35	51.5	50.3	66.3	5.1	7.2	3.1
	µg/m³	Annual concentration	California	12	60.8	14.5	12.5	—	—	—
			National	12.0	51.5	12.2	12.5	—	—	—

Sources: CARB 2018b; EPA 2018c.

Notes: ppm = parts per million by volume; ND = insufficient data available to determine the value; — = not available; $\mu g/m^3$ = micrograms per cubic meter.
Data taken from CARB iADAM (http://www.arb.ca.gov/adam) and EPA AirData (http://www.epa.gov/airdata/) represent the highest concentrations experienced over a given year.
Exceedances of national and California standards are only shown for O_3 and particulate matter. Daily exceedances for particulate matter are estimated days because PM_{10} and $PM_{2.5}$ are not monitored daily. All other criteria pollutants did not exceed national or California standards during the years shown. There is no national standard for 1-hourO_3, annual PM_{10}, or 24-hour SO_2, nor is there a California 24-hour standard for $PM_{2.5}$.
Rubidoux Monitoring Station is located at 5888 Mission Boulevard, Rubidoux, California.

[a] Mean does not satisfy minimum data completeness criteria.

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

3.2.3 Thresholds of Significance

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

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

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

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

Table 3.2-4. SCAQMD Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds		
Pollutant	*Construction (Pounds per Day)*	*Operation (Pounds per Day)*
VOCs	75	55
NO_x	100	55
CO	550	550
SO_x	150	150
PM_{10}	150	150
$PM_{2.5}$	55	55
Lead[a]	3	3

Table 3.2-4. SCAQMD Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds		
Pollutant	*Construction (Pounds per Day)*	*Operation (Pounds per Day)*
TACs, Odor and GHG Thresholds		
TACs[b]	Maximum incremental cancer risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic and acute hazard index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
Ambient Air Quality Standards for Criteria Pollutants[c]		
NO_2 1-hour average NO_2 annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.030 ppm (state) and 0.0534 ppm (federal)	
CO 1-hour average CO 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
PM_{10} 24-hour average PM_{10} annual average	10.4 μg/m³ (construction)[d] 2.5 μg/m³ (operation) 1.0 μg/m³	
$PM_{2.5}$ 24-hour average	10.4 μg/m³ (construction)[d] 2.5 μg/m³ (operation)	
SO2 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 μg/m3 (state)	
Lead[a] 30-day Average Rolling 3-month average	1.5 μg/m3 (state) 0.15 μg/m3 (federal)	

Source: SCAQMD 2019.
Notes: SCAQMD = South Coast Air Quality Management District; VOC = volatile organic compounds; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; TAC = toxic air contaminant; NO_2 = nitrogen dioxide; ppm = parts per million by volume; μg/m³ = micrograms per cubic meter.
GHG emissions thresholds for industrial projects, as added in the March 2015 revision to the SCAQMD Air Quality Significance Thresholds, were not include included in Table 3.2-4 as they are addressed within the GHG emissions analysis and not the air quality analysis.

[a] The phase out of leaded gasoline started in 1976. Since gasoline no longer contains lead, the project is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.
[b] TACs include carcinogens and noncarcinogens.
[c] Ambient air quality standards for criteria pollutants are based on SCAQMD Rule 1303, Table A-2, unless otherwise stated.
[d] Ambient air quality threshold are based on SCAQMD Rule 403.

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

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

To evaluate the potential for the Northside Specific Plan to result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard (Threshold B), this analysis applies the SCAQMD's construction and operational criteria pollutants mass daily thresholds, as shown in Table 3.2-4. A project would potentially result in a cumulatively considerable net increase in O_3, which is a nonattainment pollutant, if the project's construction or operational emissions would exceed the SCAQMD VOC or NO_x thresholds shown in Table 3.2-4. These emissions-based thresholds for O_3 precursors are intended to serve as a surrogate for an "ozone significance threshold" (i.e., the potential for adverse O_3 impacts to occur). This approach is used because O_3 is not emitted directly, and the effects of an individual project's emissions of O_3 precursors (VOC and NO_x) on O_3 levels in ambient air cannot be determined through air quality models or other quantitative methods.

The assessment of the Northside Specific Plan's potential to expose sensitive receptors to substantial pollutant concentrations (Threshold C) includes a localized significance threshold (LST) analysis, as recommended by the SCAQMD, to evaluate the potential of localized air quality impacts to sensitive receptors in the immediate vicinity of the Northside Specific Plan from construction and operation. For project sites of 5 acres or less, the SCAQMD LST Methodology (SCAQMD 2009) includes lookup tables that can be used to determine the maximum allowable daily emissions that would satisfy the localized significance criteria (i.e., the emissions would not cause an exceedance of the applicable concentration limits for NO_2, CO, PM_{10}, and $PM_{2.5}$) without performing project-specific dispersion modeling.

The LST significance thresholds for NO_2 and CO represent the allowable increase in concentrations above background levels in the vicinity of a project that would not cause or contribute to an exceedance of the relevant ambient air quality standards, while the threshold for PM_{10} represents compliance with Rule 403 (Fugitive Dust). The LST significance threshold for $PM_{2.5}$ is intended to ensure that construction emissions do not contribute substantially to existing exceedances of the $PM_{2.5}$ ambient air quality standards. The allowable emission rates depend on the following parameters:

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

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

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

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

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

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

Pollutant	Threshold by Acres Disturbed Per Day (Pounds per Day)		
	1-acre	*2-acres*	*5-acres*
NO_2	118	170	270
CO	602	883	1,577
PM_{10}	4	7	13
$PM_{2.5}$	3	4	8

Source: SCAQMD 2009.
Notes: NO_2 = nitrogen dioxide; CO = carbon monoxide; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter.
LST thresholds were determined based on the values for a distance of 25 meters (82 feet) from the nearest sensitive receptor.

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

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

3.2.3 Approach and Methodology

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

Construction Emissions

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

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

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

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

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

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

Table 3.2-6. Construction Scenario Assumptions

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

Notes: See Appendix D for details.

Operational Emissions

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

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

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

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

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

Table 3.2-7. Land Use Scenarios

Land Use	Units	Scenario 2040 Buildout			Net Change from Baseline	
		2040 Baseline	*Scenario 1*	*Scenario 2*	*Scenario 1*	*Scenario 2*
B/OP - Business/Office Park	TSF1	23,521.44	11,175.70	14,574.40	(12,345.74)	(8,947.04)
C - Commercial	TSF	1,688.32	2,134.36	1.426.44	446.04	(261.88)
HDR - High Density Residential	DU2	469	2,889	3,630	2,420	3,161
I - Industrial	TSF	78.40	0.00	0.00	(78.41)	(78.41)
LI - Light Industrial (Colton)	TSF	6,300.00	1,480.00	4,000.00	(4,820.00)	(2,300.00)
MDR - Medium Density Residential	DU	4,921	7,090	4,846	2,169	(75)
MHDR - Medium High Density Residential	DU	566	2,702	2,270	2,136	1,704
O - Office	TSF	1,543.56	392.04	392.04	(1,151,52)	(1,151,52)
OS - Open Space/Natural Resources	AC	214.10	232.13	190.16	18.03	(23.97)
PF - Public Facilities/Institutions	TSF	2,447.17	2,479.16	2,479.16	31.99	31.99
SRR - Semi Rural Residential	DU	7	0	0	(7)	(7)
VLDR - Very Low Density Residential (Colton)	DU	6	0	6	(6)	0

Source: Appendix H.
1. TSF = Thousand Square Feet.
2. DU = Dwelling Unit

Numbers shown in parenthesis represent a negative number.

Area Sources

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

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

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

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

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

Energy Sources

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

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

Mobile Sources

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

Table 3.2-8. Baseline Scenario - Trip Rate Assumptions

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

Source: Appendix H.
Notes:
[a] Weekday trip rates are based on the Northside Specific Plan TIA (Appendix H).
[b] Saturday and Sunday trip rates were assume equal to weekday trip rate.

Table 3.2-9. Scenario 1 - Trip Rate Assumptions

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

Source: Appendix H.
Notes:
[a] Weekday trip rates are based on the Northside Specific Plan TIA (Appendix H).
[b] Saturday and Sunday trip rates were assume equal to weekday trip rate.

Table 3.2-10. Scenario 2 - Trip Rate Assumptions

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

Table 3.2-10. Scenario 2 - Trip Rate Assumptions

Land Use - CalEEMod	Trip Rate		
	Weekday[a]	*Saturday*[b]	*Sunday*[b]
User Defined (Recreational)	0.00	0.00	0.00

Source: Appendix H.
Notes:
[a] Weekday trip rates are based on the Northside Specific Plan TIA (Appendix H).
[b] Saturday and Sunday trip rates were assume equal to weekday trip rate.

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

Stationary Sources and Other Sources of Emissions

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

3.2.4 Impacts Analysis

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

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

Consistency Criterion No. 1

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

Consistency Criterion No. 2

While striving to achieve the NAAQS for O_3 and $PM_{2.5}$ and the CAAQS for O_3, PM_{10}, and $PM_{2.5}$ through a variety of air quality control measures, the 2016 AQMP also accommodates planned growth in the SCAB. Projects are considered consistent with, and would not conflict with or obstruct implementation of, the AQMP if the growth in socioeconomic factors (e.g., population, employment) is consistent with the underlying regional plans used to develop the AQMP (per Consistency Criterion No. 2 of the SCAQMD CEQA Air Quality Handbook).

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

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

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

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

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

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

Summary

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

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

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

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

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

Construction Emissions

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

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

Implementation of the Northside Specific Plan would generate criteria air pollutant emissions from entrained dust, off-road equipment, vehicle emissions, architectural coatings, and asphalt pavement application. Entrained dust results from the exposure of earth surfaces to wind from the direct disturbance and movement of soil, resulting in PM_{10} and $PM_{2.5}$ emissions. Projects implemented in accordance with the Northside Specific Plan would be required to comply with SCAQMD Rule 403 to control dust emissions generated during the grading activities. Standard construction practices that were assumed to be employed to reduce fugitive dust emissions, and were quantified in CalEEMod, include watering of the active sites two times per day depending on weather conditions. Internal combustion engines used by construction equipment, vendor trucks (i.e., delivery trucks), and worker vehicles would result in emissions of VOCs, NO_x, CO, PM_{10}, and $PM_{2.5}$. The application of architectural coatings, such as exterior application/interior paint and other finishes, and application of asphalt pavement would also produce VOC emissions; however, the contractor is required to procure architectural coatings from a supplier in compliance with the requirements of SCAQMD's Rule 1113 (Architectural Coatings).

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

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

Year	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	pounds per day					
2020 – Worst Case Year	1,466.60	320.10	383.50	1.29	84.57	39.27
Maximum Daily Emissions (20-years)	**1,466.60**	**320.10**	**383.50**	**1.29**	**84.57**	**39.27**

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter.
See Appendix D for complete results.
The values shown are the maximum summer or winter daily emissions results from CalEEMod.
PM_{10} and $PM_{2.5}$ emissions reflect CalEEMod "mitigated" results which account for implementation of SCAQMD Rule 403, including watering of the project sites two times per day and restricting vehicle speed to 15 miles per hour on unpaved roads.

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

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

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

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; SCAQMD = South Coast Air Quality Management District.
See Appendix D for complete results.
The values shown are the maximum summer or winter daily emissions results from CalEEMod.
Year presented in parenthesis represents the model year the maximum daily emissions from that construction phase would occur.
PM_{10} and $PM_{2.5}$ emission estimates include implementation of the SPA's fugitive dust control strategies, including watering of an active site two times per day.

Because construction specifications are not currently available, under a conservative scenario where maximum emissions from each assessed construction phase would occur concurrently, estimated Specific Plan emissions would exceed the SCAQMD thresholds for VOC, NO_x, CO, PM_{10} and $PM_{2.5}$. Emissions of SO_x are not estimated to exceed SCAQMD thresholds. Impacts associated with Specific Plan-generated construction criteria air pollutant emissions would be potentially significant (**Impact AQ-2**).

Operational Emissions

Potentially Significant. Operation of project implemented in accordance with the Northside Specific Plan would generate VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$ emissions from mobile sources, including vehicle trips; area sources, including the use of consumer products, architectural coatings for repainting, and landscape maintenance equipment; and energy sources, including combustion of fuels used for space and water heating. As discussed in Approach and Methodology (Operational Emissions), pollutant emissions associated with long-term operation of the Northside Specific Plan Scenarios 1 and 2 and the Baseline Scenario were quantified using CalEEMod. Mobile source emissions were estimated in CalEEMod based on Specific Plan-specific trip rates. CalEEMod default values were used to estimate emissions from area and energy sources for both the Northside Specific Plan Scenarios and Baseline Scenario.

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

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

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

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; SCAQMD = South Coast Air Quality Management District.
See Appendix D for complete results.
Totals may not sum due to rounding.
The values shown are the maximum summer or winter daily emissions results from CalEEMod.
The Northside Specific Plan and Baseline Scenarios reflect operational year 2040.
Limited to sources captured in CalEEMod.

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

Emission Source	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	pounds per day					
Project – Scenario 2						
Area	5,317.45	355.72	9.353.90	21.65	1,276.95	1,276.95
Energy	10.69	94.53	62.53	0.58	7.38	7.38
Mobile	90.36	603.18	1,192.08	6.93	748.67	202.06
Total	**5,418.5**	**1,053.43**	**10,608.33**	**29.16**	**2,033.00**	**1,486.39**
Baseline Scenario						
Area	2,985.51	151.28	4,062.43	9.13	538.76	538.76
Energy	11.72	105.02	78.55	0.64	8.09	8.09
Mobile	82.43	549.82	1,089.83	6.34	684.99	184.87
Total	**3,079.66**	**806.12**	**5,230.81**	**16.11**	**1,231.84**	**731.72**

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

Emission Source	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	pounds per day					
Net Change in Emissions						
Net Change (Project – Existing Scenario)	2,338.84	247.31	5,377.52	13.05	801.16	754.67
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	Yes	Yes	Yes	No	Yes	Yes

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; SCAQMD = South Coast Air Quality Management District.
See Appendix D for complete results.
Totals may not sum due to rounding.
The values shown are the maximum summer or winter daily emissions results from CalEEMod.
The Northside Specific Plan and Baseline Scenarios reflect operational year 2040.
Limited to sources captured in CalEEMod.

As shown in Table 3.2-13 and Table 3.2-14, the net change in combined daily area, energy, and mobile source emissions from the Northside Specific Plan Scenarios 1 and 2 and the Baseline Scenario would exceed the SCAQMD operational thresholds for VOC, NO_x, CO, PM_{10}, and $PM_{2.5}$; SO_x emissions are not anticipated to exceed SCAQMD thresholds. As discussed previously, emissions are limited to sources that are estimated in CalEEMod and sources where project-specifics are available or can be reasonably estimated using CalEEMod. Impacts associated with Specific Plan-generated operational criteria air pollutant emissions would be potentially significant (**Impact AQ-3**).

As discussed in Air Quality Conditions (South Coast Air Basin Attainment Designation), the SCAB has been designated as a national nonattainment area for O_3 and $PM_{2.5}$ and a California nonattainment area for O_3, PM_{10}, and $PM_{2.5}$. The nonattainment status is the result of cumulative emissions from various sources of air pollutants and their precursors within the SCAB, including motor vehicles, off-road equipment, and commercial and industrial facilities. Construction and operation of projects implemented in accordance with the Northside Specific Plan would generate VOC and NO_x emissions (which are precursors to O_3) and emissions of PM_{10} and $PM_{2.5}$. As indicated in Tables 3.2-11 and 3.2-12, Specific Plan-generated construction and/or operational emissions, respectively, would exceed the SCAQMD emission-based significance thresholds for VOC, NO_x, PM_{10}, and $PM_{2.5}$.

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

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

Based on the Northside Specific Plan-generated construction and operational emissions of VOC, NO_x, CO, PM_{10}, and $PM_{2.5}$ the Northside Specific Plan would result in a cumulatively considerable increase in emissions of nonattainment pollutants. Impacts would be potentially significant and, thus, require mitigation. The Northside Specific Plan would potentially result in a cumulatively considerable net increase of criteria pollutants for which the Northside Specific Plan region is non-attainment under an applicable federal or state ambient air quality standard (**Impact AQ-4**).

As discussed above, prior to mitigation, the Northside Specific Plan would result in emissions that would exceed the SCAQMD thresholds for VOC, NO_x, CO and $PM_{2.5}$ during construction, as well as VOC, NO_x, CO, PM_{10}, and $PM_{2.5}$ exceedances during operations. Notably, since the emission-based thresholds used in this analysis were established to provide Specific Plan-level estimates of criteria air pollutant quantities that the SCAB can accommodate without affecting the attainment dates for the ambient air quality standards, and since the EPA and CARB have established the ambient air quality standards at levels above which concentrations could be harmful to human health and welfare, with an adequate margin of safety, elevated levels of criteria air pollutants above adopted thresholds as a result of the Northside Specific Plan's construction and operation could cause adverse health effects associated with these pollutants. (The effects typically associated with unhealthy levels of criteria air pollutant exposure are described in under Pollutants and Effects, above.) As detailed in the Appendix D, there are numerous scientific and technological complexities associated with correlating criteria air pollutant emissions from an individual project to specific health effects. Additionally, while quantitative methods have been employed, to date, all of the publically available health impact assessments have concluded that the evaluated project's health effects associated with the estimated project-generated increase in concentrations of O_3 and $PM_{2.5}$ represent a small increase in health incidences and a very small percent of the number of background health incidences, indicating that these health impacts are negligible and potentially within the models' margin of error. Accordingly, additional work in the industry and more importantly, air district participation, is needed to develop a more meaningful analysis to correlate project-level mass criteria air pollutant emissions and health effects for decision makers and the public. Nonetheless, because the Northside Specific Plan would exceed the SCAQMD mass daily thresholds of VOC, NO_x, CO, PM_{10}, and $PM_{2.5}$ during construction and/or operation, the Northside Specific Plan could have a significant impact on public health (**Impact AQ-5**).

Would the project expose sensitive receptors to substantial pollutant concentrations?

Localized Significance Thresholds Analysis

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

An LST analysis has been prepared to determine potential impacts to nearby sensitive receptors during construction of land uses allowed under the Northside Specific Plan. As indicated in the discussion of the thresholds of significance (Section 3.2.3), SCAQMD also recommends the evaluation of localized NO_2, CO, PM_{10}, and $PM_{2.5}$ impacts as a result of construction activities to sensitive receptors in the immediate vicinity of the Northside Specific

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

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

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

Maximum On-Site Emissions	NO_2	CO	PM_{10}	$PM_{2.5}$
	Pounds per Day			
Construction emissions	301.19	191.75	36.46	21.71
SCAQMD LST	*118*	*602*	*4*	*3*
LST exceeded?	**Yes**	No	**Yes**	**Yes**

Source: SCAQMD 2009.
Notes:
NO_2 = nitrogen dioxide; CO = carbon monoxide; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; SCAQMD = South Coast Air Quality Management District; LST = localized significance threshold.
See Appendix D for complete results.
Localized significance thresholds are shown for 1-acre project sites corresponding to a distance to a sensitive receptor of 25 meters.

These estimates include implementation of the Northside Specific Plan's fugitive dust control strategies (**CM-AQ-1**), including watering of an active site two times per day. As shown in Table 3.2-12, construction activities associated with future development allowed under the Northside Specific Plan would generate NO_2, PM_{10} and $PM_{2.5}$ emissions in excess of site-specific LSTs; therefore, localized construction impacts to nearby sensitive receptors would be potentially significant (**Impact AQ-6**).

Carbon Monoxide Hotspots

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

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

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

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

Toxic Air Contaminants

Construction

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

Operation

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

Health Effects of Other Criteria Air Pollutants

Potentially Significant. Construction of projects in accordance with the Northside Specific Plan could result in emissions that would exceed the SCAQMD thresholds for criteria air pollutants including VOC, NO_x, CO and $PM_{2.5}$. Operation of the Northside Specific Plan would result in emissions that would exceed the SCAQMD thresholds for criteria air pollutants including VOC, NO_x, CO, PM_{10}, and $PM_{2.5}$.

VOCs and NO_x are precursors to O_3, for which the SCAB is designated as nonattainment with respect to the NAAQS and CAAQS. The health effects associated with O_3 are generally associated with reduced lung function. The contribution of VOCs and NO_x to regional ambient O_3 concentrations is the result of complex photochemistry. The increases in O_3 concentrations in the SCAB due to O_3 precursor emissions tend to be found downwind from the source location to allow time for the photochemical reactions to occur. However, the potential for exacerbating excessive O_3 concentrations would also depend on the time of year that the VOC emissions would occur because exceedances of the O_3 ambient air quality standards tend to occur between April and October when solar radiation is highest. The holistic effect of a single project's emissions of O_3 precursors is speculative because of the lack of quantitative methods to assess this impact. Nonetheless, because VOC and NO_x emissions associated with Specific Plan construction and operation would exceed the SCAQMD mass daily construction threshold, it could minimally contribute to regional O_3 concentrations and the associated health effects.

Health effects that result from NO_2 and NO_x include respiratory irritation. Although the Northside Specific Plan construction and operation would generate NO_x emissions that would exceed the SCAQMD mass daily thresholds, construction and operation of the Northside Specific Plan is not anticipated to contribute to exceedances of the NAAQS and CAAQS for NO_2 because the SCAB is designated as in attainment of the NAAQS and CAAQS for NO_2 and the existing NO_2 concentrations in the area are well below the NAAQS and CAAQS standards. Nonetheless, because there are nearby receptors to be affected by off-road construction equipment and operational sources of NO_x, the Northside Specific Plan could result in potential health effects associated with NO_2 and NO_x.

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

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

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

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

Based on available information, the Northside Specific Plan is not anticipated to result in other emissions that have not been addressed under Thresholds A through C. As such, this analysis focuses on the potential for the Northside Specific Plan to generate odors.

The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the Northside Specific Plan. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment, architectural coatings, and asphalt pavement application. Such odors would disperse rapidly from the Northside Specific Plan area and generally occur at magnitudes that would not affect substantial numbers of people.

Land uses and industrial operations that typically are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. While the Northside Specific Plan does not propose the aforementioned odor-generating land uses, based on potential types of land uses for the Northside Specific Plan, during the operational phase of the Northside Specific Plan, anticipated odors could be generated from industrial or retail land uses, including food-service odors. Because specific land uses and tenants have not been identified for the Northside Specific Plan, odor sources associated with future development allowed under the Northside Specific Plan and their potential to cause a significant impact to nearby sensitive receptors also cannot be completely identified. Therefore, the potential for the Northside Specific Plan to generate an odor impact is considered potentially significant (**Impact AQ-10**).

3.2.5 Mitigation Measures

State CEQA Guidelines Section 15126.4 requires EIRs to describe feasible measures that can minimize significant adverse impacts. The following mitigation measures have been evaluated for feasibility and are incorporated in order to reduce potentially significant impacts related to air quality emissions during operation of the Northside Specific Plan.

Mitigation measure **MM-AQ-1** through **MM-AQ-3** shall be implemented to provide consistency with the Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook (**Impact AQ-1**) and reduce criteria air pollutant emissions generated during construction (**Impacts AQ-2 and AQ-9**) of the Northside Specific Plan:

MM-AQ-1 **Construction Equipment Emissions Reductions.** The following measures shall be incorporated into the Northside Specific Plan to reduce construction criteria air pollutant emissions, including VOC, NO_x, PM_{10}, and $PM_{2.5}$, generated by construction equipment used for future development projects implemented under the proposed Specific Plan.

Prior to the issuance of a grading permit within the Northside Specific Plan, the following shall be incorporated into the grading plan and/or grading permit conditions:

a) For off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.[8] Before an exemption may be considered, the applicant shall be required to demonstrate that two construction fleet owners/operators in the region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located in the region.

b) Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions.

c) Properly tune and maintain all construction equipment in accordance with manufacturer's specifications;

d) Where feasible, employ the use of electrical or natural gas-powered construction equipment, including forklifts and other comparable equipment types.

e) To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction.

f) Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall include measures to reduce the number of large pieces of equipment operating simultaneously during peak construction periods, scheduling of vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling.

[8] For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.

MM-AQ-2 **Fugitive Dust Control.** The following measures shall be incorporated into the Northside Specific Plan to further reduce construction fugitive dust emissions (PM_{10} and $PM_{2.5}$), generated by grading and construction activities of future development projects implemented under the proposed Specific Plan:

Prior to the issuance of a grading permit within the Northside Specific Plan, the following shall be incorporated into the grading plan and/or grading permit conditions:

a) Water, or utilize another SCAQMD-approved dust control non-toxic agent, on the grading areas at least three times daily to minimize fugitive dust.
b) All permanent roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as possible following site preparation and grading activities.
c) Stabilize grading areas as quickly as possible to minimize fugitive dust.
d) Apply chemical stabilizer, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry, and to on-site stockpiles of excavated material.
e) Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible.
f) Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out.
g) Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred.
h) Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling.
i) Evaluate the need for reduction in dust generating activity, potential to stop work, and/or implementation of additional dust control measures if winds exceed 25 miles per hour.
j) Enforce a 15-mile-per-hour speed limit on unpaved surfaces.
k) Provide haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance.
l) Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections, to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.
m) Review and comply with any additional requirements of SCAQMD Rule 403.

MM-AQ-3 **Architectural Coating VOC Emissions.** To address the impact relative to VOC emissions, Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) shall be used during Project construction/application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, avoid application of architectural coatings during the peak smog season: July, August, and September. Procure architectural coatings from a supplier in compliance with the requirements of SCAQMD's Rule 1113 (Architectural Coatings).

Mitigation measures **MM-AQ-4** through **MM-AQ-8** shall be implemented to reduce criteria air pollutant emissions (**Impacts AQ-1 to AQ-6, and AQ-9**) generated during operation of the Northside Specific Plan:

MM-AQ-4 **Vehicle Miles Traveled Reduction Strategies.** The Northside Specific Plan shall implement a Transportation Demand Management (TDM) Program to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ride-sharing and carpooling to reduce vehicle miles traveled and associated criteria air pollutant emissions. The following components are to be included in the TDM Program:

Bicycle and Pedestrian Travel

a) Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various internal Specific Plan land uses, which will include design elements to enhance walkability and connectivity and shall minimize barriers to pedestrian access and interconnectivity. Physical barriers, such as walls or landscaping, that impede pedestrian circulation shall be eliminated.
b) The Northside Specific Plan design shall include a network that connects to the existing off-site facilities (e.g., existing off-site bike paths).
c) Specific Plan design shall include pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways shall be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic calming features. Traffic calming features may include: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.
d) Provide bicycle parking facilities along main travel corridors: one bike rack space per 20 vehicle/employee parking spaces or to meet demand, whichever results in the greater number of bicycle racks.
e) Provide shower and locker facilities to encourage employees to bike and/or walk to work: one shower and three lockers per every 25 employees.

