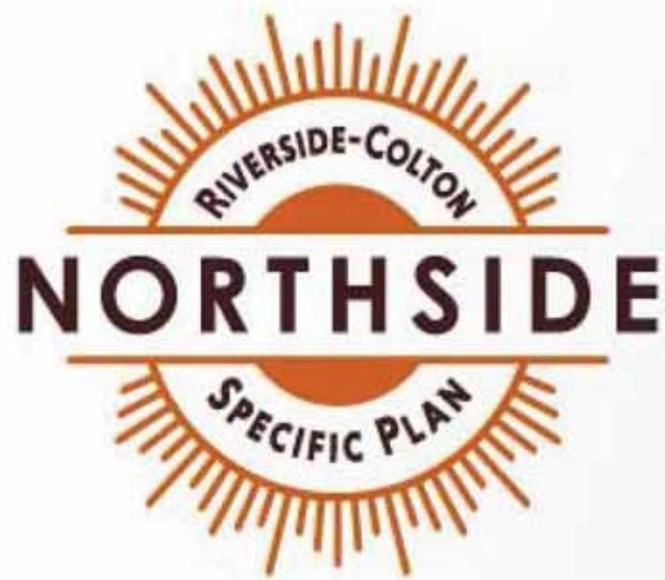


# Appendix B

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## Northside Specific Plan Baseline Opportunities & Constraints Analysis



# NORTHSIDE SPECIFIC PLAN

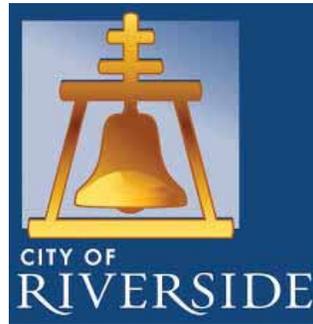
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Baseline Opportunities & Constraints Analysis

AUGUST 2017

# BASELINE OPPORTUNITIES & CONSTRAINTS ANALYSIS

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# Northside Specific Plan

## Baseline Report Memorandum

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# Northside Specific Plan Baseline Report

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## Introduction

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This Baseline Opportunities and Constraints Analysis Report (Report) is a document that establishes an inventory of existing conditions – regulatory, physical, demographic, and economic – for use in developing a Specific Plan for the Northside Neighborhood and Pellissier Ranch Inter-Jurisdictional Specific Plan (Northside Specific Plan) and Program Environmental Impact Report (PEIR) in Riverside, California. The drafting of this Report has been funded by the City of Riverside (City).

This Report contains a summary of a series of White Papers that provide an existing condition analysis of multiple factors within and around the Northside Neighborhood and associated Study Area. The White Paper summaries are organized as follows:

- Section 1: Land Use
- Section 2: Visual Character & Urban Design
- Section 3: Mobility & Circulation
- Section 4: Infrastructure
- Section 5: Environmental Setting
- Section 6: Market Trends Analysis

Each White Paper has been attached as an Appendix to this Report. These White Papers identify the methodology used for analysis, summarizes the regulatory framework governing each subject matter, and provides an overview of the existing conditions. Across all White Paper topics, the existing conditions have been compiled through extensive data collection, field work, regulatory document review, and an analysis of past studies related to the Northside Neighborhood and Study Area. Based on the review of the information compiled, each White Paper offers a number of constraints, opportunities, and recommendations that are intended to guide the City in drafting the Northside Specific Plan. Below is a summary matrix of the opportunities and constraints that have been identified in this Report.

This Report is intended to help generate discussion between all stakeholders, staff, consultants, and decision makers that will help shape future development within the Northside Neighborhood and Study Area on both public and private lands. The drafting of this Report is intended to mark the beginning of the planning process, and serves as a starting point for identifying possible implementation tools for future programs and projects that will help the City of Riverside achieve its desired vision for the Northside Specific Plan.

### Baseline Report Study Area

The Report analyzes the existing conditions for an approximate area of 1,423 acres that include land within the jurisdictional boundaries of the City of Riverside, the City of Colton, and the County of Riverside, which makes up the Northside Specific Plan Study Area (Study Area). The Study Area is generally bound by Pellissier Ranch to the north (and other locations in the City of Colton), State Route (SR-60) and portions of Main Street in Downtown Riverside to the South, Interstate 215 (I-215) and the Hunter Industrial Park to the east, and the Santa Ana River to the west.

The Study Area encompasses land within three distinct neighborhoods within the City of Riverside: the Northside Neighborhood, Downtown Riverside, and Hunter Industrial Park. The Northside Neighborhood will be included within the Specific Plan boundaries. An analysis of the portions of land within Hunter Industrial Park and Downtown Riverside have been included in this report, as they are inherently intertwined with the Northside Neighborhood, either through shared history, community identity or commerce, and serve as gateways to the Northside Neighborhood. In addition, the Study

# Northside Specific Plan Baseline Report

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Area includes an area of land within the City of Riverside Sphere of Influence, located in unincorporated County of Riverside territory. This neighborhood serves as an entry-way into the northeast corner of the Northside Neighborhood. Together, these three areas make up three “Potential Areas” that have been identified as possible locations for inclusion within the Northside Specific Plan boundaries. These three areas are hereinafter referred to as:

- “Potential Area A” – North Main Street (within Downtown Riverside)
- “Potential Area B” – Hunter Park Residential (within Hunter Industrial Park)
- “Potential Area D” (within the County of Riverside/City of Riverside Sphere of Influence)

The Study Area also encompasses approximately 329 acres of land within the City of Colton: Pellissier Ranch and the Colton Transition Area. Pellissier Ranch is a 227-acre property owned by Riverside Public Utilities (RPU), and will be included within the boundaries of the Northside Specific Plan. The Colton Transition Area includes a number of properties sited between Pellissier Ranch and the Northside Neighborhood that are either privately owned or owned by Riverside County Flood Control District. This area is hereinafter referred to as:

- “Potential Area C” – Colton Transition Area (within the City of Colton)

Together, the Study Area comprises of the Northside Neighborhood, Pellissier Ranch, and Potential Areas A, B, C, and D, and is illustrated in **Figure 1** below.

# Northside Specific Plan Baseline Report



Figure 1 – Study Area Boundary

# Northside Specific Plan Baseline Report

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# Northside Specific Plan Baseline Report



## Northside Neighborhood & Pellissier Ranch Inter-Jurisdictional Specific Plan and Program EIR

### Baseline Summary Matrix

Site Characteristics/ Resources	Setting Observations	Opportunities	Constraints
<p>A</p> <p>Land Use Patterns - parcel sizes, mixture of uses, transition areas</p>	<p>Mixed land uses between established neighborhoods, limited retail, supporting schools and parks, entwined with light to medium industrial, and vacant lots.</p>	<p>The former Riverside Golf Course provides an opportunity to create an open space area or to establish a Northside Village Center (sense of place and destination), in a unique design reflecting local history, the creation of an expanded open space/trail system utilizing the reconstruction of Springbrook Arroyo as a central feature. The existence of the Trujillo Adobe creates an opportunity for developing a historic themed district that could serve as a local attraction. The vacant and underutilized parcels in the northern half of the study area adjacent to recreation and the historic resources provided an opportunity to create unique neighborhoods.</p>	<p>Land use incompatibility and/or lack of separation or buffering between industrial uses and residential neighborhoods is a concern. There area is absent of local entertainment or community gathering spaces, limited existing neighborhood commercial/retail options, lack of major grocery store and medical services. Overall, these commercial areas do not provide an attraction for residents or outsiders alike to visit the Northside Neighborhood. Contributing to these limitations is the lack of a consistent public sidewalk network which can create a physical barrier in accessing the Northside Neighborhood and other activity centers.</p>
<p>B</p> <p>Commercial/Retail</p>	<p>Smaller neighborhood commercial and retail shops fronting the local arterials. The commercial areas south of SR-60 are more closely related and supported by the residential areas associated with Downtown areas.</p>	<p>Potential of establishing a commercial focus or entertainment district within the golf course parcels with specific design themes/standards can create a sense of place or destination. Main Street area south of SR-60 could serve as a gateway for pedestrians, public transit, and local residences into the Northside Study Area and bridging the connection between these areas and Downtown.</p>	<p>The limited retail areas and access creates challenges with no sense of place or destination, no coordinated development style, some areas will require infrastructure expansion or new extensions. A majority of the underutilized parcels are individually owned, creating potential assemblage concerns and zoning challenges.</p>
<p>C</p> <p>Residential/Mixed Use</p>	<p>Older intermixed with newer, variety of styles and construction</p>	<p>The Study Area has large - medium tracts of land available along with smaller underutilized parcels can create opportunities for infill projects, good backbone street system, vacant or underutilized parcels provide an opportunity to increase residential, commercial, retail, or business/office park development, provide an incentive for people to relocate to the area, thereby increasing a residential base that could support the local neighborhood commercial and retail stores and economy. The Pellissier Ranch area provides an opportunity to develop the land to the highest and best use with minimal restrictions. The lack of existing development within Pellissier Ranch and unique views provides an opportunity to develop the land into a master planned community possibly integrating an agricultural theme.</p>	<p>The industrial operations in the northern section of the Study Area consist of piecemeal small suppliers, supply companies, fencing companies, auto-oriented businesses, junkyards and metal fabricators. These uses could create environmental and clean up issues that may limit parcel assemblage and future development options. The truck traffic and routes from these industrial operations not only create noise and air quality impacts, but also clogs the local roadway systems and creates access and mobility issues at the freeway interchanges.</p>
<p>D</p> <p>Industrial/Business Park</p>	<p>Larger to smaller industrial uses, dispersed between residential &amp; recreational uses</p>	<p>Underutilized parcels, located in the northern portions of the study area, could be rezoned to provide more development potential as an incentive for landowners to sell and/or redevelop properties with design guidelines. Large - Medium tracts of land are available, along with smaller underutilized parcels, which provides a good backbone mixture and street system.</p>	<p>Although the Study Area has a General Plan 2025 land use designation of Business/Office Park, the area has been used for outdoor storage and visually disrupting heavy industrial land uses. Light industrial land uses and Office/Business Parks split the access points from Pellissier Ranch to the residential areas of the Northside Neighborhood, which creates disjointed land uses and conflicts due to heavy truck traffic.</p>

# Northside Specific Plan Baseline Report

Site Characteristics/ Resources	Setting Observations	Opportunities	Constraints
<p>E</p> <p>Visual Character &amp; Urban Design</p>	<p>The dominant commercial amenities are catered towards “drive and go” type industries, including convenience stores, gas stations, fast food, industrial supply and auto-related shops. Residential is organized into smaller cul-de-sacs of single family residences with varied building styles of the California Ranch, Craftsman bungalow, California Monterey, and Spanish/Mediterranean Revival. Recreational sites draw public to the area.</p>	<p>Improvements for enhancing Northside’s private residential development would have a profound effect on the community’s visual character. Municipally funded maintenance programs are a diplomatic way to encourage homeowners into improving their properties. Restoring commercial corridors could increase the home values of adjacent residential properties, which will then impact its visual character over time. Revitalization of commercial areas could then “spill over” into local residential improvements. A significant number of historical homes and properties provide a great opportunity to re-introduce history. Designation of Northside as a Residential Historic District could become a catalyst for linking historic properties together with a shared identity. Design guidelines specifically tailored to Northside’s residential neighborhoods could provide for a more cohesive visual character within the district. The opportunity to institute mixed use “town centers” into Northside will lead to development of the community’s commercial “heart”. A mixed-use center could encourage job growth and become a physical manifestation of Northside’s visual identity.</p>	<p>Transitions between Residential and Industrial land uses are unsatisfactory, resulting in increased noise, traffic, and undesirable views. Residential setbacks in older communities are varied. Historically designated properties are private property or residential homes, without a long-term vision or maintenance plan, and these existing historic properties will continue to erode or be susceptible to development. Current zoning limits commercial development and the condition of existing commercial development is lacking in visual character and aesthetic. Vacant/underutilized lots are a visually unappealing and are distracting from the surrounding development. Streets - arterial and residential roadways are very oversized, resulting in too narrow parkways with no clear hierarchy of roadway systems. Access to the Santa Ana River is blocked from Northside’s public realm by housing developments with no clear access to the Santa Ana River Trail and other regional trails.</p>
<p>F</p> <p>Broadway Circulation</p>	<p>Existing roadway network is comprised of Local Streets; Collector Streets; &amp; Arterial Streets; the roadways carry a significant amount of heavy truck vehicular volumes on Main Street, Colombia Avenue and circulating around the freeway interchanges; sidewalk facilities exist, but require regular maintenance; bicycle network exists, but lacks a network of Class I/II lanes to provide access throughout the area; 6 intersections and 3 road segments operate at unacceptable levels; Public Transit is provided by Riverside Transit Agency (RTA).</p>	<p>Street improvements proposed as part of the original Northside Community Plan that, to date, have not been implemented. Those improvements are still applicable and should be kept in mind as improvements are implemented. Streets will need their right-of-way evaluated and repurposed for wider sidewalks and/or buffered bicycle facilities when the time comes for roadway improvements within the community. The addition of a Class II bike facility along Columbia Avenue, and the addition of green bicycle conflict zones, will serve to increase the use of alternative modes of transportation. Significant use of recreational spaces and nearby residential areas will help to increase community health and make for a more livable/walkable neighborhood. There is an opportunity to interconnect both the Northside Neighborhood, Downtown Riverside and trails along the Santa Anna River with new alternatives for mass transit and complete streets creating a focused active transportation are within the city.</p>	<p>Pedestrian connectivity within the study area is inconsistent. Where pedestrian facilities exist, ADA compliance issues prohibit their universal accessibility and use. The lack of a buffer to protect bikeways from vehicular traffic, the inconsistencies in the bikeway network, and the lack of attention to conflict areas leads to limited use of bicycles as an alternate mode of transportation. The high concentration of industrial uses, along with the inconsistent enforcement of truck route infractions leads to conflict with other modes of transportation and increases the deterioration rate of the local roadways.</p>
<p>G</p> <p>Interchange &amp; Access</p>	<p>Study Area is served by interchanges on I-215 and SR-60. These interchanges are the regional truck access into the Study Area, while Main Street, Columbia and Center offer the local connections</p>	<p>Opportunities to partner with CALTRANS to increase the efficiency of existing freeway ramps that provide access in/out of the Northside Study Area.</p>	<p>Access to the freeway is affected negatively due to the inefficient operation of the ramps providing access to I-215 and SR-60. The study area is bounded on two sides by CALTRANS right-of-ways and are not sufficient nor meet standards for the existing and future use. This will be a long term operational and service concern.</p>

# Northside Specific Plan Baseline Report

Site Characteristics/ Resources	Setting Observations	Opportunities	Constraints
H Dry Utilities	City of Riverside provides electric, fiber optic, and communication facilities throughout the Study Area. RPU is the main electric power (underground/overhead) provider.	Public utilities infrastructure is available for the City of Riverside portions of the Study Area and very limited within the City of Colton areas. There exists the opportunities to implement energy conservation programs and building design elements in new and redevelopment construction, such as 1) the use of smart grid technology; 2) the installation of solar panels; 3) energy efficient buildings design; 4) energy efficient appliances; 5) energy conservation techniques; 6) expansion of Fiber Optic use and 7) potential for City Implemented Wireless Networks.	Any constraints to development would stem from the regulatory settings governing the utility service providers within the City of Riverside and City of Colton, and would derive from the administrative procedures employed by the companies providing these services to the cities. Any capital improvements needed to accommodate an increase in utility services would have to be organized through the service providers.
I Water Resources	Riverside Public Utilities provides water service for the portions of the Study Area. There are no existing water lines located within Pellissier Ranch or adjacent lands.	Future plans associated with the development of Roquet Ranch could provide connection points for the Study Area within the City of Colton. It is estimated that it will be 2-3 years until water services will be provided to this area in Colton. Since there are no current deficiencies within the water distribution system, and the current system is adequate to provide water services through 2040, there exists the opportunity to fully implement recommended development and economic stimulating policies identified in the Northside Specific Plan. Overall, the system is well-gridded and adequately pressurized.	While any future upgrades would have to be coordinated through RPU and City of Colton Water Department, the existing storage capacity, distribution system, and transmission lines within the Study Area present no immediate obstacles to development within the Study Area.
J Stormwater & Drainage	The storm drain service provider within the Study Area is Riverside County Flood Control (RCFC) and the City of Riverside. Several existing storm drains and open channels are located within the Study Area and generally flow to the southwest.	Soils within the Study Area are primarily classified by the Natural Resource Conservation Service (NRCS) as Hydrologic Soil Group Type 'A' and 'B' which are potentially conducive to high infiltration rates for groundwater recharge. Pellissier Ranch is not currently developed, there are opportunities to identify regional basins to meet the water quality, hydromodification, and potential detention requirements for future development. For Santa Ana River, it may be beneficial to propose a regional water quality basin (either inline or offline) could be used for generating Alternative Compliance Project credits (either water quality or hydromodification management flow control) for development projects.	The undeveloped areas in the middle of the Study Area will need storm drain infrastructure. The Riverside 2 Levee System is currently a provisional accredited levee while RCFC & WCD is processing a Physical Map Revision through FEMA to obtain certification for a 100 year storm event. This is a critical constraint for this project because approximately two-thirds of the overall study area is located within a FEMA Zone X ("other flood area"). Areas do not have sufficient capacity in the existing condition and flooding occurs in the development directly adjacent to the existing channel alignment. FEMA mapped areas as Zone AE; will require a detailed hydraulic analysis which will need to be processed through FEMA. There are very few storm drains within the northwestern corner of the Study Area, and runoff from this area is likely flooding Main Street. Existing curb inlets in certain areas do not have sufficient capacity to intercept the full 100-year peak flow rate, will require additional study and improvements.
K Wastewater Resources	The City of Riverside provides sewer services for most of the Study Area. All existing sewage pipelines within the City of Riverside flow to the Riverside Water Quality Control Plant (RWQCP).	Since there is no existing sewer infrastructure within Pellissier Ranch and other areas in future development sites will not be hindered by existing infrastructure. Nearby sewer improvements associated with Roquet Ranch improvements could provide connection points for any sewage infrastructure that would be built within Pellissier Ranch and City of Colton. The existing infrastructure system has some limited capacity to handle the proposed development opportunities, but overall has a well-maintained and adequate system.	Any improvements proposed will require that sewer connections/lines be provided for the undeveloped parcels in certain areas of the Study Area, since there is no sewer infrastructure in the immediate vicinity. The portion of the Study Area that lies within the City of Colton does not contain any existing infrastructure.

# Northside Specific Plan Baseline Report

Site Characteristics/ Resources	Setting Observations	Opportunities	Constraints
L Air Quality & Greenhouse Gases	Existing air quality within the Study Area is influenced by the vehicle trips and stationary sources resulting from the residential and business /manufacturing park land uses. GHG emissions in California include transportation, industry, electric power production sources, residential and commercial activities, agriculture, high GWP substances, and recycling and waste.	The region has a pleasant and temperate, ideal for communities and commercial development which support non-automotive transportation such as walking and biking. Reduction programs such as Riverside Residential Shade Tree Program - provides a rebate for customers who plant shade trees to reduce energy consumption related to home cooling. Implementation of this program, could both improve local air quality and reduce GHG emissions by decreasing energy consumption and creating an environment that encourages walking and biking. Students and Young People - Over 70% of students in the City of Colton walk or bike to school compared to 7, 9% of students nationwide (City of Colton, 2014).	The Northside Specific Plan would be required to demonstrate consistency with the Air Quality Management Plan (AQMP), and in order to do so, the plan could not increase the service population (residents + employees) over that projected in the 2016 Regional Transportation Plan/Sustainable Communities Strategy published by the Southern California Association of Governments (SCAG) and used as the basis for the AQMP; the Specific Plan would be subject to the City of Riverside and City of Colton General Plan Policies related to Air Quality and Greenhouse Gases.
M Biological Resources	A majority of the Study Area occurs within developed and urban areas (City of Riverside). There are some undeveloped parcels and that support upland and aquatic vegetation communities (City of Colton). The Riverside Co. MSHCP identifies regional linkages that provides movement opportunities for a wide variety of plant and wildlife species, as well as potential jurisdictional waters are present in several areas of the Study Area.	Currently, there a very few MSHCP mandated requirements for conservation of natural resources within the Study Area, with the Santa Ana River being the exception. There is a list of biological opportunities to increase native habitat, provide a potential system of trails, maintain or increase green space, and increase water quality within the study area which could provide opportunities to meet potential mitigation obligations. Such as: 1) Santa Ana River - very high biological values associated; 2) Springbrook Wash - opportunity to improve the condition; 3) Pellissier Ranch – undeveloped parcel and provides many opportunities for habitat creation, such as riparian, wetland, or vernal pool, as well as sage scrub; 4) Former Golf Course - The former golf course is also a large undeveloped parcel that has a variety of opportunities for creation and enhancement of biological resources. In addition, due to the presence of Spruce Street Darin and a tributary and their associated flows, there are opportunities for riparian, wetland, or vernal pool creation. Due the size of this parcel, there are a variety of opportunities to enhance biological resources.	Criteria cells are used by the MSHCP to identify target areas for potential conservation and discretionary development projects within Criteria Cells are to be reviewed for compliance with the “Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy” (HANS) process or equivalent process. The MSHCP has a number of required assessments and surveys that must be conducted for projects that are proposed within the Study Area and overlaps the habitat assessment areas for Narrow Endemic Plant Species Survey Area 7 and Mammalian Species 3. The Stephen’s Kangaroo Rat Habitat Conservation Plan (SKR HCP) - The majority of the Study Area within Riverside County is within the SKR HCP boundary and subject to the SKR HCP development fee.
N Cultural Resources	There have been 101 cultural resources identified within the Study Area. Of these, one resource, “The Trujillo Adobe” is a designated California Point of Historic Interest, and is a County Landmark. The CHRIS records search results show that the majority of the Study Area has not been previously surveyed.	This project provides an opportunity for the Cities of Riverside and Colton to research the local historic pattern in depth. This goes beyond simply identifying, recording, and evaluating individual resources. It includes, but is not limited to, the development of broad prehistoric and historic patterns across the landscape. These patterns can be incorporated into the Specific Plan and integrated into the physical development (historic district) and revitalization of the area.	Limited research of cultural/historical resources has been previously recorded and a comprehensive inventory of all cultural and built environment resources within the specific plan area has not been completed to date. Due to the density of recorded resources, and the rich recorded history of the area, targeted inventories have a high probability of identifying additional resources as revealed by the records search. Thus, additional constraints are bound to be identified in the future during the project implementation phase.

# Northside Specific Plan Baseline Report

Site Characteristics/ Resources	Setting Observations	Opportunities	Constraints
O Noise	The major noise source within the Study Area is vehicle traffic. Other secondary noise sounds included natural sounds, sports fields, distant aircraft overflights, and other community noises. As a whole the noise levels are customary for community noise measurements.	This project presents an opportunity to reduce noise impacts from presence of freeways, major arterial roadways and rail lines in designating land uses by locating less noise-sensitive land uses such as business/commercial or industrial uses adjacent to noisy transportation sources. Noise-sensitive land uses including residential, schools, churches, libraries, playgrounds and hospitals should be sited in locations not directly exposed to major transportation noise sources or noisy industrial facilities. Proposed developments should be encouraged to incorporate noise-reduction features into their project during initial site design, such as the use of earthen berms and increased setbacks, and/or designing the buildings so as to shield the outdoor living areas (backyards, rest and relaxation areas) from the direct view of the noise source. Coordination between the City of Riverside and the City of Colton should occur to ensure that the Specific Plan complies with all codes and requirements regarding noise. Limiting truck traffic/industrial land uses through and within the Study Area would reduce localized increases in disturbing noise levels.	Freeways - State Route 91 (SR-91)/Interstate 215 (I-215) borders the Study Area on the east and south sides provide the most consistent noise source. The rail lines to the east carries freight and passenger (AMTRAK and Metrolink) trains borders. Although not a continuous source of noise, rail noise is a substantial contributor to community noise. The internal noise sources are from numerous commercial / industrial businesses (auto towing / storage yards, truck maintenance yards, metals facilities, etc.) are located in or adjacent to the Study Area. Such noise sources can be a source of annoyance and a concern when cited near noise-sensitive land uses such as residential areas. The presence of freeways, railroads, and the March Air Reserve Base present constraints towards reducing the overall noise level within the Study Area, as these are noise sources that would be difficult/impossible to curtail outside the use of protective noise barriers.
P Public Services	The City of Riverside and the City of Colton both provide typical public services such as fire suppression & emergency response; police protection services; public schools; and other general fund operations. In addition, libraries, recreational facilities parks and in general ongoing maintenance & operations.	In conjunction with development there is opportunities to require new and/or expanded public service facilities or services. The Specific Plan should comply with required development impact fees and general plan policies, which would reduce impacts on fire, police, and emergency services, as well as school, community center, and library facilities. Collection of development impact fees would incrementally fund expansion or construction of new facilities as growth is accommodated. Coordinated with agencies to make sure the Specific Plan complies with codes and requirements regarding fire protection, police protection, education, and community services.	The Specific Plan will likely propose additional residential units, commercial, retail and recreational facilities that would potentially increase population, which in turn result in the requirement of additional services either new or expanded facilities to provide acceptable service levels. Future development would be dependent on the availability of existing facilities, staff, and equipment to maintain response times or services. If existing availability were to diminish, additional staffing and/or facilities may be required. The potential for increased development and population generated by the Specific Plan could result in additional demand for community services, facilities and operations over time.
Q Market Analysis	Based on the demographic and market conditions of the Study Area and surrounding trade area, and an assessment of the market support and possible locations for each major land use type in the near-, mid-, and long-term, it was determined that demand for Residential, Retail, and Industrial space will range from Weak to Strong, while demand for Office Space will be weak in the near- to long-term.	The former Riverside Golf Course property offers a unique opportunity to create a "town center" mixed-use district comprising community retail/service uses, residential development, and open space. In the northern portion, there is an opportunity here to include land uses and design features reflecting the historic heritage of the Study Area, possibly to include a replica of the Trujillo Adobe and Spanish Town. In addition, the former Golf Course property presents an opportunity to develop community farming, open space, and recreational trails. While the Ab Brown Sports Field presents an opportunity to be developed into a destination Soccer venue for Southern California with a mixture use on adjacent lands should be developed as residential in Townhomes or small lot residential.	However, access to the Study Area is limited and congested due to minimal improvements at freeway access points. There are key assets and constraints affecting development potential in the Study Area. Such as: 1) accessibility to freeways; 2) lack of shops, services, and entertainment venues to support existing or new residential development; 3) single-family home resale values are low, indicating feasibility challenges for new development; 4) current apartment rents do not support cost of developing new multi-family residential and 5) no meaningful demand for office space, as office users favor Downtown Riverside and University of California – Riverside locations

# Northside Specific Plan Baseline Report

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# Northside Specific Plan Baseline Report

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## Section 1: Land Use

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### 1.1 Existing Conditions

The Study Area encompasses a wide variety of existing non-residential uses, including, but not limited to, transit and bus stations, schools, parks, public agency offices, recreation facilities, business and office parks, industrial enterprises, neighborhood serving commercial establishments, and cultural landmarks. These destinations can create a desirable place to live, as well as a desirable place to visit. A detailed land use survey was conducted for the area that summarizes the number of residential dwelling units, as well as the acreages of non-residential uses, within the Study Area. These results are listed in **Table 1**.

#### Existing Land Uses

##### Residential Neighborhoods

The residential portions of the Northside Neighborhood (outside of the business park) consist of 2,666 single-family residences. This area is bound by I-215 and State Route 60 (SR-60) to the east and south, respectively, and Columbia Avenue up to Carter Avenue to the north and the Santa Ana River to the west. The multi-family units within the Study Area are concentrated within two areas: north of Columbia Avenue, between Orange Street and Clark Street; and west of Main Street, north of Finly Court and south of Carrotwood Street. These units include apartment complexes as well as condominiums and townhomes, and account for approximately 474 dwelling units.

Potential Area A contains 21.3 acres of residential development, which is located between Market Street, Main Street, and SR-60, and contains approximately 117 single-family residential units. Potential Area B contains 42.7 acres of residential development, consisting of approximately 235 single-family dwelling units. Potential Area D (within the County of Riverside) contains approximately 60.2 acres of residential development, and approximately 235 single-family/mobile home dwelling units. Pellissier Ranch and Potential Area C do not contain any residential development.

##### Schools

There are two schools within the study area: Patricia Beatty Elementary School, located at 4261 Latham Street; and Fremont Elementary School, located at 1925 Orange Street.

##### Park and Recreation Facilities

There is one park within the study area; the Reid Park-Ruth H. Lewis Center located at 701 Orange Street. This park contains a community center as well as athletic fields. In addition, there is one recreational facility; the Ab Brown Sports Complex, located at 3700 Placentia Lane. The Ab Brown Sports Complex serves as a recreational facility for both the Northside Neighborhood and the region and contains numerous athletic playing fields.

The Santa Ana River Trail is a 100-mile long recreational trail extending from the San Bernardino Mountains to the Pacific Ocean. The trail runs through three counties; San Bernardino County, Riverside County, and Orange County. The variety of geography and park opportunities along the trail allow for a wide range of recreational activities including, but not limited to, hiking, bicycling, walking, running, and horseback riding. The trail runs along the western edge of the Study Area, providing a recreational opportunity for those living within the Study Area.

##### Open Space/Natural Resource Areas

The Northside Neighborhood contains approximately 8.4 acres of open space/natural resources, which is confined to a channelized drainage ditch running north to south from the former golf course to SR-60.

# Northside Specific Plan Baseline Report

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The City of Riverside, City of Colton, and County of Riverside General Plan Land Use Maps do not designate open space land uses in Pellissier Ranch and the Potential Areas.

## Commercial/Industrial/Office/Business Parks

Commercial operations within the Northside Neighborhood are limited to one area, the intersection of Main Street and Strong Street. The commercial operations here consist of local retail and convenience store options, as well as a gas station and restaurant. Potential Area A contains a number of retail stores along Main Street. These stores include gas stations, convenience stores, restaurants, small-scale retail shops, and auto repair shops.

There are a number of offices and business parks scattered throughout the Study Area. The offices and business parks are found in areas such as:

- The southwest corner of the Study Area along Latham Street, between SR-60 and Patricia Beatty Elementary School; and,
- The northwest corner of the study area, bounded by Carter Avenue to the south, the Santa Ana River to the west, Pellissier Ranch to the north, and the Ab Brown Sports Complex to the east; and areas along La Cadena Drive north of Toulouse Avenue and south of Bowman Street.

The majority of the industrial operations are located within the Northside Neighborhood and Potential Area C in the City of Colton. These operations consist of business park uses such as supply companies and fence works, auto-oriented shops, such as auto repair shops, towing services, and junkyards/scrapyards. These industrial operations are concentrated in the northern section of the Northside Neighborhood, north of the Ab Brown Sports Complex, as well as in Potential Area C.

## Cultural Landmarks

The Trujillo Adobe is a registered California Point of Historical Interest by the Office of Historic Preservation (OHP). The building is the last adobe structure of the Spanish-speaking village of La Placita de Los Trujillos, founded by Lorenzo Trujillo in the 1840s. The adobe has housed several generations of the Trujillo family until 1957, and was officially listed by OHP on January 24, 1968. The remains of the home are now encased in a plywood structure, located at 3669 Center Street.

## Underutilized and Vacant Parcels

There are a number of vacant and/or underutilized parcels within the Study Area. These parcels include:

- the Riverside County Transportation Commission (RCTC) property;
- the Riverside Golf Course;
- vacant parcels to the north/south of Center Street;
- Pellissier Ranch; and
- A number of vacant parcels between Orange Street and La Cadena Drive.

Most of these parcels are greater than one acre in size (depicted in **Figure 2**).

## Land Use Designations and Zoning Regulation

The Study Area is governed by three jurisdictions – City of Riverside, City of Colton, and County of Riverside – and each jurisdiction has its own designated land uses and zoning regulations. **Table 1** shows a summary of each jurisdiction's land use. Similarly, **Table 2** shows a summary of each jurisdiction's zoning regulations. **Figure 2** depicts the current land use designations within the Study Area.

# Northside Specific Plan Baseline Report

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## Physical Conditions

The physical conditions within the Study Area pertain to parcelization and ownership patterns.

### Parcel Patterns

Within the Study Area, there are approximately 227 parcels that are greater than one acre, shown in **Figure 2**. The overall range of parcel size varies drastically, with the largest parcel approximately 84 acres and the smallest parcel approximately 4,000 square feet.

### Ownership Patterns

Assessor's records indicate that a majority of the parcels are independently owned. Property owners with multiple land holdings are illustrated in **Figure 3**.

# Northside Specific Plan Baseline Report

Table 1 – Land Use Designations

Area	Land Use	Approx. Acres	Max du/ac	Avg. du/ac	Approx. Dwelling Units	Max FAR	Max. Square Feet
CITY OF RIVERSIDE							
Northside Neighborhood	Medium Density Residential	484.8	6.2 du/acre; 8 w/ PRD	5.5	2,666	-	-
	Medium High Density Residential	39.6	14.5 du/acre	12	474	-	-
	Semi Rural Residential	1.8	2.1 du/acre; 3.3 w/ PRD	1.5	3	-	-
	Commercial	1	-	-	-	0.50 FAR	21,780
	Business/Office Park	331.4	-	-	-	1.50 FAR	21,653,676
	Office	36.4	-	-	-	1.00 FAR	1,585,584
	Industrial	2.8	-	-	-	0.60 FAR	73180.8
	Public Facilities/ Institutional	64.4	-	-	-	1.0 FAR	2,805,264
	Private Recreation	173.8	-	-	-	-	-
	Open Space/Natural Resources	8.4	-	-	-	-	-
Public Park	43.4	-	-	-	-	-	
Potential Area A	Medium Density Residential	21.3	6.2 du/acre; 8 w/ PRD	5.5	117	-	-
	Downtown Specific Plan	45.6	Varies	Varies	-	-	-
Potential Area B	Medium Density Residential	42.7	6.2 du/acre; 8 w/ PRD	5.5	235	-	-
	Business/Office Park	21.2	-	-	-	1.50 FAR	1,385,208
Potential Area D (Riverside GP Sphere of Influence)	Medium Density Residential	60.2	6.2 du/acre; 8 w/ PRD	5.5	<b>331</b>	-	-
	Commercial	3.2	-	-	-	0.50 FAR	<b>69,696</b>
	Business/Office Park	21.2	-	-	-	1.50 FAR	<b>1,385,208</b>
CITY OF COLTON							
Pellissier Ranch	Very Low Density Residential	5.2	2.0 du/acre	-	-	-	-
	Light Industrial	216	-	-	-	0.50 FAR	4,704,480
Potential Area C	Light Industrial	108	-	-	-	0.50 FAR	2,352,240
COUNTY OF RIVERSIDE							
Potential Area D	Medium Density Residential	60.2	5.0 du/acre	5	<b>301</b>	-	-
	Light Industrial	21.2	-	-	-	0.60 FAR	<b>554,083.2</b>
	Commercial Retail	3.2	-	-	-	0.35 FAR	<b>48,787.2</b>

du = Dwelling Unit  
 FAR = Floor Area Ratio  
 PRD = Planned Residential Development permit

# Northside Specific Plan Baseline Report

Table 2 – Zoning Regulations and Land Use Designations

General Plan Land Use Designation	GP Abbreviation	Zone Symbol	Zoning Designation	Max. DU/AC	FAR
<b>CITY OF RIVERSIDE (Northside Neighborhood; Potential Area A, B &amp; D)</b>					
Medium Density Residential	MDR	R-1-7000	R-1-7000 Single Family	8.0	-
Medium-High Density Residential	MHDR	R-3-3000	R-3-3000 Multi-Family	14.5	-
High Density Residential	HDR	R-3-3000 R-3-1500	R-3-3000 Multi-Family R-3-1500 Multi-Family	29.0	-
Semi-Rural Residential	SRR	RR	Rural Residential	3.3	-
Commercial	C	CR CG	Commercial Retail Commercial General	-	0.5
Office	O	O	Office	-	1.5
Business/Office Park	B/OP	BMP	Business and Office Park	-	1.5
Industrial	I	I CS AIR	General Industrial Commercial Storage Overlay Airport Zone	-	0.6
Public Parks	P	PF	Public Facilities	-	-
DSP	DSP	DSP	Downtown Specific Plan	Varies	Varies
Other Land Use Designations	-	WC	Water Course	-	-
<b>CITY OF COLTON (Pellissier Ranch; Potential Area C)</b>					
Very-Low Density Residential	VLDR	V-L	Very-Low Density Residential Zone	2.0	-
Light Industrial	-	M-1	Light Industrial	-	0.5
<b>COUNTY OF RIVERSIDE (Potential Area D)</b>					
Medium Density Residential	MDR	R-1 R-T	One Family Dwellings Mobile Home Subdivisions/Parks	-	-
Light Industrial	LI	M-SC I-P R-3	Manu. – Service Commercial Industrial Park General Residential	-	-
Commercial Retail	CR	C-1/C-P M-SC R-3	General Commercial Manu. – Service Commercial General Residential	-	-

# Northside Specific Plan Baseline Report

## Development Potential

Based on the allowed density and intensity within the Study Area (as allowed by the Land Use designations outlined in **Table 1**), the maximum theoretical yield for the Study Area is 4,624 residential units. The maximum allowable square footage of non-residential building space (i.e. commercial, industrial, office space) is approximately 36,814,298 square feet. A breakdown of the theoretical yields within each jurisdiction associated with the Study Area is shown in **Table 3**.

**Table 3 – Assumed Maximum Theoretical Yield**

Land Use Designation	Max Density/Intensity Allowed	Acres	Max Units or Square Feet
<b>City of Riverside</b>			
MDR	6.2 du/acre	609	3,775 du
MDHR	14.5 du/acre	39.6	535 du
SRR	2.1 du/acre	1.8	3 du
C	0.50 FAR	15.6	339,768 sq. ft.
B/OP	1.50 FAR	373.8	24,424,092 sq. ft.
O	1.00 FAR	36.4	1,585,584 sq. ft.
PF/I	1.00 FAR	64.4	2,805,264 sq. ft.
PR	-	173.8	-
OS/NR	-	8.4	-
PP	-	43.4	-
<b>City of Colton</b>			
VLDR	2.0 du/acre	5.2	10 du
LI	0.50 FAR	324	7,056,720 sq. ft.
<b>County of Riverside</b>			
MDR	5.0 du/acre	60.2	301 du
LI	-	21.2	554,083 sq. ft.
CR	-	3.2	48,787 sq. ft.
<b>Maximum Theoretical Dwelling Units</b>			<b>4,624</b>
<b>Maximum Theoretical Non-Residential Sq. Ft.</b>			<b>36,814,298</b>

## **1.2 Constraints**

Based on the aforementioned land use data, descriptions, and existing conditions analysis completed for the Northside Specific Plan Study Area, a number of constraints related to realizing the Northside Neighborhood land use goals have been identified, and are as follows:

- There is a lack of entertainment/community gathering areas within the Study Area that could provide residents with opportunities to socialize with other members of the community.
- While there are existing neighborhood commercial/retail options within a centralized location for the residential neighborhoods, these areas lack a number of stores that provide necessities, such as a grocery store and medical services. Overall, these existing commercial/retail areas do not provide an attraction for local residents or outsiders alike to visit the Northside Neighborhood, which forces most residents to travel outside of the neighborhood, and in some cases, the City.
- The Study Area contains a land use designation for business/office park, which is intended to serve as a jobs-producing land use, however much of this area is used as outdoor storage and visually-disrupting, heavy industrial land uses.

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- The existing industrial and business/office park land uses disrupt the access points from Pellissier Ranch to the residential areas of the Northside Neighborhood, which creates disjointed land uses and mobility conflicts due to truck traffic.
- The lack of a consistent public sidewalk network creates a disjointed physical barrier in accessing the Northside neighborhood.

## 1.3 Opportunities

Based on the aforementioned land use data, descriptions, and existing conditions analysis completed for the Northside Specific Plan Study Area, a number of opportunities related to realizing the Northside Neighborhood land use goals have been identified, and are as follows:

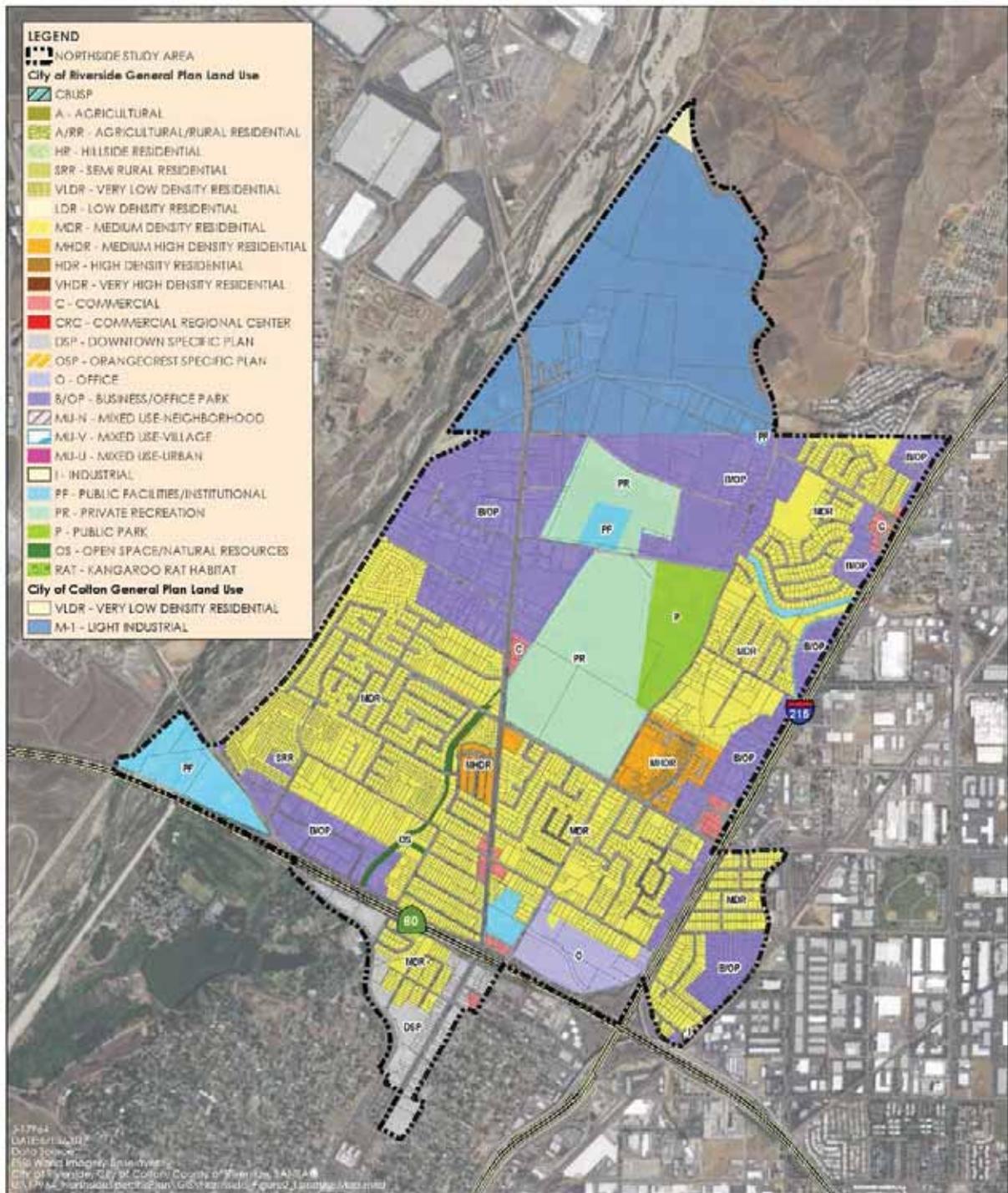
- The former Riverside Golf Course provides an opportunity to establish a Northside Village Center with retail serving the neighborhood in a unique design reflecting local history and the creation of an expanded open space area utilizing the reconstruction of Springbrook Arroyo as a central attraction.
- The former Riverside Golf Course, currently serving as open space and high school cross-country race track, could serve as an extension of the Reid Park facilities.
- The existence of the Trujillo Adobe creates a unique opportunity for developing a historic theme-based area that could serve as a local attraction.
- The vacant and underutilized parcels in the northern half of the Study Area adjacent to recreational and historic resources provide an opportunity to create unique neighborhoods based on compatibility with surrounding land uses.
- Underutilized parcels, located in the northern portions of the Study Area, can be rezoned to provide more development potential as an incentive for land owners to sell and/or redevelop properties with design guidelines.
- The location of the Study Area (i.e. Proximity to Downtown Riverside and employment centers) could provide an incentive for people to relocate to the area, thereby increasing a residential base that could support the local neighborhood commercial and retail stores and economy.
- The unique views and setting of the Pellissier Ranch area provides an opportunity to develop the land into a Master Planned Community, while possibly integrating an agricultural theme.
- Pellissier Ranch also offers a unique opportunity to expand open space connectivity to the Santa Ana River in a largely agricultural setting.
- Main Street provides an important point of access for pedestrians, public transit, and vehicles to Downtown Riverside and could serve as a gateway to the Northside Neighborhood.
- The established roadway system and access points into the Northside Neighborhood and Potential Area A provide an opportunity to create unique and consistent entry gateways into the neighborhood, thereby creating a sense of place and destination.
- The Santa Ana River Trail follows the western border of the Study Area; there could be an opportunity for the existing pedestrian and bike paths in the Northside Neighborhood to connect to the Santa Ana River Trail.
- Due to the varied parcel sizes, strategies could be explored to encourage the assembly of multiple small parcels to a scale that would be desirable for future development. Where parcel assembly is not feasible, policies and regulations that accommodate small-scale infill development that are desirable to the community character, such as live-work units or boutique-scale uses could also be explored. The inclusion of way finding signage could serve to highlight historic landmarks, public facilities, and other important uses within the Northside Neighborhood area.

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- Due to current industrial uses in the area, including a tow yard and the storage of vehicles, a potential constraint is soil pollution, which may need to be further investigated.

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## General Plan Land Use Designations

**NORTHSIDE SPECIFIC PLAN**

Figure 2 – Existing Land Use Designations

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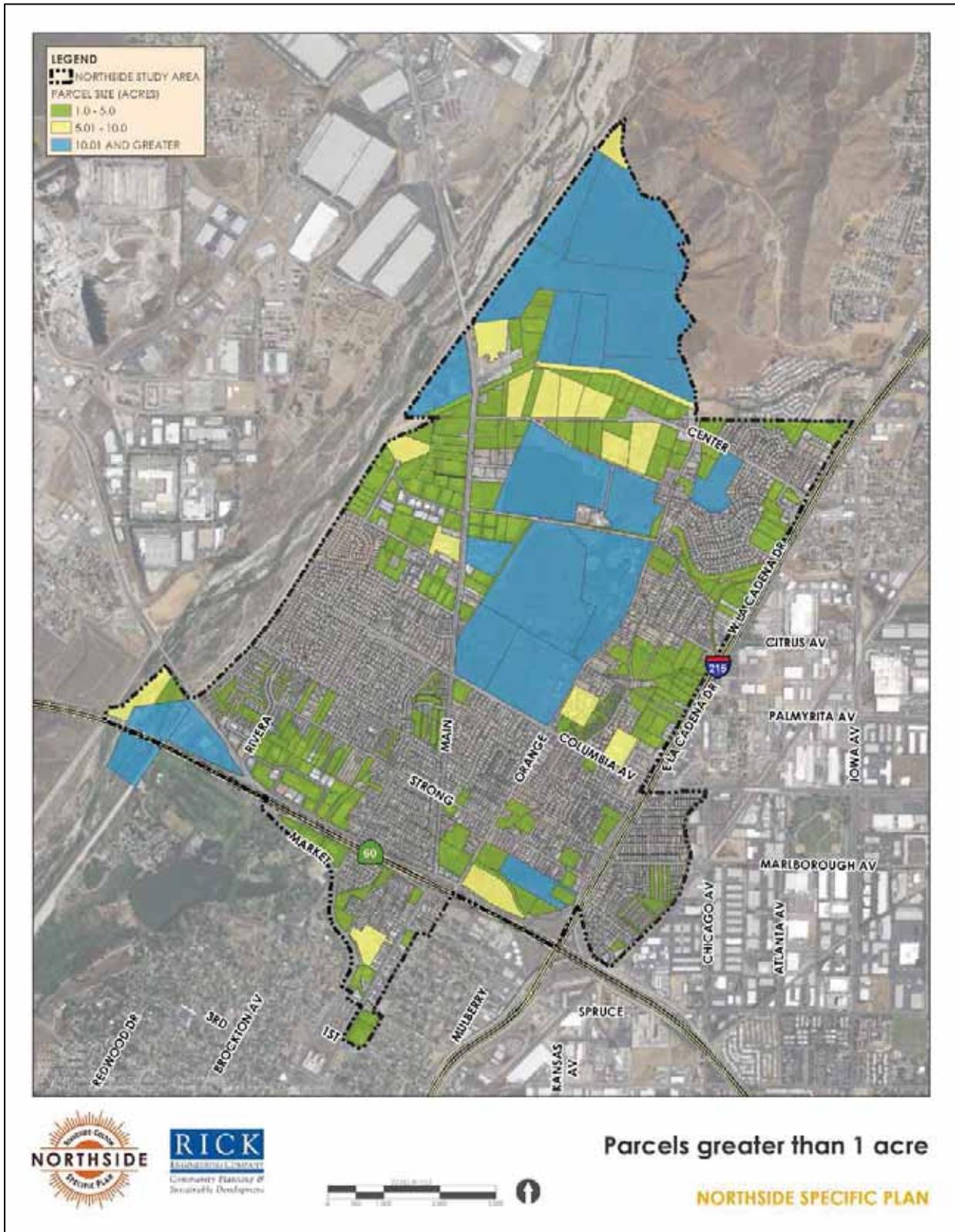


Figure 3 – Parcels Greater than 1 Acre

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# Northside Specific Plan Baseline Report

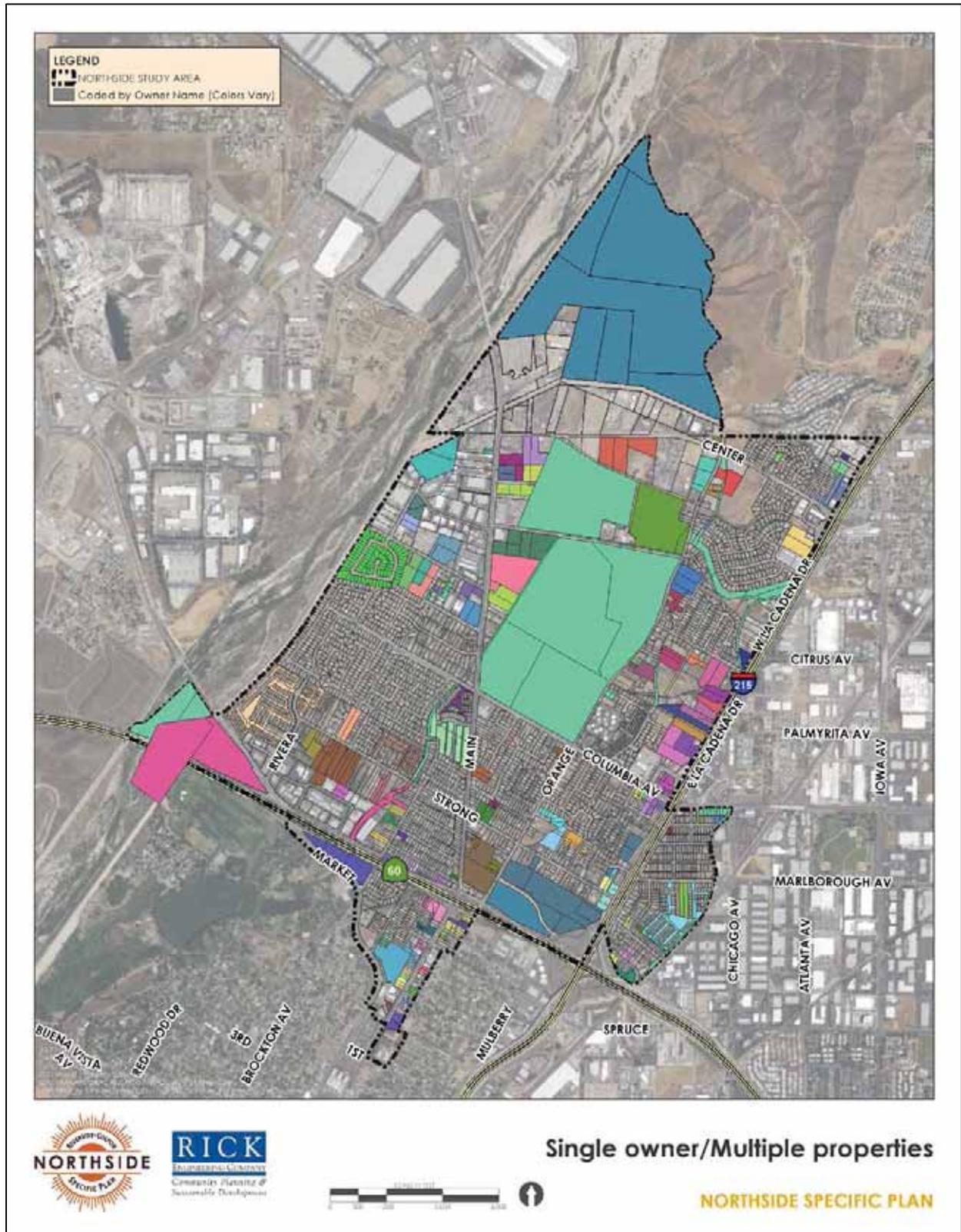


Figure 4 – Single Owner/Multiple Properties

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## Section 2: Visual Character & Urban Design

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### 2.1 Existing Conditions

The Northside Neighborhood was analyzed from the private and public perspectives. The private realm involves the visual and aesthetic appearance of private properties from a public viewpoint (office/business parks, residential developments, etc.). The public realm consists of the visual and aesthetic appearance of public places from both a public and private viewpoint (parks, open space, etc.)