Ride-Sharing and Commute Reduction

f) Promote ridesharing programs through a multi-faceted approach, such as designating a certain percentage of parking spaces for ridesharing vehicles; designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles; or providing a website or message board for coordinating rides.
g) Implement marketing strategies to reduce commute trips. Information sharing and marketing are important components to successful commute trip-reduction strategies. Implementing commute trip-reduction strategies without a complementary marketing strategy would result in lower VMT reductions. Marketing strategies may include: new employee orientation of trip reduction and alternative mode options; event promotions; or publications.
h) One percent (1%) of vehicle/employee parking spaces shall be reserved for preferential spaces for car pools and van pools.

i) Coordinate with the Southern California Association of Governments (SCAG) for carpool, vanpool, and rideshare programs that are specific to the Northside Specific Plan.

j) Implement a demand-responsive shuttle service that provides access throughout the Northside Specific Plan area, to the park-and-ride lots, and to the nearby transit centers.

Transit

k) Bus pull-ins shall be constructed where appropriate within the Northside Specific Plan area.

l) Coordinate with SCAG on the future siting of transit stops/stations within or near the SPA.

MM-AQ-5 **Encourage Electric Vehicles.** The Northside Specific Plan shall do the following:

a) Designate 10% of parking spaces to be for electric and alternative fuel vehicles.

b) Install Level 2 EV charging stations in 6% of all parking spaces.

MM-AQ-6 **Idling Restriction.** For Specific Plan land uses that include truck idling, the Northside Specific Plan shall minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location. To the extent feasible, the tenant shall restrict idling emission from trucks by using auxiliary power units and electrification. Each cold storage dock door shall provide electrification for transport refrigeration units (TRUs).

MM-AQ-7 **Energy Conservation.** The following energy conservation measures into Specific Plan building plans:

a) Install a solar photovoltaic rooftop system to reduce the electric demand from the local grid.

b) Install Energy Star rated heating, cooling, lighting, and appliances.

c) Outdoor lighting shall be light emitting diodes (LED) or other high-efficiency lightbulbs.

d) Provide information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future tenants of the Northside Specific Plan.

e) Non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year solar reflective index (SRI) of 64 for a low-sloped roof and 32 for a high-sloped roof.

f) Outdoor pavement, such as walkways and patios, shall include paving materials with 3-year SRI of 0.28 or initial SRI of 0.33.

g) Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance.

h) Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher.

i) Installation of water heaters with an energy factor of 0.92 or higher.

j) Maximize the use of natural lighting and include daylighting (e.g., skylights, windows) in rooms with exterior walls that would normally be occupied.

k) Include high-efficacy artificial lighting in at least 50% of unit fixtures.

l) Install low-NOx water heaters and space heaters, solar water heaters, or tank-less water heaters.

m) Use passive solar cooling/heating.

n) Strategically plant trees to provide shade.

o) Structures shall be equipped with outdoor electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.

MM-AQ-8 **Low-VOC/Green Cleaning Product Educational Program.** Specific Plan tenants shall develop and implement a Low-VOC/Green Cleaning Product and Paint education program.

Mitigation measures **MM-AQ-9** through **MM-AQ-11** shall be implemented to reduce the potential for the Northside Specific Plan to expose sensitive receptors to TACs and the associated health risk (**Impacts AQ-8**).

MM-AQ-9 **Health Risk Siting.** The City shall minimize exposure of new sensitive receptors to toxic air contaminants (TACs), to the extent possible, and consider distance, orientation, and wind direction when siting TAC-emitting sources near sensitive land uses to minimize exposure and associated health risk.

MM-AQ-10 **Toxic Air Contaminant Reduction.** At the time of discretionary approval of new sources of TAC emissions in close proximity to existing sensitive land uses, require development projects to implement applicable best management practices, as necessary and feasible, that will reduce exposure to TACs. Specific reduction measures will be evaluated and determined depending on proposed land use TAC sources and feasibility.

MM-AQ-11 **Health Risk Assessment Requirements.** Consistent with the California Air Resources Board's recommendations on siting new sensitive land uses, a formal health risk assessment shall be performed under the following conditions:

a) *Distribution Centers.* For any distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week located within 1,000 feet of a sensitive receptor. In addition, configuration of entry and exit points of the distribution center shall be considered to minimize exposure to sensitive receptors.

b) *Gasoline Dispensing Facilities*. For any large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 300 feet of a sensitive receptor. For any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet of a sensitive receptor.

c) *Dry Cleaners Using Perchloroethylene.* For any dry cleaning operation within 300 feet of a sensitive receptor. For operations with three of more machines, consult with the South Coast Air Quality Management District for when a health risk assessment shall be prepared as the distance to the closest sensitive receptor may be less than 300 feet.

d) *Other Sources of Toxic Air Contaminants*. For other sources of TACs, the City shall evaluate the need to prepare a health risk assessment based on the types of TACs and the distance to sensitive receptors.

Mitigation measures **MM-AQ-12** and **MM-AQ-13** shall be implemented to reduce Specific Plan generated odors (**Impact AQ-10**):

MM AQ-12 **Odor Siting.** Land uses that have the potential to generate objectionable odors shall be located as far away as possible and/or downwind from sensitive receptors.

MM AQ-13 **Odor Abatement Plan.** To address odors from the Northside Specific Plan, any odor-generating land use shall implement an Odor Abatement Plan (OAP). The OAP shall include the following:

a) Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints

b) Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond

c) Description of potential odor sources at the facility

d) Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications, and/or feasible add-on air pollution control equipment

e) Contingency measures to curtail emissions in the event of a public nuisance complaint.

3.2.6 Level of Significance After Mitigation

Conflict with SCAQMD CEQA Air Quality Handbook (Impact AQ-1) and AQMP (Impacts AQ-2 and 3)

Mitigation measure **MM-AQ-1** (Construction Equipment Emissions Reductions), **MM-AQ-2** (Fugitive Dust Control), and **MM-AQ-3** (Architectural Coating VOC Emissions) would be required to reduce Specific Plan construction-related emissions and **MM-AQ-2** (Vehicle Miles Traveled Reduction Strategies), **MM-AQ-3** (Encourage Electric Vehicles), **MM-AQ-4** (Idling Restriction), **MM-AQ-5** (Energy Conservation), and **MM-AQ-6** (Low-VOC-Green Cleaning Product Education Program) would be required to reduce emissions generated during operation of the Northside Specific Plan. Mitigation measure **MM-AQ-1** would reduce various air pollutant emissions associated with construction equipment operation. Mitigation Measures **MM-AQ-4 to MMAQ-6** aim to reduce operational mobile source emissions of various air pollutants. Mitigation measure **MM-AQ-7** focuses on reducing energy-related operational emissions and **MM-AQ-8** encourages reduction of operational area source VOC emissions.

Notably, future development would be required to comply with **CM-AQ-1** (Fugitive Dust Control) and **CM-AQ-2** (Architectural Coating VOC Emissions) during construction, as well as **CM-AQ-3** (Title 24, CalGreen) during operations. Mitigation measure **MM-AQ-2** would reduce dust-related PM_{10} and $PM_{2.5}$ emissions generated during construction further and **MM-AQ-3** would also further reduce VOC emissions generated the application of architectural coating during construction beyond that required by regulation.

Implementation of mitigation measures **MM-AQ-1** through **MM-AQ-8** would reduce construction and operational emissions (**Impact AQ-1, AQ-2, AQ-3**); however, due to the lack of project-specific information, the effectiveness in reducing construction and operational emissions cannot be accurately quantified. Therefore, the potential for the Northside Specific Plan to conflict with the SCAQMD 2016 AQMP is **significant and unavoidable**.

Cumulatively Considerable Net Increase of Nonattainment Criteria Air Pollutants (Impact AQ-4)

The implementation of mitigation measure **MM-AQ-1 to MM-AQ-3** would be required to reduce Specific Plan construction-related emissions. As described previously, **MM-AQ-1** would reduce various air pollutant emissions associated with construction equipment operation. In addition, future projects would be required to comply with

CM-AQ-1 and **CM-AQ-2** that would reduce dust-related PM_{10} and $PM_{2.5}$ emissions generated during construction, and VOC emissions generated the application of architectural coating during construction. Further**, MM-AQ-2** and **MM-AQ-3** would further reduce emissions related to dust and VOCs during construction.

Operational mitigation measures **MM-AQ-4** (Vehicle Miles Traveled Reduction Strategies), **MM-AQ—5** (Encourage Electric Vehicles), **MM-AQ-6** (Idling Restriction), **MM-AQ-7** (Energy Conservation), and **MM-AQ–8** (Low-VOC-Green Cleaning Product Education Program) would be required to reduce emissions generated during operation of the Northside Specific Plan.

While these mitigation measures would reduce Specific Plan-generated construction and operational emissions, the reduction in emissions cannot be accurately quantified. Therefore, the potential for the Northside Specific Plan to result in a cumulatively considerable net increase of any criteria pollutant for which the Northside Specific Plan region is non-attainment under an applicable national or California ambient air quality standard is **significant and unavoidable**.

Sensitive Receptor Impacts

In relation to LST impacts and construction TACs, to reduce potential impacts to sensitive receptors, mitigation measure **MM-AQ-1** would be required to reduce Specific Plan construction-related emissions. Nonetheless, even with the implementation of mitigation, site-specific *construction* impacts during construction of the Northside Specific Plan would remain **significant and unavoidable**

Because tenants and associated operational TAC sources have not been identified, not source-specific TAC mitigation measures cannot be identified at this time. However, to reduce the potential for the Northside Specific Plan to expose sensitive receptors to TACs and the associated health risk, mitigation measures **MM-AQ-7** (Health Risk Siting), **MM-AQ-8** (Toxic Air Contaminant Reduction), and **MM-AQ-9** (Health Risk Assessment Requirements) would be implemented. Nonetheless, even with the implementation of mitigation, which cannot be quantified at this time, the Northside Specific Plan would have a significant and unavoidable health risk impact as a result of *operation*.

Regarding the health effects of criteria air pollutants, the implementation of mitigation measures **MM-AQ-1** through **MM-AQ-3** would be required to reduce Specific Plan construction-related emissions, and the implementation of mitigation measures **MM-AQ-4** through **MM-AQ-8** would be required to reduce emissions generated during operation of the Northside Specific Plan. Nonetheless, even with the implementation of mitigation, potential impacts would remain **significant and unavoidable** during both *construction* and *operation*.

All new development undergoing discretionary review would be required to evaluate existing TAC exposure and incorporate available reduction measures, if necessary; however, due to the uncertainty of future sensitive receptor locations and the effectiveness of TAC reduction measures, The Northside Specific Plan's impact related to exposure of sensitive receptors to TAC would remain **significant and unavoidable**.

Other Emissions (Odors)

Because specific land uses and tenants have not been identified for the Northside Specific Plan, odor sources associated with future development allowed under the Northside Specific Plan and their potential to cause a significant impact to nearby sensitive receptors also cannot be completely identified. Mitigation measures **MM AQ-10** (Odor Siting) and **MM-AQ-11** (Odor Abatement Plan), requiring the implementation of an Odor Abatement Plan, would be required for uses that could cause a significant odor impact, and would reduce this impact to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

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3.3 Biological Resources

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

The information and analysis presented in this section is primarily based on the biological baseline conditions presented in the Riverside-Colton Northside Specific Plan Baseline Opportunities and Constraints Analysis prepared by Rick Engineering (2017; referred to herein as the "baseline analysis") and provided as Appendix B. This report includes the methods and results of a desktop literature review and analysis, and a brief field reconnaissance on March 14, 2017, to document the existing biological baseline. This report also provides an analysis in context of existing regulations, local policies, and the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). No species-specific surveys were completed as a part of this programmatic analysis.

Since the baselines analysis was prepared, the portion of the SPA located in the Santa Ana River was removed. Thus, per the baseline analysis, some biological resources that were considered potentially occurring at the Santa Ana River would no longer have potential to be impacted by the revised SPA. Additionally, the biological analysis in the baseline study is based on databases and literature reviewed in 2017. As described in the various methods sections, databases were queried in 2019 to note any changes in species occurrences, such as a range extension, extirpation, or a status change (i.e., the species was considered special-status, but status has changed).

3.3.1 Existing Conditions

The following sections provide the biological resources existing conditions within the study area. The study area consists of the approximately 2,000-acre SPA.

3.3.1.1 Overview

The SPA is situated south of the La Loma Hills and southeast of the Jurupa Mountains, adjacent to the Santa Ana River (Figure 2-1, Regional Map, in Chapter 2). Elevations range from about 800 feet above mean sea level (amsl) at the southern end of the SPA to 900 feet amsl in the northern SPA. Most of the study area is flat, with only some slight topography increases at the base of La Loma Hills in the northern area of the SPA. Approximately 75% of the SPA is currently developed. Portions of the SPA within the City of Riverside's jurisdiction cover approximately 1,547 acres; portions of the SPA within the City of Colton cover 346 acres; and portions of the SPA within unincorporated Riverside County cover approximately 106 acres. The largest undeveloped and natural portion of the SPA, Pellissier Ranch (Subareas 1 and 2), occurs within San Bernardino County at the northern end of the SPA. A biological resources technical report supporting a proposed solar project was previously prepared for Pellissier Ranch in 2014 (HDR Engineering 2014). Other undeveloped but highly disturbed areas, due to former urban usages, include the abandoned golf course and land associated with the Spruce Street Drain northwest of the State Route 60, State Route 91, and Interstate 215 interchange.

Two tributaries to the Santa Ana River flow through the study area. The Santa Ana River is adjacent to the western border of the SPA, and the Western Riverside County MSHCP identifies the Santa Ana River as an existing Core Area and a habitat Linkage.

3.3.1.2 Vegetation Communities/Land Cover Types

Vegetation Communities/Land Covers Methods

In 2015, AIS published the Western Riverside County Vegetation Mapping Update, Final Vegetation Mapping Report (AIS 2015), which provided an update of the mapping consistent with the Vegetation Alliances of Western Riverside County, California (CNPS 2006). Ground-based field data both within and nearby the Western Riverside County mapping area has been acquired since the completion of the vegetation map in the California Native Plant Society vegetation report (CNPS 2006). An update to the original map was needed to address changes in vegetation due to fire, development, and vegetation succession. The update adheres to the vegetation types as represented in A Manual of California Vegetation (Sawyer et al. 2008) and the standards set by the National Vegetation Classification System published in 2008 by the Federal Geographic Data Committee (FGDC 2008; AIS 2015).

Due to the scale of the mapping completed by AIS (2015), some of the undeveloped properties within the SPA were not adequately identified. To rectify, Google Earth imagery dated October 21, 2016, was used to digitize polygons of undeveloped lands (Google Earth 2016). A single day of reconnaissance field work was conducted on March 14, 2017, where existing vegetation communities were identified and recorded from public roadways. These were digitized into the existing vegetation map to overwrite areas mapped by AIS (2015).

Vegetation Communities/Land Covers Results

Eight vegetation communities and/or land cover types are present within the SPA. These vegetation communities and land cover types are described below. Their acreages are presented in Table 3.3-1, and their spatial distributions are presented in Figure 3.3-1, Vegetation Communities and Land Covers Map. State rankings (S-rank) reflect the overall condition of a natural community within California (USDA 2019). Vegetation communities with S-ranks S1 to S3 are considered sensitive, and SNR is defined as "State – not ranked" (CDFW 2019a). There are no mapped sensitive vegetation communities in the SPA.

Table 3.3-1. Vegetation Communities in the SPA

General Habitat	Name	S-Rank	Acres	%
Coastal Sage Scrub	Brittle Bush Scrub	S4*	9	0%
Grassland	Non-native grassland	SNR	261	13%
Riparian Scrub, Woodland, and Forests	Mulefat Scrub	S4*	2	0%
Woodlands and Forest	Broadleaved Upland Forest	N/A	1	0%
Developed or Disturbed Land	Disturbed Habitat	SNR	15	1%
	Semi-Natural Woodland Stands	SNR	9	0%
	Upland Mustards	SNR	208	10%
	Urban or development Mapping Unit	SNR	1,496	75%
		Grand Total	**2,000**	**100%**

Note:

* S4 = Apparently Secure— Uncommon but not rare in the state; some cause for long-term concern due to declines or other factor (CDFW 2019b).

Each vegetation community is described below and organized by general habitat type.

Coastal Sage Scrub

Brittle Bush Scrub

The brittle bush scrub alliance (*Encelia farinosa* shrubland alliance) includes brittle bush as the dominant or co-dominant shrub in the canopy (CNPS 2019). This alliance has an open to intermittent shrub canopy less than 7 feet (2 meters) in height with an open ground layer with seasonal annuals. The brittle bush scrub alliance often occurs on alluvial fans, bajadas, slopes of small washes and rills, colluvium, and rocky hillsides containing well drained, rocky soils. It is distributed in the northern portion of the SPA.

Species associated with the alliance include California sagebrush (*Artemisia californica*), teddy bear cholla (*Cylindropuntia bigelovii*), California buckwheat (*Eriogonum fasciculatum*), chaparral yucca (*Hesperoyucca whipplei*), and white sage (*Salvia apiana*).

The brittle bush alliance is ranked as S4 and not considered sensitive by the California Department of Fish and Wildlife (CDFW; CDFW 2019a).

Grasslands

Non-native Grassland

Non-native grassland has a sparse to dense cover of annual grasses that is typically 0.2 meters (0.7 feet) to 0.5 meters (1.6 feet) tall and can be up to 1 meter (3 feet) tall (Holland 1986).

Grasses that occur in non-native grassland include wild oats (*Avena* spp.), bromes (*Bromus* spp.), fescue (*Vulpia* spp.), and Italian ryegrass (*Festuca perennis*). Forbs that occur with these grasses include California poppy (*Eschscholzia californica*), stork's bill (*Erodium* ssp.), goldfields (*Lasthenia* spp.), phacelias (*Phacelia* ssp.), gilias (*Gilia* spp.), and baby blue eyes (*Nemophila menziesii*). Non-native grassland also includes land that is used as pasture for grazing purposes. Grasses such as barley (*Hordeum* spp.) and wild oats may grow in these areas. This land has very few native species. The former golf course is mapped as non-native grassland that supports 120 acres of land now dominated by non-native grass and mustard species, and supports a variety of urban tree species; it no longer supports turf grass as would an active golf course.

Non-native grasslands are not considered a sensitive biological resource by CDFW (CDFW 2019a). Non-native grassland is not a natural vegetation community, but a semi-natural stand. Semi-natural stands are not ranked by CDFW.

Riparian Scrub, Woodlands, and Forests

Mulefat Scrub

The mulefat scrub, or mulefat thickets (*Baccharis salicifolia*) alliance, includes mulefat as the dominant or co-dominant shrub in the canopy. Mulefat scrub has a continuous shrub canopy with the first tier less than 2 meters (7 feet) in height and the second tier less than 5 meters (16 feet) in height with a sparse ground layer. The mulefat scrub alliance occurs in canyon bottoms, floodplains, irrigation ditches, lake margins, and stream channels on mixed alluvium soils.

Species associated with mulefat scrub include willows (*Salix* ssp.), California sagebrush, coyotebrush (*Baccharis pilularis*), tree tobacco (*Nicotiana glauca*), arrowweed (*Pluchea sericea*), and laurel sumac (*Malosma laurina*). Emergent sycamore (*Platanus* ssp.), Fremont's cottonwood (*Populus fremontii)*, oaks (*Quercus* ssp.) and willows may be present.

The mulefat scrub is ranked as S4 and not considered sensitive by CDFW (CDFW 2019a).

Woodlands and Forest

Broadleaf Upland Forest

Broadleaf upland forest is dominated by broad-leaved trees 10 to 30 meters (32 to 98 feet) in height forming a closed forest. These are mapped where Peruvian peppertree (*Schinus molle*) or tree of heaven (*Ailanthus altissima*) are dominant in the tree canopy. They are typically less than 18 meters tall with an open to continuous canopy. Shrubs are infrequent or common and the herbaceous layer is simple to diverse.

There is not enough information on this vegetation community to determine sensitivity status.

Developed or Disturbed Land

Upland Mustard

The upland mustard community occurs in fallow fields, disturbed areas, roadsides, and levee slopes, and is characterized by a number of mustard species, such as black mustard (*Brassica nigra*), shortpod mustard (*Hirschfeldia incana*), and wild radish (*Raphanus sativus*), being dominant in the herbaceous layer. This vegetation community is SNR (not ranked); therefore, it is not considered a sensitive vegetation community (CDFW 2019a).

Semi-Natural Woodland Stands

The semi-natural woodland stands occurring within the SPA are dominated by eucalyptus species in the canopy. Eucalyptus groves have an intermittent to continuous canopy less than 50 meters (164 feet) in height with a sparse to intermittent scrub layer and herbaceous layer. These semi-natural stands occur as planted trees, groves, and windbreaks, as well as natural occurrences within uplands and adjacent to stream courses. This stand type is SNR (not ranked) (CDFW 2019a).

Disturbed Habitat

Disturbed land refers to areas that are not developed yet lack vegetation on the majority of the site, and generally is the result of severe or repeated mechanical perturbation. Disturbed land within the study area includes some vacant lots. Disturbed land does not contain native vegetation and is not considered sensitive under the California Environmental Quality Act (CEQA).

Urban/Developed

Urban/developed includes largely impervious developed areas of the study area, but also includes some non-natural parks (such as playing fields, playgrounds, courts etc.), as well as urban landscaping. Urban/developed land does not contain native vegetation and is not considered sensitive under CEQA.

3.3.1.3 Special-Status Plant Species

Special-status plant species are those plant species that are:

- Classified as state endangered, threatened, or rare and/or classified as endangered or threatened by the U.S. Fish and Wildlife Service (USFWS), or candidates for future listing.
- Plants with a California Rare Plant Rank (CRPR) of 1A, 1B, or 2 (CDFW 2019b).

Special-Status Plant Species Methods

As mentioned in Section 3.3, the baseline analysis (Appendix B)[1] was used to analyze impacts to special-status plant species. An extensive data and literature review for special-status plants within the SPA was conducted. Queries were based on the SPA and a buffer that included the Fontana, San Bernardino South, Riverside East, and Riverside west U.S. Geological Survey quadrangles (or an approximate 8-mile radius). For purposes of preparing this environmental impact report (EIR), biological baseline databases were queried in 2019 to note any changes. The following sources were used during the literature review process:

- California Natural Diversity Database (CNDDB) RareFind (CDFW 2017, 2019)
- California Native Plant Society Inventory of Rare, Threatened, and Endangered Plants of California, 8th online edition (CNPS 2017, 2019)
- USFWS Carlsbad GIS species occurrence database (USFWS 2017, 2019)
- U.S. Department of Agriculture Web Soil Survey (USDA 2017, 2019)

Special-Status Plant Species Results

The following federally or state-listed plant species have a low potential to occur in the SPA: San Diego ambrosia (*Ambrosia pumila*; federally listed as endangered [FE]) and thread-leaved brodiaea (*Brodiaea filifolia*; federally listed as threatened [FT]/state listed as endangered [SE]). In addition, there is no federally designated critical habitat for these plant species identified within the SPA. Two non-listed special-status plant species have a moderate potential to occur in the SPA: smooth tarplant (*Centromadia pungens* ssp. *laevis*) and Parry's spineflower (*Chorizanthe parryi* var. *parryi*). There are other non-listed special-status plants that have a low potential to occur in the SPA; however, these non-listed special-status species are not discussed further because no significant impacts are expected to result from future development in the SPA.

The federally and state-listed plants with a low potential to occur in the SPA and the non-listed special-status plant species with a moderate or above potential to occur are discussed further below.

Federally or State-Listed Plants—Low Potential to Occur

San Diego Ambrosia

San Diego ambrosia is a federally listed endangered species and has a CRPR of 1B.1, which indicates that it is rare and endangered in California and elsewhere. This species is typically found in chaparral, coastal scrub, valley and

[1] As noted in Section 3.3, the Santa Ana River was removed from the SPA after the baseline analysis was completed. Therefore, species that occur in the Santa Ana River that are noted as having potential to occur in the baseline analysis are now not expected to occur within the revised SPA.

foothill grassland, and vernal pools on sandy loam or clay soils. San Diego ambrosia can be found in disturbed areas and can also be found on alkaline soils. The species blooms April to October (CNPS 2019). The potential for this species to be located within the SPA is low in some of the undeveloped portions of the SPA.

Thread-Leaved Brodiaea

Thread-leaved brodiaea is a federally listed threatened and state listed endangered plant and has a CRPR 1B.1. This species is typically found in clay soils in chaparral openings, cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. Thread-leaved brodiaea blooms from March to June (CNPS 2019). The potential for this species to be located within the SPA is low in some of the undeveloped portions of the SPA.

Non-listed Special-Status Plants—Moderate Potential to Occur

Smooth Tarplant

Smooth tarplant has a CRPR of 1B.1, which indicates that it is rare and endangered in California and elsewhere. This species is typically found in chenopod scrub, meadows and seeps, playas, riparian woodland, and valley and foothill grassland. This species blooms from April to September (CNPS 2019). The potential for this species to be located within the SPA is moderate in some of the undeveloped portions of the SPA.

Parry's Spineflower

Parry's spineflower has a CRPR of 1B.1, which indicates that it is rare and endangered in California and elsewhere. This species is typically found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. This species blooms from April to June (CNPS 2019). The potential for this species to be located within the SPA is moderate in some of the undeveloped portions of the SPA.

3.3.1.4 Special-Status Wildlife Species

Special-status wildlife species are those wildlife species that are:

- Listed as threatened or endangered, or candidates for future listing, under the federal Endangered Species Act or California Endangered Species Act.
- Designated as a species of special concern (SSC) by CDFW.
- Fully protected species protected under Fish and Game Code Sections 3511, 4700, 5050, and 5515.