#### Northside Neighborhood and Potential Areas A-D

##### Private Realm

**Public Buildings:** A majority of the public buildings in Northside exemplify a California Monterey Revival architectural style that provides visual interest and association to Riverside's historical Hispanic heritage. This can be observed in the City of Riverside Fire Station #6, the Reid Park-Ruth Lewis Community Center and Ab Brown Sports Complex. In addition, there are buildings that contain a modern depiction of the Mission Colonial Revival architectural style.

**Historical Structures:** The Study Area contains seven historic structures that have been designated as a structure of merit, as well as some national landmarks, and their locations are as follows: 3260 Strong Street; 3261 Strong Street; 3720 Stoddard Road; 1791 Orange Street; 3723 Strong Street; the White Sulfur Spring; and the Trujillo Adobe.

**Residential Buildings:** Most of the residential development in Northside is organized into smaller cul-de-sacs of single-family residences. While the residential building styles slightly vary throughout the neighborhood, the most prominent architecture styles are variations of the California Ranch, Craftsman bungalow, California Monterey, and Spanish/Mediterranean Revival.

Within Potential Area A, the communities are characterized by the uniformity of constructed tract homes, a mix of California Ranch and Craftsman Bungalow Style, as well as the Mission Revival style. Potential Area B contains homes that are single-story California Ranch inspired, with low-pitched, clay tiled gabled roofs, wide eaves and stucco wall cladding. Other architectural styles observed in Potential Area B include the California Monterey Revival, Mission Revival, and Craftsman Bungalow. Within Potential Area D, residential homes have a continuous visual character, employing a variation of the California Ranch style and the Craftsman Bungalow style.

**Commercial Buildings:** There is a general lack of commercial buildings in Northside, as most of the private development is designated as residential and industrial land uses. The dominant commercial amenities are catered towards "drive and go" industries, including convenience stores, gas stations, fast food, industrial supply and auto-related shops. The lack of commercial development along internal major corridors disconnects the residents of Northside. Furthermore, the deficiency of commercial amenities throughout the district provides no economic incentive for residents or visitors.

Within the Potential Area A, the commercial amenities are characteristic of the Mission Revival architecture style. From the public realm, juxtaposition between the ornamented clay tile roof, and the gas station structures below, make for a more aesthetically-pleasing property. Within Potential Area D, there are no visual similarities between the commercial buildings' configurations or architectural styles.

**Retail:** There is a lack of commercial retail in Northside that is not associated with industrial goods or services. The Family Dollar and Lawnmower Center are the only retail facilities that one may pass by while walking or driving through Northside's Main Street. Both structures embody the Spanish Colonial

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architecture style. Additional retail buildings on the edges of the Northside Neighborhood, along East and West La Cadena Avenue appear to be older and do not have a consistent architectural style.

**Offices/Business Parks:** Most of the offices within the Northside Neighborhood are condensed in an office park north of the SR-60, which consists of clusters of large office buildings connected by a series of internal landscape paths and parking lots. Curvilinear landscape pathways between buildings connect offices to one another, while softening the overall aesthetic of the development. The business park layout around Main Street and Alamo Street is designed specifically for the type of industry it is housing. The façades of the buildings are usually designed as large blank walls with simple finish and eye-catching signage.

Business park developments dominate West La Cadena Drive in Potential Area D. The structures are long and narrow, with a bare, light colored façade. This is accentuated by the lack of landscape design, which fails to soften the hard architectural edges of industrial development.

**Automotive/Industrial Buildings:** The automotive services and shops have had an adverse effect on pedestrians walking in the public right-of-way, as the sidewalks located near these shops are varied, broken or nonexistent, and lack crosswalks. The industrial buildings vary in styles per the specific type of the industry they are manufacturing. These buildings are simple in their external appearance, with some artistic treatment borrowed from Spanish Colonial architecture style. The light industrial businesses, located along North Main Street and La Placentia Street, are set back from the streetscape with an asphalt buffer, making the space feel very unwelcoming for the pedestrians. Most building façades are concrete or shingle and have a company logo and basic pitched roof.

**Empty Lots/Utility Area:** Empty lots are visually unappealing for the area due to their lack of maintenance and overall up keeping, and stimulate a negative perception of the Northside Neighborhood. This includes the Springbrook Arroyo channel and additional stormwater detention areas found along residential streetscapes.

## *Private Recreation*

The former Riverside Golf Course and Clubhouse is still used by the community as a venue for various events and community meetings. However, the physical golf course area ceased operation and is no longer maintained at the same level it once was, only maintained for use as a cross-country racing venue. The existing trees on site are still in good condition and should be preserved or transplanted for future use. The Ab Brown Sports Complex is in good condition and appears to drain well. The fields are very well maintained, with a consistently mowed lawn and plentiful street trees along the perimeter for shade.

## *Public Realm*

**Viewsheds:** Many of the horizontal axis roadways, such as Strong Street, Columbia Street, and Center Street, are designed to allow direct views of Riverside's mountainous topography from many major streetscapes. There are viewsheds of the Box Springs Mountain Reserve to the southeast, and the Jurupa Hills to the northwest. To the southwest, there are also fantastic views to Chino Hills National Park. Additionally, there are striking views of the La Loma Hills to the northeast from the center of the Northside Neighborhood as well as Potential Area C.

**Streetscape/Gateways:** The Study Area contains three major streets - Main Street, Market Street, and Center Street - and their intersections with the freeways form the three major gateways into this region. Main Street is used heavily by industrial trucks. The visual character of Market Street is somewhat influenced by Downtown, with special signage and landscape elements. Center Street is the major gateway into Northside from I-215. The frequent truck traffic along Center Street results in a negative visual character and concern for safety among pedestrians. Arterial roadways such as Columbia Street

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are excessively oversized, encouraging heavy truck circulation. Within the residential neighborhoods, the streetscape system is irregular and many communities are designed in a cul-de-sac layout, causing a lack of connectivity between neighborhoods.

Potential Area B is comprised of residential streets that are bound by main and arterial roadways. With one major gateway into Northside from South Columbia Avenue, Potential Area B is enclosed on all sides by retaining walls and many dead ends. Potential Area D is mostly comprised of oversized residential cul-de-sac streets and one main roadway, Center Street. As there is no planned streetscape hierarchy in this area, the abundance of cul-de-sacs and dead-ends causes a disorienting experience. Additionally, there is no clear circulation system linking neighborhoods to amenities along West La Cadena Drive or I-215.

**Sidewalk Conditions:** In the Northside Neighborhood, the arterial and collector streets have inconsistent sidewalks with no distinguishing visual character. There is no special paving pattern indicating to pedestrians that they have entered a main street. The sidewalks on Northside's arterial streets are in varied conditions depending on the specific area of the community. Many sidewalks are inconsistent, broken, or only on one side of the street. The visual character of sidewalks within the residential communities is generally poor, with cracks and little signs of maintenance. All recently built or planned communities have consistent and well maintained sidewalks. In older neighborhoods, sidewalks are not used to connect the public realm to individual homes, as this was done with private driveways or garages. There is a universal shortage of site furnishings within the Northside Neighborhood and Potential Areas.

Within Potential Area A, there is continuous sidewalk along both sides of Main Street, although the pedestrian walkway is largely hardscape with a lack of landscape to soften the road edges. Market Street has two different design layouts for sidewalks, with the west side containing a more attractive and comfortable experience for pedestrians. Potential Areas B and D do not have consistent sidewalks.

**Public Art:** There is no obvious public art installations within Northside.

**Landscaping:** The overall quality of landscape design and maintenance is inconsistent, resulting in an urban landscape that has evolved piecemeal over time. Basic public realm elements such as decorative pavement, street furniture, crosswalks, tree grates, and streetscape planters are nonexistent in the entire Northside neighborhood. In regards to visual aesthetics, street tree plantings in the residential neighborhoods are irregular, influencing pedestrian walkability during summer months or in inclement weather. Overall, the general character of the residential public realm is influenced by private property. Lack of general amenities and regular maintenance exacerbate the problems.

Within Potential Area A, the quality of the public realm and landscape varies from the Residential Areas to the Main Street Industrial Corridor. In residential areas, a variety of tree species planted along the parkway result in an all-around better visual character; however, the public realm condition is still unsatisfactory, due to the vacant lots. There is a lack of landscaping or shade throughout the Main Street Industrial corridor. This results in a very uncomfortable experience for the pedestrians walking on a hot day. On the west side of Market Street, the parkway is wider, allowing for a designed landscape buffer between the sidewalk and streetscape.

**Signage and Wayfinding:** The Study Area contains City of Riverside branding throughout. Pedestrians will notice the Riverside logo on all street and bus signage, as well as on the major gateway into Reid Park. However, there is currently no wayfinding signage to navigate pedestrians within the Study Area.

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## Pellissier Ranch

Situated in the City of Colton, Pellissier Ranch covers 226 acres and is one of the last underdeveloped pieces of land in the City of Colton. Due to its unique location, pedestrians along Pellissier Road will encounter wonderful views of the Box Spring Mountain Reserve to the southeast, Jurupa Hills to the northwest, and Roquet Ranch and La Loma Hills to the northeast. The landscape is horizontally flat, complemented by the adjacent undulating topography of La Loma Hills. Wild grasses and plants cover the terrain, enhancing the simple natural beauty of the property.

Like the remainder of the Northside Neighborhood, Pellissier Ranch is partially obstructed from the Santa Ana River by a levee. However, as the Santa Ana River Trail meets grade, the bike path ultimately links to the same elevation as the ranchlands, providing for a seamless connection along its edge.

## **2.2 Constraints**

Based on the aforementioned visual character analysis completed for the Northside Specific Plan Study Area, a number of constraints related to realizing the Northside Neighborhood visual character and urban design goals have been identified, and are as follows:

### Private Realm

#### Residential:

- The visual character of the private realm is reliant on individual homeowners, therefore, conditions of existing residential properties cannot be changed so fluidly.
- The existing residential setbacks in older communities are varied, creating inconsistencies in the public realm environment.
- Single-family residential development built along Main Street and Orange Street provides limited distinction between the public and private realms, resulting in no privacy.
- Transitions between residential and industrial land uses are unsatisfactory, resulting in increased noise, traffic, and undesirable views.
- The risk of gentrification from improvements could drastically change the residential landscape and unintentionally displace existing homeowners.
- The existing locations and conditions of industrial land uses does not encourage new residential development adjacent to these areas; home values drop closer to industrial properties.

#### Historical:

- The historical sites in Northside are not very concentrated, thereby making it necessary to relocate buildings if a historic district is proposed.
- Many historically designated properties are privately owned residential homes, which limit the ability for the City to relocate these properties to a historic district and/or protect them.
- 
- No long-term vision or maintenance plan is currently in place, which means existing historic properties will continue to erode or be susceptible to modification, demolition, or development.

#### Commercial/Mixed Use:

- There is a current lack of a “sense of place” for the Northside Neighborhood; a community center to live, work and play.
- Existing commercial development is not well connected, thereby presenting difficulty in developing a plan to connect the existing uses.
- Condition of existing commercial development is lacking in visual character and aesthetic, thereby presenting a challenge in integrating these existing uses with future development.

# Northside Specific Plan Baseline Report

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- Limited access and visibility into the Northside Neighborhood from Downtown provides no clear direction on where a mixed-use center could be located.
- Perception of the Northside Neighborhood being comprised of primarily industrial land uses has discouraged growth of local commercial development.

## Industry:

- The existing heavy industrial properties are not consistent with the adopted Citywide Design Guidelines, having an adverse effect on the public realm.
- There is a lack of a desirable public realm adjacent to heavy industrial land uses.
- The interface between industrial and residential land uses is incompatible, which leads to barriers between land uses versus connections.
- There are a number of established industrial businesses within the study area . There could be repercussions in trying to convert industrial land uses to other uses.

## Vacant/Underutilized Parcels:

- Vacant lots can be viewed as visually unappealing within the community and may be distracting from the surrounding development.
- Within the Study Area, ownership of vacant lots affects planning for the Northside Neighborhood.
- Vacant lots create inconsistencies in the public realm and interrupt the cohesiveness of neighborhoods.

## Former Riverside Golf Course:

- The uncertainty of development pressures could lead to rushed planning decisions that are not built upon the existing public realm framework.
- The current condition of the property is largely unmaintained, thereby creating an unpleasant view.
- The property is not connected very well to surrounding residential neighborhoods.
- The property is not being maximized, therefore it will lose value over time.

## Public Realm

### Transportation/Streetscapes:

- All main, arterial and residential roadways are oversized, resulting in narrow parkways and sidewalks.
- There is no clear hierarchy of roadway systems, which causes conflicts between trucks and pedestrian/vehicle movement throughout the Study Area.
- Traffic along major roadways has not been adequately planned.
- There are no clearly defined entrances and exits into the Northside Neighborhood for large industrial trucks.
- Parking along major streetscapes is not very well defined.
- Bike lanes lack connectivity and are not delineated from on-street parking.
- The current streetscape system discourages walkability.

### Public Art/Landscaping:

- On Main Street, the pedestrian parkway and sidewalk are very narrow and there is limited space for people.
- Sidewalks stop and start sporadically along major and arterial roadways.
- There is a lack of parkway identity and no defining characteristics to encourage placemaking.
- Landscape is not being adequately used to buffer land uses or protect pedestrians from traffic.

# Northside Specific Plan Baseline Report

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## Gateways:

- There is a lack of transition from major corridors into residential areas.
- Gateway hierarchies are not well-established, which fails to create a sense of arrival into Northside.
- There is an absence of a clear gateway into the Northside Neighborhood from Potential Area B and Potential Area D.
- There is a lack of a commercial corridor along Main Street or Market Street from Downtown Riverside.

## Urban Amenities/Wayfinding:

- There is a lack of urban amenities and signage, which can be costly.
- There is an ongoing risk of vandalism and related clean-up expenses of public investments.
- It may be challenging to establish those elements that the community identifies as most important.

## Public Agriculture/Community Farming:

- The Northside Neighborhood does not have grocery stores, farmers' markets, and healthy food providers, making the neighborhood a food desert.
- Agricultural uses must be implemented and phased over time.
- Would need support from a majority of the local community to approve community farming.
- The private realm may intrude into community farms if community farms are placed along easements.
- Agriculture generally requires high water use.
- Lack of appreciation from some community stakeholders, particularly if not well-maintained.
- Risk of vandalism and theft.

## Parks/Open Space:

- The benefits of retaining a large open space area will have to be weighed against developing open land into new, high, quality residential and mixed-use development. Built developments have a bottom-line value metric that is hard to compare with the value of leaving land as open space.
- There is a lack of connection between existing open spaces.
- Parks are not well connected to adjacent development and residential neighborhoods.
- Maintenance of future park systems may require increased costs for the owners/agencies overseeing the park system.

## Santa Ana River Connection:

- Access to the Santa Ana River is blocked from Northside's public realm by housing developments.
- There is no clear access to the Santa Ana River Trail from Northside's public realm.
- The levee separating Northside's elevation from the trail system does not allow for direct accessibility.
- The levee's condition is deteriorating.

## Public Art:

- Funding for public art projects is largely fueled by City, County and State programs.
- Public Art is reflective of a development, and stakeholders may have different visions for what this could be.
- As demographics and communities change, public art must constantly prove its value to the community.

# Northside Specific Plan Baseline Report

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## 2.3 Opportunities

Based on the aforementioned visual character analysis completed for the Northside Specific Plan Study Area, a number of opportunities related to realizing the Northside Neighborhood visual character and urban design goals have been identified, and are as follows:

### Private Realm

#### Residential:

- Maintenance programs can significantly enhance the visual character of a neighborhood by offering economic incentives, reduced priced services or by just fostering community spirit.
- Design guidelines specifically tailored to Northside's residential neighborhoods could provide for a more cohesive visual character within the district.
- Implementing a new form-based code could result in the reconstruction of residential and industrial zoning patterns, while also providing an opportunity to establish easements between existing land uses. The opportunity for easements between residential lot lines could be planted with agricultural buffers, or green belts, to provide a visual and spatial transition from adjacent industries.
- The opportunity to restore commercial corridors could increase the home values of adjacent residential properties, which will then impact its visual character over time. Revitalization of commercial areas could then "spill over" into local residential improvements.

#### Historical:

- As one of Riverside's oldest neighborhoods, Northside has a significant number of historical homes and properties, providing a great opportunity to re-introduce history as a narrative element within the Northside community's public realm
- Designation of Northside as a Residential Historic District could become a catalyst for linking historic properties together with a shared identity.
- The City of Riverside has the opportunity to incorporate landmarks, historical signage and wayfinding elements to create programs such as residential history or architecture tours.
- Revitalization of the Trujillo Adobe and the school properties could result in the establishment of a museum and provide an opportunity to improve educational development.
- The opportunity to establish a museum in Northside could allow for soft and hard programming of facilities so they have a longer or seasonal life cycle.
- A Sulfur Spring to the south and an Adobe museum to the north could be linked together through historic anchors along the public realm, specifically Orange Street. Historical landmarks could connect visitors along a "historic walking route" that also connects to Northside's park and open space network.

#### Commercial/Mixed Use:

- The opportunity to institute mixed use "town centers" into Northside could lead to development of a commercial "heart" For the community. Such a development could create amenities for pedestrians, while establishing a more defined public realm. A mixed-use center could also encourage job growth and become a physical manifestation of Northside's visual identity.
- For existing commercial buildings, tactics such as façade improvement programs could be established to enhance storefronts, strengthen the public realm and stimulate investment in the community.
- Design guidelines specific for Northside's commercial buildings could advance the visual character as development infill progresses.

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## Northside Specific Plan Baseline Report

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- As a retail corridor, Main Street could become the artery into Northside's commercial heart, the "town center." The corridor could connect pedestrians to additional activity centers and amenities within a larger mixed-use network.
- Additional opportunities for a commercial retail corridor could be located at Columbia Street and Market Street, as the major gateways from adjacent neighborhoods into Northside.

### Industry:

- Introducing finer-grain industrial zoning types within the public realm could result in more adequate transitions between incompatible land uses.
- Introducing lighter industrial land uses, including highly aesthetic business and research parks, could more effectively engage the residential character of surrounding communities.
- Re-purposing heavy industrial properties could result in the construction of a better planned public realm.
- There are potential opportunities to design transitions between industrial and residential land uses to promote external amenities, such as green corridors or agricultural belts.
- Creation of community garden spaces could separate the noise and negative views of nearby industrial industries, while also enhancing quality of life for residents.
- There is an opportunity to establish a walkable industrial district that incorporates agricultural-based production industries.
- Within "production-based industries," manufacturing or warehouse buildings could be remodeled without extensive structural alteration to support more desirable pedestrian uses.
- Repurposing of properties towards production-based industry could dramatically enhance Northside's industrial areas.

### Vacant/Underutilized Parcels:

- There is an opportunity to incorporate vacant parcels within a larger hierarchy of parks, residential, or mixed-use development linkages.
- City-owned vacant parcels could be developed to more effectively create environments that link pedestrian corridors together.

### Former Riverside Golf Course:

- There is an opportunity to revitalize the property as a park or;
  - Develop the entire property with residential or mixed-use land uses;
  - Develop a portion of the park and designate park space and linear connectors where appropriate.
- There is an opportunity to develop the perimeter of the property while allocating land for a smaller central park.

## Public Realm

### Transportation/Streetscapes:

- There is an opportunity to explore road diets on oversized streets which could reduce the number, or width of roadway lanes to execute intentional transportation improvements along main and arterial streetscapes and enhance the pedestrian experience.
- While planning the public realm, transportation standards and roadway geometries could be enforced to limit roads to passenger vehicles, bicycles, and pedestrians only.
- There are opportunities to construct existing utilities into expanded pedestrian parkways and landscape medians as a result of implementing road diets.
- Restriping of existing pavement to provide more space for pedestrians, biking, and parking on roads is a low-cost strategy for better articulating various travel lanes within the streetscape

# Northside Specific Plan Baseline Report

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- Opportunity to narrow vehicular lanes from 12 feet to 10.5 feet as well as distinguishing bike paths from on-street parking makes for a more intuitive public realm.
- Implementation of specialized routing or loops through Northside's heavy industrial areas could create clear and dedicated access for truck traffic. This would be particularly valuable along the perimeter of the Northside Neighborhood, especially the major traffic gateway located between Center Street and I-215.
- On main roadways, traffic calming elements such as raised medians, pedestrian refuge islands, roundabouts and bumpouts could improve vehicular circulation and increase landscaping opportunities.

## Public Parkways/Landscaping:

- There is an opportunity to consider the addition of sidewalks from a network and destination perspective, such as constructing appropriately-sized sidewalks along public roadways and pedestrian corridors that are intended to connect to existing or improved community amenities, such as parks, landmarks, commercial or historical sites.
- There is an opportunity to consider adjacent land uses, amenities and density of the local neighborhoods when developing a parkway system in order to in order to create a pedestrian friendly atmosphere.
- Special paving, sidewalk emblems, and concrete stamping could be incorporated along commercial corridors to create and promote an identity.
- Parkways in commercial areas could have a larger width to support more opportunities for urban design amenities and decorative crosswalks; alternatively, smart sidewalks comprised of green concretes or coarse paving could also be a sustainable, low cost option.
- There is an opportunity to plant street trees and add landscape element such as planters, flower pots, hanging baskets, planted medians and buffers along parkways to reinforce special corridors and destinations

## Gateways:

- There is an opportunity to establish a hierarchy of gateway elements that accentuate neighborhood identity and create a more intuitive circulation system.
- Regional and destination gateway elements could include wayfinding signage, pavilion structures, grand landscaped entrances, major landmarks, and urban art; such elements could help to emphasize a sense of arrival into the neighborhood.
- There is an opportunity to implement community and residential gateway elements, such as neighborhood signage, pedestrian arbors, fountains or gardens.

## Urban Amenities/Wayfinding:

- There is a great opportunity for Northside residents to become actively involved in designing a vocabulary reflective of the community's aesthetic which could also be applied to signage, wayfinding, and related urban elements.
  - Specific corridors that could be enhanced by urban amenities include Main Street, Columbia Street, and Orange Street. Urban amenities could also be incorporated in parks, trails, transit stops and at commercial town centers.
- Similarly, a consistent signage vocabulary could be applied to all new amenity areas within the community, such as parks, open spaces, and commercial or historic districts.
- Signage could be developed at all regional, destination, community and residential gateways to let people understand where they are.
- The opportunity for vehicular wayfinding can be greatly used to establish preferred truck routings so drivers have a better idea how to enter or exit the community.

# Northside Specific Plan Baseline Report

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## Public Agriculture/Community Farming:

- By reinventing the district as an “Agri-hood,” Northside has opportunity potential to cultivate a community identity that is driven on public agriculture and community farming.
- Food-centric development, farmer’s markets, community gardens, production, industrial and farm-to-table restaurants are all examples of feasible programming that can actively revitalize the area.
  - If urban agriculture became a popular concept to the community, a local non-profit could be established to facilitate the management and maintenance of these properties.
- A principal opportunity could be the repurposing of industrial land uses with agricultural development, creating a walkable district of “production-based industries.”
- In repurposing industrialized land uses, there could be a symbiotic relationship between a future agricultural community and walkable agri-industrial district.
- In commercial town centers, there are many ways to incorporate agriculture through local business. Paved public squares or streets could be utilized as weekend farmer’s or flower markets. Also, restaurants in the town center could include farm-to-table dining, supplied with local produce. Shops and boutiques along retail corridors could be influenced by agriculture through the establishment of agri-businesses. A lucrative agri-business for Northside could be a winery, as the Pellissier Ranch historically used to be a vineyard.
- Agriculture could also be used as a landscaped buffer within residential easements, specifically to screen heavier industrial properties from the public realm.
- In the public realm, groves of fruit trees can be planted along streetscape corridors, edges of private lots and within pedestrian parkways.

## Parks/Open Space:

- There exists an opportunity to introduce spaces that make up a green network, including pocket, residential, community and regional parks, as well as recreational corridors, greenways or public trails.
- Connecting the former Riverside Golf Course, Reid Park, and Ab Brown Sports Complex to adjacent undeveloped parcels could form a “central park,” or a “heart” to an active greenspace network.
  - As a central park, the already established facilities of Reid Park and Ab Brown Sports Complex could be linked to a more natural Riverside Golf Course development, which could result in a great juxtaposition between active, passive and nature inspired programming.
- There is an opportunity to implement a hierarchy of parks that are linked together by Green Streets which utilizes landscape features, such as planted parkways or densely spaced street trees, to create a consistent urban linkage between park spaces that could connect pedestrians from the proposed “central park” into smaller residential or “pocket parks.”
- There may be an opportunity to reuse the existing trees within the parks due to their good existing quality.
- There may be opportunities to develop residential parks along property easements or within vacant parcels.