Special-Status Wildlife Species Methods

As mentioned in Section 3.3, the baseline analysis (Appendix B) was used to analyze impacts to special-status wildlife species. As noted in Section 3.3, the Santa Ana River was removed from the SPA after the baseline analysis was completed. Therefore, species that occur in the Santa Ana River that are noted as having potential to occur in the baseline analysis are now not expected to occur in the SPA. An extensive data and literature review for special-status wildlife within the SPA was conducted. Queries were based on the SPA and a buffer that included the Fontana, San Bernardino South, Riverside East, and Riverside west U.S. Geological Survey quadrangles (or an approximate 8-mile radius). For purposes of preparing this EIR, biological baseline databases were queried in 2019 to note any changes. The following sources were used during the literature review process:

- CNDDB RareFind (CDFW 2017, 2019)
- USFWS Carlsbad GIS species occurrence database (USFWS 2017, 2019)
- U.S. Department of Agriculture Web Soil Survey (USDA 2017, 2019)

Special-Status Wildlife Species Results

The following federally or state listed wildlife species have a low potential to occur in the SPA: San Bernardino kangaroo rat (*Dipodomys merriami parvus*; FE/SE), Stephens' kangaroo rat (*Dipodomys stephensi*; FE/state-listed as threatened [ST]), and Riverside fairy shrimp (*Streptocephalus woottoni*; FE). In addition, there is no federally designated critical habitat for these wildlife species identified within the SPA. One federally or state-listed wildlife species, coastal California gnatcatcher (*Polioptila californica californica*; FT/SSC), has a moderate potential to occur in the SPA. Suitable nesting habitat and USFWS-designated Critical Habitat for California gnatcatcher (169.1 acres) is present along the northern boundary of the SPA, within Subarea 1, in San Bernardino County, as shown in Figure 3.3-2, Critical Habitat. Suitable habitat for least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and Santa Ana sucker (*Catostomus santaanae*) are not found within the SPA boundary; however, USFWS-designated critical habitat for each of these species are mapped within the Santa Ana River, located immediately northwest of the SPA (CDFW 2019c; USFWS 2019a). Table 3.3-2 provides more detail about these species' potential to occur, their habitat, and whether the species is covered under the MSCHP.

A total of 15 non-listed, SSC wildlife species have a moderate or high potential to occur in the SPA (Table 3.3-3). These include southern California legless lizard (*Anniella stebbinsi*), California glossy snake (*Arizona elegans occidentalis*), San Diegan tiger whiptail (*Aspidoscelis tigris stejnegeri*), San Diego banded gecko (*Coleonyx variegatus abbotti*), red diamond rattlesnake (*Crotalus ruber*), coast patch-nosed snake (*Salvadora hexalepis virgultea*), burrowing owl (*Athene cunicularia*), loggerhead shrike (*Lanius ludovicianus*), pallid bat (*Antrozous pallidus*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), pallid San Diego pocket mouse (*Chaetodipus fallax pallidus*), western yellow bat (*Lasiurus xanthinus*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), San Diego desert woodrat (*Neotoma lepida intermedia*), and pocketed free-tailed bat (*Nyctinomops femorosaccus*). Table 3.3-3 summarizes the potential to occur for each special-status species. The analysis of each species' potential to occur is based on the landscape-level vegetation community data available (Section 3.3.1.2). The details on each species' potential to occur within various parts of the SPA may change following additional fieldwork required for future development projects in undeveloped portions of the SPA.

Table 3.3-2. Federally or State List Species with a Low or Moderate Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
Birds					
Polioptila californica californica	coastal California gnatcatcher	FT/SSC	Covered	Nests and forages in various sage scrub communities, often dominated by California sagebrush and buckwheat; generally avoids nesting in areas with a slope of greater than 40%; majority of nesting at less than 1,000 feet amsl.	Moderate potential to occur. Suitable habitat is present in brittle bush scrub located along the northern boundary of the SPA in Subarea 1, which overlaps USFWS-designated critical habitat for this species (USFWS 2019a). The closest extant occurrence is located approximately 2.6 miles northwest (CDFW 2019c). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to a lack of suitable habitat.
Mammals					
Dipodomys merriami parvus	San Bernardino kangaroo rat	FE/SE	Covered	Sparse scrub habitat, alluvial scrub/coastal scrub habitats on gravelly and sandy soils near river and stream terraces.	Low potential to occur. The SPA lacks suitable alluvial scrub habitat, and undeveloped areas located in the northern portion of the SPA are typically too disturbed and fragmented to support this species. Although a small sliver of Western Riverside County MSHCP-designated Mammal Survey Area for this species overlaps the SPA along the western boundary in Riverside County, these areas are not expected to provide habitat for this species due to existing development. The SPA is located adjacent to the Santa Ana River, which contains alluvial scrub habitat with friable gravelly or sandy soils that could provide suitable habitat. In addition, the Santa Ana River occurs within a Western Riverside County MSHCP Mammal Species Survey Area designated for this species.

Table 3.3-2. Federally or State List Species with a Low or Moderate Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
Dipodomys stephensi	Stephens' kangaroo rat	FE/ST	Covered	Annual and perennial grassland habitats, coastal scrub or sagebrush with sparse canopy cover, or in disturbed areas.	Low potential to occur. The grassland habitats present within the SPA are highly fragmented or too mechanically perturbed to provide suitable habitat for this species. The closest known occurrence is located approximately 3 miles southeast (CDFW 2019c). Not expected to occur immediately west of the SPA in the Santa Ana River due to lack of suitable habitat.
Invertebrates					
Streptocephalus woottoni	Riverside fairy shrimp	FE/None	Covered	Vernal pools, non-vegetated ephemeral pools.	Low potential to occur. The SPA is largely developed, and no ponding was observed on historical aerial photography (Google Earth 2019). In addition, soils in undeveloped portions of the SPA are moderately well-drained to somewhat excessively drained (USDA 2019) and would not support vernal pools or ephemeral pools. The closest documented occurrence is approximately 8 miles southeast (CDFW 2019).

Status Legend
Federal
FT = Federally listed as threatened.
FE = Federally listed as endangered.
State
SSC = California Species of Special Concern.
SE = State listed as endangered.
ST = State listed as threatened.

Table 3.3-3. Non-Listed Species with a Moderate or High Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
Reptiles					
Anniella stebbinsi	southern California legless lizard	None/SSC	None	Coastal dunes, stabilized dunes, beaches, dry washes, valley–foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and moist sandy or loose, loamy soils.	High potential to occur. This species could occur within undeveloped areas located in the northern portion of the SPA within Subareas 1 and 2. Multiple occurrences recorded recently in the surrounding vicinity indicate that this species is likely to occur in microhabitat where loose, moist substrate is present. The closest known occurrence is located approximately 0.2 miles northwest, across the Santa Ana River (CDFW 2019c). This species also has a high potential to occur immediately west of the SPA in the Santa Ana River.
Arizona elegans occidentalis	California glossy snake	None/SSC	None	Commonly occurs in desert regions throughout southern California. Prefers open sandy areas with scattered brush. Also found in rocky areas.	Moderate potential to occur. This species could occur within undeveloped areas located in the northern portion of the SPA within Subareas 1 and 2. This species also has a moderate potential to occur in upland areas of the Santa Ana River, immediately west of the SPA.
Aspidoscelis tigris stejnegeri	San Diegan tiger whiptail	None/SSC	Covered	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	Moderate potential to occur. This species could occur in open areas of upland mustard and brittle bush scrub located in the northern portion of the SPA within Subareas 1 and 2. This species also has a moderate potential to occur in upland areas of the Santa Ana River, immediately west of the SPA.
Coleonyx variegatus abbotti	San Diego banded gecko	None/SSC	Covered	Rocky areas within coastal scrub and chaparral.	High potential to occur. This species could occur in rocky areas within brittle bush scrub located along the northern extent of the SPA in Subarea 1. The closest known occurrence is located approximately 750 feet northeast (CDFW 2019c). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to a lack of suitable habitat.

Table 3.3-3. Non-Listed Species with a Moderate or High Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
Crotalus ruber	red diamondback rattlesnake	None/SSC	Covered	Rocky areas of coastal scrub, chaparral, oak and pine woodlands, grasslands, cultivated areas, and desert flats.	Moderate potential to occur. This species could occur in rocky areas within brittle bush scrub located along the northern extent of the SPA in Subarea 1. This species has a low potential to occur immediately west of the SPA in upland areas of the Santa Ana River.
Salvadora hexalepis virgultea	coast patch-nosed snake	None/SSC	None	Brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites.	Moderate potential to occur. This species could occur within brittle bush scrub located in the northern portion of the SPA within Subarea 1. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.
Birds					
Athene cunicularia (burrow sites and some wintering sites)	burrowing owl	BCC/SSC	Covered	Nests and forages in grassland, open scrub, and agriculture, particularly with ground squirrel burrows.	Moderate potential to occur. Suitable habitat for this species is present within non-native grassland, upland mustards, and brittle bush scrub located throughout the SPA. In addition, the closest known occurrence is located approximately 1.5 miles northwest, where multiple breeding pairs were observed (CDFW 2019c). Most undeveloped areas or non-native grasslands remaining within the Riverside County portion of the SPA have been designated as Burrowing Owl Survey Areas as part of the Western Riverside County MSHCP. As such, protocol presence-absence surveys would be required within these designated areas. Protocol surveys for this species should be conducted in the San Bernardino County portion of the SPA where suitable habitat is also present. This species also has a moderate potential to occur immediately west of the SPA within upland areas of the Santa Ana River.

Table 3.3-3. Non-Listed Species with a Moderate or High Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
Lanius ludovicianus (nesting)	loggerhead shrike	BCC/SSC	Covered	Nests and forages in open habitats with scattered shrubs, trees, or other perches.	Moderate potential to occur. This species may occur within upland mustards and brittle brush scrub located in the northern portion of the SPA within Subareas 1 and 2. This species also has a moderate potential to occur immediately west of the SPA within upland areas of the Santa Ana River.
Mammals					
Antrozous pallidus	pallid bat	None/SSC	None	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats with rocky outcrops for roosting, but also roosts in man-made structures and trees.	Moderate potential to occur. Although the SPA lacks geologic features typically used as roosting sites, this species may roost in bridges or vacant buildings within the SPA. This species would forage in grasslands, shrublands, and woodlands within the SPA and adjacent Santa Ana River, if roosts are present nearby.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None/SSC	Covered	Coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon–juniper, and annual grassland.	Moderate potential to occur. This species may occur within brittle bush scrub located in the northern portion of the SPA within Subarea 1. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River. The closest known occurrence is located approximately 3.2 miles south (CDFW 2019c).
Chaetodipus fallax pallidus	pallid San Diego pocket mouse	None/SSC	None	Desert wash, desert scrub, desert succulent scrub, and pinyon–juniper woodland.	Moderate potential to occur. This species may occur within brittle bush scrub located in the northern portion of the SPA within Subarea 1. This species also has a moderate potential to occur within upland areas of the Santa Ana River, immediately west of the SPA. The closest known occurrence is located approximately 13 miles north of the SPA (CDFW 2019c).

Table 3.3-3. Non-Listed Species with a Moderate or High Potential to Occur in the SPA

Scientific Name	Common Name	Status (Federal/State)	MSHCP	Habitat	Potential to Occur
Lasiurus xanthinus	western yellow bat	None/SSC	None	Valley–foothill riparian, desert riparian, desert wash, and palm oasis habitats; below 2,000 feet amsl; roosts in riparian habitat and palms.	Moderate potential to occur. The SPA likely contains palm trees that could provide suitable roosting habitat for this species. In addition, the Santa Ana River, located along the western boundary, contains riparian habitat where this species may also roost. This species would forage in a variety of habitat types, including developed areas, if roosts are present nearby.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None/SSC	Covered	Arid habitats with open ground; grasslands, coastal scrub, agriculture, disturbed areas, and rangelands.	Moderate potential to occur. This species may occur within undeveloped areas located in the northern portion of the SPA within Subareas 1 and 2. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.
Neotoma lepida intermedia	San Diego desert woodrat	None/SSC	Covered	Coastal scrub, desert scrub, chaparral, cacti, rocky areas.	Moderate potential to occur. This species could occur within brittle bush scrub located in the northern portion of the SPA within Subarea 1. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.
Nyctinomops femorosaccus	pocketed free-tailed bat	None/SSC	None	Pinyon–juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oases; roosts in high cliffs or rock outcrops with steep drop-offs, and caverns.	Moderate potential to occur. Although the SPA lacks geologic features typically used as roosting sites, this species may roost in vacant buildings within the SPA and surrounding region. This species has a moderate potential to forage in undeveloped areas of Subareas 1 and 2, as well as over riparian vegetation immediately west of the SPA in the Santa Ana River.

Status Legend
Federal
BCC = USFWS Bird of Conservation Concern
State
SSC = California Species of Special Concern

The following non-listed wildlife designated as SSC have a low potential to occur in the SPA: western spadefoot (*Spea hammondii*), Blainville's horned lizard (*Phrynosoma blainvillii*), southern grasshopper mouse (*Onychomys torridus ramona*), Los Angeles pocket mouse (*Perognathus longimembris brevinasus*), and American badger (*Taxidea taxus*). Less-than-significant impacts to SSC species with a low potential to occur are expected to result from future development in the SPA. The following wildlife profiles detail special-status species that are either (1) a federally and state-listed wildlife species with a low or above potential to occur in the SPA or (2) a non-listed special-status wildlife species with a moderate or above potential to occur. Federally and state-listed wildlife species that are not expected to occur in the SPA and non-listed special-status wildlife with a low potential to occur or that are not expected to occur are described in Appendix C.

Reptiles

Southern California Legless Lizard

CDFW designates southern California legless lizard as an SSC. This species is typically associated with loose, moist sandy or loamy soils in a variety of vegetation types. The potential for this species to occur is high within the undeveloped areas of Subareas 1 and 2 located in the northern portion of the SPA. Multiple occurrences recorded recently in the surrounding vicinity indicate that this species is likely to occur in microhabitat where loose, moist substrate is present. The closest known occurrence is located approximately 0.2 miles northwest, across the Santa Ana River (CDFW 2019c). This species also has a high potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

California Glossy Snake

CDFW designates California glossy snake as an SSC. This species is typically found in arid scrubs, rocky washes, grasslands, and chaparral. The potential for this species to occur is moderate within natural areas of Subareas 1 and 2 located in the northern portion of the SPA, primarily within areas mapped as upland mustards and brittle brush scrub. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

San Diego Banded Gecko

CDFW designates San Diego banded gecko as an SSC. This species is typically found in rocky areas within coastal scrub and chaparral. The potential for this species to occur is high in brittle brush scrub located along the northern extent of the SPA in Subarea 1. The closest known occurrence is located approximately 750 feet northeast (CDFW 2019c). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to the lack of suitable habitat.

Red Diamond Rattlesnake

CDFW designates red diamond rattlesnake as an SSC. This species is typically found in rocky areas of arid scrub, coastal chaparral, oak and pine woodlands, grassland, and cultivated areas. The potential for this species to occur is moderate within rocky areas of Subarea 1 located in the northern portion of the SPA. The potential to occur is moderate within the Santa Ana River area. This species has a low potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

Coast Patch-Nosed Snake

CDFW designates coast patch-nosed snake as an SSC. This species is typically found in semi-arid scrub or chaparral in canyons and rocky hillsides or flats. The potential for this species to occur is moderate within brittle brush scrub located along the northern extent of the SPA in Subarea 1. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

Birds

Burrowing Owl

CDFW designates burrowing owl as an SSC. This species is typically found in open areas such as grasslands, sparse shrublands, and agricultural fields, where burrows excavated by other species are available. The potential for this species to occur is moderate within non-native grassland, upland mustards, and brittle brush scrub located throughout the SPA in both Riverside and San Bernardino counties. The closest known occurrence is located approximately 1.5 miles northwest, where multiple breeding pairs were observed (CDFW 2019c). Most undeveloped areas or non-native grasslands remaining within the Riverside County portion of the SPA have been designated as Burrowing Owl Survey Areas as part of the MSHCP. As such, protocol presence–absence surveys would be required within these designated areas. Protocol surveys for this species should be conducted in the San Bernardino County portion of the SPA where suitable habitat is also present. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

Loggerhead Shrike

CDFW designates loggerhead shrike as an SSC. This species typically nests and forages in open habitats with scattered shrubs, trees, or other perches. The potential for this species to occur is moderate in natural areas of Subareas 1 and 2 located in the northern portion of the SPA, primarily within areas mapped as upland mustards and brittle brush scrub. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

Coastal California Gnatcatcher

Coastal California gnatcatcher is listed as federally threatened and designated as an SSC by CDFW. This species typically nests and forages in various coastal sage scrub communities, often dominated by California sagebrush and buckwheat. The potential for this species to occur is moderate in brittle brush scrub located along the northern extent of the SPA in Subarea 1, which overlaps USFWS-designated critical habitat for this species (USFWS 2019a). The closest extant occurrence is located approximately 2.6 miles northwest (CDFW 2019c). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to a lack of suitable habitat.

Mammals

Pallid Bat

CDFW designates pallid bat as an SSC. This species is typically found in a wide variety of habitat types such as grasslands, shrublands, woodlands, and forest, and is most common in open dry habitats with rocky outcrops for roosting. This species can also roost in human-made structures and hollow trees. The potential for this species to occur is moderate throughout the SPA. Although the SPA lacks geologic features typically used as roosting sites, this species may roost in bridges or vacant buildings within the SPA. This species would forage over vegetated, undeveloped areas of the SPA and in the adjacent Santa Ana River, if roosts are present nearby.

Northwestern San Diego Pocket Mouse

CDFW designates northwestern San Diego pocket mouse as an SSC. This species is typically found in coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon-juniper, and annual grasslands. The potential for this species to occur is moderate within brittle brush scrub located along the northern extent of the SPA in Subarea 1. The closest known occurrence is located approximately 3.2 miles south (CDFW 2019c). This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

Pallid San Diego Pocket Mouse

CDFW designates pallid San Diego pocket mouse as an SSC. This species is typically found in desert wash, desert scrub, desert succulent shrub, and pinyon-juniper. The potential for this species to occur is moderate within brittle brush scrub located along the northern extent of the SPA in Subarea 1. The closest known occurrence is located approximately 13 miles north (CDFW 2019c). This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

San Bernardino Kangaroo Rat

San Bernardino kangaroo rat is federally listed as endangered and is currently a candidate for state listing as endangered. This species is typically found in sparse alluvial or coastal scrub habitats on gravelly or sandy soils near river and stream terraces. The potential for this species to occur is low within brittle brush scrub located along the northern extent of the SPA in Subarea 1. The SPA lacks suitable alluvial scrub habitat, and undeveloped areas located in Subareas 1 and 2 located in the northern portion of the SPA are typically too disturbed and fragmented to support this species. Although a small sliver of the Western Riverside County MSHCP Mammal Species Survey Area designated for this species overlaps the SPA along the western boundary in Riverside County, these areas are not expected to provide habitat due to existing development. The SPA is located adjacent to the Santa Ana River, which contains suitable habitat and occurs within the Western Riverside County MSHCP Mammal Species Survey Area.

Stephens' Kangaroo Rat

Stephens' kangaroo rat is federally listed as endangered and state-listed as threatened. This species is typically found in grasslands, but can also occur in sparse coastal scrub or sagebrush shrublands. The potential for this species to occur is low within brittle brush scrub located along the northern extent of the SPA in Subarea 1. The SPA grassland habitats present within the SPA are highly fragmented or too mechanically perturbed to provide suitable habitat for this species. The closest known occurrence is located approximately 3 miles southeast (CDFW 2019c). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to lack of suitable habitat.

Western Yellow Bat

CDFW designates western yellow bat as an SSC. This species is typically found in valley-foothill riparian, desert riparian, desert wash, and palm oasis habitats below 2,000 feet amsl. The potential for this species to occur is moderate throughout the SPA. The SPA likely contains palm trees that could provide suitable roosting habitat for this species. In addition, the Santa Ana River, located along the western boundary, contains riparian habitat where this species may also roost. Western yellow bat would forage in a variety of habitat types, including developed areas, if roosts are present nearby.

San Diego Black-Tailed Jackrabbit

CDFW designates San Diego black-tailed jackrabbit as an SSC. This species is typically found in arid grasslands, open shrublands, fallow agricultural fields, disturbed areas, and rangelands. The potential for this species to occur is moderate within open undeveloped areas of Subareas 1 and 2 located in the northern portion of the SPA. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

San Diego Desert Woodrat

CDFW designates San Diego desert woodrat as an SSC. This species is typically found in coastal scrub, desert scrub, succulent desert scrub, chaparral, and rocky areas. The potential for this species to occur is moderate within brittle brush scrub located along the northern extent of the SPA in Subarea 1. This species also has a moderate potential to occur immediately west of the SPA in upland areas of the Santa Ana River.

Pocketed Free-Tailed Bat

CDFW designates pocketed free-tailed bat as an SSC. This species is typically found in desert scrubs, desert washes, desert riparian, Joshua tree woodlands, pinyon-juniper woodlands, and palm oases, and roosts on high cliffs or rock outcrops and caverns with steep drop-offs. The potential for this species to occur is moderate within undeveloped areas of Subareas 1 and 2 located in the northern portion of the SPA. Although the SPA lacks geologic features typically used as roosting sites, this species may roost in vacant buildings within the SPA. This species would forage over vegetated, undeveloped areas of Subareas 1 and 2 and immediately west of the SPA in the Santa Ana River, if roosts are present nearby.

Invertebrates

Riverside Fairy Shrimp

Riverside fairy shrimp is federally listed as endangered. This species is found in vernal pools and unvegetated ephemeral pools. The potential for this species to occur in the SPA is low. The SPA is largely developed, and no ponding was observed on historical aerial photography (Google Earth 2019). In addition, soils in undeveloped portions of the SPA are moderately well-drained to somewhat excessively drained (USDA 2019) and would not support vernal pools or ephemeral pools. The closest documented occurrence is approximately 8 miles southeast (CDFW 2019c). Although this species has a low potential to occur within the SPA, per the MSHCP Riparian/Riverine and Vernal Pool Guidelines, a habitat assessment and focused surveys for the species would be required if vernal pools or ephemeral pools are present (County of Riverside et al. 2003). This species is not expected to occur immediately west of the SPA in the Santa Ana River due to a lack of suitable soils (USDA 2019).

Critical Habitat

Within the Northside Specific Plan, there is 169.1 acres of coastal California gnatcatcher critical habitat. This critical habitat is depicted on Figure 3.3-2, Critical Habitat. There is no critical habitat designated for plant species in the study area. All California gnatcatcher critical habitat occurs within Subarea 1 of the SPA and includes potential nesting and foraging habitat. All critical habitat for Santa Ana sucker occurs within the Santa Ana River, which is adjacent to but not within the SPA. Although no southwestern willow flycatcher designated critical habitat overlaps the study area, it occurs immediately adjacent in the Santa Ana River within San Bernardino County.

Nesting Birds

The majority of the SPA supports nesting opportunities for a wide variety of bird species. Vegetated portions of the SPA are expected support nesting habitat for common species such as song sparrow (*Melospiza melodia*), common yellowthroat (*Geothlypis trichas*), red-winged blackbird (*Agelaius phoeniceus*), lesser goldfinch (*Spinus psaltria*), blue grosbeak (*Passerina caerulea*), northern mockingbird (*Mimus polyglottos*), Anna's hummingbird (*Calypte anna*), and bushtit (*Psaltriparus minimus*). Portions of the SPA that are largely unvegetated or sparsely vegetated can also support nests of species such as killdeer (*Charadrius vociferus*), lesser nighthawk (*Chordeiles acutipennis*), and burrowing owl. Concrete structures in developed areas can provide suitable nesting habitat for species such as black phoebe (*Sayornis nigricans*), northern rough-winged swallow (*Stelgidopteryx serripennis*), and cliff swallow (*Petrochelidon pyrrhonota*). Large trees throughout the SPA provide nesting opportunities for raptors such as red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), Cooper's hawk (*Accipiter cooperii*), American kestrel (*Falco sparverius*), and great horned owl (*Bubo virginianus*). Additionally, the Santa Ana River, located immediately west of the SPA, supports riparian habitat that could provide suitable nesting habitat for riparian birds such as least Bell's vireo, southwestern willow flycatcher, yellow-breasted chat (*Icteria virens*), and yellow warbler (*Setophaga petechia*).

Raptor Foraging Habitat

The undeveloped portions of the SPA could support raptor foraging opportunities for species that nest in the area, such as burrowing owl, Cooper's hawk, red-tailed hawk, red-shouldered hawk, American kestrel, white-tailed kite (*Elanus leucurus*), barn owl (*Tyto alba*), and great horned owl. Other raptor species that could use these areas for foraging, primarily in winter or in migration, include ferruginous hawk (*Buteo regalis*), golden eagle (*Aquila chrysaetos*), northern harrier (*Circus hudsonius*), peregrine falcon (*Falco peregrinus*), prairie falcon (*Falco mexicanus*), sharp-shinned hawk (*Accipiter striatus*), and turkey vulture (*Cathartes aura*).

3.3.1.5 Jurisdictional Areas

A cursory review of potential jurisdictional waters was completed in the SPA. This included reviewing the mapping in two existing databases: USFWS National Wetlands Inventory and U.S. Geological Survey National Hydrography Dataset. There are potential jurisdictional waters present in several areas of the SPA based on the databases. Figure 3.3-3, Existing Drainage System, provides the locations of natural-bottom and concrete-lined drainages within the SPA that are mapped by available resources and that may be subject to U.S. Army Corps of Engineers (ACOE), CDFW, and/or Regional Water Quality Control Board (RWQCB) jurisdiction.

Two tributaries to the Santa Ana River flow through the SPA. One unnamed tributary (Main Street Drain) flows west through the northern portion of the SPA. A second tributary to the Santa Ana River, Springbrook Wash, flows through the central-southern portion of the SPA, and one unnamed tributary to Springbrook Wash (Spruce Street Drain) occurs in the southeast portion of the SPA. There are additional unnamed tributaries to Springbrook Wash and Spruce Street Drain, as shown on Figure 3.3-3, that may be subject to ACOE, CDFW, and/or RWQCB jurisdiction. Some of these features may also qualify as riparian/riverine habitat as defined by the Western Riverside County MSHCP (Appendix D of the MSHCP). This preliminary assessment provides an overview of the potential jurisdictional resources in the SPA and does not constitute a formal jurisdictional delineation.

3.3.1.6 Wildlife Corridors and Habitat Linkages

A number of wildlife corridors and habitat linkages overlap the SPA. The Western Riverside County MSHCP identifies one linkage that runs adjacent to the SPA: the Santa Ana River (Existing Core A), shown on Figure 3.3-4, Western Riverside MSHCP. It is a regional linkage that provides movement opportunities for a wide variety of plant and wildlife species from Orange County, through Riverside County, and up to San Bernardino County. In San Bernardino County, the Santa Ana River is recognized as a wildlife corridor in the San Bernardino County Open Space Overlay Map. The Santa Ana River runs adjacent on the western SPA boundary, but is not within the SPA.

Springbrook Wash has been identified in the Western Riverside County MSHCP as a potential linkage between Box Springs Mountain Reserve and the Santa Ana River, but is severely degraded near Box Springs Mountain where recent development has occurred (outside the study area), as well as within the SPA upstream of Evans Lake where it partially exists as a narrow concrete-lined channel with urban uses to either side.

3.3.2 Relevant Plans, Policies, and Ordinances

This section outlines the key federal, state, and local regulations pertinent to the biological resources located in the study area.

3.3.2.1 Federal

Clean Water Act

The federal Water Pollution Control Act Amendments of 1972 (Clean Water Act) (33 USC 1251 et seq.), as amended by the Water Quality Act of 1987 (PL 1000-4), is the major federal legislation governing water quality. The purpose of the Clean Water Act is to "restore and maintain the chemical, physical, and biological integrity of the nation's waters." Discharges into waters of the United States are regulated under Section 404. Waters of the United States include (1) all navigable waters (including all waters subject to the ebb and flow of tides); (2) all interstate waters and wetlands; (3) all other waters, such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sand flats, wetlands, sloughs, and natural ponds; (4) all impoundments of waters mentioned above; (5) all tributaries to waters mentioned above; (6) the territorial seas; and (7) all wetlands adjacent to waters mentioned above. In California, the State Water Resources Control Board and the nine RWQCBs are responsible for implementing the Clean Water Act. Important applicable sections of the Clean Water Act are as follows:

- **Section 401** requires an applicant for any federal permit for an activity that may result in a discharge to waters of the United States to obtain certification from the state that the discharge will comply with other provisions of the Clean Water Act. Certification is provided by the respective RWQCB.
- **Section 402** establishes the National Pollutant Discharge Elimination System (NPDES), a permitting system for the discharge of any pollutant (except for dredge or fill material) into waters of the United States. The RWQCB administers the NPDES program. Conformance with Section 402 is typically addressed in conjunction with water quality certification under Section 401.
- **Section 404** provides for issuance of dredge/fill permits by ACOE. Permits typically include conditions to minimize impacts on water quality. Common conditions include (1) ACOE review and approval of sediment quality analysis before dredging, (2) a detailed pre- and post-construction monitoring plan that includes disposal site monitoring, and (3) required compensation for loss of waters of the United States.

Federal Endangered Species Act

The Endangered Species Act of 1973 (FESA) provides for the conservation of species that are endangered or threatened throughout all or a significant portion of their range, and the conservation of the ecosystems on which they depend. FESA regulates federally listed endangered or threatened wildlife and plant species, proposed listed species, and critical habitat. A species is considered endangered if it is in danger of extinction throughout all or a significant portion of its range. A species is considered threatened if it is likely to become an endangered species within the foreseeable future.

FESA defines critical habitat as "the specific areas within the geographical area occupied by the species, at the time it is listed, on which are found those physical or biological features (I) essential to the conservation of the species and (II) which may require special management considerations or protection; and specific areas outside the geographical area occupied by the species at the time it is listed that are determined by the Secretary to be essential for the conservation of the species." The critical habitat designation only applies to projects involving federal funding, permits, or projects.

Under FESA Section 7, all federal agencies are required to consult with USFWS if they determine that any action that they fund, authorize, or carry out may affect a listed species or USFWS-designated critical habitat. Section 10(a) allows USFWS to authorize "take" of a listed species that is incidental to otherwise lawful activities. Approval criteria are specified in FESA and federal regulations. Further guidance is provided in Habitat Conservation Planning and Incidental Take Permitting Process Handbook (USFWS 2016), and the Five-Point Policy (an addendum to the handbook) (USFWS 2000a).

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) prohibits the take of any migratory bird or any part, nest, or eggs of any such bird. Under the MBTA, "take" is defined as pursuing, hunting, shooting, capturing, collecting, or killing, or attempting to do so (16 USC 703 et seq.). In December 2017, Department of Interior Principal Deputy Solicitor Jorjani issued a memorandum (M-37050) that interprets the MBTA to only prohibit intentional take. Similarly, the Ninth Circuit Court of Appeals, like the Fifth Circuit and the Eighth Circuit, has held that the MBTA applies only to intended takes. Refer to *Seattle Audubon Soc'y v. Evans*, 952 F.2d 297, 303 (9th Cir. 1991). Unintentional or accidental take is not prohibited. Additionally, Executive Order 13186, Responsibilities of Federal Agencies to Protect Migratory Birds, requires that any project with federal involvement address impacts of federal actions on migratory birds with the purpose of promoting conservation of migratory bird populations (66 FR 3853–3856). The Executive Order requires federal agencies to work with USFWS to develop a memorandum of understanding to promote the conservation of migratory bird populations. USFWS reviews actions that might affect these species.

3.3.2.2 State

California Fish and Game Code

Fully Protected Species

The classification of "fully protected" was the state's initial effort in the 1960s to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians and reptiles, birds, and mammals. Fully protected species may not be taken or possessed at any time, and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock. Take is defined as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

Nesting Birds

California Fish and Game Code Section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided in this code or any regulation made pursuant thereto. Section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided in this code or any regulation adopted pursuant thereto. Section 3513 makes it unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Other Sections of the California Fish and Game Code

Sections 3511, 4700, 5050, and 5515 of the Fish and Game Code outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or possessed at any time. CDFW cannot issue permits or licenses that authorize the "take" of any fully protected species, except under certain circumstances, such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock. Furthermore, it is CDFW's responsibility to maintain viable populations of all native species. Toward that end, CDFW has designated certain vertebrate species as SSC, because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction.

Lake and Streambed Alteration

Under the California Fish and Game Code Section 1602, CDFW has authority to regulate work that will substantially divert or obstruct the natural flow of or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake. CDFW also has authority to regulate work that will deposit or dispose of debris, water, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. This regulation takes the form of a requirement for a Lake or Streambed Alteration Agreement and is applicable to any person, state, or local governmental agency, or public utility (California Fish and Game Code Section 1601). CDFW jurisdiction includes ephemeral, intermittent, and perennial watercourses (including dry washes) and lakes characterized by the presence of (1) definable bed and banks and (2) existing fish or wildlife resources. In practice, CDFW marks its jurisdictional limit at the top of the stream or lake bank or the outer edge of the riparian vegetation, where present, and sometimes extends its jurisdiction to the edge of the 100-year floodplain. Because riparian habitats do not always support wetland hydrology or hydric soils, wetland boundaries, as defined by Clean Water Act Section 404, sometimes include only portions of the riparian habitat adjacent to a river, stream, or lake. Therefore, jurisdictional boundaries under Section 1602 may encompass a greater area than those regulated under Clean Water Act Section 404; CDFW does not have jurisdiction over ocean or shoreline resources.

California Endangered Species Act

The California Endangered Species Act (CESA) (California Fish and Game Code, Section 2050 et seq.) provides protection and prohibits the take of plant, fish, and wildlife species listed by the State of California. Unlike FESA, state-listed plants have the same degree of protection as wildlife, but insects and other invertebrates may not be listed. Take is defined similarly to FESA and is prohibited for both listed and candidate species. Take authorization may be obtained by the project applicant from CDFW under CESA Section 2081, which allows take of a listed species for educational, scientific, or management purposes. In this case, private developers consult with CDFW to develop a set of measures and standards for managing the listed species, including full mitigation for impacts, funding of implementation, and monitoring of mitigation measures.

California Native Plant Protection Act

The Native Plant Protection Act of 1977 directed CDFW to carry out the legislature's intent to "preserve, protect and enhance rare and endangered plants in this State." The Native Plant Protection Act gave the California Fish and Game Commission the power to designate native plants as "endangered" or "rare" and to protect endangered and rare plants from take. CESA expanded on the original Native Plant Protection Act and enhanced legal protection for plants, but the Native Plant Protection Act remains part of the California Fish and Game Code. To align with federal regulations, CESA created the categories of "threatened" and "endangered" species. It converted all "rare" animals to threatened species, but did not do so for rare plants. Thus, there are three listing categories for plants in California: rare, threatened, and endangered. Because rare plants are not included in CESA, mitigation measures for impacts to rare plants are typically included within a proposed project's CEQA analysis and as a condition of discretionary permits, which require preparation and approval of mitigation plans that contain assurances of implementation, monitoring, and maintenance.

California Environmental Quality Act

CEQA requires identification of a project's potentially significant impacts on biological resources and ways that such impacts can be avoided, minimized, or mitigated. The act also provides guidelines and thresholds for use by lead agencies for evaluating the significance of proposed impacts.

CEQA Guidelines Section 15380(b)(1) defines endangered animals or plants as species or subspecies whose "survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors." A rare animal or plant is defined in Section 15380(b)(2) as a species that, although not presently threatened with extinction, exists "in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or … [t]he species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered 'threatened' as that term is used in the federal Endangered Species Act." Additionally, an animal or plant may be presumed to be endangered, rare, or threatened if it meets the criteria for listing, as defined further in CEQA Guidelines Section 15380(c).

CDFW has developed a list of "Special Species" as "a general term that refers to all of the taxa the California Natural Diversity Database is interested in tracking, regardless of their legal or protection status." This is a broader list than those species that are protected under the FESA and other Fish and Game Code provisions, and includes lists developed by other organizations, including, for example, the Audubon Watch List Species. Guidance documents prepared by other agencies, including the Bureau of Land Management Sensitive Species and USFWS Species of Concern, are also included on this CDFW Special Species list. Additionally, CDFW has concluded that plant species included on the California Native Plant Society's CRPR List 1 and 2, and potentially some List 3 plants, are covered by CEQA Guidelines Section 15380.

Section IV, Appendix G (Environmental Checklist Form), of the CEQA Guidelines requires an evaluation of impacts to "any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service."

3.3.2.3 Regional

Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County MSHCP is a comprehensive, multi-jurisdictional plan that conserves endangered and threatened plant and animal species and associated habitats in western Riverside County. The MSHCP serves as a habitat conservation plan (HCP) pursuant to FESA Section 10(a)(1)(B), as well as a Natural Communities Conservation Plan under the Natural Communities Conservation Planning Act of 2001. The MSHCP allows the participating jurisdictions to authorize "take" of plant and wildlife species identified within the Plan Area. USFWS and CDFW have the authority to regulate the take of threatened, endangered, and rare species. Under the MSHCP, USFWS and CDFW will grant "take authorization" for otherwise lawful actions, such as public and private development that may incidentally take or harm individual species or their habitat outside of the MSHCP conservation area, in exchange for the assembly and management of a coordinated MSHCP conservation area. The MSHCP is implemented by the Permittees and the Regional Conservation Authority, with permit compliance ensured by the USFWS and CDFW. The MSHCP was approved in June of 2003 by the County of Riverside; the city jurisdictions as well as other local and state public entities that subsequently signed onto the MSHCP are effectively referred to as "Permittees." The City of Riverside and County of Riverside are Permittees, but the City of Colton is not.

The MSHCP Plan Area encompasses approximately 1.26 million acres or about 2,000 square miles in western Riverside County. The MSHCP calls for the acquisition of 153,000 acres of new conservation land (Additional Reserve Lands) to augment and enhance 347,000 acres of land presently conserved in the public domain (Public/Quasi-Public Lands). Ultimately, the MSHCP goal is to form a 500,000-acre self-sustaining habitat reserve (MSHCP Reserve) in western Riverside County that protects, recovers, and sustains 146 covered species. Generally, the MSHCP Reserve is made up of cores (i.e., large blocks of habitat) connected by linkages (more linear features) that allow for genetic transfer and movement of species throughout the Plan Area. In order to provide the habitat necessary to protect and allow for the future viability of the 146 species covered under the MSHCP, the areas that are not a part of the Public/Quasi-Public Lands were overlaid with "Criteria Cells." It is from the area overlaid with Criteria Cells that the Additional Reserve Lands (i.e., 153,000 acres) will be compiled, and ultimately, the combination of the Public/Quasi-Public Lands and Additional Reserve Lands will form the 500,000-acre MSHCP Reserve. The Western Riverside MSHCP overlaps the portion of the SPA within Riverside County and provides take of covered species pursuant to FESA Section (a)(1)(B) and the state Natural Communities Conservation Planning Act of 2001. The overall biological goal of the MSHCP is to conserve covered species and their habitats, as well as maintain biological diversity and ecological processes while allowing for future economic growth within a rapidly urbanizing region.

In summary, the City of Riverside and County of Riverside have "take" coverage for 146 covered species, but the City of Colton does not. Thus, any "take" of federally or state-listed species by the future development addressed in the SPA in the City of Colton would need to obtain "take" permits from the USFWS and CDFW. The SPA is located within the Highgrove and Cities of Riverside and Norco MSHCP Area Plans. The portions of the SPA located in the MSHCP are not within Criteria Cells, meaning that none of the SPA is needed for conservation as part of assembling the Reserve. The SPA is located along the Santa Ana River on the east side and is part of Existing Core A. Existing Core A consists of the Santa Ana River and is composed largely of Public/Quasi-Public Lands owned by a variety of entities, but it also contains a small number of privately-owned lands. Existing Core A also functions as a Linkage, connecting Orange County to the west with San Bernardino County to the north. This core is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the core consist largely of high-impact land uses such as city and community development. Therefore, high quality riparian habitat within Existing Core A and along the edges must be maintained for species.

Future development in the SPA in the City of Riverside and the County of Riverside must comply with all relevant measures of the MSHCP. The MSHCP measures that apply to the SPA are outlined below as presented in MSHCP Volume I, Section 6.0.

Riparian/Riverine and Vernal Pools Guidelines (Section 6.1.2)

All future development in the City of Riverside and County of Riverside would be required to assess their project sites for the following Section 6.1.2 resources: (1) riparian/riverine resources; (2) vernal pools; (3) fairy shrimp, including Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and vernal pool fairy shrimp (*Branchinecta lynchi*); and (4) riparian birds, including least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo (*Coccyzus americanus*). Riparian/riverine areas are habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year. Vernal pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Fairy shrimp habitat includes vernal pools, but potentially also stock ponds, ephemeral pools and other water features. If fairy shrimp and riparian habitat is present, they would be assessed for their ability to support fairy shrimp and riparian bird species, and if present, focused surveys for the species would be required. More information on the Protection of Species associated with Riparian/Riverine Areas and Vernal Pools can be found in Section 6.1.2 of the MSHCP.

If an avoidance of these resources is not feasible, a determination of biologically equivalent or superior preservation shall be made by the City of Riverside or County of Riverside to ensure replacement of any lost functions and values of habitat as it relates to Covered Species. Refer to Section 6.1.2 of the MSHCP for more information.

Narrow Endemic Plant Species (Section 6.1.3)

Approximately 180 acres of the SPA lies with Narrow Endemic Plant Species Survey Area (NEPSSA) No. 7. Future development in NEPSSA No. 7 would require a habitat assessment for San Diego ambrosia, Brand's phacelia (*Phacelia stellaris*), and San Miguel savory (*Clinopodium chandleri*) (Figure 3.3-4, Western Riverside MSHCP). A site-specific habitat assessment will be required for all future development in the 180-acre portion of the SPA in NEPSAA No. 7. If a suitable habitat is found, a focused rare plant survey must be completed. Where survey results are positive for Narrow Endemic Plant Species, any proposals with the potential to affect Narrow Endemic Plant Species shall be subject to avoidance of 90% of those portions of the project site that provide for long-term conservation value of the identified Narrow Endemic Plant Species until it is demonstrated that conservation goals for the particular species are met. If it is determined that the 90% threshold cannot be met, and achievement of overall MSHCP conservation goals for the particular species have not yet been demonstrated, the City of Riverside or County of Riverside must make a determination of biologically equivalent or superior preservation as described in Section 6.1.3 of the MSHCP.

Additional Survey Needs and Procedures (Section 6.3.2)

The SPA is not located within a Criteria Area Species Survey Area for plants; therefore, a habitat assessment and focused survey for Criteria Area Species, such as thread-leaved brodiaea and smooth tarplant, is not required in the SPA where it also overlaps with the MSHCP. Approximately 252 acres of the SPA are located within the MSHCP burrowing owl survey area; therefore, a habitat assessment and focused surveys, if suitable habitat is present, is required for this species. Approximately 12 acres of the SPA are located with the San Bernardino kangaroo rat and

Los Angeles pocket mouse survey area. The survey area for these mammals is along the western edge of the SPA adjacent to the Santa Ana River. A habitat assessment and focused surveys, if suitable habitat is present, is required for these species (Figure 3.3-4, Western Riverside MSHCP).

For locations with positive survey results for burrowing owl or mammalian species, 90% of those portions of property that provide for long-term conservation value for the identified species shall be avoided until it is demonstrated that conservation goals for the particular species are met. Avoidance shall not be considered to be conservation contributing to reserve assembly unless the avoided populations are acquired and managed as Additional Reserve Lands. Findings of equivalency shall be made as outlined in Section 6.3.2 of the MSHCP demonstrating that the 90% standard has been met. Section 6.3.2 of the MSHCP also describes circumstances associated with discontinuation of surveys.

Urban/Wildlands Interface (Section 6.1.4)

Guidelines Pertaining to Urban/Wildland Interface (MSHCP Section 6.1.4) provides management of edge factors such as lighting, urban runoff, toxics, and domestic predators, and would be applicable to proposed projects adjacent to the Santa Ana River (Core A) in Riverside County.

Stephens' Kangaroo Rat Habitat Conservation Plan

Stephens' kangaroo rat was listed as an endangered species by USFWS in 1988. The Riverside County Habitat Conservation Agency was created in 1990 under the joint exercise of powers for the purpose of developing a Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP), acquiring land, and managing habitat for the Stephens' kangaroo rat. This management group, formed by the County of Riverside and the Cities of Hemet, Lake Elsinore, Moreno Valley, Perris, Riverside, and later, Corona, Murrieta, and Temecula, was created to protect the species and its habitat from disturbances that could result in take of the species (RCHCA 1996).

The long-term SKR HCP, the Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County, was prepared by the Riverside County Habitat Conservation Agency, and approved by USFWS in agreement with California Department of Fish and Game (now CDFW) on May 6, 1996. The agreement creates a network of reserves within western Riverside County occupied by and to be managed for Stephens' kangaroo rat. A total of 30,000 acres included as reserves are occupied by Stephens' kangaroo rat.

The SKR HCP authorizes incidental take of Stephens' kangaroo rat in western Riverside County and describes the conservation, mitigation, and monitoring measures that are applied under the Section 10(a) permit issued by USFWS and Management Authorization issued by CDFW. The SKR HCP does not provide take coverage within San Bernardino County.

The SKR HCP describes the proposed conservation, mitigation, and monitoring measures to be implemented for the preservation of the federally endangered Stephens' kangaroo rat. The SKR HCP establishes a regional system of Core Reserves throughout western Riverside County for the specific conservation of Stephens' kangaroo rat and the ecosystem upon which it depends.

A standard fee, known as the Development Mitigation Fee, is charged to supplement the financing of reserve management for the SKR HCP and to pay for a new development's fair share of this cost.

The portion of the SPA in the City of Riverside and the County of Riverside is outside of the SKR HCP Core Reserve Area, but is situated within the SKR HCP fee area. Therefore, the future development associated with the SPA in the City of Riverside and County of Riverside have "take" coverage for SKR under the SKR HCP, but must also pay

the standard SKR HCP Development Mitigation Fee. The future development associated with the SPA in the City of Colton does not have "take" coverage of SKR.

Upper Santa Ana River Habitat Conservation Plan

The Upper Santa Ana River HCP is a collaborative effort among the water resource agencies of the Santa Ana River Watershed, in partnership with USFWS, CDFW, and several other government agencies and stakeholder organizations. This HCP effort was initiated in late 2013, but has not yet been completed. The SPA is with the Upper Santa Ana River HCP Area. The purpose of the Upper Santa Ana River HCP is to enable the water resource agencies to continue to provide and maintain a secure source of water for the residents and businesses in the watershed, and to conserve and maintain natural rivers and streams that provide habitat for a diversity of unique and rare species in the watershed. The goal is to ensure the conservation of the covered species, particularly the Santa Ana sucker and San Bernardino kangaroo rat, while still allowing for increased water conservation through new infrastructure for infiltration and increased effluent recycling. The Upper Santa Ana River HCP is still under development.

3.3.2.4 Local

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

A key objective of the overall Riverside General Plan 2025 (City of Riverside 2007) is to preserve the City of Riverside's (City's) natural assets by focusing new development within already urbanized areas along major transportation corridors, which includes the majority of the study area. The General Plan Open Space Element includes the following objectives and policies that are relevant to biological resources.

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

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

Policy OS-1.2: Establish an open space acquisition program that identifies acquisition area priorities based on capital costs, operation and maintenance costs, accessibility, needs, resource preservation, ability to complete or enhance the existing open space linkage system and unique environmental features.

Policy OS-1.3: Work with Riverside County and adjacent cities, landowners and conservation organizations to preserve, protect and enhance open space and natural resources.

Policy OS-1.4: Support efforts of State and Federal agencies and private conservation organization to acquire properties for open space and conservation uses. Support efforts of nonprofit preservation groups, such as the Riverside Land Conservancy, to acquire properties for open space and conservation purposes.

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

Policy OS-1.8: Encourage residential clustering as means of preserving open space.

Policy OS-1.9: Promote open space and recreation resources as a key reason to live in Riverside.

Policy OS-1.10: Utilize a combination of regulatory and acquisition approaches in the City's strategy for open space preservation.

Policy OS-1.11: Develop a program for City acquisition of identified open space land and encourage land donations or the dedication of land in lieu of park fees for the acquisition of usable land for public parks, open space and trail linkages.

Policy OS-1.12: Ensure that areas acquired as part of the Open Space System are developed, operated and maintained to provide the City with a permanent, publicly accessible open space system.

Policy OS-1.13: Design Capital Improvement Program projects, which affect identified open space areas to support these areas' value as open space.

Policy OS-1.14: Establish an on-going needs assessment program to solicit feedback for users to identify changing needs and standards for the Open Space System.

Policy OS-1.15: Recognize the value of major institutional passive open spaces, particularly cemeteries, as important components of the total open space systems and protect their visual character.

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

Policy OS-2.1: Continue to require hillside development to be consistent with Proposition R and Measure C through the provisions of the RC Zone.

Policy OS-2.2: Limit the extent and intensity of uses and development in areas of unstable terrain, steep terrain, scenic vistas, arroyos, and other critical environmental areas.

Policy OS-2.3: Control the grading of land, pursuant to the City's Grading Code, to minimize the potential for erosion, landsliding and other forms of land failure, as well as to limit the potential negative aesthetic impact of excessive modification of natural landforms.

Policy OS-2.4: Recognize the value of ridgelines, hillsides, and arroyos as significant natural and visual resources and strengthen their role as features, which define the character of the City and its individual neighborhoods.

Policy OS-2.5: Review the feasibility of creating a "night-time sky" ordinance to reduce light pollution.

Objective OS-4: Preserve designated buffers between urban and rural uses for their open space and aesthetic benefits.

Policy OS-4.1: Continue to implement Proposition R and Measure C.

Policy OS-4.2: Establish buffers and/or open space between agricultural and urban uses so that the potential impacts from urban development will be mitigated.

Policy OS-4.3: Explore the possibility of establishing a fee for all new development in Riverside for land banking to create new buffers and/or purchase sensitive lands between urban development and existing open space resources.

Objective OS-5: Protect biotic communities and critical habitats for endangered species throughout the General Plan Area.

Policy OS-5.1: Preserve significant habitat and environmentally sensitive areas, including hillsides, rock outcroppings, creeks, streams, viewsheds, and arroyos through application of the RC Zone standards and the Hillside/Arroyo standards of the City's Grading Code.

Policy OS-5.2: Continue to participate in the MSHCP Program and ensure all projects comply with applicable requirements.

Policy OS-5.3: Continue to participate in the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan including collection of mitigation fees.

Policy OS-5.4: Protect native plant communities in the General Plan Area, including sage scrub, riparian areas, and vernal pools, consistent with the MSHCP.

Objective OS-6: Preserve and maintain wildlife movement corridors.

Policy OS-6.1: Protect and enhance known wildlife migratory corridors and create new corridors as feasible.

Policy OS-6.2: Support regional and local efforts to acquire, develop, and maintain open space linkages.

Policy OS-6.3: Preserve the integrity of the arroyos of Riverside and riparian habitat areas through the preservation of native plants.

Policy OS-6.4: Continue with efforts to establish a wildlife movement corridor between Sycamore Canyon Wilderness Park and the Box Springs Mountain Regional Park as shown on the MSHCP. New developments in this area shall be conditioned to provide for the corridor and Caltrans shall be encouraged to provide an underpass at the 60/215 Freeway.

Objective OS-7: Turn the Santa Ana River Task Force "Vision" into reality.

Policy OS-7.1: Focus river improvements on the following areas: Fairmount Park and Mt. Rubidoux, Tequesquite Avenue and the Old Landfill, Martha McLean Park, Van Buren Bridge and the Hidden Valley Wildlife Area.

Policy OS-7.2: Give initial priority to the Fairmount Park wetlands enhancement project and the completion of the Santa Ana River Trail.

Policy OS-7.3: Preserve and expand open space along the Santa Ana River to protect water quality, riparian habit, and recreational uses.

Policy OS-7.4: Interconnect the Santa Ana River Trail with other parks, cultural and community centers throughout the City through trails and linkages to encourage more pedestrian and bicycle usage and reduce automobile traffic.

Policy OS-7.5: Improve the perception of public safety at authorized recreation locations along the river.

Policy OS-7.6: Partner with other jurisdictions, including the Regional Water Quality Control Board and the US Army Corps of Engineers, to minimize the impact of new development on the river and bring about some of the enhancements envisioned by the Santa Ana River Task Force.