## Santa Ana River Connection:

- There is an opportunity to connect Northside’s park and open space network to the Santa Ana River Trail. A well-designed trail that could connect Northside’s central park through Transition Area C and Pellissier Ranch, to the Santa Ana River Trail could create a more intuitive connection for pedestrians. Pellissier Ranch and Transition Area C are at the same elevation as the Santa Ana River Trail; therefore, it is more conducive to create a pedestrian gateway from these areas.

## Northside Specific Plan Baseline Report

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- A trail corridor to the Santa Ana River could be an extension of Northside's larger park and open space network.
- Urban amenities such as benches, lighting, and signage could be integrated along the trail's design, further enhancing the pedestrian experience.

### Public Art:

- There is an opportunity to incorporate public art into the Northside Neighborhood through painted streetscape elements, stamped sidewalk squares, sculptures, murals, monuments, statues, and others.
- In establishing a historic district, public art such as monuments, emblems, and memorials could also be used to accentuate the public realm.
- As Northside integrates urban agriculture within the community, it could also provide a great opportunity to create themed "Agri-art" elements.

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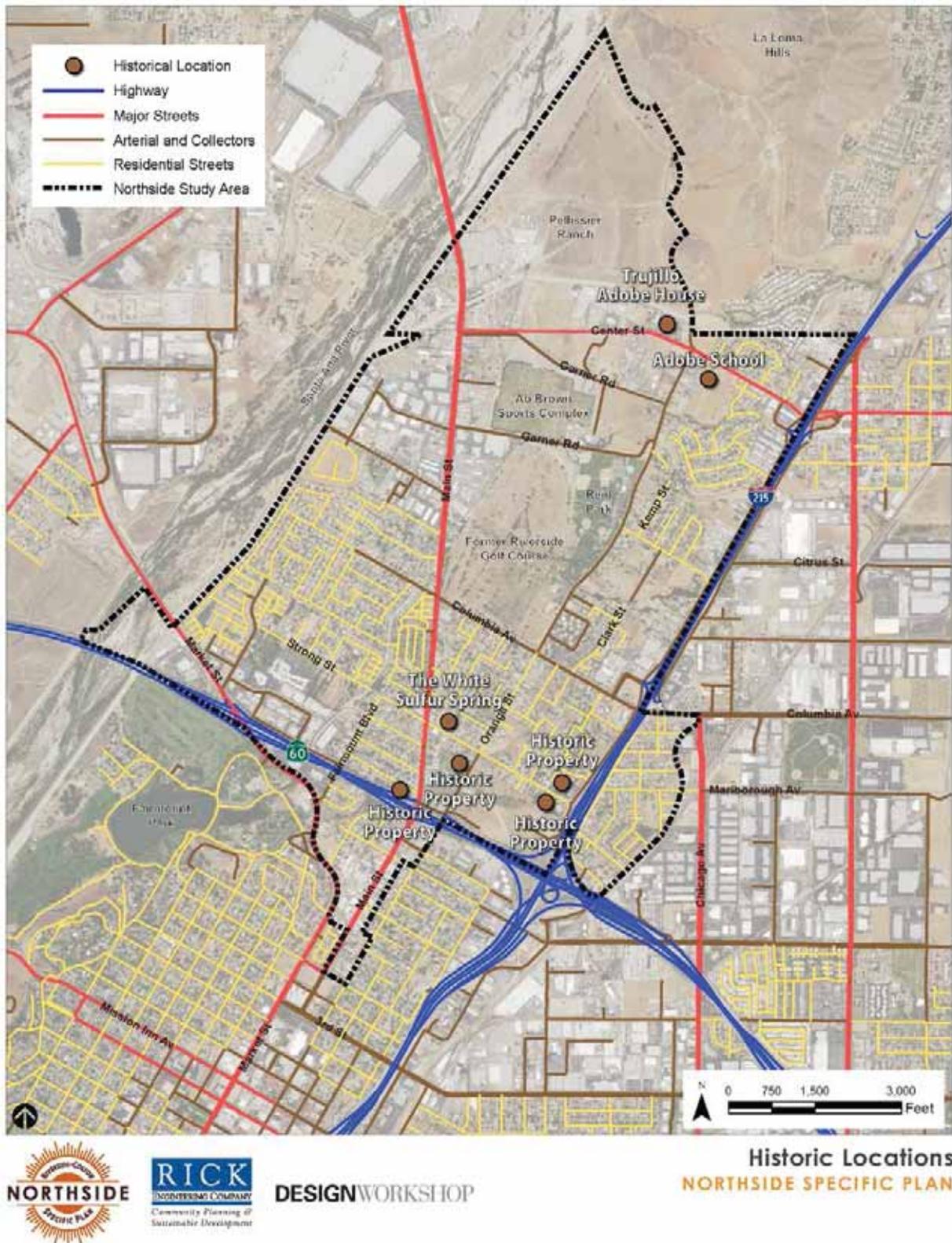


Figure 5 – Historic Locations

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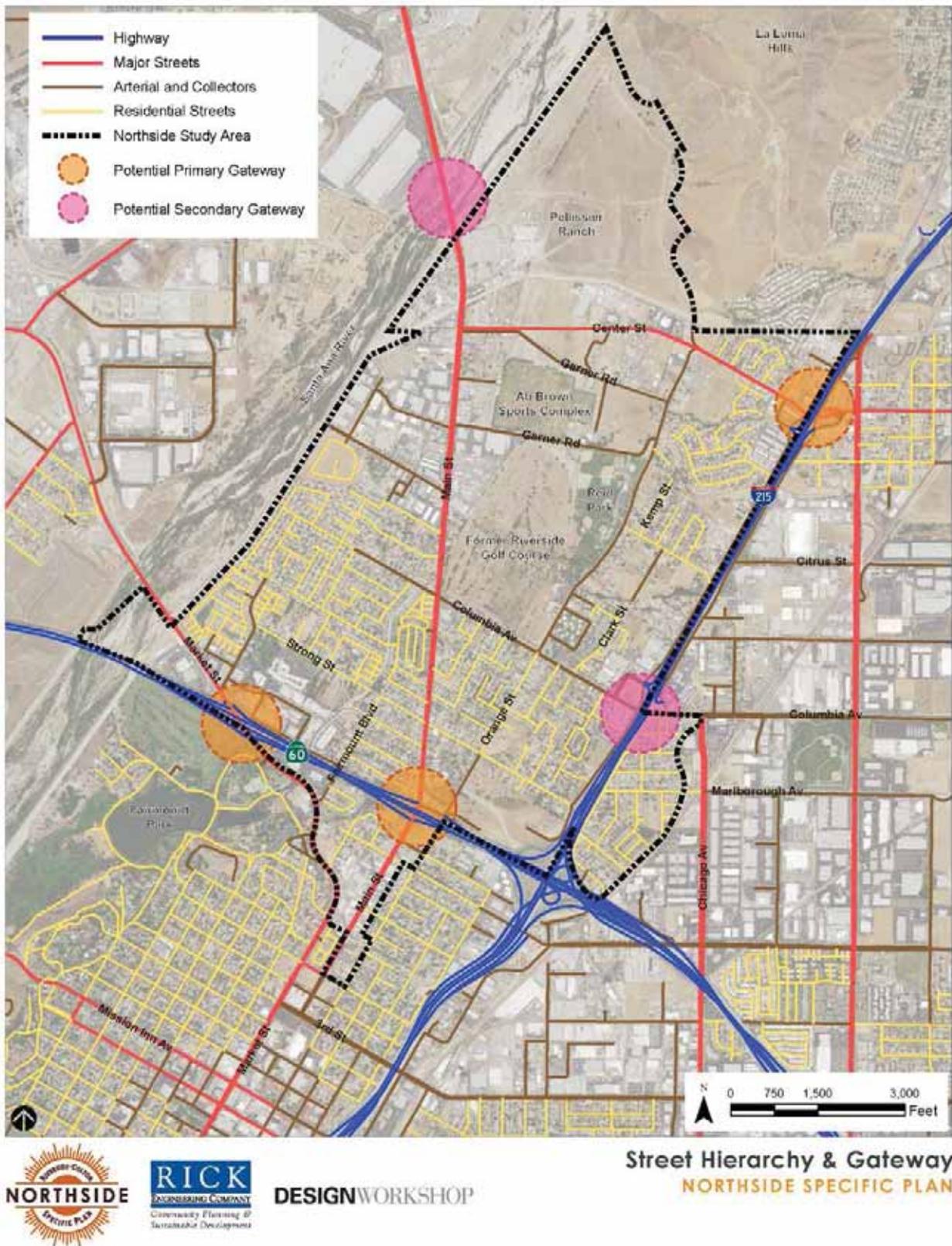


Figure 6 – Street Hierarchy and Gateways

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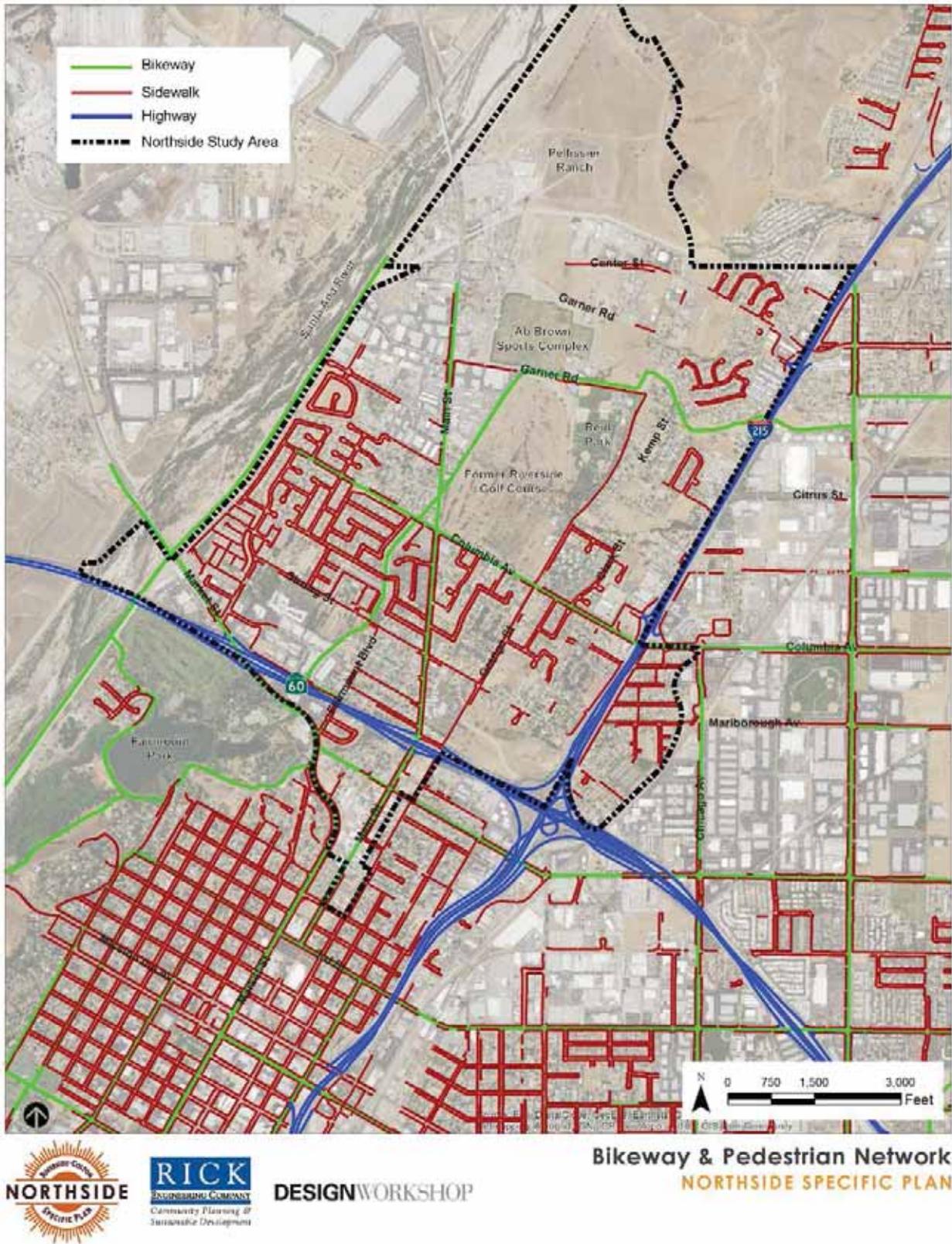


Figure 7 – Bikeway and Pedestrian Network

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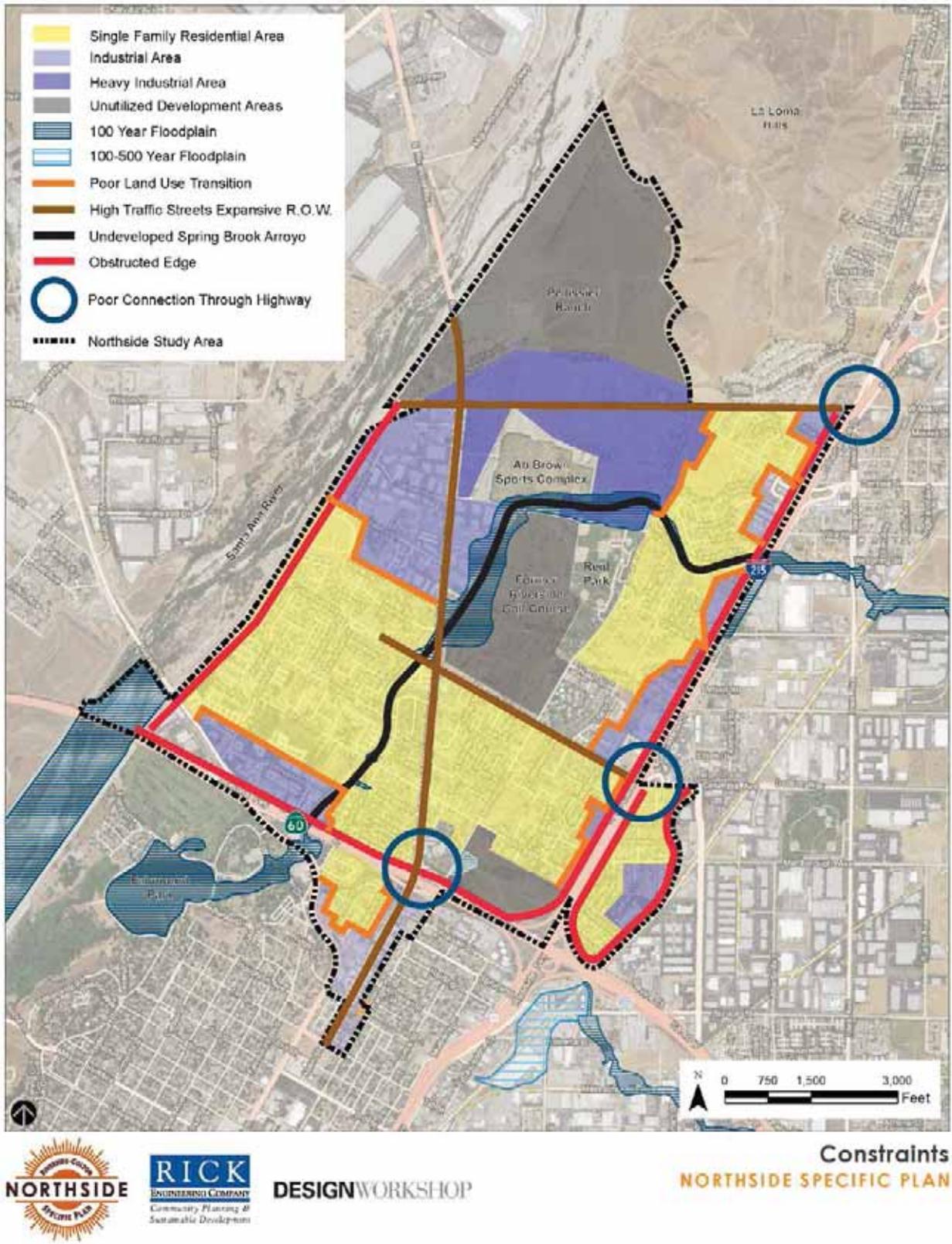


Figure 8 – Constraints

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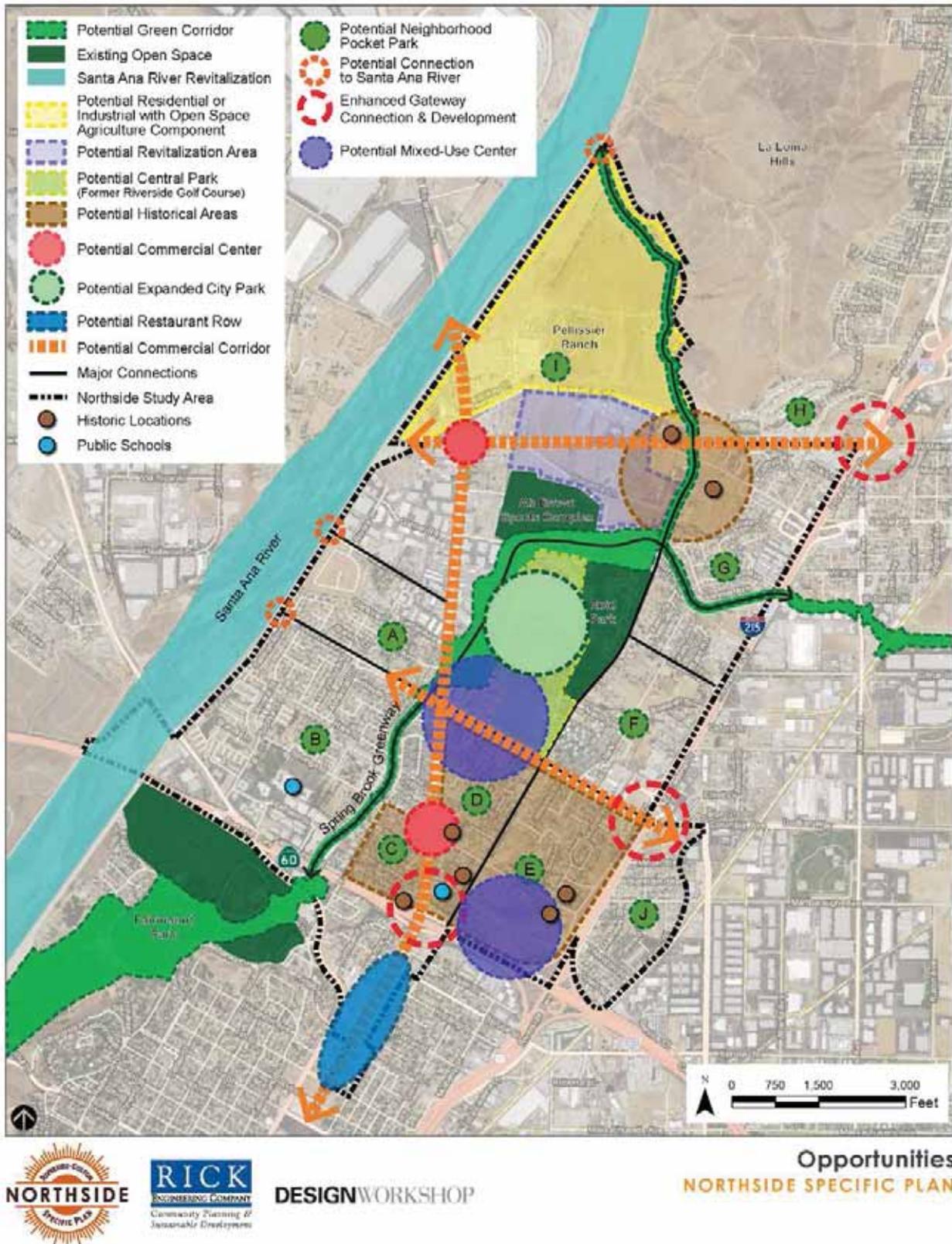
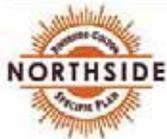
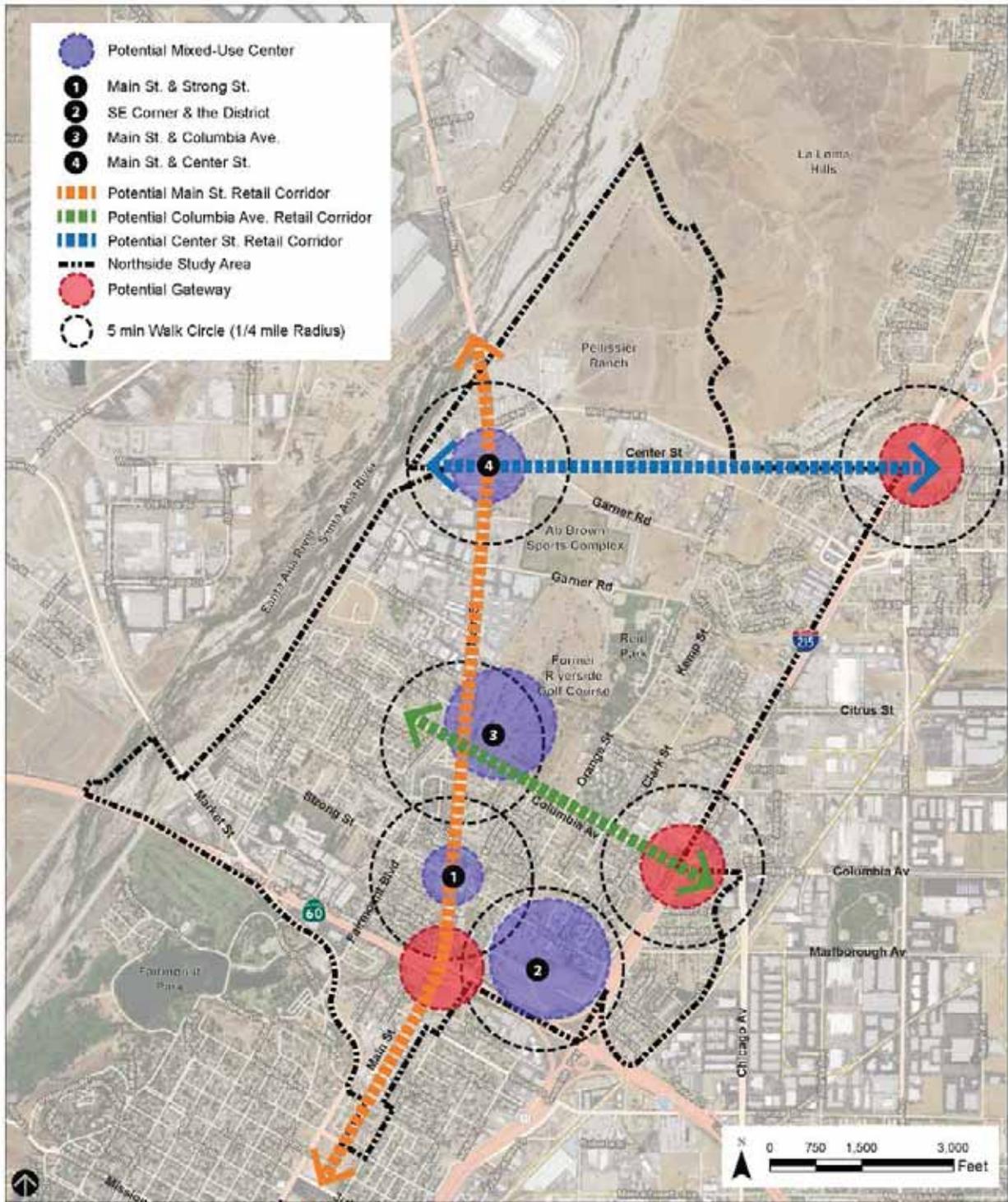


Figure 9 – Opportunities

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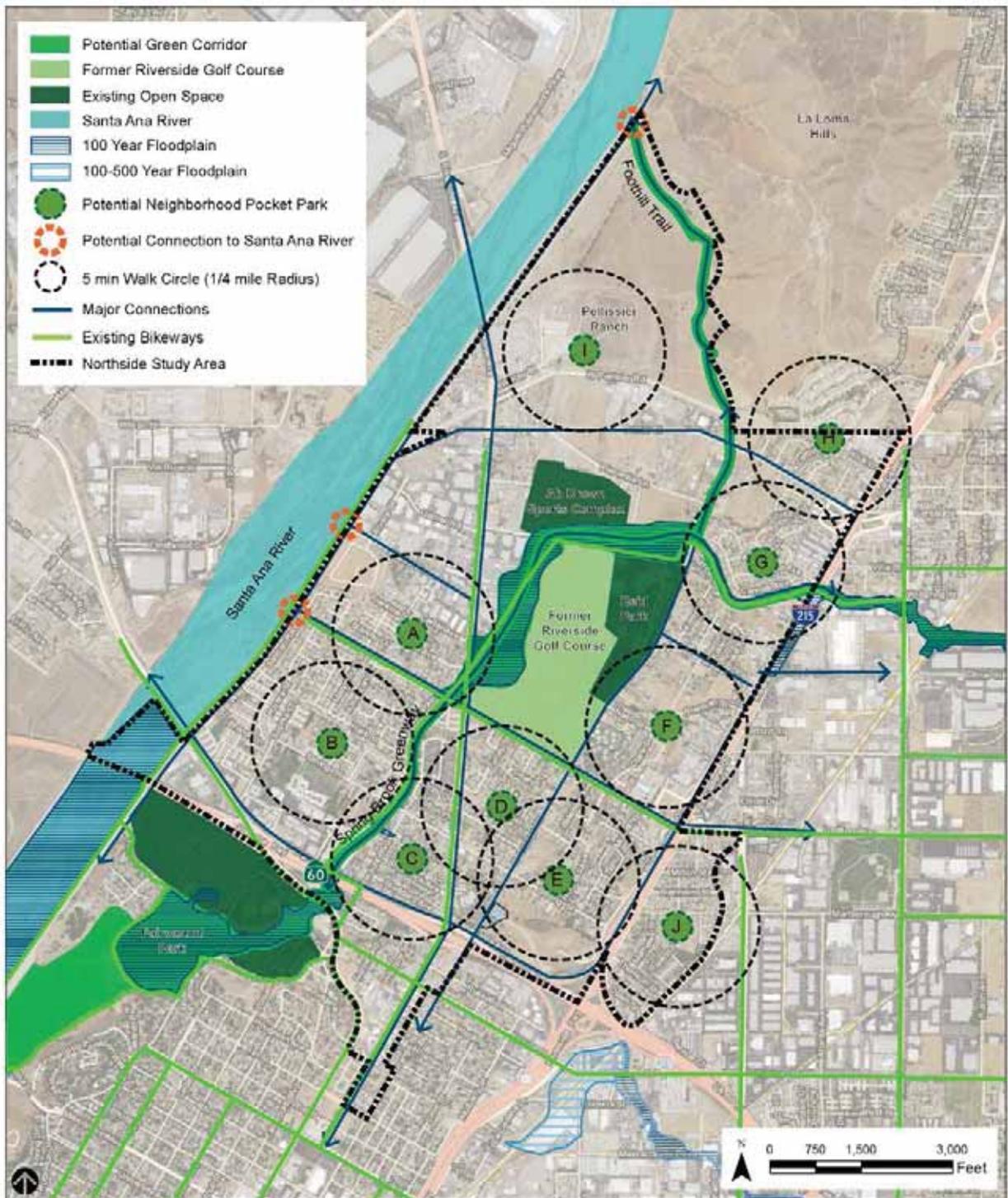


Mixed-Use Centers & Corridors  
NORTHSIDE SPECIFIC PLAN

Figure 10 – Mixed-Use Centers and Corridors

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# Northside Specific Plan Baseline Report



DESIGNWORKSHOP

Open Space & Trails  
NORTHSIDE SPECIFIC PLAN

Figure 11 – Open Space and Trails

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## Section 3: Mobility & Circulation

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### 3.1 Existing Conditions

#### Roadways

The portions of the Study Area within the City of Riverside contain a roadway network that is comprised of the following classifications: Local Streets; Collector Streets; and Arterial Streets. Pellissier Ranch and Potential Area C (City of Colton) contain one roadway, Riverside Avenue, which is identified as a Major Arterial Roadway in the City of Colton General Plan. **Figure 12** depicts the existing roadway network within and around the Study Area.

#### Transit

Public Transit is provided by Riverside Transit Agency (RTA). Bus Route 12 (Downtown Riverside to Center Street) serves the Study Area, with stops present along Main Street, Columbia Avenue, Orange Street, Center Street and W. La Cadena Street. There is also an alternative route that loops around Garner Road west of Main Street, Rivera Street, and Alamo Street. Frequency for this bus route is typically 60 minutes. Bus stops within the Study Area are illustrated in **Figure 13**. There is no existing public transit within Pellissier Ranch or Potential Area C.

#### Sidewalks

Pedestrian volume counts conducted on study intersections during weekdays show that there are higher pedestrian volumes in areas around the local school than there are around the park. Although there is a sidewalk present, there is a lack of green parkway space alongside roadways to provide pedestrians with a more pleasant walking environment. Throughout the planning area there are a few segments of sidewalk that need to be maintained. **Figure 14** outlines the existing sidewalk network for the Northside Neighborhood.

#### Bicycle Facilities

The Study Area generally lacks an existing network of Class II (bike lane) and Class III (bike route) bicycle facilities. The main bicycle corridors in the Study Area are the Class I Santa Ana River Trail that runs along the west perimeter of the Study Area, the Class II bike lane along Main Street between Center Street to Oakley Street, and the Class I bike trail that runs adjacent to the canal between Market Street and Columbia Avenue. In addition, there is a small Class II bike lane segment striped on Columbia Avenue from Rivera Street to Main Street. **Figure 15** shows the existing and proposed bike network in the Northside Neighborhood.

#### Traffic Volumes

In general, the Northside Neighborhood roadways carry a significant amount of vehicular volumes on Main Street between Center Street and SR-60, and on Columbia Avenue between Main Street and the I-215 ramps. The Northside Neighborhood consists of many industrial land uses and therefore generates heavy truck traffic throughout the street network. In general, the roadways carry a significant amount of heavy truck vehicular volumes on Main Street, Columbia Avenue, and circulate around the freeway interchanges.

#### Traffic Operations

Within the study area, six intersections operate below LOS D:

- West La Cadena Drive & I-215 SB Ramps/Stephens Avenue (LOS E, AM Peak; LOS F, PM Peak)
- West La Cadena Drive & I-215 SB Ramps/Interchange Street (LOS E, PM Peak)

# Northside Specific Plan Baseline Report

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- East La Cadena Drive & I-215 NB Ramps (LOS F, AM Peak; LOS F, PM Peak)
- Main Street & Placentia Lane (LOS E, AM PEAK; LOS F, PM PEAK)
- Main Street & Garner Road (LOS F, AM PEAK; LOS F, PM PEAK)
- Orange Street & SR-60 WB Ramps/Oakley Avenue (LOS E, PM Peak)

Within the study area, 3 segments were shown to operate below acceptable volume-to-capacity ratios:

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

These and other streets within the Study Area show that widening is a consideration for future improvement, based on the City of Riverside General Plan 2025.

## 3.2 Constraints

- The Study Area's access to the Caltrans freeways is affected negatively due to the inefficient operation of the ramps providing access to the I-215 and SR-60.
- A majority of these intersections are shared with Caltrans freeway ramps. In addition, all of these intersections are un-signalized at this time.
- The study area is bounded on two sides by Caltrans right-of-way. This may allow for cut-through traffic trying to avoid traffic congestion on the freeways.
- Many roadways are not current with the City of Riverside's General Plan and will need to be widened or upgraded to meet the proposed standards.
- Pedestrian connectivity within the study area is inconsistent. Where pedestrian facilities exist, ADA compliance issues prohibit their universal accessibility and use. The lack of consistent pedestrian sidewalks in some locations is a detriment to increasing pedestrian traffic.
- The lack of a buffer to protect bikeways from vehicular traffic, the inconsistencies in the bikeway network, and the lack of attention to conflict areas leads to limited use of bicycles as an alternate mode of transportation.
- The high concentration of industrial uses within the Study Area, along with the inconsistent enforcement of truck route infractions leads to conflict with other modes of transportation and increases the deterioration rate of the local roadways.

## 3.3 Opportunities

- The Study Area has a significant proportion of recreational spaces. Tying these land uses with the residential areas will help to increase community health and make for a more livable/walkable neighborhood.
- The City is aware and has included many roads within the Study Area into the General Plan for improvement and widening to meet the new circulation element requirements.
- A pedestrian safety program could be established to encourage the development of non-motorized transportation in the community.
- Streets throughout the Study Area can have portions of their right-of-way evaluated and repurposed for wider sidewalks and/or buffered bicycle facilities when the time comes for roadway improvements within the community.
- Projects that are planned/in progress, such as the addition of a Class II bike facility along Columbia Avenue and the addition of green bicycle conflict zones, will serve to increase the use of alternative modes of transportation.
- There are also opportunities to partner with Caltrans in order to increase the efficiency of existing freeway ramps that provide access in/out of the Study Area.

## Northside Specific Plan Baseline Report

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- There were several improvements proposed as part of the original Northside Community Plan that, to date, have not been implemented. Those improvements are still applicable and should be kept in mind as improvements are implemented.
- To encourage interconnectivity for people who prefer to use alternate modes of transportation, more bus stops could be placed throughout the community to better connect the residential land uses to the parks and schools. Shaded seating and other aesthetic improvements to the bus network can also enhance the pedestrian experience.
- There is an opportunity to interconnect the Northside Neighborhood, Downtown Riverside, and trails along the Santa Ana River with new alternatives for mass transit and complete streets, creating a focused active transportation area within the city.

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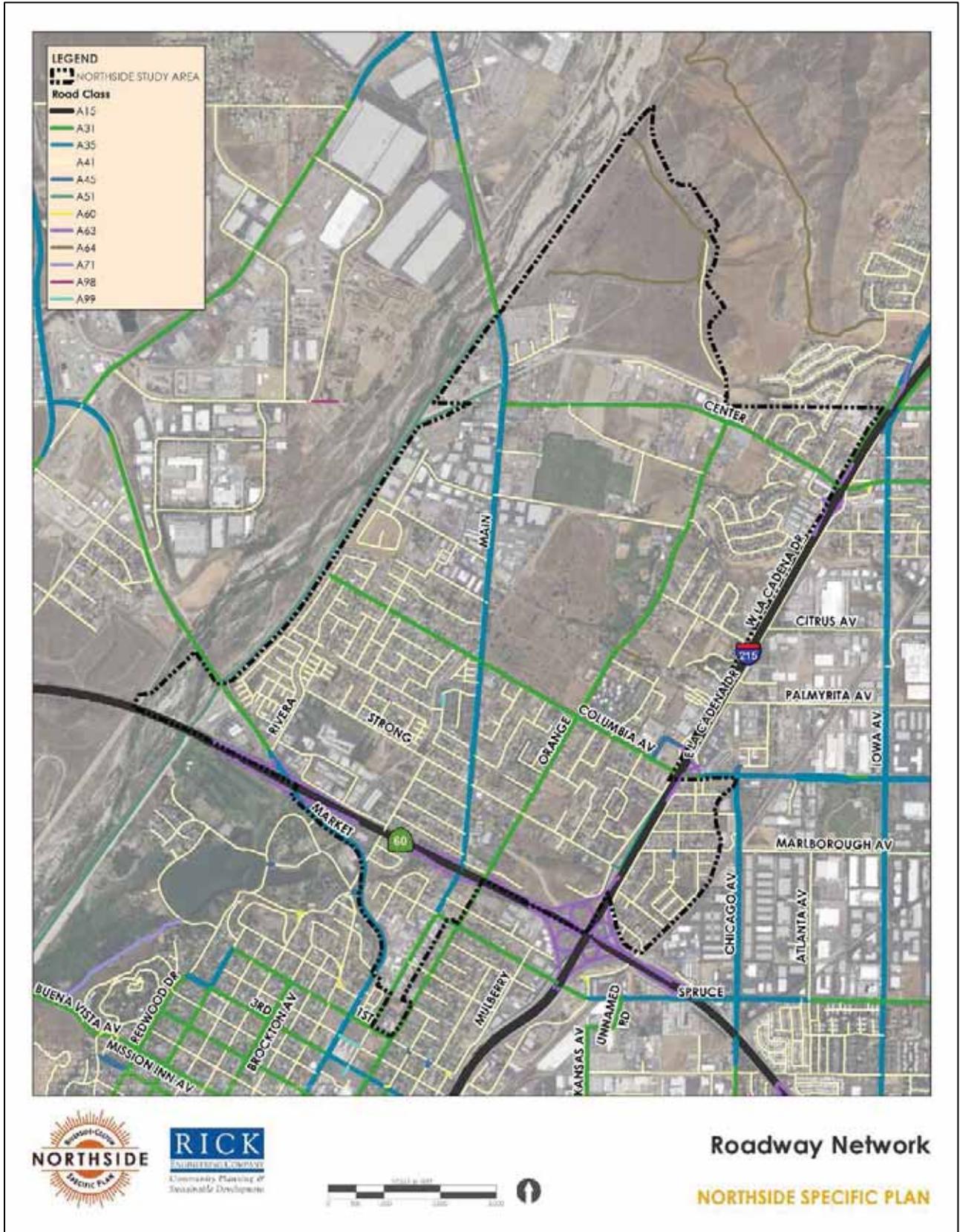


Figure 12 – Roadway Network

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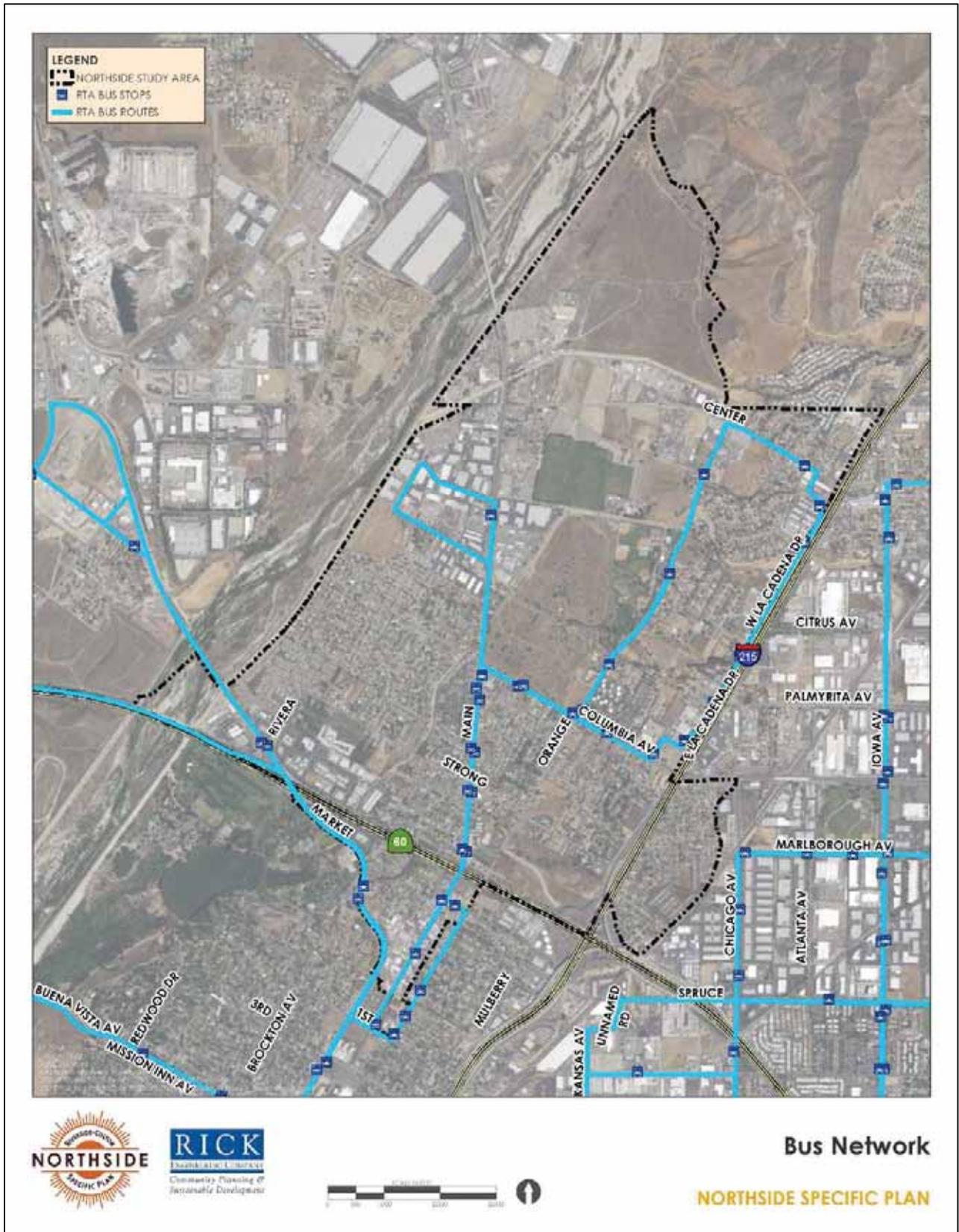


Figure 13 – Bus Network

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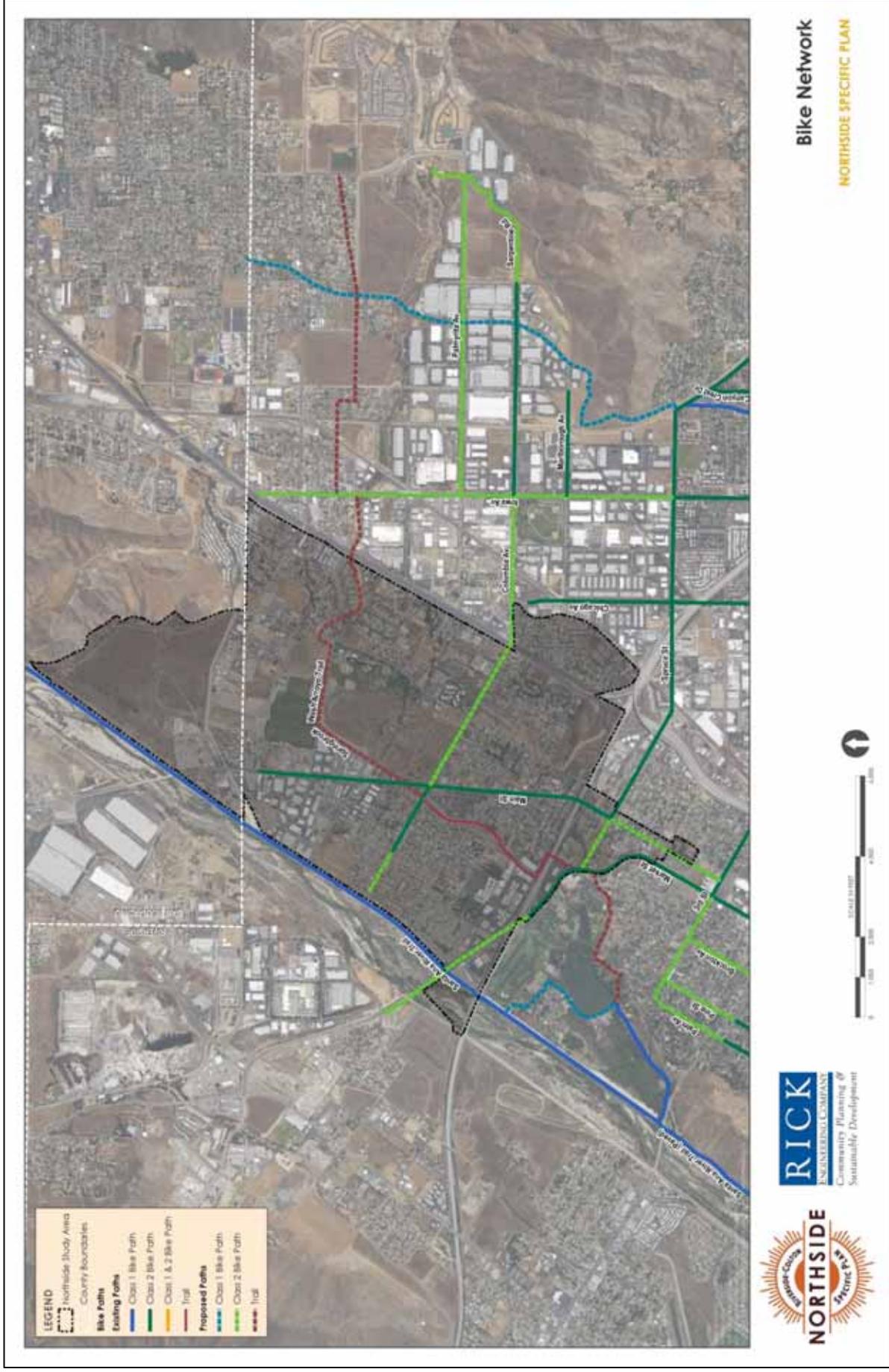


Figure 14 – Bike Network

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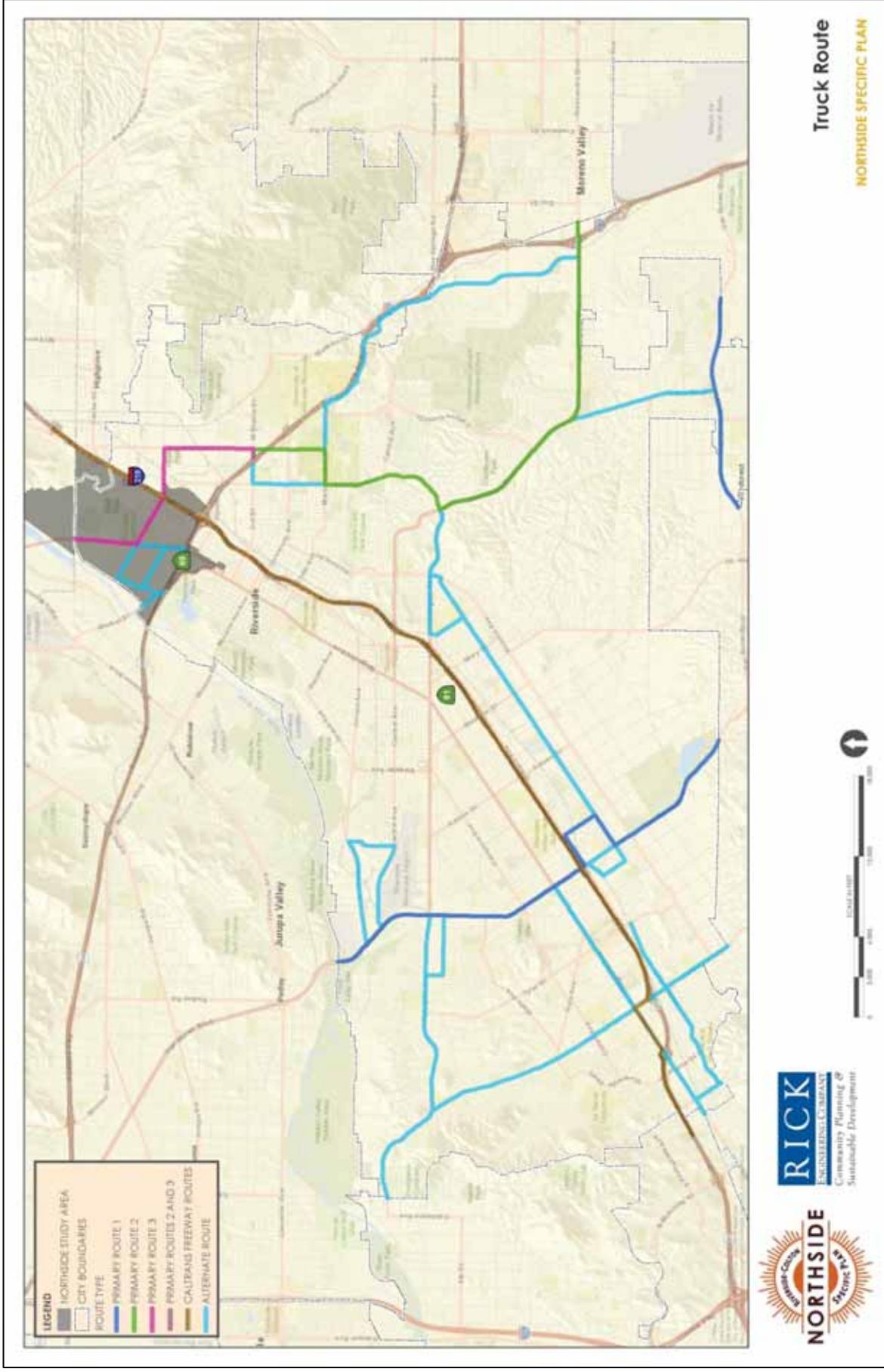


Figure 15 – Truck Routes

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## Section 4: Infrastructure

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### 4.1 Wastewater & Sewage Infrastructure

#### 4.1.1 Existing Conditions

The City of Riverside Sewer Division provides sewer services for most of the Study Area. There are two trunk sewer lines that run adjacent to the large undeveloped parcels of land, which are the Ab Brown Sports Complex, the former Riverside Golf Course, the Placentia Lane Parcels, and the Interchange Parcels. All existing sewage pipelines within the City of Riverside flow to the Riverside Water Quality Control Plant (RWQCP) for treatment, located near Van Buren Boulevard and Jurupa Avenue. Overall, there are only two sections of pipeline that would need to be improved in order to meet the demand of an increased population – the 8" pipeline west of the Ab Brown Sports Complex along Main Street and the 15" pipeline (currently at 90% capacity) that runs along Strong Street between Main Street and Fairmount Boulevard.

There are no active sewer lines within the portion of the Study Area located in the City of Colton, including Pellissier Ranch. However, the City maintains limited sewage facilities within the Study Area, which runs along the city limits on Placentia Lane. **Figure 16** below depicts the current wastewater infrastructure system within the Study Area.

#### 4.1.2 Constraints

- Any improvements proposed for the Study Area will require that sewer connections/lines be provided for the undeveloped parcels east of Seck Road, west of Orange Street, south of Placentia Lane, and north of Garner Road (Ab Brown Sports Complex), since this area is lacking sewer infrastructure in the immediate vicinity.
- The portion of the Study Area that lies within the City of Colton does not contain any existing infrastructure.
- The Wastewater Collection & Treatment Facilities Integrated Master Plan determined that the majority of the trunk lines within the City of Riverside portion of the Study Area are functioning at 75% capacity or lower. According to this study only a small portion of the existing lines would need improvements.
  - The 8" line that is to the west of the Ab Brown Sports Complex on Main Street would need to be improved or upsized to match the upstream and downstream 18" line in order to adequately service the adjacent Ab Brown Sports Complex property.
  - One area that is running at over 90% capacity is a 15" line that runs along Strong Street from Main Street to Fairmount Boulevard and then runs south to the intersection at Shamrock, which would require improvements.
  - Additional study may be required on capacity of the existing main lines crossing under SR-60, depending on the potential scale of development.

#### 4.1.3 Opportunities

- Since there is no existing sewer infrastructure within Pellissier Ranch and Potential Area C, future development within this site will not be hindered by existing infrastructure.
- Nearby sewer improvements include the Street Lift Station Project which will be part of the Roquet Ranch improvements and will cross the river to the treatment plant (July 2015 – June 2018). Also part of the Roquet Ranch improvements is the proposal of a 24" line that will connect to the sewer lines in La Cadena. These improvements could provide connection points for any sewage infrastructure that would be built within Pellissier Ranch and Potential Area C.

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## 4.2 Water Infrastructure

### 4.2.1 Existing Conditions

RPU provides water service for the portions of the Study Area located within the City of Riverside. Many water lines run within roads under the freeway to serve the area. These lines include:

- 6" line within Market Street
- 12" line within Fairmont Boulevard
- 8" line within Main Street
- 12" line within Palmyrita Avenue
- 12" line within Villa Street
- 8" line within Center Street.