Policy OS-7.7: Explore implementation of the Santa Ana River Task Force's ideas for the five focus areas, such as:

1) Work with private interests to develop a restaurant or coffee bar in Fairmount Park near the river with views of the open water impoundment.
2) Establish trail linkages between Mt. Rubidoux and Fairmount Park and generally improve trails in and around the area.
3) Explore the development of water treatment wetlands that can be used for bird watching and improving water quality inputs adjacent to the river course.
4) Recapture the former glory of Fairmount Park as a recreational area. Provide picnic areas, bathrooms and other attractions such as pony rides and carousels.
5) Improve linkages to other parts of the city via an improved walking/birding trail along Market Street and/or Mission Inn Avenue. Improve signage to direct visitors from other parks and other parts of the City to the parkway.

City of Riverside General Plan 2025 – Land Use Element

The General Plan Land Use Element includes the following objectives and policies that are relevant to biological resources.

Policy LU-5.1: Minimize public and private development in and in close proximity to any of the City's arroyos.

Policy LU-5.2: Recognize the City's arroyos as components of Riverside Park.

Policy LU-5.3: Encourage that any crossings of the City's major arroyos are span bridges or soft bottom arch culverts that minimize disturbance of the ground and any wetland area. At grade crossings are strongly discouraged in major arroyos.

Policy LU-5.4: Continue to require open space easements in conjunction with new development to be recorded over arroyo areas, per the City's Grading Code.

Policy LU-5.5: Work with Riverside County to develop, implement and maintain comprehensive management plans for protection of entire arroyo systems to promote the free movement of water and wildlife.

Policy LU-7.2: Design new development adjacent and in close proximity to native wildlife in a manner which protects and preserves habitat.

Policy LU-7.3: Continue to require natural open space easements in conjunction with new development in hillside and arroyo areas over non-graded areas of the development.

Policy LU-7.4: Continue to participate in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

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

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

Policy LU-27.2: Utilize neighborhood and expert input to develop and periodically update a palette of acceptable street tree species structured around Riverside's natural environment and its neighborhoods.

Policy LU-27.3: Seek ongoing cooperation from residents in the maintenance, conservation and protection of street trees.

Policy LU-27.4: Encourage trees on private property to add to the City's urban forest.

Policy LU-27.5: Develop a program to ensure adequate tree trimming cycles as well as to replace any lost trees.

City of Colton General Plan 1987 – Open Space and Conservation Element

The City of Colton's Open Space and Conservation Element's general objective is to establish and maintain an open space and conservation system that will ensure the conservation and wise utilization of valuable resources and will meet local and regional open space needs (City of Colton 1987).

Principle 1: Preserve and protect hillside and environmentally sensitive areas designated for growth through the use of strict hillside development standards.

Principle 3: Conserve and protect open space needed for the preservation of air quality, water quality, water supply, waste disposal, noise abatement or public safety through zoning and other regulatory tools.

Principle 6: Restrict development in canyons and hillsides and control the plan of development to prevent obstruction of natural runoff or water courses and to prevent unwarranted scarring of hillsides.

Standard 2: Intensive human uses, such as residential development or major vehicular traffic improvements, shall be prohibited in areas of documented ecological significance.

Standard 3: The use of natural and drought-tolerant vegetation shall be encouraged for landscaping in order that maintenance and water consumption are minimized.

Standard 5: Hillside development standards shall be adopted requiring:

a. Focused EIRs for all hillside developments exceeding 10 (ten) parcels in a single development or subdivision.
b. New development shall occur on those sites that require the least amount of grading and vegetation removal.
c. Roads shall follow the natural topography and are not to exceed a grade of 12 percent.
d. Hillside densities shall be determined after consideration of safety, access, public infrastructure availability, environmental damage, and aesthetics, but generally should not exceed two dwellings per acre.

Proposal 1: Open space shall be preserved through a program for the public acquisition of open space land and designation for agricultural activities. The possibilities include:

a. Direct purchase, eminent domain purchase, purchase-sell (with restricted rights);
b. Life-estate and lease-leaseback (for recreational development);
c. There are also less-than-fee methods such as development rights, easements, and public words potentials.

Proposal 2: Regulation shall be used to maintain open space requiring:

a. An amendment to the Colton Zoning Ordinance designating an Open Space Zone District such as the flood plain zone;
b. Development standards revised and made consistent with open space and conservation policies;
c. The grading of soil and construction of impervious surfaces on open space lands shall be strictly regulated.

City of Colton General Plan 2013 – Land Use Element

The City of Colton's 2013 General Plan Land Use Element includes the following objectives and policies that are relevant to biological resources (City of Colton 2013).

Goal LU-13: Protect open space land necessary for flood control and habitat preservation purposes, and to provide buffers from identified earthquake faults and other public safety hazards.

Policy LU-13.1: Continue to monitor any changes to the flood zone boundaries of the Santa Ana River made by federal agencies, and modify Figure LU-4 as appropriate to reflect the most current Federal Emergency Management Agency (FEMA) flood maps.

Policy LU-13.2: Prohibit development within designated flood plain areas, as shown on Figure LU-4 and more specifically as shown on adopted Flood Insurance Rate Maps published by FEMA. Figure LU-4 is incorporated into the Safety Element with this reference and policies LU-13.1 and LU-13.2.

Policy LU-13.3: Work with the U.S. Fish and Wildlife Service and California Department of Fish and Game to establish and maintain the minimal area needed for Delhi sands flower-loving fly habitat.

Policy LU-13.4: Require formal fault investigations for development of properties along the San Jacinto Fault zone consistent with State law. For areas where development is prohibited due to fault restrictions, require that such space be set aside an open space to the maximum extent feasible by law.

City of Colton Municipal Code, Chapter 12.20 Trees and Shrubs

The City of Colton's Municipal Code, Chapter 12.20, states the following:

> No person, firm or corporation shall trim, prune, plant, injure, chemically treat, or interfere with any tree, shrub, or plant upon any public street, planting strip, parkway, easement or alley in the City without permission from the Public Works Director. The Public Works Director is authorized to grant a permit at his/her discretion, provided, however, such authority shall not arbitrarily be withheld (Ordinance Number O-14-18, Section 1, 1-15-2019).
>
> Tree protection guidelines are the standards and specifications for the protection of trees under this chapter. The tree protection guidelines and any revisions thereto, shall be effective as of the date of their adoption by resolution of the City Council.
>
> All departments, agencies, and personnel of the City shall consult with the Public Works Director prior to engaging in any action which would require the removal of, or which would otherwise substantially affect or seriously jeopardize the health of any existing public tree.
>
> It shall be the policy of the City to protect and maintain mature and healthy trees. Special consideration shall be afforded to mature, public, landmark, landmark-eligible, native and specimen trees are forth in this chapter.
>
> The preservation of mature trees is strongly considered during an application for any permit or approval. A decision may be made through the design review process or other entitlement process to waive development standards or accept alternative solutions to assist in the preservation of these trees. The review authority or director, if there is no other review authority, may modify the development standards or accept alternative solutions to these standards (Ordinance Number O-14-18, Section 1, 1-15-2019).

3.3.3 Thresholds of Significance

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

1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

3.3.4 Impacts Analysis

Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Critical Habitat

Less-Than-Significant Impact. The California gnatcatcher critical habitat encompasses 169.1 acres of the SPA (Figure 3.3-2, Critical Habitat), all of which is outside of the MSHCP. Federal agencies must consult with the USFWS to ensure that any activities they authorize, fund, or carry out are not likely to destroy or adversely modify the critical habitat. Critical habitat requirements do not apply to citizens engaged in activities on private land that do not involve a federal agency (for example, a private landowner undertaking a project that involves no federal funding or permitting). The designation of critical habitat does not affect land ownership or establish a refuge, wilderness reserve, preserve, or other special conservation area. Critical habitat designations also do not mandate government or public access to private lands.

USFWS-designated critical habitat for least Bell's vireo, southwestern willow flycatcher, and Santa Ana sucker are mapped within the Santa Ana River, located immediately northwest of the SPA.

In accordance with compliance measure (**CM-**) **BIO-1 (**refer to Chapter 2), federal agencies will consult with the USFWS to ensure that any activities they authorize, fund, or carry out are not likely to destroy or adversely affect critical habitat. Thus, impacts related to critical habitat would be less than significant.

Special-Status Plants

Less-Than-Significant Impact with Mitigation Incorporated. San Diego ambrosia (FE) and thread-leaved brodiaea (FT/SE) have a low potential to occur in the SPA. In addition, two non-listed special-status plant species have a moderate potential to occur in the SPA: smooth tarplant (CRPR 1B.1) and Parry's spineflower (CRPR 1B.1). There are other non-listed special-status plants that have a low potential to occur in the SPA; however, these non-listed special-status species are not discussed further because no significant impacts are expected to result from future development in the SPA. Direct and indirect impacts to special-status plants are discussed further below.

Direct Impacts

Outside of the MSHCP: The potential for San Diego ambrosia and thread-leaved brodiaea to occur in the SPA is low. Nonetheless, future development allowed by the Northside Specific Plan within undeveloped areas has the potential to result in impacts to special-status plants. Any potential impact to a federally or state-listed plant species could be significant. Potential impacts to smooth tarplant and Parry's spineflower from future development in the SPA are potentially significant depending on the location and size of the impact. Overall, development outside of the MSHCP would result in potentially significant direct impacts to special-status plant species (**Impact BIO-1a**).

Inside the MSHCP: With respect to future development within the MSHCP, all four of these special-status plants are covered under the MSHCP; "take" is allowed; and compliance with the MSHCP avoids significant impacts to these species provided the project is consistent with all applicable MSHCP requirements. Within the MSHCP, of these four species, only San Diego ambrosia requires additional action. Ultimately, future development allowed under the Northside Specific Plan within the MSHCP would potentially impact special-status plants unless assurances are provided that future projects would implement measures consistent with the MSHCP. Thus, impacts to special-status plants within the MSHCP would be potentially significant (**Impact BIO-1b**).

Indirect Impacts

Construction-Related: Special-status plant species and suitable habitat for special-status plant species may be indirectly impacted during construction. Potential short-term or temporary indirect impacts to special-status plant species resulting from construction activities include the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; the adverse effect of invasive plant species; and unintentional clearing, trampling, or grading outside of the proposed construction zone. **CM-AQ-1** (Dust Control Plan Implementation; refer to Chapter 2) would minimize the effects of dust during construction by implementing a dust control plan, which would require that construction-related dust is suppressed. **CM-HYD-1** (Stormwater Pollution Prevention Plan [SWPPP] Implementation) requires implementation of best management practices (BMPs), such as implementing fiber rolls and sandbags around drainage areas, if necessary. While these compliance measures reduce indirect impacts, additional measures would be required to reduce indirect impacts to below a level of significance. Potential short-term or temporary indirect impacts to special-status plant species are considered potentially significant (**Impact BIO-2**).

Long-Term: Potential long-term indirect impacts that could result from development near special-status plant species or their suitable habitat include chemical releases such as oils and grease from vehicles that could degrade habitat; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion. These potential long-term indirect impacts to special-status plant species would be potentially significant (**Impact BIO-3**).

Special-Status Wildlife

Less-Than-Significant Impact with Mitigation Incorporated. San Bernardino kangaroo rat (FE/SE), Stephens' kangaroo rat (FE/ST), and Riverside fairy shrimp (FE) have a low potential to occur in the SPA, and coastal California gnatcatcher (FT/SSC) has a moderate potential to occur in the SPA. In addition, and relevant to MSHCP requirements, Los Angeles pocket mouse (SSC) has a low potential to occur in the SPA, and burrowing owl (BCC/SSC) has a moderate potential to occur in the SPA. The following 15 non-listed special-status wildlife species have a moderate or high potential to occur in the SPA: southern California legless lizard, California glossy snake, San Diegan tiger whiptail, San Diego banded gecko, red diamond rattlesnake, coast patch-nosed snake, burrowing owl, loggerhead shrike, pallid bat, northwestern San Diego pocket mouse, pallid San Diego pocket mouse, western yellow bat, San Diego black-tailed jackrabbit, San Diego desert woodrat, and pocketed free-tailed bat.

There are other non-listed special-status wildlife that have a low potential or are not expected to occur in the SPA (Appendix C); however, these non-listed special-status species are not discussed further because no significant impacts are expected to result from future development in the SPA. Additionally, a majority of the study area supports nesting opportunities to a wide variety of bird species, including raptors (Section 3.3.1.4).

Direct impacts

Outside the MSHCP: The potential for San Bernardino kangaroo rat, Stephens' kangaroo rat, and Riverside fairy shrimp to occur in the SPA is low; and potential is moderate for coastal California gnatcatcher. Potential impacts to these listed species from future development in the SPA are potentially significant depending on presence of the species within or in the vicinity of the proposed project area and the location and size of the impact. Thus, future development allowed under the Northside Specific Plan within undeveloped areas would potentially result in significant impacts to San Bernardino kangaroo rat and Stephens' kangaroo rat (**Impact BIO-4a**); listed fairy shrimp (**Impact BIO-5a)**; and coastal California gnatcatcher (**Impact BIO-6a**) outside of the MSCHP. Impacts to Los Angeles pocket mouse located outside of the MSHCP would be less than significant, as it has a low potential to occur in the SPA and is an SSC.

Potential impacts to non-listed special-status species from future development in the SPA are potentially significant depending on the location and size of the impact as well (**Impact BIO-7a**). This includes potential impacts to burrowing owl (**Impact BIO-8a**).

Inside the MSHCP: With respect to future development within the MSHCP, "take" is generally allowed for species that are covered under the MSHCP. However, the MSHCP requires additional surveys for certain covered species, and presence of any of these species could trigger mitigation and additional conservation goals. Under the MSHCP, a survey area for Los Angeles pocket mouse (SSC) and San Bernardino kangaroo rat (FE/SE) occurs immediately west of the SPA within the Santa Ana River and overlaps with a narrow sliver of the SPA on its western boundary. In addition, survey areas for burrowing owl (SSC) are located throughout the SPA in areas, primarily mapped as non-native grassland. Riverside fairy shrimp (FE) does not have designated survey areas under the MSHCP; however, focused surveys would be required wherever vernal pool or other suitable habitat is identified (such as depressions, road ruts, cracked clay soils, etc.) that have the ability to hold water and sustain the lifecycle of this species. Ultimately, future development allowed under the Northside Specific Plan within the MSHCP would potentially impact special-status wildlife within the MSCHP unless assurances are provided that future projects would implement measures consistent with the MSHCP. Thus, the project would result in potentially significant direct impacts to the following special-status wildlife within the MSHCP: Los Angeles pocket mouse, San Bernardino kangaroo rat, and Stephens' kangaroo rat (**Impact BIO-4b**); listed fairy shrimp (**Impact BIO-5b)**; coastal California gnatcatcher (**Impact BIO-6b**); and burrowing owl (**Impact BIO-8b**).

Outside of these designated survey areas, compliance with the MSHCP avoids significant impacts to these species as long as the project complies with all applicable MSHCP requirements. The following MSHCP-covered special-status species do not have designated survey areas or core reserve areas identified in the MSHCP within or adjacent to the SPA: Stephens' kangaroo rat (FE/ST), coastal California gnatcatcher (FT/SSC), San Diegan tiger whiptail (SSC), San Diego banded gecko (SSC), red diamond rattlesnake (SSC), loggerhead shrike (SSC), northwestern San Diego pocket mouse (SSC), San Diego black-tailed jackrabbit (SSC), and San Diego desert woodrat (SSC). Therefore, "take" of these species without any additional surveys or mitigation would be authorized under the MSHCP and would also be less than significant under CEQA.

The following seven non-listed special-status species are not covered under the MSHCP: California legless lizard (SSC), California glossy snake (SSC), coast patch-nosed snake (SSC), pallid bat (SSC), pallid San Diego pocket mouse (SSC), western yellow bat (SSC), and pocketed free-tailed bat (SSC). Therefore, "take" is not authorized under the MSHCP, and potential impacts to these species from future development in the SPA are potentially significant depending on the location and size of the impact (**Impact BIO-7b**).

Indirect impacts

Construction-Related: Special-status wildlife species and suitable habitat for special-status wildlife species may be indirectly impacted during construction. These include fugitive dust that can degrade habitat and result in health implications for wildlife species; noise and vibration can affect wildlife species, such as the disruption of bird nesting and abandonment of nests; increased human presence, which can also disrupt daily activities of wildlife and cause them to leave an area; night-time lighting, which can disrupt the activity patterns of nocturnal species, including many mammals and some birds, amphibians, and reptiles; release of chemical pollutants, such as from oil leaks from construction vehicles and machinery; and unintentional clearing, trampling, or grading outside of the proposed construction zone. **CM-AQ-1** (Dust Control Plan Implementation) would minimize the effects of dust during construction by implementing a dust control plan, which would require that construction-related dust is suppressed. **CM-HYD-1** (SWPPP Implementation) requires implementation of BMPs, such as implementing fiber rolls and sandbags around drainage areas, if necessary. While these compliance measures reduce indirect impacts, additional measures would be required to reduce indirect impacts to below a level of significance. Potential short-term or temporary indirect impacts to special-status wildlife species are considered potentially significant (**Impact BIO-9**).

Long-Term: Long-term indirect effects to special-status wildlife could result from future development to adjacent suitable for special-status wildlife that is either being avoided or/or conserved. Long-term indirect effects include changes in hydrology or water quality; the introduction of toxic chemicals from adjacent land use; nighttime lighting that could affect nocturnal species; noise; introduction of invasive species, which could alter suitable habitat for special-status wildlife; and trampling of habitat by humans. These long-term indirect impacts to special-status wildlife would be potentially significant (**Impact BIO-10**).

Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Sensitive Natural Communities

Less-Than-Significant Impact with Mitigation Incorporated. As described in Section 3.3.1.2, landscape-level vegetation mapping within the SPA includes the following eight vegetation communities and/or land cover types: brittle bush scrub, non-native grassland, mulefat scrub, broadleaved upland forest, disturbed habitat, semi-natural woodland stands, upland mustards, and urban or development mapping unit. None of these vegetation communities are considered a sensitive natural community by CDFW (CDFW 2019a).

Direct Impacts

Outside of the MSHCP: There are no known sensitive natural communities in portions of the SPA outside of the MSHCP. However, there are 2 acres of mulefat scrub, which may potentially be regulated by ACOE, CDFW, and/or RWQCB, as described in more detail in the Jurisdictional Waters discussion below. Considering this is a programmatic-level of analysis, and the specifics of future projects are unknown at this time, there is potential for impacts to occur to other sensitive natural communities. In summary, there is potential for future development within the SPA and outside of the MSHCP to impact sensitive communities, and these potential impacts would be potentially significant (**Impact BIO-11a**).

Inside of the MSHCP: There are no known sensitive natural communities in portions of the SPA inside of the MSHCP. Additionally, no mitigation is required for impacts to sensitive natural communities other than those defined in Section 6.1.2 (Riparian/Riverine and Vernal Pools) of the MSHCP. Nonetheless, there is potential for future development within the SPA and MSHCP to impact sensitive communities (i.e., riparian/riverine and vernal pools) inside of the MSHCP, and these potential impacts would be potentially significant (**Impact BIO-11b**).

Indirect Impacts

Construction-Related: Sensitive vegetation communities may be indirectly impacted during construction. Potential short-term or temporary indirect impacts to sensitive vegetation communities resulting from construction activities include the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; the adverse effect of invasive plant species; and unintentional clearing, trampling, or grading outside of the proposed construction zone. **CM-AQ-1** (Dust Control Plan Implementation) would minimize the effects of dust during construction by implementing a dust control plan, which would require that construction-related dust is suppressed. **CM-HYD-1** (implementation of a SWPPP) requires implementation of BMPs, such as implementing fiber rolls and sandbags around drainage areas, if necessary. While these compliance measures reduce indirect impacts, additional measures would be required to reduce indirect impacts to below a level of significance. Potential short-term or temporary indirect impacts to sensitive vegetation communities are considered potentially significant (**Impact BIO-12**).

Long-Term: Potential long-term indirect impacts that could result from development near sensitive vegetation communities include chemical releases such as oils and grease from vehicles that could degrade habitat; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion. These potential long-term indirect impacts to sensitive vegetation communities would be potentially significant (**Impact BIO-13**).

Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Jurisdictional Waters

Less-Than-Significant Impact with Mitigation Incorporated. Potential jurisdictional waters are located within the Northside Specific Plan and adjacent areas. Potential direct and indirect impacts are discussed further below.

Direct Impacts

Multiple natural-bottomed and concrete-lined drainages were mapped within the SPA and could potentially be considered state- and federally regulated jurisdictional waters (Figure 3.3-3, Existing Drainage System). The Northside Specific Plan includes improvements to several channels, as described in Chapter 2, Project Description, and improvements to channels as mitigation, as described in Section 3.9, Hydrology and Water Quality. Additionally, there could be jurisdictional resources present outside of currently mapped resources. Therefore, direct impacts to state and federally regulated jurisdictional waters are potentially significant (**Impact BIO-14**).

Indirect Impacts

Construction-Related: Jurisdictional water of the United States/state may be indirectly impacted during construction. Potential short-term or temporary indirect impacts to jurisdictional waters resulting from construction activities include the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; the adverse effect of invasive plant species; and unintentional clearing, trampling, or grading outside of the proposed construction zone. **CM-AQ-1** (Dust Control Plan Implementation) would minimize the effects of dust during construction by implementing a dust control plan, which would require that construction-related dust is suppressed. **CM-HYD-1** (implementation of a SWPPP) requires implementation of BMPs, such as implementing fiber rolls and sandbags around drainage areas, if necessary. While these compliance measures reduce indirect impacts, additional measures would be required to reduce indirect impacts to below a level of significance. Construction-related indirect impacts to jurisdictional waters would be potentially significant (**Impact BIO-15**).

Long-Term: Potential long-term indirect impacts that could result from development near waters of the United States/state communities include pollutants that could degrade water quality and habitat; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion.

CM-HYD-2a and **CM-HYD-2b** will avoid and minimize impacts to water quality. The City of Colton is a co-permittee under the NDPES Permit for the San Bernardino County Flood Control District (i.e., County of San Bernardino municipal separate storm sewer systems [MS4] Permit). Similarly, the City of Riverside and County of Riverside are co-permittees under the NPDES Permit for the Riverside County Flood Control and Water District (i.e., City of Riverside MS4 Permit). In both cases, the NPDES permit sets limits on pollutants being discharged into waterways and requires all new development and significant redevelopment to incorporate low-impact development features to the maximum extent practicable to reduce the discharge of pollutants into receiving waters (**CM-HYD-2a** and **CM-HYD-2b**). In both counties, priority projects, such as those that would be completed under the Northside Specific Plan, are required to develop and implement a water quality management plan to reduce pollutants, maintain and reduce downstream erosion, as well as maintain stream habitat from all new development. The water quality management plan requirements are specified in the MS4 permits issued to cities and counties within the Santa Ana River watershed (City of Colton 2016; County of Riverside 2012, 2019).

While these compliance measures would reduce long-term indirect impacts to jurisdictional waters, impacts to jurisdictional waters of the United States/state would remain potentially significant (**Impact BIO-16**).

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Wildlife Movement

Less-Than-Significant Impact with Mitigation Incorporated. Two potential wildlife linkages are located within or adjacent to the Northside Specific Plan: the Santa Ana River Corridor and the Springbrook Wash.

The Santa Ana River is recognized as a regional linkage for a variety of plant and wildlife species. Future development in the SPA is not expected to interfere with the movement of any native residents or migratory fish or wildlife that uses the Santa Ana River as a regional linkage. The Santa Ana River runs adjacent to the SPA and would not be directly impacted by future development in the SPA. However, there is potential for indirect impacts to this wildlife linkage. These potential indirect impacts are described above under special-status plants (**Impacts BIO-2 and BIO-3**), special status-wildlife (**Impacts BIO-9 and BIO-10**), sensitive natural communities (**Impacts BIO-12 and BIO-13**) and jurisdictional waters (**Impacts BIO-15 and BIO-16**). Refer above for a discussion on these potential indirect impacts.

The Springbrook Wash, located within the middle portion of the SPA (Figure 3.3-3, Existing Drainage System), is a potential linkage between Box Springs Mountain Reserve and the Santa Ana River. However, as discussed in Section 3.3.1.6, the Springbrook Wash is severely degraded due to development. Wildlife is not expected to use the Springbrook Wash as a linkage or nursery site as a result. Thus, the project would have a less-than-significant impact to wildlife movement within the Springbrook Wash.

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Ordinance Compliance

Less-Than-Significant Impact. The proposed project consists of 1,666 acres within the City of Riverside and County of Riverside, and 355 acres in the City of Colton and San Bernardino County. The proposed project is not in conflict with any local policies or ordinances protecting biological resources in the City of Riverside. However, there is a tree ordinance in the City of Colton. The City of Colton's Municipal Code, Chapter 12.20, as discussed in Section 3.3.2.4, does not allow for the removal of trees without approval of permits by the Public Works Director. The proposed project would remove trees within the City of Colton. The appropriate permits would be acquired in order to remove trees and shrubs as necessary for construction, and thus impacts would be less than significant with compliance with **CM-BIO-3**.

Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

MSHCP Compliance

Less-Than-Significant Impact with Mitigation Incorporated. Future development in the SPA inside the MSHCP is required to demonstrate consistency with the MSHCP. The MSHCP is applicable only to western Riverside County, and is not available as a mechanism to provide take coverage in San Bernardino County. The City of Riverside or County of Riverside (i.e., MSHCP Permittees) will review each future development project to ensure that the project is consistent with the MSHCP as described in Section 6.0 of the MSHCP. Future development allowed under the

Northside Specific Plan within the MSHCP would be potentially inconsistent with the MSHCP unless assurances are provided that future projects would implement measures consistent with the MSHCP. Mitigation measures have been included in this Program EIR that would ensure that each applicant complies with the MSHCP, as described above. A description of how future development associated with the SPA that is also located within the MSHCP will be consistent with the MSHCP is described below as well.

Reserve Assembly: The portions of the SPA located in the MSHCP are not within Criteria Cells, meaning that none of the SPA is needed for conservation as part of assembling the Reserve. Therefore, with respect to Reserve assembly, future development in the SPA is consistent with the MSHCP.

Section 6.1.2—Riparian/Riverine/Vernal Pools and Associated Species: Mitigation measure (**MM-) BIO-12** requires that the applicants proposing future development in the SPA inside of the MSHCP delineate riparian/riverine resources and avoid these resources, and **MM-BIO-11** requires that the applicants prepare a vegetation map that includes sensitive resources, such as riparian vegetation, riverine features, and vernal pools. If avoidance is not feasible, then a determination of biological equivalent or superior preservation (DBESP) document will be prepared and reviewed and approved by the City of Riverside or the County of Riverside, USFWS, and CDFW. The DBESP would include mitigation as discussed in **MM-BIO-12** intended to replace lost functions and values of the impacted riparian/riverine and vernal pool habitat as well as any associated species.