Any improvements proposed for the Study Area will require that water connections/lines be provided for the undeveloped parcels within the Study Area. RPU's water supply consists primarily of groundwater from the Bunker Hill Basin and the Riverside North and South sub-basins. Secondary sources of water are generated from the Rialto-Colton basin, recycled water from the Riverside Water Quality Control Plant, and from imported water from the Western Municipal Water District. RPU anticipates that water supply will be adequate through the year 2040 to serve the existing and future population of the City of Riverside.

According to the City of Colton, there are no existing water lines located within Pellissier Ranch or Potential Area C. However, there are future plans for a 24" water line to be installed within La Cadena Drive to serve as a distribution line for the developments within the City of Colton adjacent to the Study Area (Roquet Ranch). It is estimated that it will be two to three years until water services will be provided to this area in Colton. The City of Colton's water supply consists entirely of groundwater extracted from the San Bernardino Basin Area, the Rialto-Colton Basin, and the Riverside North Basin. The City of Colton anticipates that water supply will be adequate through the year 2040 to serve the existing and future population of the City of Colton. **Figure 17** below depicts the current water system infrastructure within the Study Area.

### 4.2.2 Constraints

While any future upgrades would have to be coordinated through RPU and City of Colton Water Department, the existing storage capacity, distribution system, and transmission lines within the Study Area present no immediate obstacles to development within the Study Area. Overall, the system is well-gridded and adequately pressurized.

### 4.2.3 Opportunities

Since there are no current deficiencies within the water distribution system, and the current system is adequate to provide water services through 2040, there exists the opportunity to fully implement all recommended development and economic stimulating policies identified in the Northside Specific Plan.

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## 4.3 Storm Drain/Hydrology Infrastructure

### 4.3.1 Existing Conditions

The storm drain service provider within the Study Area is Riverside County Flood Control (RCFC) and the City of Riverside. The current hydrological setting and existing storm drain facilities are depicted in Figure 18 and Figure 19 below.

#### *City of Riverside/County Storm Drain Infrastructure*

Several existing storm drains and open channels are located within the Study Area, and are as follows:

**Springbrook Drainage Channel/Wash:** This channel serves as conveyance for storm water through the Study Area, starting at Garner Road and discharging into Lake Evans in the south. Within the Study Area limits, this channel is a Federal Emergency Management Agency (FEMA) mapped Zone AE drainage system and contains three types of drainage features, including: Stabilized, concrete trapezoidal channel; shallow and narrow soft bottom channel; and defined soft-bottom channel. The channel reach between Main Street and Orange Street does not appear to have sufficient conveyance capacity as indicated by the FEMA Flood Insurance Rate Map (FIRM)'s wide 100-year inundation limits.

**Riverside 2 Levee System:** This levee system is located along the eastern bank of the Santa Ana River, and is a provisionally accredited levee pursuant to the current FEMA FIRM.

**Highgrove Channel:** This channel conveys drainage from Grand Terrace to the east and discharges into the Santa Ana River to the west. This channel is mapped within the FEMA Zone X, which is an area protected from a 100-year flood by a provisionally accredited levee. Since the channel is concrete-lined throughout the Study Area, it is anticipated that the existing channel is sized to convey the 100-year storm event for build-out conditions of the upstream areas.

**University Wash:** This wash is a FEMA Zone AE drainage system which is conveyed into the Study Area through a culvert underneath the I-215 and SR-60 interchange. Drainage from this wash daylights into an open channel before transitioning into a culvert at Orange Street, until it daylights again into an open channel and confluences with Springbrook Wash. Based on the FEMA FIRM, it appears that the 100-year event is contained within the channels and culverts, with the exception of the transition from open channel to culvert near Orange Street where there is a wide FEMA mapped 100-year floodplain.

#### *City of Riverside/County – Areas that Lack Storm Drain Infrastructure*

In general, there is a lack of drainage infrastructure on the northern half of the Study Area where there is less existing developed land. In areas where there is existing development, drainage is conveyed along the street until it reaches a defined drainage channel. Areas that require drainage infrastructure within the County of Riverside and the City of Riverside have been identified in the Riverside County Flood Control and Water Conservation District (RCFCWCD) University Area Master Drainage Plan (MDP) (July 1967).

#### *City of Riverside/County – Areas Where Storm Drain Infrastructure is Inadequate*

Springbrook Wash between Main Street and Orange Street does not have sufficient capacity in its existing condition. The northwestern industrial area drains to the south via surface flow along Main Street and it appears that it is intended to discharge into Springbrook Wash; however, the dual curb inlets on-grade on each side of the road do not appear to have sufficient capacity to intercept the full peak flow rate.

#### *City of Colton Storm Water Infrastructure*

The portion of the Study Area within the City of Colton is not yet developed and will need storm drain infrastructure as development progresses. San Bernardino County Flood Control maintains the

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## Northside Specific Plan Baseline Report

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Highgrove Channel, which flows from the east to the west within the portion of the Study Area located in the City of Colton before discharging into the Santa Ana River.

### 4.3.2 Constraints

- The undeveloped areas in the middle of the Study Area will need storm drain infrastructure.
- The Riverside 2 Levee System is currently a provisional accredited levee while RCFCWCD is processing a Physical Map Revision through FEMA to obtain certification. This is a critical constraint for this project because approximately two-thirds of the overall study area is located within a FEMA Zone X ("other flood area") which in this case includes areas that are protected by a levee from the 100-year storm event.
- The Springbrook Wash between Main Street and Orange Street does not appear to have sufficient capacity in the existing condition and therefore, floods existing development directly adjacent to the existing channel alignment. It is currently FEMA mapped as a Zone AE; therefore, any changes to the channel (e.g., widening, realignment, etc.) or development within the FEMA mapped floodplain will require a detailed hydraulic analysis which will need to be processed through FEMA.
- There are very few storm drains within the Study Area, especially on the northwestern corner of the study area near the existing industrial development. This includes a large drainage area that is highly impervious; therefore, the runoff from this area is likely flooding Main Street as it flows down toward Springbrook Wash.
- When the drainage reaches Springbrook Wash, it appears that the curb inlets on both sides of the street do not have sufficient capacity to intercept the full 100-year peak flow rate; therefore, a portion of the flow will bypass downstream. At the intersection of Main Street and Columbia Avenue, there appears to be a curb inlet in sump directly in front of a single-family home which is susceptible to flooding if any of the upstream curb inlets clogs.

### 4.3.3 Opportunities

- Soils within the Study Area are primarily classified by the Natural Resource Conservation Service (NRCS) as Hydrologic Soil Group Type 'A' and 'B' which are potentially conducive to high infiltration rates, which means that water quality treatment can potentially be achieved through infiltration type BMPs (such as infiltration basins, bioretention basins, or underground infiltration facilities). Furthermore, since a majority of the regional potable water sources are from groundwater (pursuant to the General Plan), infiltration BMPs would align with the City of Riverside General Plan's goal for promoting groundwater recharge.
- Since Pellissier Ranch is not currently developed, there are opportunities to identify regional basins to meet the water quality, hydromodification, and potential detention requirements for future development.
- Off-site drainage conveyed through Springbrook Wash contains some older existing development upstream, some of which might pre-date the more recent MS4 permit requirements. As an improvement to the overall water quality of the Santa Ana River, it may be beneficial to propose a regional water quality basin (either inline or offline) from the Springbrook Wash between Main Street and Orange Street. This regional water quality basin could be used for generating Alternative Compliance Project credits (either water quality or hydromodification management flow control) for development projects within the overall watershed to provide an equivalent water quality benefit for downstream receiving water bodies.

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## 4.4 Dry Utility Infrastructure

### 4.4.1 Existing Conditions

Within the City of Riverside, there is electric, fiber optic, and communication facilities throughout the Study Area. Riverside Public Utilities is the main electric power provider for the portions of the Study Area that are within the City of Riverside. Existing electrical facilities include both overhead and underground lines servicing the properties within the Study Area. There is a small portion of the northeast corner of the Study Area that is serviced by Southern California Edison. This area (Potential Area D) is located within the County of Riverside, and is within the City of Riverside Sphere of Influence. Also existing in the Study Area are Time Warner Cable communication lines. These lines are mainly located in the residential tracts east of the large undeveloped parcels (former Riverside Golf Course, Ab Sports Complex, and Placentia Lane Parcels), as well as Potential Area D, located within the County of Riverside. There are existing Sunesys fiber optic lines located along Strong Street from Americana Drive to Orange Street and along Fairmount Boulevard. The large undeveloped areas of Ab Brown Sports Complex and the City of Riverside Golf Course have a combination of underground and overhead facilities either on or adjacent to the properties. Any development within these areas would be able to utilize a connection to these surrounding facilities. **Figure 20** below depicts the current dry utility infrastructure system within the Study Area.

There are no as-built plans available for portions of the Study Area that are located within the City of Colton. The plans have been requested at this time.

### 4.4.2 Constraints

Any constraints to development would stem from the regulatory settings governing the utility service providers within the City of Riverside and City of Colton, and would derive from the administrative procedures employed by the companies providing these services to the cities. Any capital improvements needed to accommodate an increase in utility services would have to be organized through the service providers.

### 4.4.3 Opportunities

Based on the aforementioned public utilities infrastructure existing conditions analysis completed for the Northside Specific Plan Study Area, a number of land use-related opportunities related to realizing the Northside Neighborhood development goals have been identified, and are as follows:

- There exists the opportunities to implement energy conservation programs and building design elements in new and redevelopment construction, such as:
  - The use of smart grid technology;
  - The installation of solar panels;
  - Energy efficient buildings design;
  - Energy efficient appliances; and
  - Energy conservation techniques tailored to the climate to minimize energy needed for heating, cooling, and ventilation.
- There is an opportunity to expand fiber optic use.
- There is the potential for City-implemented Wireless Networks.

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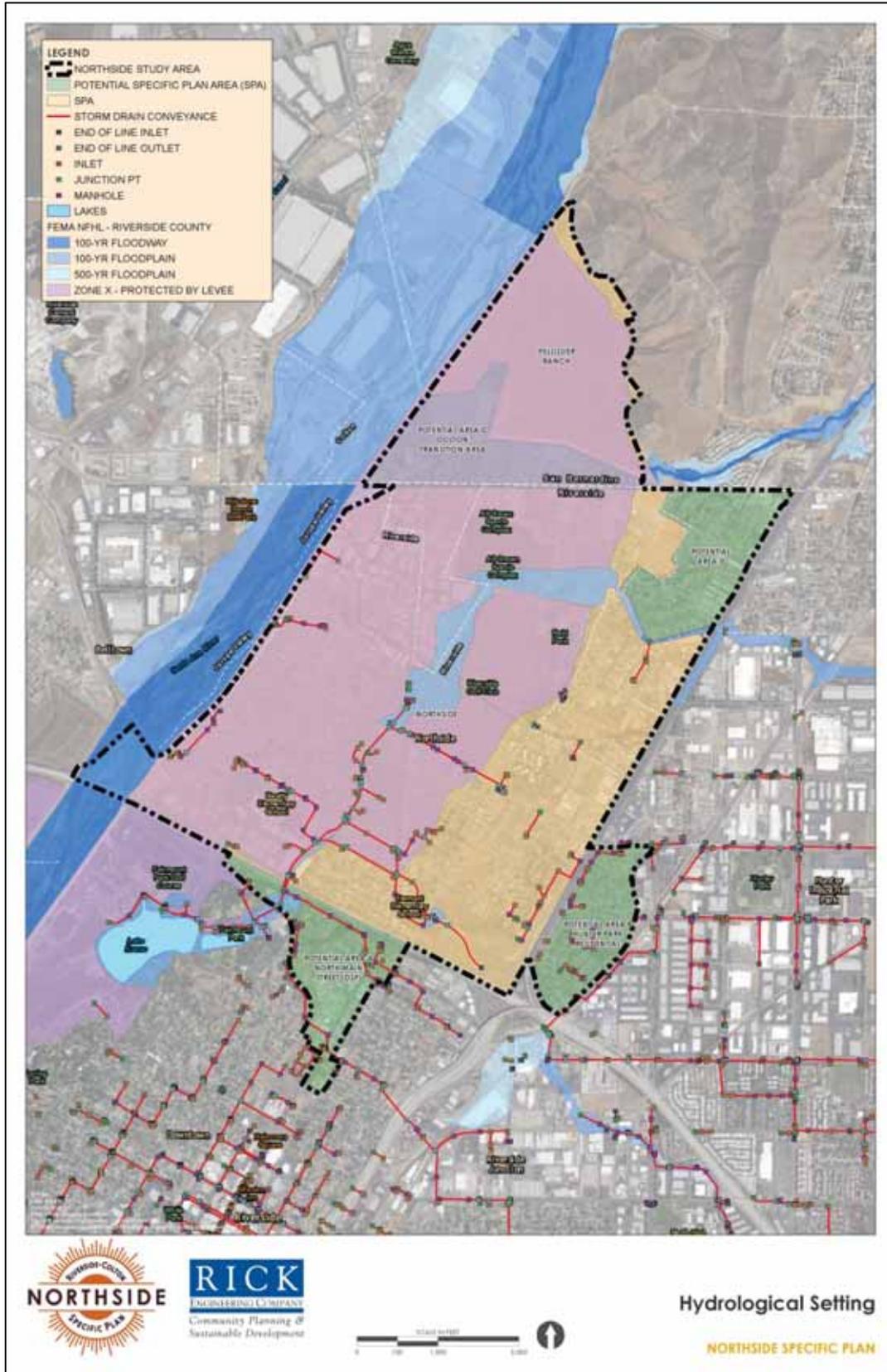


Figure 18 – Hydrological Setting

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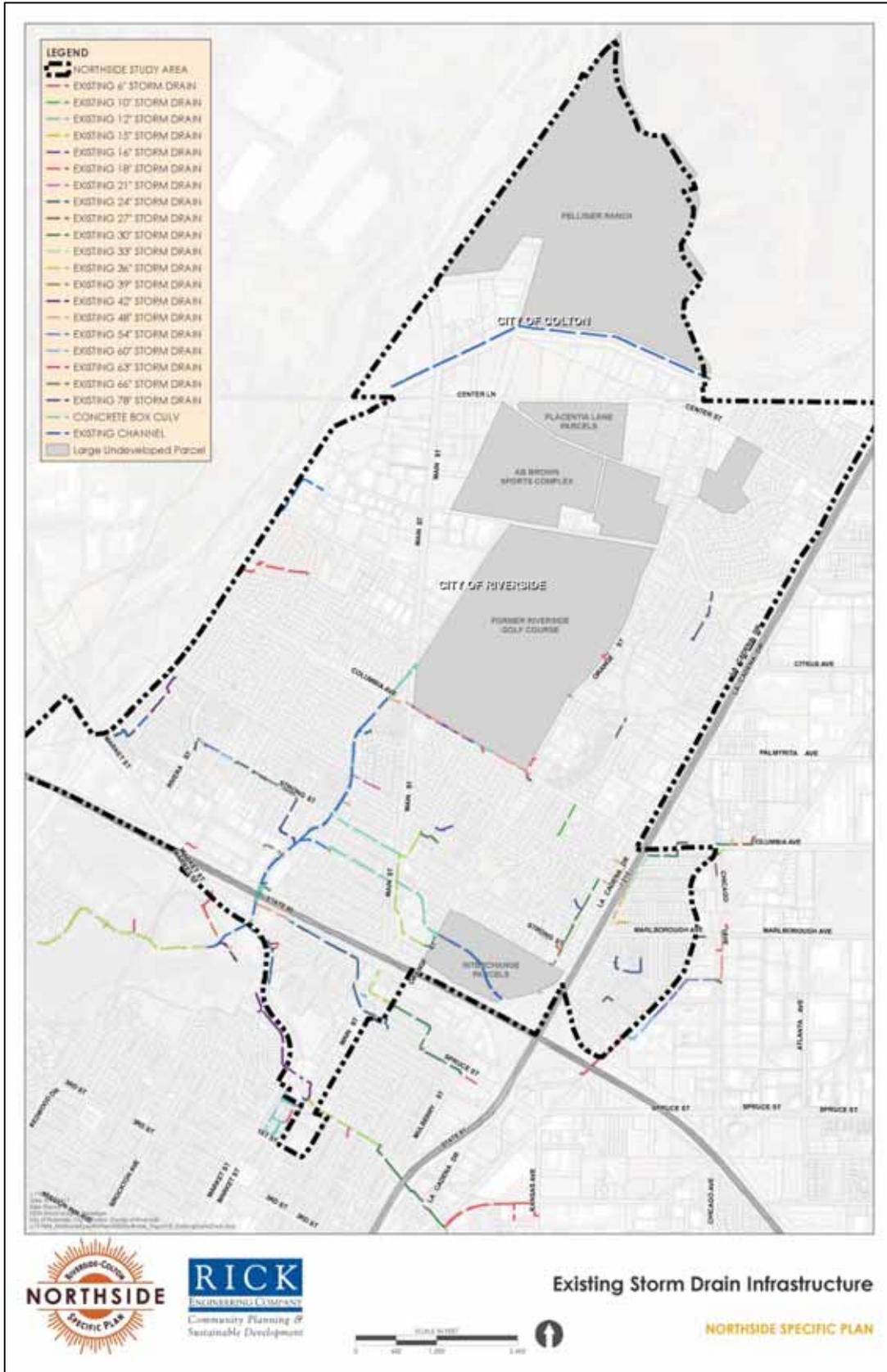


Figure 19 – Existing Storm Drain Infrastructure

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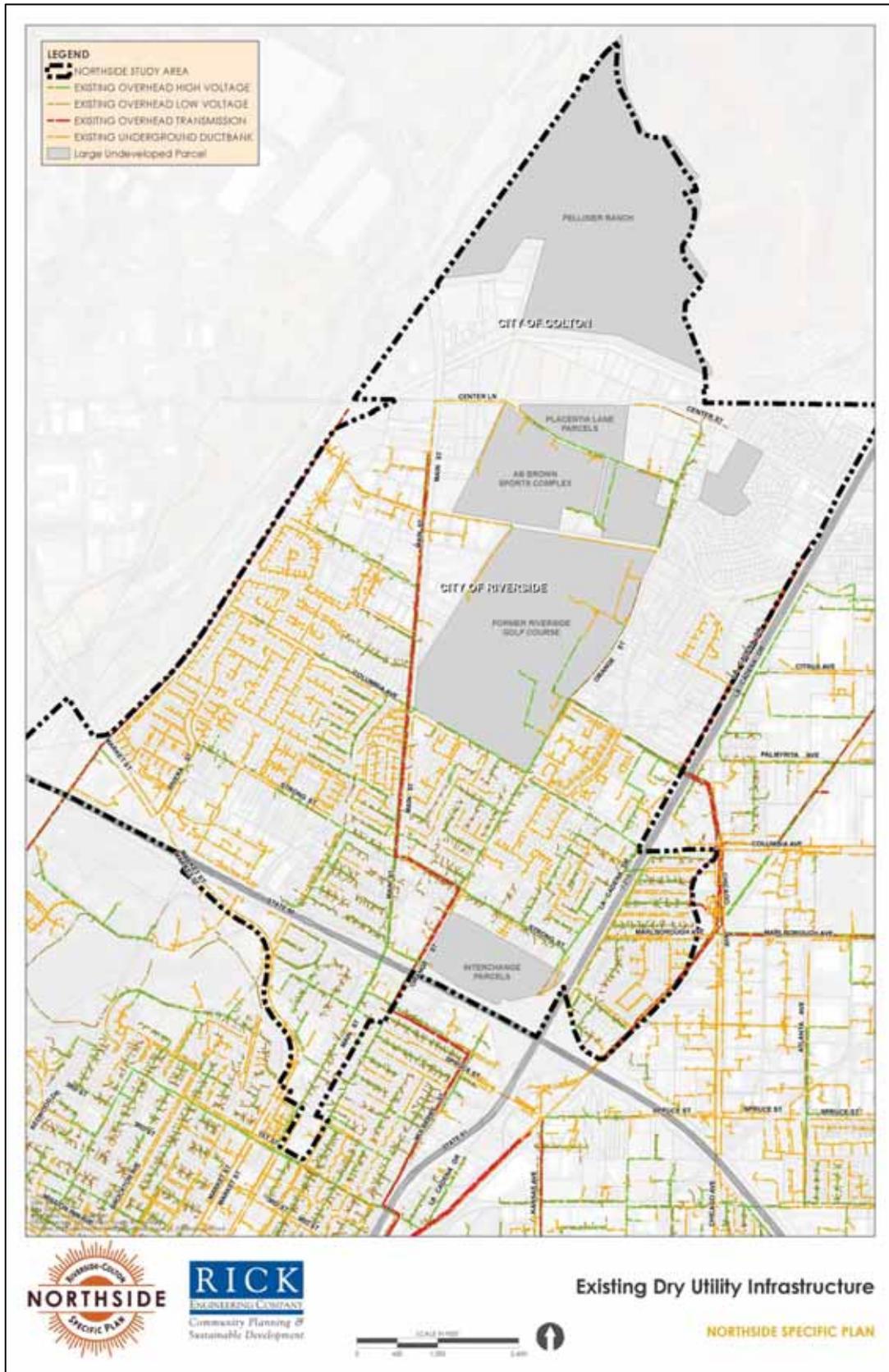


Figure 20 – Existing Dry Utility Infrastructure

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## Section 5: Environmental Setting

### 5.1 Air Quality & Greenhouse Gases

#### 5.1.1 Air Quality Existing Conditions

Existing air quality within the Study Area is influenced by the vehicle trips and stationary sources resulting from the residential and business/manufacturing park land uses. The combustion of fuels for motor vehicle and truck trips contribute to a majority of criteria emissions within the area. However, there are six stationary sources of air pollution identified by California Air Resources Board (CARB) within approximately two miles of the Study Area. Each of these facilities are industrial uses, west of the Santa Ana River.

In accordance with the Clean Air Act, the Environmental Protection Agency (EPA) classifies air basins (or portions thereof) as “attainment” or “nonattainment” for each criteria air pollutant, based on whether the National Ambient Air Quality Standards (NAAQS) have been achieved. The current attainment status within the SCAB is shown in **Table 4**. Overall, the South Coast Air Basin (SCAB) (where the Study Area is located) has been classified as “nonattainment” under federal standards for Ozone– 8 Hour (O<sub>3</sub>) and Fine Particulate Matter (PM<sub>2.5</sub>). Under state standards, the SCAB has been classified as “nonattainment” for Ozone – 1 hour (O<sub>1</sub>), O<sub>3</sub>, Coarse Particulate Matter (PM<sub>10</sub>), and PM<sub>2.5</sub>.

**Table 4 – SCAB Attainment Classifications**

Pollutant	Designation/Classification	
	Federal Standards	State Standards
Ozone (O <sub>3</sub> ) - 1 hour	No Federal Standard	<b>Nonattainment</b>
Ozone (O <sub>3</sub> ) - 8 hour	<b>Extreme Nonattainment</b>	<b>Nonattainment</b>
Nitrogen Dioxide (NO <sub>2</sub> )	Unclassifiable/Attainment	Attainment
Carbon Monoxide (CO)	Attainment/Maintenance	Attainment
Sulfur Dioxide (SO <sub>2</sub> )	Unclassifiable/Attainment	Attainment
Coarse Particulate Matter (PM <sub>10</sub> )	Attainment/Maintenance	<b>Nonattainment</b>
Fine Particulate Matter (PM <sub>2.5</sub> )	<b>Serious Nonattainment</b>	<b>Nonattainment</b>
Lead (Pb)	Unclassifiable/Attainment	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Sulfates	No Federal Standard	Attainment
Visibility-Reducing Particles	No Federal Standard	Unclassified
Vinyl Chloride	No Federal Standard	No designation

Sources: EPA 2016a (federal); ARB 2016b (state).

Notes: Attainment = meets the standards; Attainment/Maintenance = achieve 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.

#### 5.1.2 Air Quality Constraints

The South Coast Air Quality Management District (SCAQMD) is the regional agency responsible for the regulation and enforcement of federal, state, and local air pollution control regulations in the SCAB. The SCAQMD’s implements the Air Quality Management Plans (AQMPs), which include control measures and strategies to be implemented to attain state and federal ambient air quality standards 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 Northside Specific Plan would be

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required to demonstrate consistency with the AQMP, and in order to do so, the plan could not increase the service population (residents + employees) over that projected in the 2016 RTP/SCS published by the Southern California Association of Governments (SCAG) and used as the basis for the AQMP. In addition, the Specific Plan would be subject to the City of Riverside and City of Colton General Plan Policies related to Air Quality. (See **Technical Appendix A** for a list of these applicable Policies).

## 5.1.3 Greenhouse Gas/Climate Change Existing Conditions

Human activities that emit additional Greenhouse Gases (GHGs) to the atmosphere increase the amount of infrared radiation that gets absorbed before escaping into space, thus enhancing the greenhouse effect and causing the Earth's surface temperature to rise. A GHG is any gas that absorbs infrared radiation in the atmosphere, and include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), O<sub>3</sub>, fluorinated gases (hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF<sub>6</sub>) and nitrogen trifluoride (NF<sub>3</sub>)), chlorofluorocarbons (CFCs), and hydrochlorofluorocarbons (HCFCs), in addition to water vapor.

According to California's 2000–2014 GHG emissions inventory, California emitted 441.5 MMT CO<sub>2</sub>E in 2014, including emissions resulting from out-of-state electrical generation. The sources of GHG emissions in California include transportation, industry, electric power production from both in-state and out-of-state sources, residential and commercial activities, agriculture, high GWP substances, and recycling and waste. During the 2000 to 2014 period, per-capita GHG emissions in California have continued to drop from a peak in 2001 of 13.9 MT per person to 11.4 MT per person in 2014, representing an 18% decrease. In addition, total GHG emissions in 2014 were 2.8 MMT CO<sub>2</sub>E less than 2013 emissions.

## 5.1.4 Greenhouse Gas Constraints

Greenhouse gases remain in the atmosphere for long periods of time and become well mixed and distributed roughly the same around the world regardless of emission sources. Given this inherent global nature of GHG emissions, regulations and agreements exist at all scales of government including broad international agreements. As such, there are a number of regulations pertaining to climate change and GHG emissions that need to be considered in drafting the Specific Plan, so as to ensure future development within the Study Area contributes to the achievement of the goals of these regulations. For a comprehensive list and description of these regulations, please see **Technical Appendix A**.

## 5.1.5 Opportunities

- The region has a pleasant and temperate climate, ideal for communities and commercial development which support non-automotive transportation such as walking and biking. Corridors with less automotive traffic can alleviate local air pollutants and reduce vehicle-related GHG emissions.
- Through the Riverside Residential Shade Tree Program, the City of Riverside provides a rebate for customers of Riverside Public Utility who plant shade trees in certain locations around their home to reduce energy consumption related to home cooling. Implementation of this program, along with similar strategies for street trees and vegetation in commercial areas, could both improve local air quality and reduce GHG emissions by decreasing energy consumption and creating an environment that encourages walking and biking.
- The Study Area is served by RTA Bus Route 12, which travels from Downtown Riverside to the border of the City of Riverside and City of Colton. As such, there exists the opportunity to promote public transit use throughout the Study Area.

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- The Santa Ana River Trail runs through the City of Colton and along the Study Area, and provides a unique recreation opportunity to promote alternative transit modes in an otherwise urban environment.
- Over 70% of students in the City of Colton walk or bike to school compared to 7.9% of students nationwide (City of Colton, 2014). This high proportion of students represents an existing population with an already low VMT rate, which could help influence future development of the Northside Neighborhood.

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## 5.2 Biological Resources

### 5.2.1 Existing Conditions

#### Soils

The Study Area has a number of soil types, most of which are well-drained to excessively-drained sandy loam and fine sandy loam, and none of which are listed as sensitive soils by the MSHCP. There is one patch of the Delhi soil series mapped on the eastern boundary of the Study Area.

#### Watersheds

The Study Area is located within the Santa Ana Region (Region 8) of the California Regional Water Quality Control Board (RWQCB), more specifically the Middle Santa Ana River Watershed Management Area.

#### Topography

The Study Area elevations range from approximately 800 feet at the southern end of the boundary to 900 feet above mean sea level at the northern boundary. Much of the Study Area is flat, with only some slight topography associated with the base of La Loma Hills.

#### Vegetation

A majority of the Study Area occurs within developed and urban areas of the city of Riverside. However, there are some undeveloped parcels and other open spaces areas that support upland and aquatic vegetation communities, more so in the northern portion. **Table 5** below provides a summary of acreages for each vegetation community and land cover identified.

#### Special-Status Species

The Study Area contains critical habitat for designated animal species, and does not contain any critical habitat for designated plant species. For a complete list of all special-status species that have been documented within the vicinity of the Study Area, please see **Technical Appendix B. Table 6** below outlines the critical habitat acreages for special status species within the Study Area.

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Table 5 – Vegetation Communities and Acreages

Generalized Habitat Type (Macrogroup) (CDFG 2010)	Alliance (CDFG 2010) Land Cover Type	Total Acres in Study Area
Coastal Scrub (California Coastal Scrub, Vancouverian Coastal Dune and Bluff, and Mojavean-Sonoran Desert Scrub)	Brittle Bush Scrub Alliance	9.0
	California Sagebrush Scrub Alliance	0.1
	Subtotal	9.1
Non-Native Woodland (Introduced North American Mediterranean Woodland and Forest)	Semi-Natural Woodland Stands	8.7
	Subtotal	8.7
Grasslands (California Annual and Perennial Grassland)	Non-Native Grassland	141.9
	Subtotal	141.9
Oak Woodlands and Forests (California Forest and Woodland)	Oak Woodland	0.9
	Subtotal	0.9
Riparian Forest and Woodland (Southwestern North American Riparian, Flooded and Swamp Forest)	Fremont Cottonwood - Black Willow / Mulefat Association*	9.0
	Subtotal	9.0
Riparian Scrub(Southwestern North American Riparian, Flooded and Swamp Forest/Scrubland)	Mulefat Thickets Alliance	12.2
	Subtotal	12.2
Open Water	Open Water	0.7
	Subtotal	0.7
Former Riverside Golf Course		120
	Subtotal	120
Non-Natural Land Covers	Disturbed	135.2
	Upland Mustard	207.1
	Urban Developed (includes former golf course)	1408.8
	Subtotal	1871.1
	<b>Total</b>	<b>2053.6</b>

\* denotes a special-status plant community

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Table 6 – Critical Habitat in the Study Area

Critical Habitat Species		Study Area (acres)
Common Name	Scientific Name	
California gnatcatcher	<i>Polioptila californica</i>	169.1
Santa Ana sucker	<i>Catostomus santaanae</i>	22.9

Source: USFWS 2017.

There are four special-status plant species that are known to occur in the Study Area region; however, they were judged to have only a low potential to occur in the Study Area.

There are five federal/state listed endangered/threatened species that have potential to occur in the study area: least Bell's vireo, southwestern willow flycatcher, Santa Ana sucker, tricolored blackbird, and California gnatcatcher. The majority of the study area supports nesting opportunities to a wide variety of bird species. These habitats include vegetated and vegetated areas, concrete structures, and some of the trees on the former golf course site and Pellissier Ranch, as well as adjacent to Spruce Street Drain provide nesting opportunities.

### Jurisdictional Areas

Potential jurisdictional waters are present in several areas of the Study Area. Two tributaries to the Santa Ana River flow through the Study Area. One unnamed tributary (Main Street Drain) flows west through the northern portion of the study area, and Springbrook Arroyo flows through the central-southern portion. One unnamed tributary to Springbrook Arroyo (Spruce Street Drain) occurs in the southeast portion of the study area. The existing drainage and waterway system within the Study Area is depicted in **Figure 21** below. A complete site specific inventory for jurisdictional waters would be required for proposed projects within the Study Area.

### Wildlife Corridors & Habitat Linkages

A number of wildlife corridors and habitat linkages overlap the project area. The MSHCP identifies one linkage that overlaps the Study Area, the Santa Ana River. It is a regional linkage that provides movement opportunities for a wide variety of plant and wildlife species from Orange County, through Riverside County, and up to San Bernardino County. In San Bernardino County, the Santa Ana River is recognized as a wildlife corridor in the San Bernardino County Open Space Overlay Map. Springbrook Arroyo has been identified as a potential linkage between Box Springs Mountain Reserve and the Santa Ana River, but is severely degraded. **Figure 22** depicts the portions of the Study Area that are within the MSHCP.

### 5.2.2 Constraints

- The Study Area overlaps with a very small portion of Criteria Cell 187. Criteria cells are used by the MSHCP to identify target areas for potential conservation. Pursuant to the provisions of the MSHCP, all discretionary development projects within Criteria Cells are to be reviewed for compliance with the "Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy" (HANS) process or equivalent process.
- The MSHCP has a number of required assessments and surveys that must be conducted for projects that are proposed within the Study Area. The Study Area overlaps the habitat assessment areas for Narrow Endemic Plant Species Survey Area 7 (San Diego ambrosia, Brand's Phacelia, and San Miguel savory), burrowing owl, and Mammalian Species 3 (San Bernardino kangaroo rat and Los Angeles pocket mouse).
- The MSHCP requires an assessment on all sites for jurisdictional waters/wetlands, riparian/riverine areas, vernal pools, and fairy shrimp habitat.

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- The majority of the Study Area within Riverside County is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) boundary and subject to the SKR HCP development fee. Payment of this fee mitigates development impacts to SKR for project implementation.

### 5.2.3 Opportunities

Currently, there are a very few MSHCP mandated requirements for conservation of natural resources within the Study Area, with the Santa Ana River being the exception. Therefore, this section provides a list of biological opportunities to increase native habitat, provide a potential system of trails, maintain or increase green space, and increase water quality within the study area which could provide opportunities to meet potential mitigation obligations.

- Due to the very high biological values associated with the Santa Ana River, the areas of the River within the Study Area could be reviewed to determine if there is an opportunity to acquire or otherwise conserve these parcels and contribute them to the MSHCP reserve system.
- There is an opportunity to improve the condition of Springbrook Arroyo and possibly increase the designation of Springbrook Arroyo as a City arroyo on the west side of I-215.
- Pellissier Ranch is the largest undeveloped parcel within the Study Area, adjacent to the Santa Ana River, and has some sage scrub vegetation communities as well as unique topography. Therefore, the site provides many opportunities for habitat creation, such as riparian, wetland, or vernal pool, as well as sage scrub.
- The former Riverside Golf Course is also a large undeveloped parcel that has a variety of opportunities for creation and enhancement of biological resources. The former Golf Course occurs adjacent to a portion of Springbrook Arroyo, which may provide opportunities for creation of riparian, wetland, or vernal pool habitat.
- The slopes and adjacent areas from the Spruce Street Drain support oak woodlands that have a non-native woodland component. Therefore, there are opportunities to enhance the oak woodland by removing non-species tree species and promoting native oak species. In addition, due to the presence of Spruce Street Drain and a tributary and their associated flows, there are opportunities for riparian, wetland, or vernal pool creation. Due to the size of this parcel, there are a variety of opportunities to enhance biological resources. The current General Plan designates this area as office.

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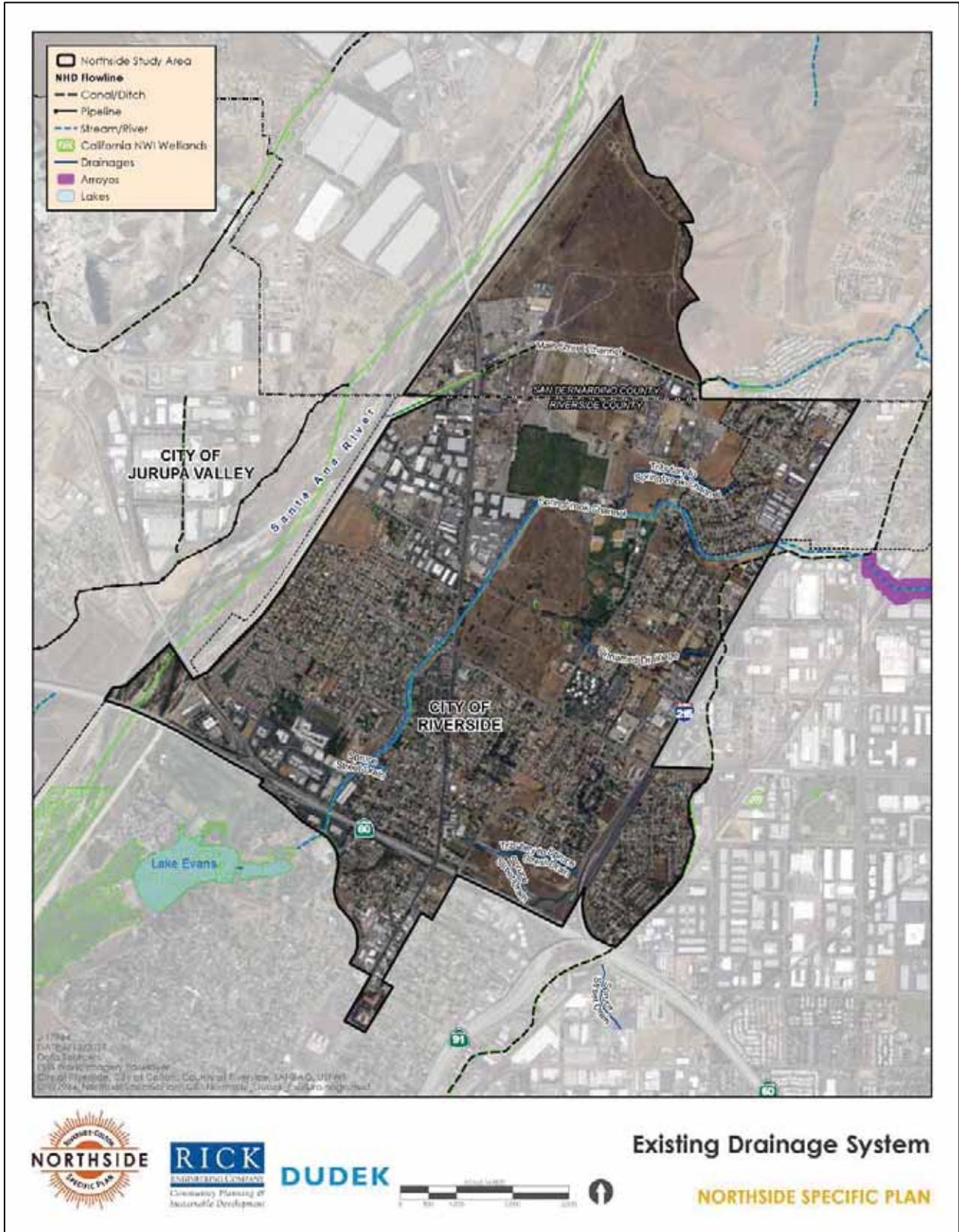


Figure 21 – Existing Drainage System

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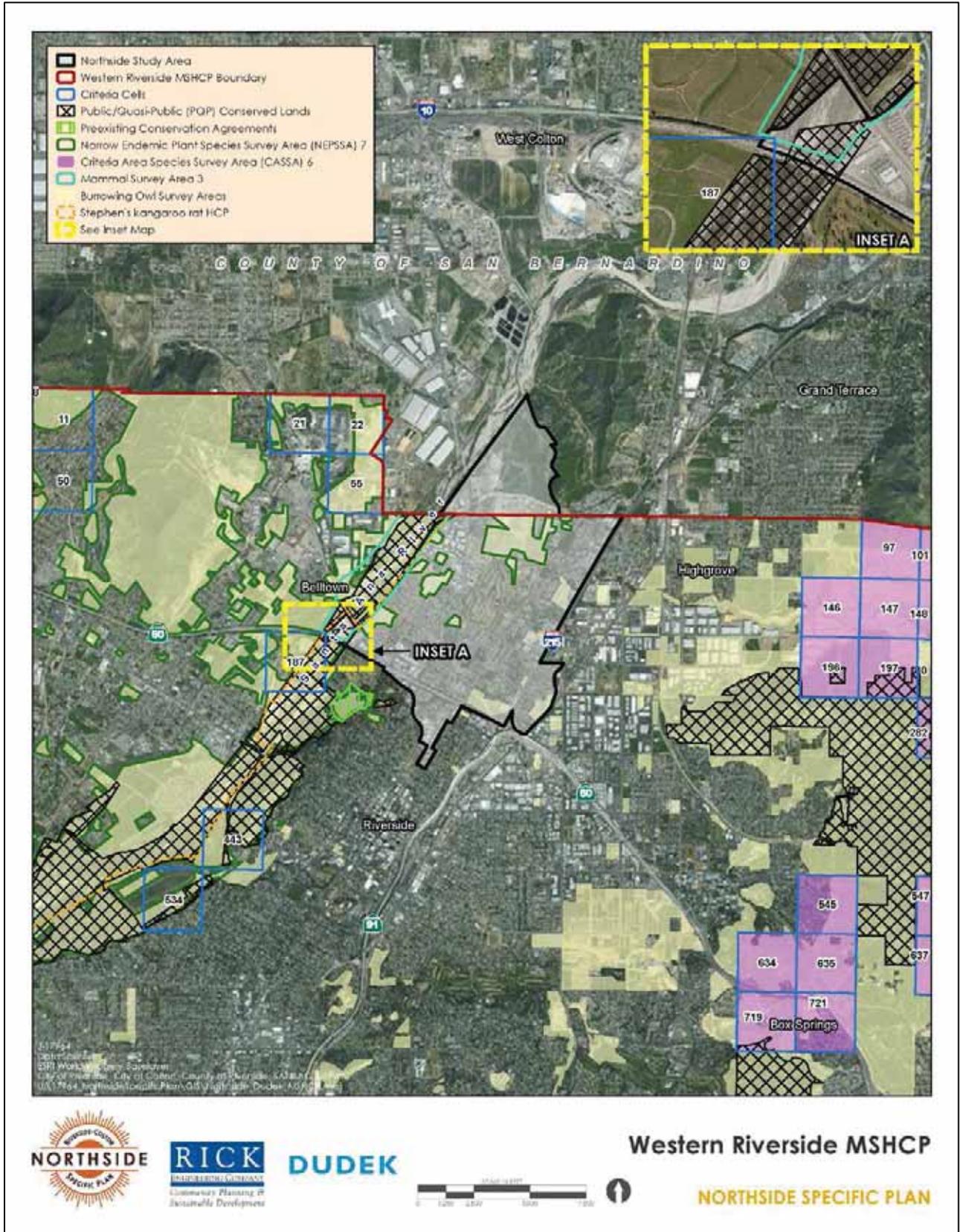


Figure 22 – Western Riverside MSHCP

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## 5.3 Cultural Resources

### 5.3.1 Historical Background and Existing Conditions

In 1843, La Placita de los Trujillos, or “La Placita” (also known as “San Salvador” and regionally nicknamed “Spanish Town”), was established in Riverside County and has been since recognized as one of the first non-native settlements in the San Bernardino Valley<sup>1</sup>. A group of genízaro colonists from Abiquiú, New Mexico, arrived in the area in the early 1840s<sup>2</sup>. Don Juan Bandini donated a portion of Rancho Jurupa to them on the condition that they would assist in protecting his livestock from Indian raids. Lorenzo Trujillo led 10 of the colonist families to 2,000 acres on the “Bandini Donation” on the southeast bank of the Santa Ana River and formed the village of La Placita. In 1852, the same year that Leandro Serrano died, the Los Angeles County Board of Supervisors established a town called “San Salvador” encompassing a number of small, growing communities in the area initially known as “La Placita.” San Salvador was mainly a community of agriculture and animal husbandry until around the late 1860s with the occurrence of “the Great Flood of 1862” and a second flood later in 1886, causing the local population to abandon the immediate area, which had been largely a ghost town until the recent modern introduction of waste transferal and recycling facilities to the area<sup>3</sup>.

Residential development in the Northside occurred shortly after the flood in 1886, which coincided with the migration boom of the 1880s. As residential tracts began to expand within the City of Riverside, Northside was considered ideal for agricultural production and grove house construction. The early homes in Northside would have reflected citrus-related buildings and features associated with small-scale agriculture. The earliest period of residential development in Northside consisted of Victorian-era styles including, Gothic Revival, Queen Anne, Shingle, and Folk Victorian. Of these, the Gothic style is prevalent in Northside<sup>4</sup>.

As the community was transitioning into the new century, Anton Pellissier immigrated to the United States from France (1888). By 1920, he and his family were living on North Orange Street in north La Placita. Pellissier ran a dairy and vineyard, located north of the Trujillo adobe. He eventually expanded his dairy and vineyard businesses by purchasing property in the area, including the Garcia farmstead, and establishing a large ranch that operated until World War II<sup>5</sup>.

There have been 343 previously recorded cultural resources within the records search area, 101 of which are located within the Study Area. Of these, one resource, The Trujillo Adobe is a designated California Point of Historic Interest, and is a County Landmark. As of 2015, descendants of the families of the settlements of Agua Mansa and La Placita are working to list the site on the California Register of Historical Resources (CRHR) and National Register of Historical Places (NRHP). The 1930s Mission Revival

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<sup>1</sup> Brown, John, and James Boyd. 1922. *History of San Bernardino and Riverside Counties: With Selected Biography of Actors and Witnesses of the Period of Growth and Achievement*. The Western Historical Association.

<sup>2</sup> Nostrand, Richard L. 1996. *The Hispano Homeland*. University of Oklahoma Press.

<sup>3</sup> Elderbee, R.L. 1918. “History of Temescal Valley.” *Publications of the Historical Society of Southern California*. Vol. I.

<sup>4</sup> Mermilliod, Jennifer. 2005. *Reconnaissance Survey and Context Statement for a Portion of the Northside*. Prepared for the City of Riverside Planning Department. Riverside, California: JM Research and Consulting. <http://www.riversideca.gov/historic/pdf/Surveys/northside.pdf> accessed on April 4, 2017.

<sup>5</sup> Harley, R. B. 1996. *The Agua Mansa History Trail, featuring an historical tour of Agua Mansa, La Placita, and San Salvador pioneer Sites, 1842-1893*. San Bernardino County Museum Association Quarterly, 43(3).

<sup>5</sup> Harley, R. B. 2003, February. “An Early Riverside Suburb at La Placita.” In *Journal of the Riverside Historical Society*, issue 7.

## Northside Specific Plan Baseline Report

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style single-family residence at 3261 Strong Street is designated as City of Riverside Landmark and appears eligible for the NRHP. The 1920s Craftsman style bungalow at 3720 Stoddard Avenue is designated as a City of Riverside Structure of Merit and appears eligible for the NRHP and CRHR.

The California Historical Resources Information System (CHRIS) search results show that the majority of the Study Area has not been previously surveyed and the presence of cultural resources within those portions of the Study Area could not be determined at this time. Given the sensitivity of the area as indicated by the CHRIS records search, the presence of previously unrecorded cultural resources within the unsurveyed portions of the Study Area is possible.

### 5.3.2 Constraints

The above data represents only resources that have been previously recorded within the records search area and a comprehensive inventory of all cultural and built environment resources within the specific plan area has not been completed to date. Due to the density of recorded resources, and the rich recorded history of the area, targeted inventories have a high probability of identifying additional resources as revealed by the records search. Thus, additional constraints are bound to be identified in the future during the project implementation phase.

Additional work is required to relocate and assess the current condition of known resources and their potential eligibility for the California Register of Historical Resources. This includes:

- An intensive pedestrian field survey of the Study Area, identifying and recording all previously unidentified cultural and built environment resources,
- Archival research of all historic resources within the site plan area,
- Evaluation of archaeological and built environment sites within the site plan area

### 5.3.3 Opportunities

This project provides an opportunity for the Cities of Riverside and Colton to research the local historic pattern in depth and create destinations that reflect historic values. This goes beyond simply identifying, recording, and evaluating individual resources. It includes, but is not limited to, the development of broad prehistoric and historic patterns across the landscape. These patterns can be incorporated into the Specific Plan and integrated into the physical development and revitalization of the area.

# Northside Specific Plan Baseline Report

## 5.4 Noise

### 5.4.1 Existing Conditions

The major noise source within the Study Area is vehicle traffic. Other secondary noise sounds included rustling leaves, birds, distant aircraft overflights, and other community noises. The results of the sound level measurements are summarized in **Table 7**. Measured noise levels range from 59 dBA  $L_{eq}$  at Site M1 to 67 dBA  $L_{eq}$  at Site M2 when rounded to whole numbers, as is customary for community noise measurements.

**Table 7 – Short Term Sound Level Measurements**

Site ID	Measurement Location	Measurement Period			Noise Sources	Measurement Results (dBA)					
		Date	Start Time	Duration (mm:ss)		$L_{eq}$	$L_{max}$	$L_{min}$	$L_{90}$	$L_{50}$	$L_{10}$
M1	3141 Main St Riverside, CA 92501 (Potential Area A)	3-30-17	11:15	15:00	Traffic, Birds, Distant Traffic	58.7	72.6	47.1	50.3	55.0	62.4
M2	1101-1199 Orange St, Riverside, CA 92501 (Existing SPA)	3-30-17	12:00	15:00	Traffic, Birds, Distant Conversations / Yelling	67.0	79.3	48.6	55.8	63.6	71.1
M3	1942 Marlborough Ave Riverside, CA 92507 (Potential Area B)	3-30-17	13:10	15:00	Traffic, Birds, Distant Aircraft, Distant Traffic, Rustling Leaves	59.0	75.1	50.6	52.1	56.9	61.9
M4	3298 Kluk Ln Riverside, CA 92501 (Potential Area D)	3-30-17	12:46	15:00	Traffic, Distant conversations, Distant traffic, Landscape	65.7	73.5	59.9	62.9	65.2	67.7
M5	3759 Placentia Ln Riverside, CA 92501 (Potential Area C)	3-30-17	12:28	15:00	Traffic, Birds, Rustling Leaves, Distant Traffic, Loading Truck	60.2	73.9	45.5	49.1	54.2	64.5
M6	3401 Vista Ave Riverside, CA 92501 (Existing SPA)	3-30-17	11:35	15:00	Traffic, Birds, Distant Conversation, Distant Dog Barking, Distant Traffic, Rustling Leaves	64.3	74.5	61.5	63.0	64.2	65

$L_{eq}$  = equivalent continuous sound level (time-averaged sound level);  $L_{max}$  = maximum sound level during the measurement interval;  $L_{min}$  = minimum sound level during the measurement interval;  $L_{90}$  = sound level exceeded for 90% of the measurement period;  $L_{50}$  = sound level exceeded for 50% of the measurement period;  $L_{10}$  = sound level exceeded for 10% of the measurement period

# Northside Specific Plan Baseline Report

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## 5.4.2 Constraints

- State Route 91 (SR-91)/I-215 borders the Study Area on the east side, and separates the Northside Neighborhood from Potential Area B. State Route 60 borders the Study Area on the south side and separates the Northside Neighborhood from Potential Area A. These major transportation facilities are associated with high traffic noise levels.
- A busy rail line which carries freight and passenger (AMTRAK and Metrolink) trains borders Potential Area B on the east side. Although not a continuous source of noise, rail noise is a substantial contributor to community noise.
- Numerous commercial/industrial businesses (auto towing/storage yards, truck maintenance yards, metals facilities, etc.) are located in or adjacent to the Study Area. Such noise sources can be a source of annoyance and a concern when cited near noise-sensitive land uses such as residential areas.
- Potential Area B is located within the Airport Influence Area boundary (Zone E, the outermost boundary area, noise impact classified as low) of March Air Reserve Base.

## 5.4.3 Opportunities

- The Specific Plan could consider the presence of freeways, major arterial roadways and rail lines in designating land uses. Less noise-sensitive land uses such as business/commercial or industrial uses could be sited adjacent to noisy transportation sources.
- Noise-sensitive land uses including residential, schools, churches, libraries, playgrounds and hospitals could be sited in locations not directly exposed to major transportation noise sources or noisy industrial facilities.
- There is the opportunity to direct noise-sensitive land uses away from direct (i.e., first-row) exposure to major transportation noise sources or industrial facilities,
- Coordinate with agencies of both the City of Riverside and the City of Colton to ensure that the Specific Plan complies with all codes and requirements regarding noise.