MM-BIO-6 requires that the applicants of future development in the SPA inside the MSHCP conduct a habitat assessment for vernal pools and other fairy shrimp habitat and conduct two seasons of focused surveys (if there is suitable habitat). If covered fairy shrimp are detected and impacts cannot be avoided, a DBESP must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW.

Least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo are not expected to occur in the SPA due to lack of suitable habitat (Appendix C). However, the MSHCP requires that the applicants of future development in the SPA inside the MSHCP conduct a habitat assessment for least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo, and conduct focused protocol-level surveys (if there is suitable habitat). If these riparian birds are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW. If future development does not comply with this MSHCP requirement, the project could result in a significant impact from conflicting with an HCP (**Impact BIO-17**). However, **MM-BIO-10** requires future development in the MSHCP to conduct these habitat assessments, conduct surveys (if applicable), and prepare a DBESP (if applicable) in order to mitigate a potential conflict with an HCP to less-than-significant levels, and ensure compliance with the MSHCP.

With implementation of **MM-BIO-12, MM-BIO-11, MM-BIO-6,** and **MM-BIO-10**, future development in SPA would not conflict with the provisions of the MSHCP.

Section 6.1.3—Protection of Narrow Endemic Plant Species: For the 180 acres of the SPA that lies within the NEPSSA No. 7, **MM-BIO-1** requires that applicants of future development projects in the MSHCP conduct a habitat assessment for the NEPSSA No. 7 plants and focused surveys, if suitable habitat is present. If any of the NEPSAA species are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW and include mitigation requirements as described in **MM-BIO-1**.

Section 6.3.2—Additional Survey Needs and Procedures: The SPA is not within the Criteria Area Species Survey Area and, thus, with respect to this section of the MSHCP, no additional plant surveys are required.

For the 252 acres of the SPA that lies within the burrowing owl survey area, **MM-BIO-8** requires that future development projects in the MSHCP conduct a habitat assessment for burrowing owl and focused surveys if suitable habitat is present. If burrowing owl are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS and CDFW. The DBESP will include the mitigation measures outlined in **MM-BIO-8**. Additionally, regardless of the results of the focused surveys, pre-construction surveys for burrowing owl are required to be conducted in suitable habitat in the 252-acre burrowing owl survey area prior to any ground-disturbing activities (e.g., vegetation clearing and grubbing, tree removal, site watering, equipment staging, grading).

For the 12 acres of the SPA that lies within the Los Angeles pocket mouse and San Bernardino kangaroo rat area, **MM-BIO-5** requires that future development projects associated with the SPA in the MSHCP conduct a habitat assessment for Los Angeles pocket mouse and San Bernardino kangaroo rat, and focused surveys if suitable habitat is present. If Los Angeles pocket mouse and San Bernardino kangaroo rat are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW. The DBESP will include the mitigation measures as outlined in MM-BIO-5.

With implementation of **MM-BIO-1 MM-BIO-8,** and **MM-BIO-5**, future development in SPA would not conflict with the provisions of the MSHCP.

Section 6.1.4—Urban/Wildlands Interface: MM-BIO-4 requires that future development in the SPA within 500 feet of suitable habitat for special-status species, including the Santa River (Existing Core A), implement the guidelines outlined in MSHCP Section 6.1.4. With implementation of **MM-BIO-4**, future development in the SPA would not conflict with the provisions of the MSHCP.

Delhi Sands Flower-Loving Fly: There are approximately 43 acres of mapped Delhi sands in the SPA, as shown on Figure 3.3-5, Soils. However, this species is not expected to occur because there is one patch of Delhi sands mapped along the western boundary of the SPA, but this area is currently under development (Appendix C). However, the MSHCP requires that future development in areas containing open Delhi Sands to conduct 2 years of focused surveys for Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) that are not already fully developed (i.e., site disturbance would not be considered developed). If Delhi Sands flower-loving fly are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW. If future development does not comply with this MSHCP requirement, the project could result in a significant impact from conflicting with an HCP (**Impact BIO-18**). However, **MM-BIO-14** requires future development in the MSHCP to conduct this habitat assessment, conduct surveys (if applicable), and prepare a DBESP (if applicable) in order to mitigate a potential conflict with an HCP to less-than-significant levels, and ensure compliance with the MSHCP.

Other Covered Species: Plummer's mariposa-lily (*Calochortus plummerae*), which has a CRPR of 4.2, is a species that is not considered special-status under CEQA but is covered species under the MSHCP. This species has a moderate potential to occur in the SPA. There are no species-specific compliance measures for this species, and impacts are fully mitigated if consistency with the MSHCP is demonstrated.

Rough Step: The SPA is within Rough Step Unit 1. According to the 2018 MSHCP Annual Report, Rough Step Unit 1 encompasses 93,945 acres within the northwestern corner of western Riverside County and includes the Prado Basin, Santa Ana River, Delhi Sands flower-loving fly habitat, and the Jurupa Mountains (RCA 2019). The unit is bound by State Route 91 to the southeast, Cleveland National Forest to the southwest, and Orange and San Bernardino Counties to the west and north, respectively. Within Rough Step Unit 1, there are 9,896 acres within the Criteria Area. Key vegetation communities within Rough Step Unit 1 are coastal sage scrub, grasslands, riparian scrub, woodland, and forest. Through 2018, a total of 599 acres of conservation has been acquired within this Rough Step Unit. Losses to this unit total 456 acres, with remaining development allowance as follows: 78 acres of coastal sage scrub, 18 acres of grasslands, and 39 acres of riparian scrub, woodland, and forest. Based on the 2018 MSHCP Annual Report, all vegetation categories are "in" balance in Rough Step Unit 1. Based on the MSHCP baseline vegetation mapping, vegetation with the SPA is developed or disturbed land, grassland, coastal sage scrub, Riversidean alluvial fan sage scrub, and agricultural land. Therefore, development in the SPA will not conflict with or interfere with the Rough Step Status of Unit 1.

All suitable habitats for the Delhi Sands flower-loving fly within the MSHCP Plan Area are located in Rough Step 1. The Delhi Sands flower-loving fly is found within the fine, sandy Delhi series soils along the northern edge of Rough Step 1. Based on the 2018 MSHCP Annual Report, Delhi soils are "in" rough step. Therefore, development in the SPA will not conflict with or interfere with the Delhi soils Rough Step Status of Unit 1.

In summary, future development in the SPA would not conflict with the provisions of the MSHCP because **MM-BIO-12, MM-BIO-11, MM-BIO-6, MM-BIO-10, MM-BIO-1, MM-BIO-8, MM-BIO5, MM-BIO-4**, and **MM-BIO-14** outline steps to achieve compliance with all applicable MSHCP requirements. Therefore, with respect to CEQA Threshold BIO-6 (HCPs/NCCPs) and the MSHCP, the impacts are less than significant with implementation of mitigation measures.

Stephens' Kangaroo Rat Habitat Conservation Plan

Less-Than-Significant Impact. The SKR HCP is applicable only to western Riverside County, and is not available as a mechanism to provide take coverage for impacts to Stephen's kangaroo rat in San Bernardino County. As described in Section 3.3.2.3, the SPA is not located in an SKR HCP Core Reserve. Additionally, there is a low potential for Stephens' kangaroo rat to occur in the SPA. The SPA lacks grassland-scrub transitional areas suitable for this species. Additionally, the grassland habitat present within the SPA are highly fragmented or too mechanically perturbed to provide suitable habitat for this species. The closest known occurrence is located approximately 3 miles southeast (CDFW 2019). Additionally, Stephens' kangaroo rat is not expected to occur in the Santa Ana River immediately west of the SPA due to lack of suitable habitat.

Impact fees under the SKR HCP are collected from new development located within the SKR HCP boundary and applied to a fund, which helps to secure and maintain conserved areas (land which has been purchased or otherwise secured for this purpose). Payment of the development fee mitigates for development impacts to the Stephens' kangaroo rat for projects within the SKR HCP boundary.

Each future development project in the SPA within the SKR HCP would pay the required development fees. Therefore, future development within the SPA would not conflict with SKR HCP, and impacts would be less than significant.

Upper Santa Ana River Habitat Conservation Plan

As described in Section 3.3.2.3, the Upper Santa Ana River HCP is still under development and is not a formally adopted HCP. Thus, this discussion is included for informational purposes and not for determining significance under CEQA. With implementation of **MM-BIO-4**, future development is not anticipated to conflict with the draft Upper Santa Ana River HCP. More specifically, no direct impacts to the Santa Ana River would occur under the SPA. Additionally, future development adjacent to the Santa Ana River will implement urban/lands interface measures, described in **MM-BIO-4**, that would avoid and minimize the potential edge effects of drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development on the Santa Ana River.

3.3.5 Mitigation Measures

The following mitigation measures will avoid, minimize, and mitigate impacts to special-status biological resources to less-than-significant levels. If an applicant proposing future development within the SPA does not want to comply or cannot comply with these mitigation measures, additional CEQA documentation by the lead agency would be required.

MM-BIO-1a Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation

Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP): Prior to issuance of a grading permit involving undeveloped lands in the Northside Specific Plan area (SPA) outside of the MSHCP, a habitat assessment for the potential for special-status plants to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for special-status plants, then a focused survey during the species blooming period will be required.

For special-status plants, if 90% of area with long-term conservation value for the species cannot be avoided, then additional measures would be required. In cases where more than 10% of the areas with long-term conservation value would be impacted, occurrences shall be transplanted and preserved. Prior to transplantation, a mitigation and monitoring plan shall be submitted the City of Colton for review by a qualified biologist and approval prior to ground disturbance to occupied habitat. Upon approval, the plan will be implemented by the applicant. Habitat replacement/enhancement shall be at a 1:1 ratio (occupied acres restored/enhanced to occupied acres impacted). Preservation and mitigation areas shall be fenced to avoid indirect impacts. If on-site avoided and/or conservation occurs, non-native plant species listed on the most recent California Invasive Plant Council inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping.

The mitigation and monitoring plan for the transplanted special-status plant(s) will describe habitat improvement/restoration measures to be completed prior to introducing transplanted special-status plants. Habitat improvement/restoration will be based on special-status plant occupied habitat. The plan will specify: (1) the location of mitigation site(s); (2) site preparation measures such as topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (3) the source of all plant propagules (seed, potted nursery stock, etc.), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (4) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period

no less than 2 years; (5) measures to avoid long-term indirect effects; and (5) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. In addition, the plan will specify methods to collect special-status plants and introduce them into the mitigation site.

MM-BIO-1b: Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation

Inside the MSHCP: The federally and state-listed species that have a low potential to occur in the SPA in the MSHCP are covered under the MSHCP, and "take" coverage and measures are included in the MSHCP as long as species-specific requirements are met. Additionally, non-listed special-status plants with a moderate potential to occur are also covered under the MSHCP and mitigated by complying with the MSHCP.

Approximately 180 acres of the SPA lies with Narrow Endemic Plant Species Survey Area (NEPSSA) No. 7. Future development in NEPSSA No. 7 would require a habitat assessment for San Diego ambrosia (low potential to occur), Brand's phacelia (not expected to occur), and San Miguel savory (low potential to occur) (Figure 3.3-4, Western Riverside MSHCP). Therefore, a site-specific habitat assessment shall be required for all future development in the 180-acre portion of the SPA in NEPSAA No. 7 prior to construction. If a suitable habitat is found, a focused rare plant survey must be completed when the NEPSAA No. 7 species would be visible. Where survey results are positive for Narrow Endemic Plant Species, any future development with the potential to affect Narrow Endemic Plant Species shall be subject to avoidance of 90% of those portions of the project site that provide for long-term conservation value of the identified Narrow Endemic Plant Species until it is demonstrated that conservation goals for the particular species are met. Equivalency findings must be made as described in Section 6.3.2 of the MSHCP. If it is determined that the 90% threshold cannot be met and achievement of overall MSHCP conservation goals for the particular species have not yet been demonstrated, then the applicant must prepare a determination of biologically equivalent or superior preservation (DBESP) document that will include measures to reduce significant impacts similar to those as described for areas outside the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved, the applicant shall implement the DBESP measures. No additional surveys or further measures are required for special-status plants in the MSHCP.

MM-BIO-2 Standard Best Management Practices (BMPs)

Prior to issuance of a grading or construction permit within the Northside Specific Plan undeveloped lands or within 500 feet of such lands (including projects adjacent to the Santa Ana River), the following BMPs shall be included on grading and construction plans notes. The applicable jurisdiction (i.e., City of Colton, City of Riverside, or County of Riverside) shall have the right to access and inspect any sites of approved projects, including any restoration/enhancement area for compliance with project approval conditions including these BMPs. Within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), these measures are also consistent with MSHCP Volume I, Appendix D.

Lighting

- Within 500 feet of the suitable habitat for special-status wildlife, construction performed between dusk and 6:00 a.m. shall use minimal illumination in order to perform the work safely. All lighting shall be directed downward and shielded to focus illumination on the desired work areas only, and to prevent light spillage onto adjacent habitat.

Debris/Pollution

- Fully covered trash receptacles that are animal-proof will be installed and used during construction to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Trash contained within the receptacles will be removed at least once a week from the project site.
- No litter, construction materials, or debris will be discharged into jurisdictional waters or MSHCP riparian/riverine sources.
- Construction work areas shall be kept clean of debris, trash, and construction materials.

Measures to Avoid Impacts to Streambed and Water Quality

- Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
- Projects shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern, as feasible. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of riparian species.
- When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
- Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements as described in Northside Specific Plan Program Environmental Impact Report **CM-HYD-1**.

Vehicle and Equipment Restrictions and Maintenance

- Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas, other sensitive habitats, and jurisdictional waters of the United States/state. These designated areas shall be located in such a manner as to prevent any runoff from entering these sensitive habitats. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city or County, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

Environmental Awareness Training and Biological Monitoring

Worker Environmental Awareness Program (WEAP) and Ongoing Training

Prior to grading, a preconstruction meeting shall be required that includes a training session for project personnel by a qualified biologist. The training shall include: (1) a description of the species of concern and its habitats; (2) the general provisions of the applicable regulations pertaining to biological resources, including the Endangered Species Act and the MSHCP; (3) the need to adhere to the provisions of the Endangered Species Act and the MSHCP and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the project; and (6) the access routes to and project site boundaries within which the project activities must be accomplished.

Additionally, WEAP shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures and any required permits from the resource agencies will be made available to construction personnel.

A training program, such as training video, coordinated by the project biologist, may also be used.

Biological Monitoring and Compliance Documentation

A qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources outside the project footprint.

Minimization of Disturbance

- The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
- The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
- The upstream and downstream limits of project disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
- Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

Exotic Species

- Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.

MM-BIO-3 Restoration of Temporary Impacts to Uplands with Non-Invasive Species

Prior to issuance of a grading or construction permit within the Northside Specific Plan undeveloped lands, grading and construction plans shall include the following note regarding temporary impacts to uplands:

Site construction areas subjected to temporary ground disturbance in undeveloped areas disturbance activity), and revegetated with an application of a native seed mix, if necessary, prior to or during seasonal rains to promote passive restoration of the area to pre-project conditions (except that no invasive plant species will be restored). An area subjected to "temporary" disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. If any grading occurred in areas intended to remain undeveloped, the site will be recontoured to natural grade. This measure does not apply to situations in urban/developed areas that are temporarily impacted and will be returned to an urban/developed land use. Prior to seeding temporary ground disturbance areas, the project biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.

MM-BIO-4 Avoidance/Minimization of Long-term Indirect Impacts to Special-Status Species

Prior to issuance of a construction permit within 500 feet of suitable habitat for special-status species (including the Santa Ana River) with potential to occur in the Specific Plan Area (SPA), construction plans and conditions of approval shall include the following to address indirect impacts to special-status species:

Drainage: Future development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics*:* Land uses that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharges. Measures such as those employed to address drainage issues shall be implemented.

Lighting: Night lighting shall be directed away from suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting is not increased.

Noise*:* Proposed noise-generating land uses affecting suitable habitat for special-status species shall incorporate setbacks, berms, or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife should not be subject to noise that would exceed residential noise standards.

Invasives*:* When approving landscape plans for future development, invasive, non-native plant species listed on the most recent California Invasive Plant Council inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping. For future development within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), invasive, non-native species listed in MSHCP Section 6.1.4, Table 6-2, will also be prohibited in landscaping.

Barriers: Future development shall incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in suitable habitat for special-status wildlife. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.

Grading/Land Development: Manufactured slopes associated with future development within the SPA shall not extend into the Santa Ana River or other suitable habitat for special-status species that would be avoided and/or conserved.

MM-BIO-5a **San Bernardino Kangaroo Rat, Stephens' Kangaroo Rat, and Los Angeles Pocket Mouse Mitigation**

Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP): Prior to issuance of grading permits for Northside Specific Plan areas outside of the MSHCP on undeveloped lands, a habitat assessment for San Bernardino kangaroo rat or Stephens' kangaroo rat shall be required. If suitable habitat for San Bernardino kangaroo rat is present on the site, a focused survey and trapping would be required. Because there is no official survey protocol for San Bernardino kangaroo rat or Stephens' kangaroo rat, the survey protocol developed by the MSHCP Biological Monitoring Program shall be used as a guide to for survey methodology (refer to San Bernardino kangaroo rat or Stephens' kangaroo rat survey Reports at the MSHCP website: http://wrc-rca.org/about-rca/monitoring/monitoring-surveys/). If presence of San Bernardino kangaroo rat or Stephens' kangaroo rat is known or assumed to occur on the project site located outside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

Based on the Qualified Biologist assessment and surveys for San Bernardino kangaroo rat and/or Los Angeles pocket mouse, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided. If 90% of the portion of the site that provides long-term conservation value for San Bernardino kangaroo rat or Stephens' kangaroo cannot be avoided, additional suitable habitat for the species must be conserved at a minimum of 2:1, depending on the quality of habitat impacted and the quality of habitat conserved. Additionally, 30 days prior to construction activities in suitable habitat, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for the relevant species. If either species is detected, trapping and relocation will occur in all areas of soil disturbance and construction. Preparation of small mammal relocation plan would be required and subject to the review and approval by the U.S. Fish and Wildlife Service (USFWS) and California

Department of Fish and Wildlife (CDFW) prior to any site disturbance. If San Bernardino kangaroo rat or Stephens' kangaroo rat are present on the site, a take permit from the USFWS and CDFW will be required as described in Northside Specific Plan Program Environmental Impact Report **CM-BIO-1**, and measures may be refined with further input from these agencies.

MM-BIO-5b San Bernardino Kangaroo Rat, Stephens' Kangaroo Rat, and Los Angeles Pocket Mouse Mitigatiom

Inside of the MSHCP: Approximately 12 acres of the SPA are located with the San Bernardino kangaroo rat and Los Angeles pocket mouse survey area. Prior to construction, any future development in the MSHCP San Bernardino kangaroo rat and Los Angeles pocket mouse survey area would require a habitat assessment and focused surveys, if suitable habitat is present. There is no official survey protocol (assessment and trapping) required in the MSHCP; however, the MSHCP Biological Monitoring Program has developed and refined a survey protocol that should be used as a guide to assess if adequate Los Angeles pocket mouse and San Bernardino kangaroo rat surveys have been conducted (refer to Los Angeles pocket mouse and San Bernardino kangaroo rat Survey Reports at the MSHCP website: http://wrc-rca.org/about-rca/monitoring/monitoring-surveys/). If presence of San Bernardino kangaroo rat or Stephens' kangaroo rat is known or assumed to occur on the project site located inside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

Based on the Qualified Biologist assessment and surveys for San Bernardino kangaroo rat and/or Los Angeles pocket mouse, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided and equivalency findings shall be made as described in the Section 6.3.2 of the MSHCP. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document that proposes on measures to reduce significant impacts to these species similar to those described for other small mammals in areas outside the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future CEQA document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable. The SPA does not overlap with Stephens' kangaroo rat Core Reserve Areas designated in the SKR Habitat Conservation Plan (SKR HCP) but is located within the SKR HCP fee area. As a covered species, "take" of this species would be authorized within the SPA. Also, the applicant must pay the standard SKR HCP Development Mitigation Fee.

MM-BIO-6a Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation

Prior to issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a habitat assessment shall be conducted by a Qualified Biologist to determine whether there are vernal pools or other habitat suitable for fairy shrimp present on the site. If there is suitable habitat, then fairy shrimp surveys must be conducted pursuant to USFWS Survey Guidelines for the Listed Large Branchiopods (USFWS 2015b). If the first survey is negative for listed fairy shrimp, then an additional season (wet or dry, whichever one wasn't already conducted) of surveys shall be completed as well. If presence of listed fairy shrimp is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)*:* Based on the Qualified Biologist assessment and surveys for listed fairy shrimp, creation and/or enhancement of suitable habitat for the applicable species of fairy shrimp shall be required at a minimum ratio of 2:1. This effort shall include salvage of fairy shrimp cysts from impacted habitat and relocation into the created and/or enhanced suitable habitat. The created and/or enhanced suitable habitat shall be conserved via a conservation easement or other method approved by the U.S. Fish and Wildlife (USFWS). Prior to the issuance of a grading permit, a take permit from the USFWS shall be obtained as described in Northside Specific Plan Program Environmental Impact Report **CM-BIO-1**, and measures may be refined with further input from the USFWS.

MM-BIO-6b Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation

Prior to issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a habitat assessment shall be conducted by a Qualified Biologist to determine whether there are vernal pools or other habitat suitable for fairy shrimp present on the site. If there is suitable habitat, then fairy shrimp surveys must be conducted pursuant to USFWS Survey Guidelines for the Listed Large Branchiopods (USFWS 2015b). If the first survey is negative for listed fairy shrimp, then an additional season (wet or dry, whichever one wasn't already conducted) of surveys shall be completed as well. If presence of listed fairy shrimp is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

Inside of the MSHCP: Based on the Qualified Biologist assessment and surveys for listed fairy shrimp, 90% of the habitat with long-term conservation value must be avoided. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document and would propose measures similar to those applicable to areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

MM-BIO-7a Coastal California Gnatcatcher Surveys

Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP): Prior to issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a Qualified Biologist shall conduct a habitat assessment for coastal California gnatcatcher (*Polioptila californica californica*). If there is suitable habitat for coastal California gnatcatcher present, a focused protocol-level survey using the most recent U.S. Fish and Wildlife Service (USFWS) protocol for the species, which is currently Coastal California Gnatcatcher Presence/Absence Survey Guidelines (USFWS 1997). If presence of coastal California gnatcatcher is known or assumed to occur on the project site located outside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant:

Based on the Qualified Biologist assessment and surveys for coastal California gnatcatcher, suitable habitat for the species must be conserved at a minimum of a 2:1 ratio, depending on the quality of habitat impacts and the quality of habitat conserved determined to be present by the Qualified Biologist. No clearing, grubbing, grading, or other construction activities shall occur during

the coastal California gnatcatcher breeding season (March 1 to August 15). If construction activities cannot be completed outside coastal California gnatcatcher breeding season, then a pre-construction survey shall be conducted in all areas of suitable habitat, by a Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit). If found during pre-construction surveys, a 500-foot buffer will be required around the nest site. Additionally, prior to issuance of a grading permit on undeveloped sites with confirmed presence of coastal California gnatcatcher, a take permit from the USFWS would be required as described in Northside Specific Plan Program Environmental Impact Report **CM-BIO-1** and measures may be refined with future input from the USFWS.

MM-BIO-7b Coastal California Gnatcatcher Surveys

Inside of the MSHCP: Coastal California gnatcatcher is a covered species under the MSHCP, and no additional surveys are required for areas inside the MSHCP. Direct impacts to nesting coastal California gnatcatchers would be avoided through implementation of nesting bird surveys and seasonal restrictions on occupied habitat removal, as described in **MM-BIO-13**.

MM-BIO-8a Burrowing Owl Pre-Construction Surveys and Avoidance Measures

Outside of the* Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP*: Prior to issuance of a grading permit on undeveloped sites outside of the MSHCP within the Northside Specific Plan, a habitat assessment for the potential for burrowing owl to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for burrowing owl and the applicant would like to demonstrate that burrowing owl is absent, then a focused survey as described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012) shall be conducted by a Qualified Biologist. If presence of burrowing owl is known or assumed, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant in suitable burrowing owl habitat outside of the MSHCP.

No less than 14 days prior to ground-disturbing activities (vegetation clearance, grading), a Qualified Biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction take avoidance surveys on and within 200 meters (656 feet) of the construction zone to identify occupied breeding or wintering burrowing owl burrows. The take avoidance burrowing owl surveys shall be conducted in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012) and shall consist of walking parallel transects 7 to 20 meters apart, adjusting for vegetation height and density as needed, and noting any burrows with fresh burrowing owl sign or presence of burrowing owls. Copies of the burrowing owl survey results shall be submitted to the California Department of Wildlife (CDFW) and the City of Colton.

If burrowing owls are detected on site, no ground-disturbing activities shall be permitted within 200 meters (656 feet) of an occupied burrow during the breeding season (February 1 to August 31), unless otherwise authorized by CDFW. During the nonbreeding season (September 1 to January 31), ground-disturbing work can proceed near active burrows provided the work occurs no closer than 50 meters (165 feet) from the burrow. Depending on the level of disturbance, a smaller buffer may be established in consultation with CDFW.

If avoidance of active burrows is infeasible during the nonbreeding season, then before breeding behavior is exhibited and after the burrow is confirmed empty by site surveillance and/or scoping, a qualified project biologist shall implement a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012). Passive relocation consists of excluding burrowing owls from occupied burrows and providing suitable artificial burrows nearby for the excluded burrowing owls.

MM-BIO-8b Burrowing Owl Pre-Construction Surveys and Avoidance Measures

Inside of the MSHCP: Approximately 252 acres of the SPA are located within the MSHCP burrowing owl survey area. Prior to issuance of a grading permit within the MSHCP burrowing owl survey area, a habitat assessment and focused surveys, if suitable habitat is present, shall be completed. All burrowing owl surveys must be conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). If other methodologies are followed (e.g., CDFG 2012), the Qualified Biologist shall provide further justification regarding why the survey methods implemented yielded optimal results even when the accepted protocol was not followed. Methodology shall be separated into discussions for Step I (habitat assessment), Step II-A (focused burrow survey), and Step II-B (focused burrowing owl surveys), as applicable.

If burrowing owl are confirmed present on the project site, 90% of those portions of the site that provide for long-term conservation value for the burrowing owl shall be avoided, and equivalency findings shall be made as described in the Section 6.3.2 of the MSHCP as feasible prior to the issuance of a grading permit. If the 90% avoidance threshold cannot be met, then the application must prepare a determination of biological equivalent or superior preservation (DBESP) document that proposes measures, such as buffers similarly described for areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service (USFWS), and CDFW as described in Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Additionally, the applicant would be required to prepare a Burrowing Owl Protection and Relocation Plan. This plan would need to be coordinated with, and reviewed and approved by the USFWS and CDFW, including the state banding permit office and federal Migratory Bird Treaty Act office if active relocation is needed, prior to initiating any site-disturbing activities. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

Pre-Construction Survey: Within all 252 acres of the SPA located within the MSHCP burrowing owl survey area, regardless of survey results, a pre-construction survey shall be conducted for burrowing owl in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). In accordance with these instructions, this survey would occur within 30 days prior to ground-disturbance activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, grading, equipment staging,). A minimum of one survey site visit within the described time frame prior to any site disturbance (e.g., vegetation clearing and grubbing, tree removal, site watering, equipment staging, grading) is required to confirm presence or absence of owls on the site. Pre-construction surveys shall be conducted by a qualified biologist. If ground-disturbing activities occur, but the site is left

undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl have not colonized the site since it was last disturbed. If burrowing owl are found, the same coordination described above will be necessary. If burrowing owl are present within the survey area, take of owls and active nests shall be avoided as determined by a qualified biologist.

MM-BIO-9 Special-Status Wildlife Habitat Assessment, Pre-Construction Sweep, and Monitoring

Habitat Assessment. Prior to issuance of a grading permit on undeveloped sites outside of the Western Riverside County Multiple Species Conservation Plan (MSHCP) within the Northside Specific Plan, a habitat assessment for the potential for special-status wildlife to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for special-status wildlife, then the project grading plan shall list and the applicant shall implement the following pre-construction sweep and monitoring measures to minimize or avoid impacts to special-status wildlife species.

Pre-Construction Sweep. Prior to initiation of clearing, grading or construction, a Qualified Biologist shall conduct a daily pre-construction survey sweep within areas of suitable habitat for special-status species wildlife. The Qualified Biologist shall look for special-status species that may be located within or immediately adjacent to (within 500 feet of) the project work areas, as permitted by access. Any individual special-status wildlife species observed within the project work areas during the pre-construction survey will be flushed or moved out of harm's way to avoid direct impacts to these species. If a population of special-status wildlife are observed during the pre-construction survey and cannot be avoided by the project, additional measures may be required as determined through consultation with the California Department of Fish and Wildlife (CDFW). Additional measures may include seasonal restrictions (e.g., if burrowing owl nesting burrows are identified and cannot be avoided), relocation of the species, and/or compensatory habitat-based mitigation at a minimum 1:1 ratio for the loss of occupied habitat (in which the open space areas to remain post-construction could be counted toward the overall compensatory mitigation requirements, as applicable).

Monitoring. A Qualified Biologist shall be present to monitor vegetation removal and topsoil salvaging and stockpiling immediately adjacent to or within suitable habitat. The Qualified Biologist shall possess an appropriate California scientific collecting permit to handle special-status species likely to occur in the project area. If special-status wildlife species are detected in the work area during the monitoring effort, the authorized Qualified Biologist will capture and relocate individuals to nearby undisturbed areas with suitable habitat outside of the construction area, but as close to their origin as possible. All special-status wildlife moved or flushed during project activities will be documented by the biologist on site and provided to San Bernardino and Riverside Counties and/or CDFW upon completion of construction and prior to the issuance of occupancy permits.

MM-BIO-10 Least Bell's Vireo, Southwestern Willow Flycatcher, and Western Yellow-Billed Cuckoo Habitat Assessment, Focused Surveys and Mitigation

Inside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP): Prior to issuance of a grading permit on undeveloped sites inside the MSHCP within the Northside Specific Plan, a habitat assessment for suitable habitat for least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo shall be completed by a Qualified Biologist for the project site and a 500-foot buffer area. If a project site and surrounding 500-foot buffer are

evaluated to have suitable habitat (nesting and/or foraging) for these riparian bird species, then protocol-level focused surveys are required prior to the issuance of a grading permit if the habitat will not be avoided. Surveys should be conducted according to accepted U.S. Fish and Wildlife Service (USFWS) protocols specific for each species (least Bell's vireo—USFWS 2001; southwestern willow flycatcher—USFWS 2000b; western yellow-billed cuckoo—USFWS 2015a). If any of these riparian birds are confirmed present within 500 feet of the project site inside of the MSHCP, then the project grading plan shall list and the applicant shall implement the following measures to minimize or avoid impacts to least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo.

The project grading and construction activities shall avoid the breeding season for whichever riparian bird species is/are present on or within 500 feet of the project: April through July for least Bell's vireo, May through July for southwestern willow flycatcher, and June through August for western yellow-billed cuckoo, as feasible. If the breeding season cannot be avoided, then additional measures determined by a Qualified Biologist in consultation with the applicable jurisdiction shall be implemented to ensure that no indirect take occurs. Specifically, project equipment that results in noise levels above 60 decibels (dB) shall be fitted with sound dampeners or equivalent noise reduction measures shall be completed to reduce noise to below 60 dB at breeding habitat. On-site noise monitoring shall also be required to ensure that project-related activities do not result in average noise levels increasing above 60 dB at riparian bird breeding habitat during the breeding season. If any project activities exceed 60 dB, or the on-site monitor determines project activities are resulting in harassment, which could cause nest failure, the monitor would have the authority to halt activities until additional measures (such as a sound wall) can be implemented. Additionally, if any of these riparian birds are confirmed present on the project site, 90% of those portions of the site that provide for long-term conservation value for these species shall be avoided. If the 90% avoidance threshold cannot be met, the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document for these riparian birds that would include preservation, enhancement, re-establishment, and/or establishment of suitable riparian habitat at a 3:1 ratio. The DBESP shall include an analysis that demonstrates the lost functions and values of the impact will be replaced by the proposed measures. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future CEQA document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

MM-BIO-11a Sensitive Vegetation Communities

Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)*:* Prior to issuance of a grading permit on undeveloped sites outside the MSHCP within the Northside Specific Plan City of Colton area, a Qualified Biologist shall conduct vegetation mapping within the proposed project site. The Qualified Biologist will determine if there is a sensitive natural community per the California Department of Fish and Wildlife (CDFW 2019) present on site. If there is a sensitive natural community on site, and the community cannot be avoided, the impact must be mitigated at not less than a 1:1 ratio through conservation of the same vegetation community either on site, off site, or through an approved mitigation bank. The mitigation site shall be fenced and preserved. If on-site preservation occurs, non-native plant species listed on the most recent California Invasive Plant Council inventory (https://www.cal-ipc.org/plants/inventory/) with a rating

of moderate or high shall not be included in proposed landscaping. A sensitive habitat mitigation proposal will be provided by the applicant via a Qualified Biologist, and approved by the City of Colton prior to the issuance of a grading permit. The sensitive habitat mitigation plan shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

MM-BIO-11b Sensitive Vegetation Communities

Inside of the MSHCP: For future development in the Specific Plan Area inside of the MSHCP, no mitigation is required for impacts to sensitive natural communities other than those defined in Section 6.1.2 (riparian/riverine and vernal pools) of the MSHCP, which are addressed in MM-BIO-6 and MM-BIO-12.

MM-BIO-12 Jurisdictional Waters and Riparian/Riverine

Prior to issuance of a grading permit on undeveloped land within the Northside Specific Plan, a Qualified Biologist shall assess the site to determine if there is potential for U.S. Army Corps of Engineers (ACOE-), California Department of Fish and Wildlife (CDFW-), and Regional Water Quality Control Board (RWQCB-) jurisdictional waters of the United States/state on the project site. If the project is in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the Qualified Biologist will also map any riparian/riverine resources that occur on the site and surrounding vicinity. If there is potential for these resources to occur, a formal delineation of these resources shall be conducted in accordance with each agency's requirements, guidance, and standards prior to issuance of a grading permit. If there are jurisdictional waters located on a project site, then the project grading plan shall identify and the applicant shall implement the following jurisdictional waters measures prior to the issuance of a grading permit.

If avoidance of impacts to potentially jurisdictional areas is not practicable, then the project applicant shall obtain the applicable permits to impact these resources, such as a 404 permit from ACOE, a Streambed Alteration Agreement from CDFW, and a 401 Water Quality Certification from the RWQCB as described in Northside Specific Plan Program Environmental Impact Report **CM-HYD-1**. Final mitigation requirements for the impact shall be established by these agencies, and a final wetlands/waters mitigation plan shall be prepared prior to issuance of a grading permit. However, at a minimum, the following requirements shall be met:

1. All temporary impacts to jurisdictional waters will be restored on site. Restoration will include recontouring and erosion control with a native seed mix. Prior to seeding temporary ground disturbance areas, the Qualified Biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur, and that the mix is appropriate for the area.
2. Compensatory mitigation for permanent impacts to jurisdictional waters shall occur at no less than 1:1 ratio for the impacts to jurisdictional waters. A waters mitigation and monitoring plan shall be prepared that outlines the compensatory mitigation in coordination with the ACOE, CDFW, and RWQCB. Mitigation shall include creation, enhancement, and/or restoration, and will be either completed on site or off site. The mitigation program shall be designed to replace the functions and values of the jurisdictional resources impacted, with requirements to achieve specific success criteria. The mitigation areas shall be designed to have similar vegetative characteristics (excluding exotic species) to those of the affected areas. If creation is provided,

the site shall be designed to emulate the density and structure of the affected areas once the establishment areas have met the mitigation success criteria. As applicable, the qualified biologist shall determine the appropriate planting and seeding palettes.

In addition to the requirements above for all future projects in the Specific Plan Area, projects within the MSHCP must prepare a determination of biologically equivalent or superior preservation, reviewed and approved by the City of Riverside or the County of Riverside, USFWS, and CDFW, to ensure replacement of any lost functions and values of riparian/riverine habitat as it related to covered species prior to the issuance of a grading permit; refer to MSHCP Section 6.1.2 for more information.

Additionally, if a jurisdictional waters of the United States/State is avoided by the project, the grading and construction plans shall identify that waters will be fenced off where humans can enter the site prior to the issuance of a grading or construction permit. If on-site avoidance occurs, it shall be verified prior to the issuance of a construction permit that non-native plant species listed on the most recent California Invasive Plant Council inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping.

MM-BIO-13 Nesting Bird Surveys

Prior to issuance of a grading or construction permit on undeveloped sites or sites within 500 feet of undeveloped areas, the grading plans and construction plans shall state the following nesting bird requirements.

A Qualified Biologist shall conduct pre-construction surveys no earlier than 14 days prior to any on-site grading and construction that may occur during the nesting/breeding season of special-status bird species. Pre-construction nesting bird surveys shall also need cover a 500-foot buffer around the site. The pre-construction surveys shall be conducted between March 1 and September 1, or as determined by the Qualified Biologist.

If occupied nests are found, then limits of construction to avoid occupied nests shall be established by the Qualified Biologist in the field with flagging, fencing, or other appropriate barriers (e.g., 250 feet around active passerine nests to 500 feet around active non-listed raptor nests), and construction personnel shall be instructed on the sensitivity of nest areas. The Qualified Biologist shall serve as a construction monitor during those periods when construction activities are to occur near active nest areas to avoid inadvertent impacts to these nests. The Qualified Biologist may adjust the 250-foot or 500-foot setback at his or her discretion depending on the species and the location of the nest (e.g., if the nest is well protected in an area buffered by dense vegetation). Once the Qualified Biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival, construction may proceed in the setback areas. If nesting raptors or migratory birds are not detected during the pre-construction survey, no further measures shall be required, and construction activities may proceed.

MM-BIO-14a Delhi Sands Flower-Loving Fly

Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP): Delhi Sands flower-loving fly is not expected to occur outside of the MSHCP. There are no mapped Delhi Sands outside of the MSHCP in the City of Colton. Thus, no Delhi Sands flower-loving fly mitigation is required for future projects in the Northside Specific Plan outside of the MSHCP.

MM-BIO-14b Delhi Sands Flower-Loving Fly

Inside of the MSHCP: Prior to issuance of a grading or construction permit on in areas containing open Delhi Sands (mapped per the MSHCP), 2 years of focused surveys for the Delhi Sands flower-loving fly shall be conducted by a Qualified Biologist. Surveys shall be conducted according to the accepted U.S. Fish and Wildlife Service (USFWS) protocol (2004); surveys shall be conducted two times per week from July 1 to September 20 for 2 consecutive years under suitable conditions. Areas that are 100% developed do not require focused surveys or further measures, but this assessment must be documented and provided to the applicable MSHCP Permittee (i.e., City of Riverside or County of Riverside). If Delhi Sands flower-loving fly are confirmed to be present on a project site, then the project grading plan shall identify and the applicant shall implement the following Delhi Sands flower-loving fly measures prior to the issuance of a grading permit.

Based on the Qualified Biologist surveys for Delhi Sands flower-loving fly, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided, and equivalency findings shall be made. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document for Delhi Sands flower-loving fly to be reviewed and approved by the City of Riverside or County of Riverside, and USFWS prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. The DBESP shall include an analysis that demonstrates the lost functions and values of the impact will be replaced by the proposed measures. More specifically, the applicant shall mitigate the loss of mapped Delhi Soils (or occupied habitat) at a minimum of 1:1 ratio through the purchase of credits from the Colton Dunes Conservation Bank or other Wildlife Agency-approved conservation bank. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

3.3.6 Level of Significance After Mitigation

Special-Status Plants

Outside of the MSHCP: Due to the low potential for special-status plants to occur within the undeveloped area of the Northside Specific Plan, future development allowed under the Northside Specific Plan has potential to result in significant impacts to San Diego ambrosia and thread-leaved brodiaea (**Impact BIO-1a**). Therefore, in accordance with **MM-BIO-1a,** a habitat assessment for special-status plants will be conducted, and, if necessary, a focused survey will be conducted. If the species is present, avoidance and mitigation would be required as described in **MM-BIO-1a**. For areas outside of the MSHCP, if federally or state-listed species are documented in the proposed impact area, and the plants cannot be avoided, the applicant shall consult with CDFW and the USFWS regarding avoidance, minimization, and mitigation for impacts to listed plant species as described in **CM-BIO-1**. With implementation of these measures, impacts to San Diego ambrosia and thread-leaved brodiaea would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Potential impacts to smooth tarplant and Parry's spineflower from future development in the SPA are potentially significant depending on the location and size of the impact (**Impact BIO-1a**). However, with implementation of **MM-BIO-1a**, these potential impacts to special-status plants would be less than significant. Specifically, **MM-BIO-1a** requires that each future

development project conduct a habitat assessment for these species to determine if there is suitable habitat for the species within the SPA. If suitable habitat is present, a focused survey for the species would be required, and if the species is present, avoidance and mitigation would be required as described in **MM-BIO-1a.** With implementation of these measures, impacts to smooth tarplant and Parry's spineflower would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Inside the MSHCP*:* Future development allowed under the Northside Specific Plan within the MSHCP would potentially impact special-status plants (**Impact BIO-1b**) unless assurances are provided that future projects would implement measures consistent with the MSHCP. With respect to special-status plants, **MM-BIO-1b** outlines the applicable MSHCP requirements. For the 180 acres of the SPA that lie within the NEPSSA No. 7, **MM-BIO-1b** requires that applicants of future development projects in the MSHCP conduct a habitat assessment for the NEPSSA No. 7 plants and focused surveys for San Diego ambrosia, as well as Brand's phacelia and San Miguel savory, if suitable habitat is present. If any of the NEPSAA species are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside and the USFWS and CDFW. Therefore, with implementation of **MM-BIO-1b**, and preparation of a DBESP document, potential impacts to special-status plants associated with future development of the SPA in the MSHCP would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Indirect Impacts

Construction-Related: Future development allowed under the Northside Specific Plan has potential to result in indirect impacts during construction (**Impact BIO-2**). **MM-BIO-2** (Standard BMPs) includes erosion and sedimentation control measures. Implementation of **MM-BIO-2** would also minimize the potential effects of construction-related impacts by requiring vehicle maintenance restrictions to avoid chemical spills. Furthermore, implementation of **MM-BIO-2** would avoid and minimize unintentional clearing, trampling, or grading outside of the proposed construction because this measure requires a qualified biologist to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel to ensure compliance with the mitigation measures and ongoing biological construction monitoring. This includes demarcation of the construction area in the field to minimize unintentional impacts to special-status plant species and their habitat outside the designated construction area. Training and ongoing monitoring would aid in enforcing the requirements that construction must be restricted to designated areas and special-status plant species outside the designated construction zone would be avoided. **MM-BIO-3** (Restoration of Temporary Impacts) would prevent future adverse effects associated with leaving bare ground, such as increased dust and erosion, and would prevent adverse effects of invasive plant species that may alter the composition of the habitat if introduced during restoration or allowed to passively colonize the area post-construction. Therefore, with implementation of **CM-AQ-1, MM-BIO-1a, MM-BIO-1b, CM-HYD-1, MM-BIO-2**, and **MM-BIO-3** potential construction-related indirect impact to special-status plants would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Long-Term: Potential long-term indirect impacts to special-status plant species would be potentially significant (**Impact BIO-3**). **MM-BIO-4** includes measures that will protect special-status species and prevent indirect effects associated with drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development. Long-term indirect effects to special-status plants would be mitigated to less-than-significant levels through compliance with **MM-BIO-4** (Avoidance/Minimization of Long-Term Indirect Impacts to Special-status Species). However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Special-Status Wildlife

Direct impacts

Outside the MSHCP: Future developed allowed by the Northside Specific Plan would result in potentially significant impacts to the following special-status wildlife species: Bernardino kangaroo rat and Stephens' kangaroo rat (**Impact BIO-4a**), Riverside fairy shrimp (**Impact BIO-5a**) and coastal California gnatcatcher (**Impact BIO-6a**). With implementation of **MM-BIO-5a, MM-BIO-6a,** and **MM-BIO-7a,** these potential impacts to San Bernardino kangaroo rat, Stephens' kangaroo rat, Riverside fairy shrimp, and coastal California gnatcatcher would be less than significant. Specifically, **MM-BIO-5a, MM-BIO-6a,** and **MM-BIO-7a** require that each future development project conduct a habitat assessment to determine if there is suitable habitat for these species within the project site. If potential habitat for federally or state-listed species is determined to be present in the proposed impact area, a focused survey for the species would be required; if the species is present and impacts to individuals or habitat cannot be avoided, the applicant shall consult with CDFW and the USFWS regarding avoidance, minimization, and mitigation for impacts to listed wildlife species as described in **MM-BIO-5a, MM-BIO-6a,** and **MM-BIO-7a**. With the implementation of these measures, impacts to special-status wildlife outside the MSHCP would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Potential impacts to non-listed special-status species from future development in the SPA are potentially significant depending on the location and size of the impact as well (**Impact BIO-7a and BIO-8a**). With implementation of **MM-BIO-8a** and **MM-BIO-9**, these potential impacts to special-status wildlife would be less than significant. Specifically, **MM-BIO-8a** and **MM-BIO-9** require that each future development project conduct a habitat assessment for burrowing owl and other non-listed species, respectively. If there is suitable habitat for burrowing owl, then a focused survey shall be conducted in order to prove absence of this species. If the species is present, avoidance and minimization for impacts to burrowing owl would be required as described in **MM-BIO-8a.** If suitable habitat for any of the other 14 non-listed special-status wildlife species is present, pre-construction surveys and construction monitoring would be required as described in **MM-BIO-9**. **MM-BIO-9** includes a pre-construction sweeps which requires daily pre-construction surveys. If special-status wildlife species are observed, they will be flushed or moved out of harm's way to avoid direct impacts to the species. With the implementation of **MM-BIO-8a** and **MM-BIO-9**, impacts to non-listed special-status species would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Inside the MSCHP: Future development allowed within the specific plan has potential to result in potentially significant impacts to Los Angeles pocket mouse (SSC) and San Bernardino kangaroo rat (FE/CE) (**Impact BIO-4b**). **MM-BIO-5b** includes measures to address any potential impacts to these small mammal species, as discussed above. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

In addition, survey areas for burrowing owl (SSC) are located throughout the SPA in areas, primarily mapped as non-native grassland (**Impact BIO-8b**), and if found, **MM-BIO-8b** includes measures to address any potential impacts. Riverside fairy shrimp (FE) does not have designated survey areas under the MSHCP; however, focused surveys would be required wherever vernal pool or other suitable habitat is identified (such as depressions, road ruts, cracked clay soils, etc.) that have the ability to hold water and sustain the lifecycle of this species. **MM-BIO-5b** and **MM-BIO-6b** require that applicants of future development projects in the MSHCP conduct focused surveys for these species, if suitable habitat is present and/or the future development project overlaps with a designated survey area. If any of these species are present and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW. The mitigation measures provide species-specific mitigation, which would be included in the DBESP, such as prescribed mitigation ratios and pre-construction surveys. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Future development has potential to significantly impact the following seven non-listed special-status species are not covered under the MSHCP (**Impact BIO-7b**): California legless lizard (SSC), California glossy snake (SSC), coast patch-nosed snake (SSC), pallid bat (SSC), pallid San Diego pocket mouse (SSC), western yellow bat (SSC), and pocketed free-tailed bat (SSC). However, given that these species are non-listed, with implementation of **MM-BIO-9**, potential impacts would be less than significant. Specifically, **MM-BIO-9** requires that each future development project conduct a habitat assessment for these species. If suitable habitat for any of the seven non-listed and non-covered special-status wildlife species are present, pre-construction surveys and construction monitoring would be required as described in **MM-BIO-9**. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Construction-Related: Special-status wildlife species and suitable habitat for special-status wildlife species may be indirectly impacted during construction (**Impact BIO-9**). **MM-BIO-13** (pre-construction nesting bird survey) would require nesting bird surveys, buffers to bird nests, and avoidance of impacts to nesting birds, and thus would minimize the effects of noise, vibration, and increased human presence on nesting birds. **MM-BIO-2** (Standard BMPs) would minimize the potential effects of lighting requiring the use of minimal illumination when within 500 feet of suitable special-status wildlife habitat; all lighting will be directed downward and shielded to focus illumination on construction area. **MM-BIO-2** would minimize the potential effects of construction-related impacts by requiring vehicle maintenance restrictions to avoid chemical spills. **MM-BIO-2** includes erosion and sedimentation control measures, and Furthermore, **MM-BIO-2** would avoid and minimize unintentional clearing, trampling, or grading outside of the proposed construction because this measure requires a qualified biologist to conduct a WEAP for all construction/contractor personnel to ensure compliance with the mitigation measures and ongoing biological construction monitoring. This includes demarcation of the construction area in the field to minimize unintentional impacts to special-status wildlife habitat outside the designated construction area. **MM-BIO-**

2 would also avoid and minimize potential effects from human intrusion by demarcating avoided habitat and prohibiting access to those avoided areas. Training and ongoing monitoring would aid in enforcing the requirements that construction must be restricted to designated areas and special-status plant species outside the designated construction zone would be avoided. **MM-BIO-3** (Restoration of Temporary Impacts) would help prevent future adverse effects associated with leaving bare ground, such as increased dust and erosion, and would help prevent adverse effects of invasive plant species that may alter the composition of the habitat if introduced during restoration or allowed to passively colonize the area post-construction. Therefore, with implementation of **CM-AQ-1, MM-BIO-13, MM-BIO-2, CM-HYD-1**, and **MM-BIO-3,** potential construction-related indirect impact to special-status plants would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Long-Term: The future development allowed by the Northside Specific Plan could result in potentially significant long-term indirect impacts to special-status wildlife species (**Impact BIO-10**). **MM-BIO-4** (Avoidance/Minimization of Long-term Indirect Impacts to Special-status Species) includes measures that will protect special-status species and prevent indirect effects associated with drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development. Long-term indirect effects to special-status wildlife would be mitigated to less-than-significant levels through compliance with **MM-BIO-4.** However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Sensitive Natural Communities

Direct Impacts

Outside of the MSHCP*:* There is potential for future development within the SPA and outside of the MSHCP to impact sensitive communities and these potential impacts would be significant (**Impact BIO-11a**). Therefore, in accordance with **MM-BIO-11a**, a project-specific vegetation map must be prepared on undeveloped lands to demonstrate that no sensitive natural communities would be impacted or if there are sensitive natural communities present that any impacts are mitigated at a 1:1 ratio. Implementation of **MM-BIO-11a** would reduce these potential impacts to less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Inside of the MSHCP*:* There is potential for future development within the SPA and inside of the MSHCP to impact sensitive communities and these potential impacts would be significant (**Impact BIO-11b**). Therefore project-specific assessments for the presence of riparian/riverine resources and vernal pools are required in accordance with **MM-BIO-6b** (Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation) and **MM-BIO-12** (Jurisdictional Waters and Riparian/Riverine). **MM-BIO-6b** and **MM-BIO-12** require that a site assessment for these resources occur, and if specific avoidance thresholds cannot be attained, a DBESP document must be prepared that would be reviewed and approved by the City of Riverside or the County of Riverside, USFWS, and CDFW. The DBESP document would include mitigation as discussed in **MM-BIO-12** intended to replace lost functions and values of the impacted riparian/riverine and vernal pool habitat as well as any associated species. Implementation of **MM-BIO-6b** and **MM-BIO-12** would potential sensitive community impacts inside of the MSHCP to less than significant.

However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Indirect Impacts

Construction-Related: Potential short-term or temporary indirect impacts to sensitive vegetation communities are considered potentially significant (**Impact BIO-12**). **MM-BIO-2** (Standard BMPs) includes erosion and sedimentation control measures, and **MM-BIO-2** would minimize the potential effects of construction-related impacts by requiring vehicle maintenance restrictions to avoid chemical spills. Furthermore, **MM-BIO-2** would avoid and minimize unintentional clearing, trampling, or grading outside of the proposed construction because this measure requires a qualified biologist to conduct a WEAP for all construction/contractor personnel to ensure compliance with the mitigation measures and ongoing biological construction monitoring. This includes demarcation of the construction area in the field to minimize unintentional impacts to sensitive vegetation communities outside the designated construction area. Training and ongoing monitoring would aid in enforcing the requirements that construction must be restricted to designated areas and sensitive vegetation communities outside the designated construction zone would be avoided. MM-BIO-3 (Restoration of Temporary Impacts) would help prevent future adverse effects associated with leaving bare ground, such as increased dust and erosion, and would help prevent adverse effects of invasive plant species that may alter the composition of the habitat if introduced during restoration or allowed to passively colonize the area post-construction. Therefore, with implementation of **CM-AQ-1, CM-HYD-1, MM-BIO-2, MM-BIO-3, MM-BIO-11a, MM-BIO-11b,** and **MM-BIO-12,** potential construction-related indirect impact to sensitive vegetation communities would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Long-Term: Potential long-term indirect impacts to sensitive vegetation communities would be potentially significant (**Impact BIO-13**). Future development within 500 feet of suitable habitat for special-status species (where sensitive vegetation communities may occur) will be required to implement urban/wildlands interface guidelines (**MM-BIO-4**). **MM-BIO-4** includes measures that will protect communities and prevent indirect effects associated with drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development. Implementation of **MM-BIO-4** fully mitigates for any potential long-term indirect effects to sensitive vegetation communities with the MSHCP because they are all covered under the MSHCP, and **MM-BIO-4** is also consistent with the MSHCP urban/wildlands interface guidelines. For areas outside of the MSHCP where sensitive vegetation communities are avoided and/or conserved, **MM-BIO-11a** and **MM-BIO-11b** requires avoided/and or conserved sensitive vegetation communities to be fenced to avoid the potential chemical releases, trampling of vegetation and soil compaction. **MM-BIO-11a** and **MM-BIO-11b** also prohibits the installation of invasive landscaping plants for projects that avoid and/or conserve sensitive vegetation communities. Therefore, with implementation of **MM-BIO-4**, **MM-BIO-11a,** and **MM-BIO-11b** potential construction-related indirect impacts to sensitive natural communities would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Jurisdictional Waters

Direct Impacts

The potential impacts to state and federally regulated jurisdictional waters would be significant (**Impact BIO-14**). **MM-BIO-12** requires a site-specific formal delineation of ACOE, CDFW, and/or RWQCB jurisdictional waters if there is potential for these resources to occur on the development site. If impacts to these jurisdictional waters cannot be avoided, temporary impacts will be restored on site and permanent impacts will be mitigated through compensatory mitigation at no less than a 1:1 ratio. Additionally, as described in **CM-BIO-2** (Chapter 2, Project Description), the project applicant shall obtain the applicable permits to impact these resources, such as a 404 permit from ACOE, a Streambed Alteration Agreement from CDFW, and a 401 Water Quality Certification from the RWQCB. Therefore, with implementation of **MM-BIO-12** and **CM-BIO-2**, potential impacts to ACOE, CDFW, and/or RWQCB jurisdictional waters, including wetlands, would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Indirect Impacts

Construction-Related: Potential short-term or temporary indirect impacts to jurisdictional waters of the United States/state are considered potentially significant (**Impact BIO-15**). **MM-BIO-1a** and **MM-BIO-1b** (standard BMPs) includes erosion and sedimentation control measures. **MM-BIO-2** (Standard BMPs) would minimize the potential effects of construction-related impacts by requiring vehicle maintenance restrictions to avoid chemical spills. **MM-BIO-12** (Restoration of Temporary Waters Impacts) would help prevent future adverse effects associated with leaving bare ground, such as increased dust and erosion, and would help prevent adverse effects of invasive plant species that may alter the composition of the habitat if introduced during restoration or allowed to passively colonize the area post-construction. MM-BIO-2 (Standard BMPs) would avoid and minimize unintentional clearing, trampling, or grading outside of the proposed construction because this measure requires a qualified biologist to conduct a WEAP for all construction/contractor personnel to ensure compliance with the mitigation measures and ongoing biological construction monitoring. This includes demarcation of the construction area in the field to minimize unintentional impacts to jurisdictional waters of the United States/state outside the designated construction area. Training and ongoing monitoring would aid in enforcing the requirements that construction must be restricted to designated areas and jurisdictional waters of the United States/state outside the designated construction zone would be avoided. Therefore, with implementation of **CM-AQ-1, CM-HYD-1, MM-BIO-2,** and **MM-BIO-12,** potential construction-related indirect impacts to jurisdictional waters of the United States/state would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Long-Term: While these compliance measures would reduce long-term indirect impacts to jurisdictional waters, impacts to jurisdictional waters of the United States/state would remain potentially significant (**Impact BIO-16**). **MM-BIO-12** requires that avoided/conserved jurisdictional waters be fenced to avoid the potential chemical releases, trampling of vegetation, and soil compaction. **MM-BIO-12** also prohibits the installation of invasive landscaping plants for projects that include on-site preservation. Therefore, with implementation of **MM-BIO-12, CM-HYD-2a,** and **CM-HYD-2b** potential long-term indirect impact to jurisdictional waters would be less than significant. However, the City of Riverside does not have jurisdiction over development projects that

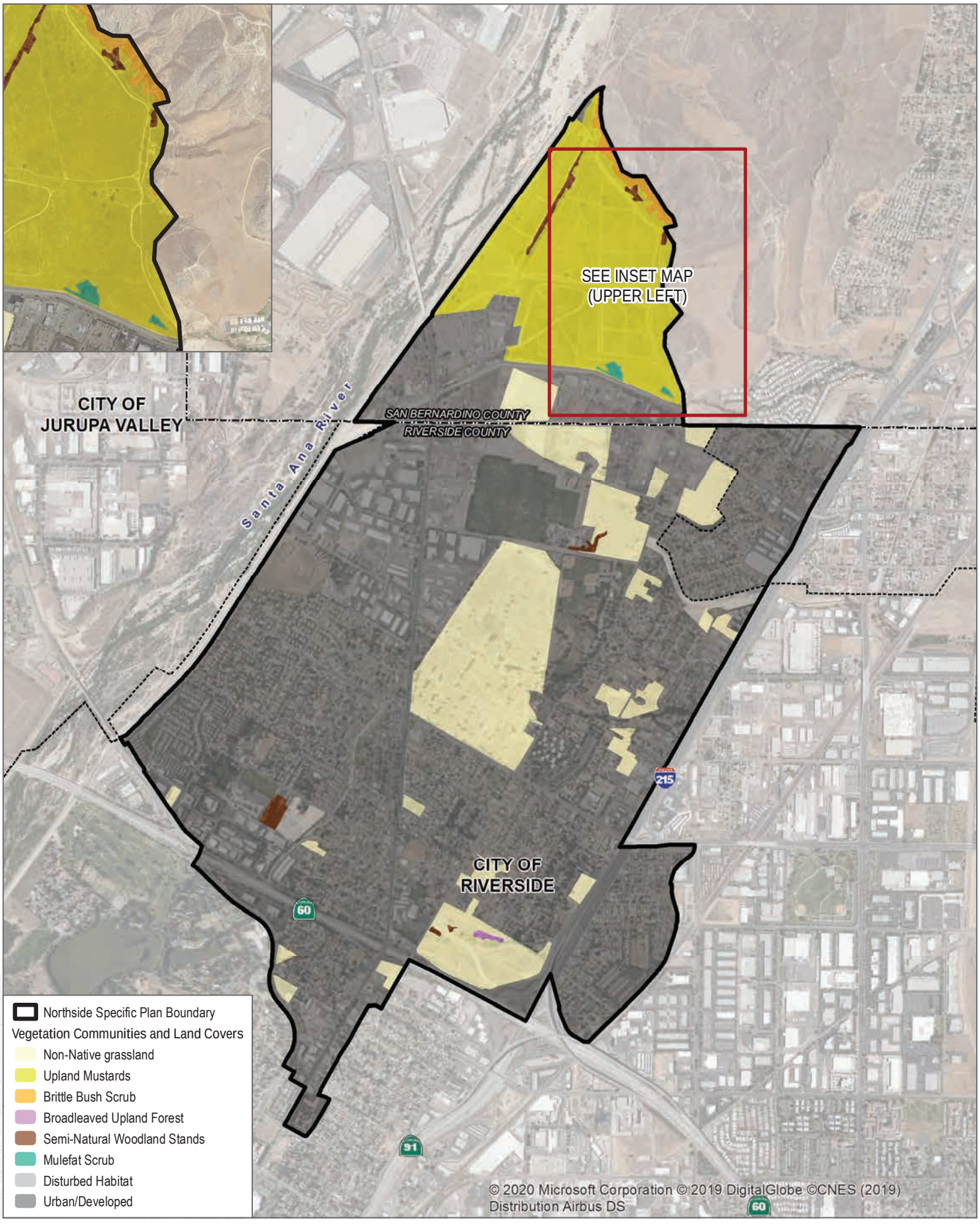
occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

Wildlife Movement

There is potential for indirect impacts to the Santa Ana River wildlife linkage. These potential indirect impacts are described above under special-status plants (**Impacts BIO-2 and BIO-3**), special status-wildlife (**Impacts BIO-9 and BIO-10**), sensitive natural communities (**Impacts BIO-12 and BIO-13**) and jurisdictional waters (**Impacts BIO-15 and BIO-16**). These impacts would be mitigated, as detailed above under each of these topics. Additionally, future development adjacent to the Santa Ana River will implement avoidance/minimization of long-term indirect impacts as described in **MM-BIO-4**, which would also be consistent with the urban/wildlands interface guidelines for areas within the MSHCP. Implementation of **MM-BIO-4** would avoid and minimize the potential edge effects of drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development on the Santa Ana River. Overall, indirect impacts to the Santa Ana River linkage would be reduced to below a level of significance with mitigation. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable.

MSHCP Compliance

Future development allowed under the Northside Specific Plan within the MSHCP would be potentially inconsistent with the MSHCP unless assurances are provided that future projects would implement measures consistent with the MSHCP. These potential inconsistencies are described above. In addition, the MSHCP requires riparian bird surveys for Least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo (**Impact BIO-17**). The SPA also includes 43 acres of mapped Delhi sands, for which the MHSCP sets forth guidelines (**Impact BIO-18**). To ensure compliance with these MSCHP requirements, the project includes **MM-BIO-10**, **MM-BIO-14a,** and **MM-BIO-14b.** With implementation of mitigation measures, future development in the SPA would not conflict with the provisions of an adopted HCP. Refer to Section 3.3.4.8, MSHCP Compliance, section for a detailed analysis. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose these mitigation measures within those jurisdictions. For this reason, this impact is considered significant and unavoidable.



SOURCE: City of Riverside 2020; Bing Maps

DUDEK

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FIGURE 3.3-1

Vegetation Communities and Land Covers Map

Northside Specific Plan Program EIR

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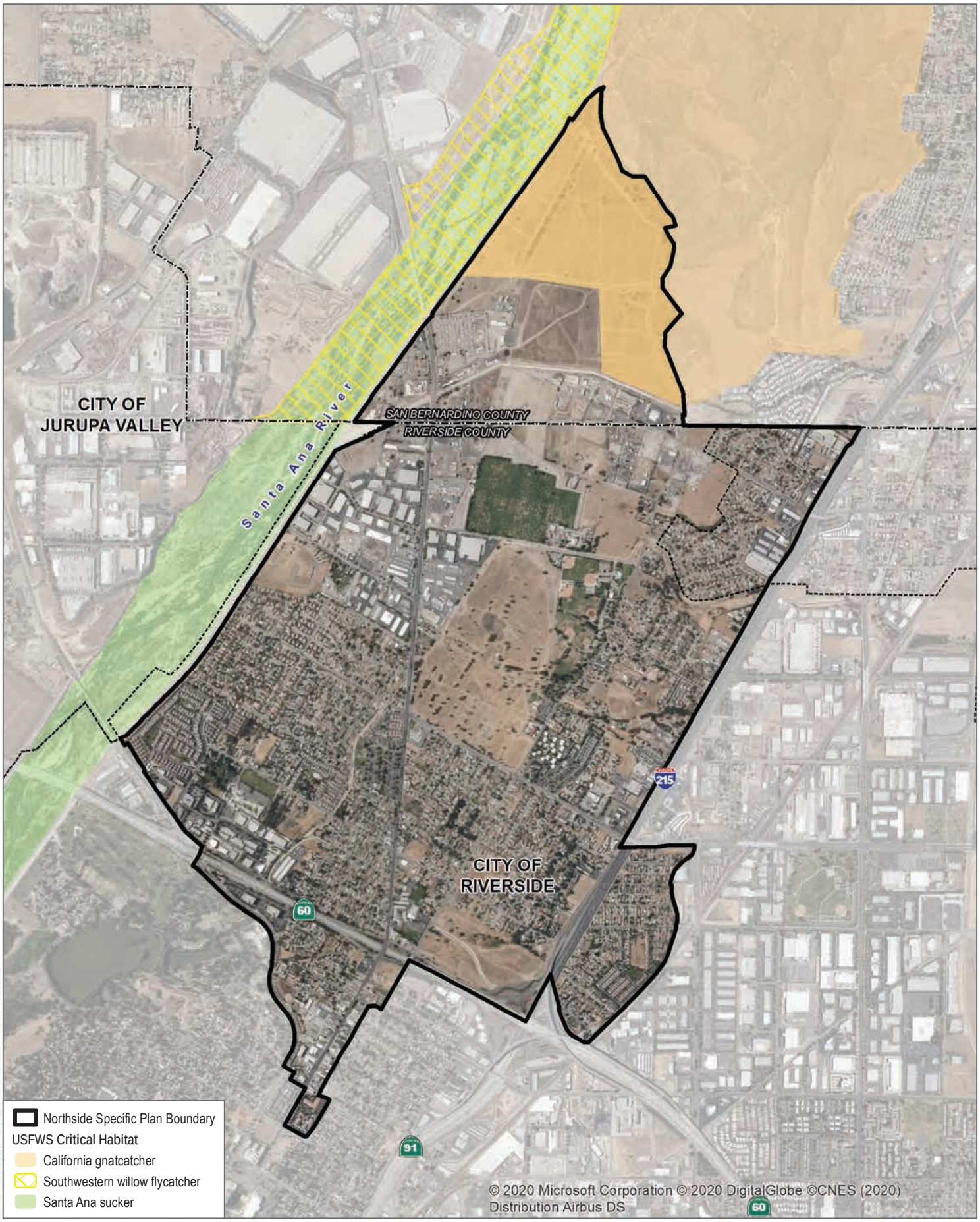

SOURCE: City of Riverside 2020; USFWS 2020; Bing Maps

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FIGURE 3.3-2

Critical Habitat

Northside Specific Plan Program EIR

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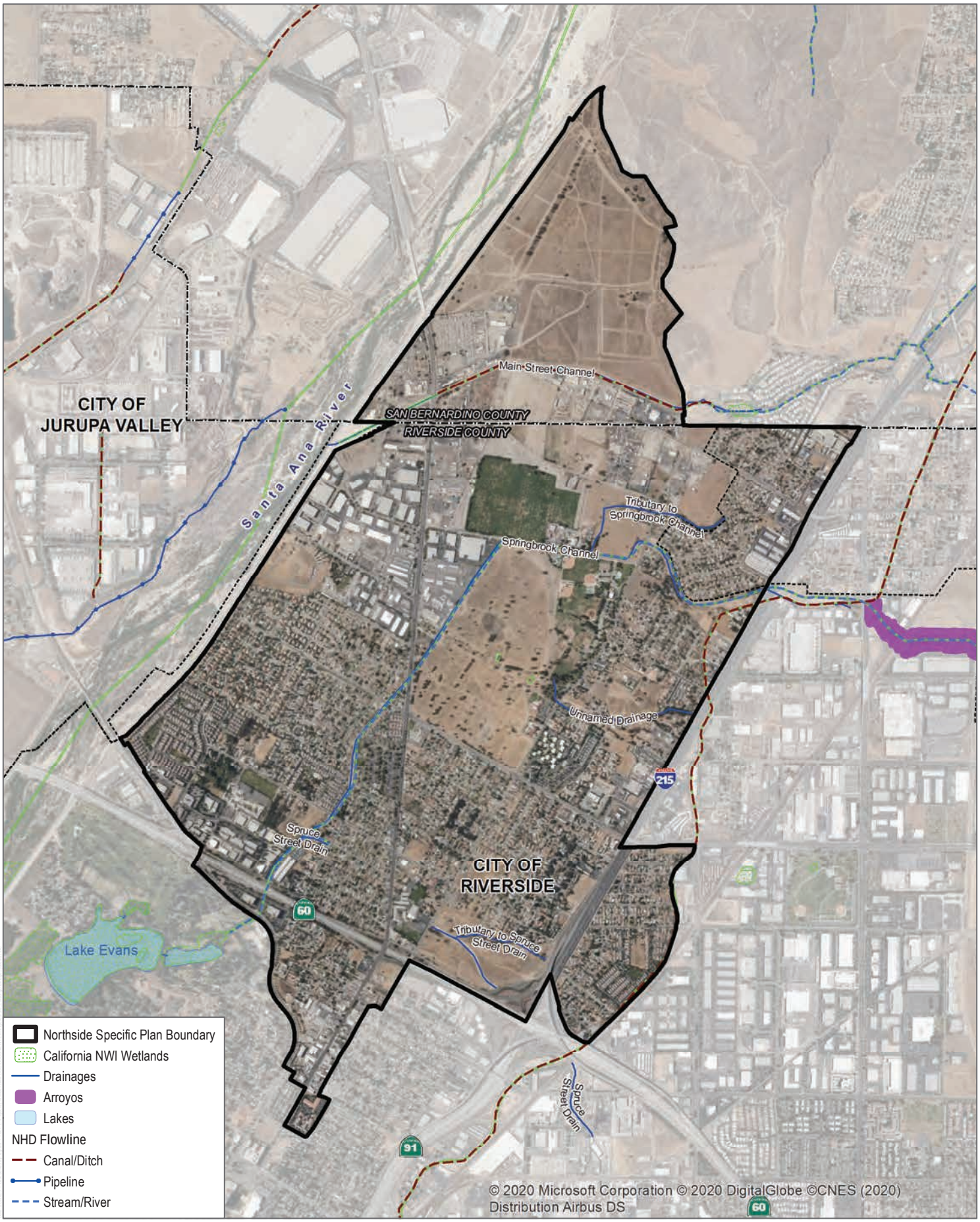

SOURCE: City of Riverside 2020; USFWS NWI 2020; USGS NHD 2020; Bing Maps

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FIGURE 3.3-3

Existing Drainage System

Northside Specific Plan Program EIR

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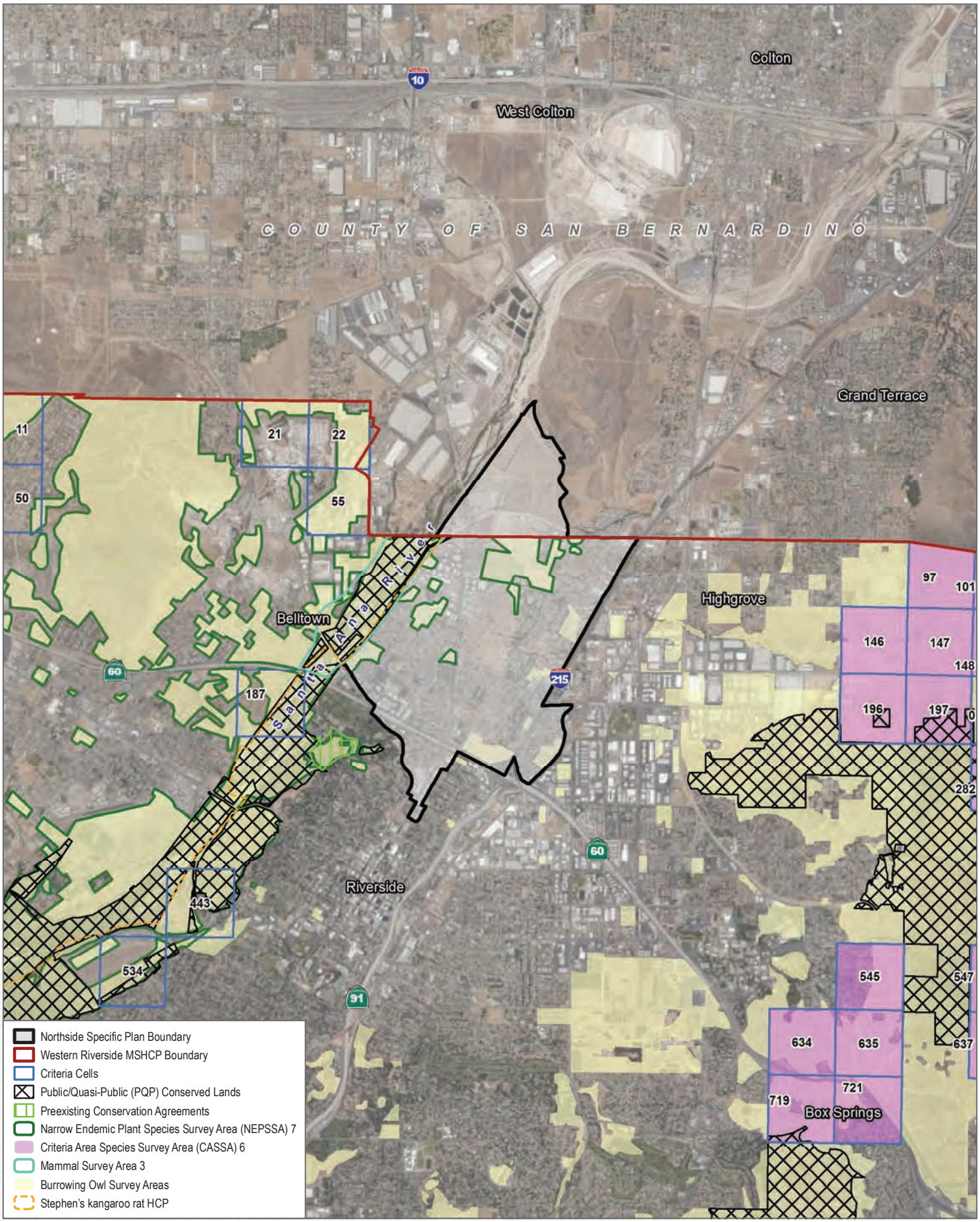

SOURCE: City of Riverside 2020; Bing Maps

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FIGURE 3.3-4

Western Riverside MSHCP

Northside Specific Plan Program EIR

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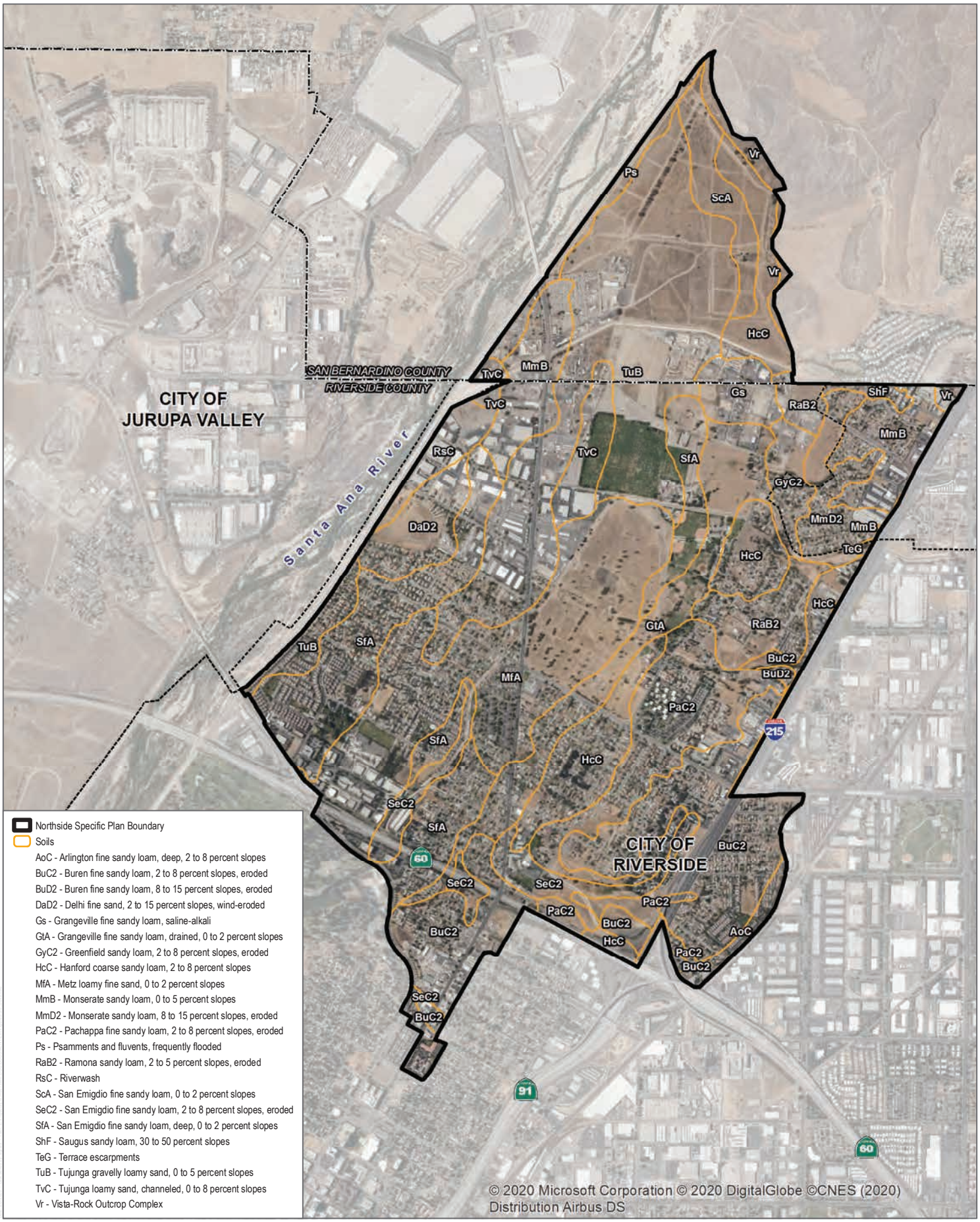

SOURCE: City of Riverside 2020; USDA NRC; Bing Maps

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FIGURE 3.3-5

Soils

Northside Specific Plan Program EIR

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