# Northside Specific Plan Baseline Report

## 5.5 Public Services

### 5.5.1 Existing Conditions

#### *Fire and Emergency Medical Services*

The City of Riverside Fire Department (RFD) provides fire suppression and emergency response for the people of Riverside. In addition to the 14 stations provided by RFD, the Riverside County Fire Department also provides services to the unincorporated territory within the City’s Sphere of Influence. There are five fire stations within 10 minutes driving distance of the Study Area. Station 6, located on 1077 Orange Street, is the closest station, and is located within the Study Area. The average time for on-site response to fire calls is 5 minutes, 30 seconds. The RFD has an automatic aid agreement with the Riverside County Fire Department. County services are provided through the City of Moreno Valley, which contracts with Riverside County for its fire protection services. The RFD also provides emergency medical services (EMS) (City of Riverside 2007). A complete list of City of Riverside Fire Stations and their locations/equipment is located in **Table 8** below. A map of fire station locations is depicted in **Figure 23** below.

**Table 8 – City of Riverside Fire Stations**

Station	Address	Distance from Specific Plan Area	Station Equipment
Station 1 – Downtown and Fire Administration	3401 University Ave.	1.2 miles south	Battalion 1, Engine 1, Truck 1, Squad 1, Brush 1, and Patrol 1
Station 2 - Arlington	9449 Andrew St.	7.2 miles southwest	Battalion 2, Engine 2, Truck 2, Squad 2, Haz Mat 2, and Decon 2
Station 3 -Magnolia Center (Midtown)	6395 Riverside Ave.	3.5 miles south	Engine 3, Tuck 3, Heavy Rescue 3, and Water Rescue 3
Station 4 - University	3510 Cranford Ave.	1.4 miles southeast	Engine 4, OES Engine 255
Station 5 - Airport	5883 Arlington Ave.	5.4 miles southwest	Engine 5, Squad 5, Command Unit
Station 6 - Northside	1077 Orange St.	Within Specific Plan Area	Engine 6, Engine 6R
Station 7 - Arlanza	10191 Cypress Ave.	5.7 miles northwest	Engine 7, Water Tender 7
Station 8 – La Sierra	11076 Hole Ave.	8.7 miles southwest	Engine 8, Engine 8R
Station 9 – Mission Grove	6674 Alessandro Blvd.	4.6 miles south	Engine 9, Engine 9R
Station 10 – Arlington Heights	2590 Jefferson St.	5.8 miles south	Engine 10, Engine 10R
Station 11 – Orange Crest	19595 Orange Terrace Parkway	7.3 miles south	Engine 11, Engine 11R
Station 12 – La Sierra South	10692 Indiana Ave.	8.9 miles southwest	Engine 12, Brush 12, Breathing Support 12
Station 13 – Sycamore Canyon	6490 Sycamore Canyon Blvd.	5.6 miles southeast	Engine 13, Engine 13R
Station 14 – Canyon Crest	725 Central Ave.	3.4 miles southeast	Engine 14, Engine 14R

The City of Colton Fire Department (CFD) provides fire suppression and emergency medical services within the city limits. The CFD is staffed by 32 personnel and the average response time is 5 minutes, 56 seconds for all call types. American Medical Response (AMR) provides ambulance service to the City of Colton. For emergency services, AMR has an established agreement to respond to 90 percent of calls within nine minutes. Fire station locations in proximity to the Study Area and station equipment are outlined in detail in **Table 9** below. Fire station locations within the City of Colton are shown on **Figure 24** below.

# Northside Specific Plan Baseline Report

**Table 9 – City of Colton Fire Stations**

Station	Address	Distance from Specific Plan Area	Station Equipment
Station 211 – (Administrative Headquarters)	303 East E Street	3.4 miles northeast	The facility is equipped with a ladder truck and one engine, and staffed by a Fire Chief, administrative and suppression personnel, a battalion chief, captain, engineer, and firefighter/paramedic
Station 212	1511 North Rancho Avenue	3.7 miles north	The facility is equipped with one fire engine, and staffed by a captain, engineer, and firefighter/paramedic, and is the Arson Investigation Unit headquarters
Station 213	1100 South La Cadena Drive	2.0 miles north	The facility is equipped with one fire engine, and staffed by a captain, engineer, and firefighter/paramedic and is the Heavy Rescue Unit headquarters
Station 214	1151 South Meadow Lane	3.2 miles northeast	

### Police Services

The City of Riverside Police Department (RPD) provides police protection services to the City of Riverside. The headquarters building at 4102 Orange Street is the closest police station to the Study Area. The RPD divides the City into 133 Reporting Districts, grouped into four neighborhood policing centers. Policing Centers and station locations within the City of Riverside are shown on **Figure 23**. RPD Police officers strive to respond within seven minutes to Priority 1 calls (life threatening). Officers will respond to less-urgent Priority 2 calls within 12 minutes (non-life threatening).

The Colton Police Department (CPD) provides police protection within the Colton City limits and Sphere of Influence (SOI). The Colton Police Department headquarters is located at the City Hall Campus, 650 North La Cadena Drive. Colton’s Police Department is staffed with approximately 106 “headquartered” staff, equating to a ratio of 1.46 sworn officers for every 1,000 residents. The Colton Police Department is equipped with 27 patrol vehicles, armored rescue vehicle, mobile command post, tactical equipment, off-road enforcement vehicles, traffic enforcement vehicles, and two police canines. The Police Department’s average response time to priority calls for service is approximately five minutes. Ideally, response times would be one to two minutes for an officer patrolling the project area (City of Colton, 2013). The location of the City of Colton Police Department in proximity to the project site is shown on **Figure 24**.

### Schools

The City of Riverside is served by two public school districts: the Riverside Unified School District (RUSD) and the Alvard Unified School District (AUSD). The Study Area is served by RUSD, which has 44 total schools. The Study Area is located within the RUSD boundary for Beatty Elementary School, Fremont Elementary School, Central Middle School, University Heights Middle School, and North High School (RUSD, 2017). The Riverside Unified School District Boundaries are shown in **Figure 23**.

The City of Colton is served by two public school districts: Rialto Unified School District (RUSD) and Colton Joint Unified School District (CJUSD). The Study Area is within the CJUSD service area, which consists of 28 total schools. The closest elementary school to the Study Area include Grand Terrace Elementary School, and the closest middle school is Terrace Hills Middle School. The closest high schools to the Study Area is Grand Terrace High School and Colton High School. Elementary, Middle, and High School locations within the City of Colton, as well as school district boundaries are shown in **Figure 24**.

### Community Services

The City of Riverside currently funds the operation of nine community centers, three senior centers and two service centers throughout the City. Four community centers, two senior centers and one service

# Northside Specific Plan Baseline Report

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center are within a 10-minute driving distance from the Study Area. In regards to the Study Area, four libraries are located within a 10-minute driving distance. Community service facilities within the City of Riverside are shown on **Figure 23**.

The City of Colton Community Services Department maintains 11 developed parks in addition to a number of recreational facilities that are shared with the Colton Joint Unified School District. City parks and joint-use facilities total 112.08 acres, for a ratio of 2.11 acres of parkland per 1,000 residents. The City of Colton operates several community centers with a full range of active and passive recreational services. The Colton Public Library's three facilities provide library services in the City of Colton. The locations of community centers, libraries, and parks within the City of Colton are shown on **Figure 24**.

## 5.5.2 Constraints

- The Specific Plan would potentially increase population and new development, which could result in the requirement of additional police services and new or expanded facilities to provide acceptable service levels. Staffing for the RPD is based on the business and residential growth and evaluated on a project-by-project basis. The City of Colton Police Department has identified the need for additional facilities.
- Development within the Study Area would be dependent on the availability of existing facilities, staff, and equipment to maintain response times. If existing availability were to diminish, additional staffing and/or facilities may be required.
- Individual school site planning, CEQA compliance and construction are undertaken by the individual school districts, not the City of Riverside. Development within the Study Area could contribute to increases in enrollment in the Riverside Unified School District and Colton Joint Unified School District. Development within the Study Area would need to be compatible, environmentally suitable, and supported by transportation and utility infrastructure should new educational facilities be required as a result of the buildout of the Specific Plan.
- The potential for increased development and population generated by the Specific Plan could result in additional demand for community centers and libraries over time. Additionally, as the population in the City, including the Specific Plan area grows, additional parkland will need to be provided in order to maintain existing or equivalent parkland to population ratios.

## 5.5.3 Opportunities

- The Specific Plan should appropriately plan for, and provide new public service facilities in conjunction with phasing of proposed development.
- There is an opportunity to implement the City of Riverside's Crime Prevention through Environmental Design (CPTED) principles to ensure impacts on police services will be lessened within the Specific Plan area.
- The Specific Plan should comply with all required development impact fees and general plan policies, which would reduce impacts on fire, police, and emergency services, as well as school, community center, and library facilities. Collection of development impact fees would incrementally fund expansion or construction of new facilities as growth is accommodated.
- There is an opportunity to coordinate with agencies to make sure the Specific Plan complies with all codes and requirements regarding fire protection, police protection, education, and community services.
- It is recommended that the Specific Plan team coordinate with both the City of Riverside and City of Colton public service departments to make sure local regulations for the Specific Plan area are consistent.

## Northside Specific Plan Baseline Report

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- The Specific Plan should comply, and where possible coordinate, with any proposed general plan updates for both the City of Riverside and City of Colton, related to public services and recreation.

# Northside Specific Plan Baseline Report

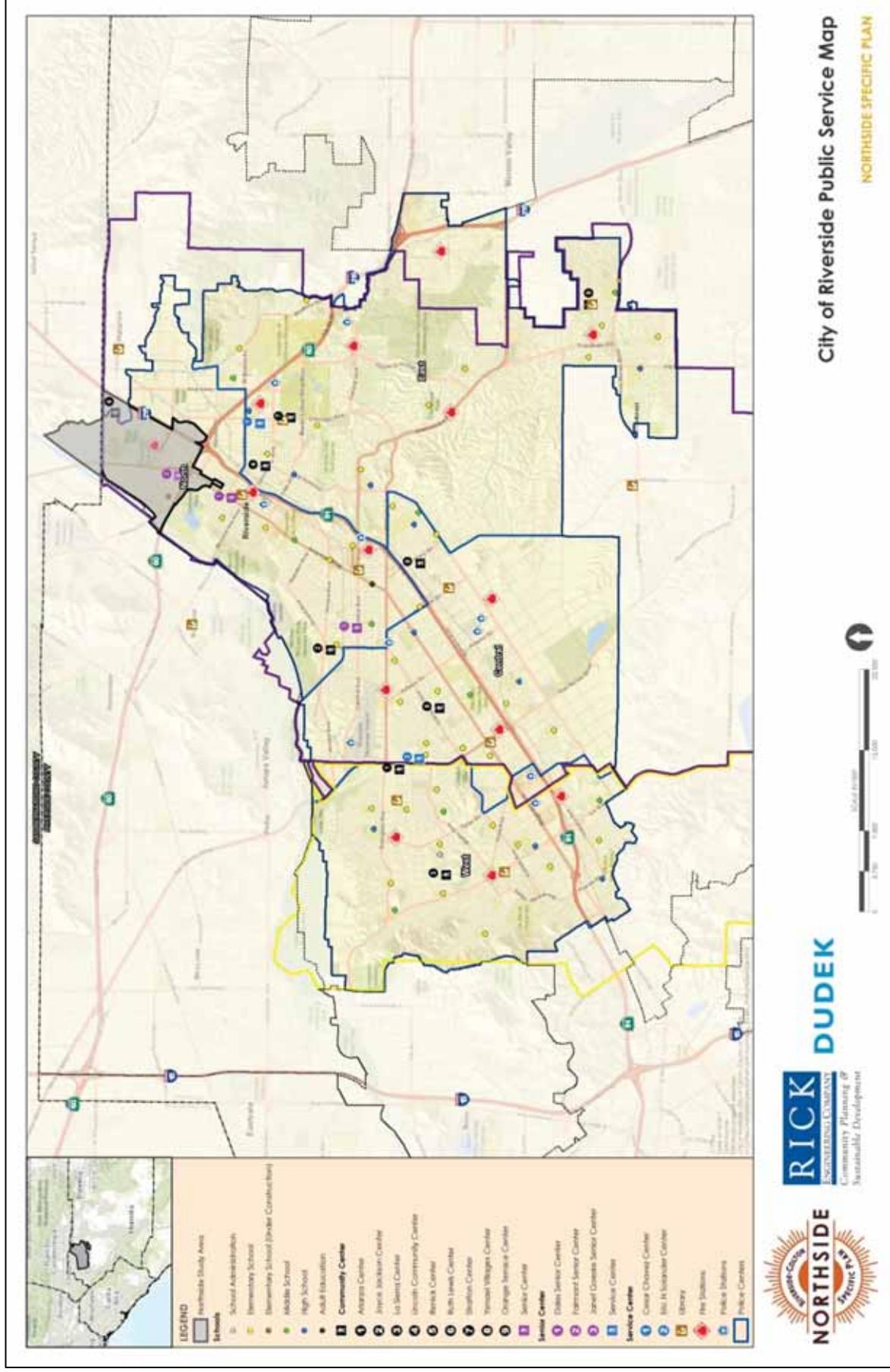


Figure 23 – City of Riverside Public Services Map

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# Northside Specific Plan Baseline Report

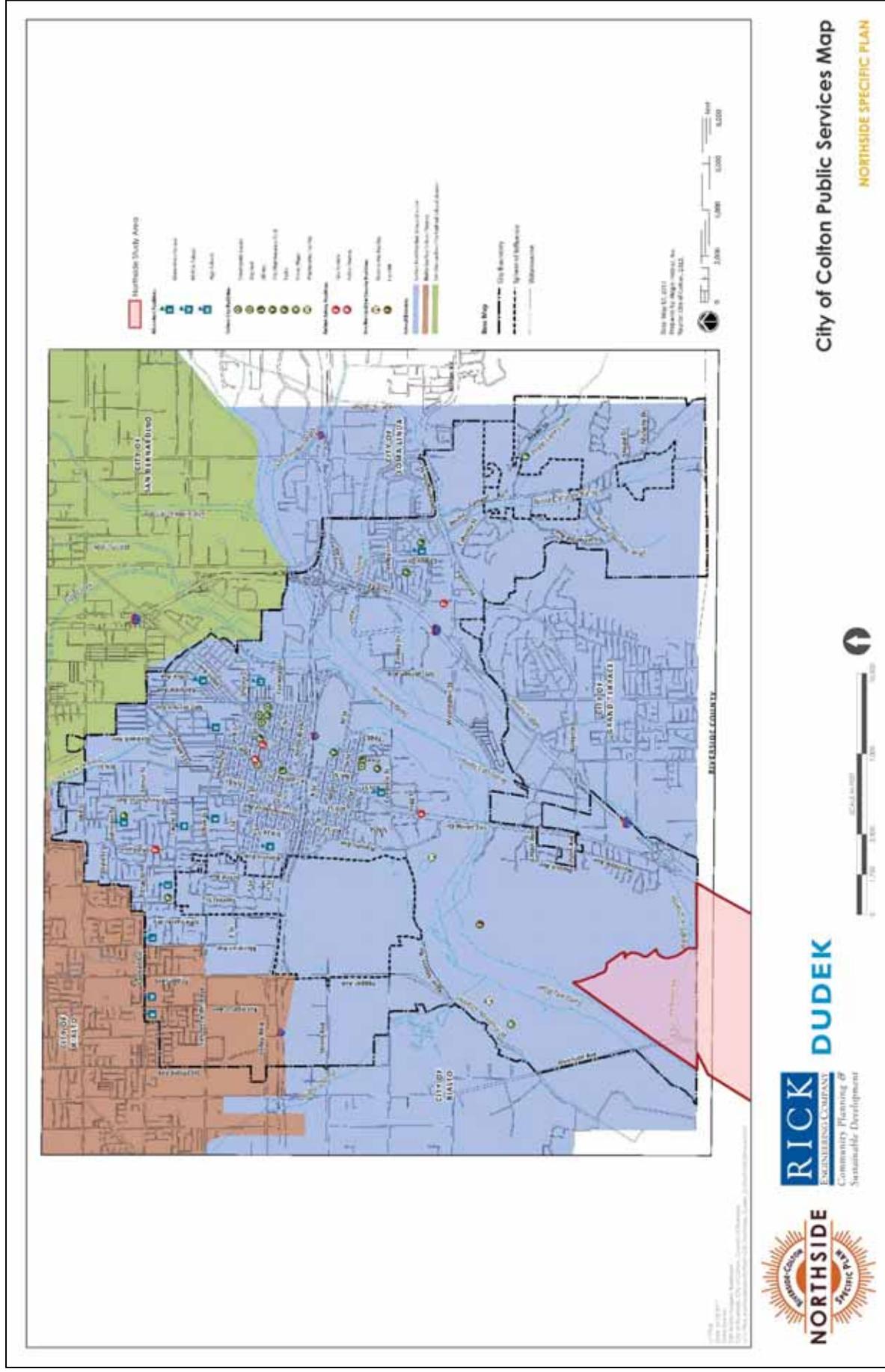


Figure 24 – City of Colton Public Services Map

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# Northside Specific Plan Baseline Report

## Section 6: Market Analysis

### 6.1 Key Findings

#### *Market Supported by Land Use*

Based on the demographic and market conditions of the Study Area and surrounding trade area, and an assessment of the market support and possible locations for each major land use type use type in the near-, mid-, and long-term, it was determined that demand for Residential, Retail, and Industrial space will range from Weak to Strong, while demand for Office Space will be weak in the near- to long-term. Table 10 below summarizes these results.

Table 10 – Market Potential by Land Use

	Residential	Retail	Industrial
<b>Near-Term (0 to 5 years)</b>	Moderate	Weak	Strong
<b>Mid-Term (5 to 10 years)</b>	Strong	Moderate	Strong
<b>Long-Term (10+ years)</b>	Strong	Moderate	Strong
<b>Recommended Product Type(s)</b>	<ul style="list-style-type: none"> <li>• Small-lot single family homes</li> <li>• For-sale townhomes</li> <li>• Master Planned Community in Pellissier Ranch</li> </ul>	<ul style="list-style-type: none"> <li>• Small to medium neighborhood grocery store</li> <li>• Sit-down restaurants, fast casual, and other eating and drinking uses</li> <li>• Business services such as banks, insurance, and real estate</li> <li>• Community services such as dry cleaners, postal annex, and personal care services</li> </ul>	<ul style="list-style-type: none"> <li>• Warehouse and distribution uses</li> <li>• Light assembly and manufacturing</li> <li>• Flex space and research and development (R&amp;D) facilities</li> </ul>
<b>Potential Product Type(s) Tied to Local Agriculture Industry</b>	Working community gardens integrated into residential developments	Educational facilities offering classes related to farming, cooking, and/or cultural heritage of Study Area	Food and beverage preparation and distribution Agriculture-related R&D

# Northside Specific Plan Baseline Report

## Agriculture

The Study Area's vast open space, existing industrial uses, and presence of distributors such as The Schwan Food Company and Inland Empire Brewing Company provide the area with a foundation to expand agriculture and food-related manufacturing and distribution. Incorporating agriculture into the area's industrial sector may catalyze development in other uses in the surrounding area such as retail, through farm-to-table restaurants and market halls, and may also increase quality employment opportunities for residents in the Study Area.

## 6.2 Assets and Constraints

The Study Area benefits from the close proximity to I-215 and SR 60. However, access to the Study Area is limited and congested due to minimal improvements at freeway access points. There are several large, publicly-owned sites located within the heart of the Study Area, including the Ab Brown Sports Complex, the former Riverside Golf Course, and Reid Park. **Table 11** below summarizes key assets and constraints affecting development potential in the Study Area.

**Table 11 – Assets & Constraints Affecting Development Potential**

Assets	Constraints
<ul style="list-style-type: none"><li>• Several vacant and under-utilized properties available for new development</li><li>• Stable single-family residential community</li><li>• Potential to recapture retail sales leakage through development of neighborhood retail and eating/drinking establishments</li><li>• Industrial market conditions are favorable in terms of value, demand, and location</li><li>• Proximity to Downtown Riverside employment center</li><li>• Local interest in community farming and other agricultural-related land uses</li><li>• Existing recreational amenities are appealing to residents, e.g., Reid Park, Ruth Lewis Community Center and public pool, and Ab Brown Sports Complex</li><li>• Natural assets Santa Ana River/Trail offer an attractive amenity to new residents, visitors, and prospective developers</li></ul>	<ul style="list-style-type: none"><li>• Accessibility to Freeways</li><li>• Lack of shops, services, and entertainment venues to support existing or new residential development</li><li>• Single-family home resale values are low, indicating feasibility challenges for new development</li><li>• Current apartment rents do not support cost of developing new multi-family residential</li><li>• No meaningful demand for office space, as office users favor Downtown Riverside and University of California – Riverside locations</li></ul>

## 6.3 Opportunities

### Development Potential for Key Opportunity Sites

Industrial uses should be concentrated toward the northwestern side of the Study Area, while residential and community-serving retail uses can be concentrated toward the southern end and northeastern area around recreation amenities of the Study Area. Business park uses could also be developed in the north end and along the eastern edge along the 215. In particular, the former Riverside Golf Course property offers an opportunity to create a "town center" mixed-use district comprising community retail/service uses, residential development, and open space. This district could be situated close to the intersection of Main Street and Columbia Avenue, a central location within the Study Area. There is an opportunity here to include land uses and design features reflecting the historic heritage of the Study Area.

## Northside Specific Plan Baseline Report

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In addition, the former Golf Course property presents an opportunity to develop community farming, open space, and recreational trails. While the Ab Brown Sports Complex presents an opportunity to be developed into a destination soccer venue for Southern California, adjacent lands could be developed as residential townhomes or small lot residential. **Table 12** below summarizes the development potential for the opportunity sites discussed above.

**Table 12 – Development Potential for Key Opportunity Sites**

	Former Riverside Golf Course	Ab Brown Sports Complex	Pellissier Ranch
<b>Acreages</b>	127 acres	56 acres	227 acres
<b>Market Consideration</b>	<ul style="list-style-type: none"> <li>• Strongest Market Support – Industrial Land Use</li> <li>• Site location presents opportunity for mixed-use “town center” development emphasizing residential</li> </ul>	<ul style="list-style-type: none"> <li>• Strongest market Support – Sports Complex</li> <li>• Surrounding Land Uses – Open Space/Recreation</li> <li>• Residential Uses –North</li> <li>• Industrial Uses - South</li> </ul>	<ul style="list-style-type: none"> <li>• Strongest Market Support – Master Planned Residential Community</li> </ul>
<b>Key Land Use Opportunities</b>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Retail</li> <li>• Agriculture</li> <li>• Open Space/Public Amenities</li> </ul>	<ul style="list-style-type: none"> <li>• Sports Complex</li> <li>• Residential - if developed as residential, Garner Road could act as buffer between residential/industrial areas</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> </ul>
<b>Potential Product Type(s)</b>	<ul style="list-style-type: none"> <li>• Mixed-use “town Center” development with community-serving commercial uses concentrated near the corner of Main Street and Columbia Avenue</li> <li>• Residential - Single Family and Townhomes</li> </ul>	<ul style="list-style-type: none"> <li>• Sports Complex</li> <li>• Residential – Single Family and Townhomes</li> </ul>	-
<b>Key Issues Affecting Development Potential</b>	<ul style="list-style-type: none"> <li>• Main/Columbia intersection can serve as access point</li> <li>• Need for in-tact infrastructure, public facilities, and community amenities to support new residential development</li> </ul>	<ul style="list-style-type: none"> <li>• Need to replace soccer fields if site is developed as residential</li> </ul>	<ul style="list-style-type: none"> <li>• Limited access points</li> </ul>

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**Cultural Resources Baseline Report for the  
Northside Specific Plan  
Cities of Riverside and Colton, Riverside and  
San Bernardino Counties, California**

*Prepared for:*

**City of Riverside**  
3900 Main Street, 3rd Floor  
Riverside, California 92522

*Prepared by:*

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and Samantha Murray, MA

**DUDEK**

605 Third Street  
Encinitas, California 92024

APRIL 2017



# Cultural Resources Baseline Report for the Northside Specific Plan, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California

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## NATIONAL ARCHAEOLOGICAL DATABASE (NADB) INFORMATION

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**Firm:** Dudek

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3900 Main Street, 3rd Floor  
Riverside, California 92522

**Report Date:** April 2017

**Report Title:** DRAFT - Cultural Resources Baseline Report for the Northside Specific  
Plan, Cities of Riverside and Colton, Riverside and San Bernardino  
Counties, California

**Type of Study:** Cultural Resource Constraints Analysis

**New Resources:** N/A

**Updated Sites:** N/A

**USGS Quads:** Riverside East, San Bernardino South, and Fontana, CA 1:24,000;  
Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07;  
and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 2

**Acreage:** 2,053.6 acres

**Permit Numbers:** N/A

**Keywords:** Constraints Analysis, City of Colton, City of Riverside, Northside Specific  
Plan, Gabrielino/Tongva, Cahuilla, Seranno, CEQA, Trujillo Adobe

**Cultural Resources Baseline Report for the  
Northside Specific Plan, Cities of Riverside and Colton,  
Riverside and San Bernardino Counties, California**

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**Cultural Resources Baseline Report for the  
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# **Cultural Resources Baseline Report for the Northside Specific Plan, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California**

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## **EXECUTIVE SUMMARY**

The following is a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. This report presents the results of a cultural resources records search and literature review and preliminary Native American coordination.

As part of the process of identifying cultural resources within or near the specific plan area, Dudek conducted a California Historical Resources Information System (CHRIS) records search at the South Central Coastal Information Center (SCCIC) and the Eastern Information Center (EIC) in March 2017, for the proposed project site and surrounding one-mile. Additionally, Dudek contacted the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File (SLF) on March 1, 2017. The NAHC emailed a response on March 6, 2017, which stated that the SLF search was completed with negative results. Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the specific plan area. The NAHC provided the contact list along with the SLF search results.

Dudek prepared and sent letters to each of the twenty-nine (29) persons and entities on the contact list requesting information about cultural sites and resources in or near the specific plan area. These letters, mailed on April 5, 2017, contained a brief description of the proposed project, a summary of the SLF search results, and reference maps. Recipients were asked to reply within 15 days of receipt of the letter should they have any knowledge of cultural resources in the area. To date, Dudek has not received any responses to the initial inquiry letters. Should any responses be received, they will be forwarded to the lead agencies.

According to the records search results, there are 343 previously recorded cultural resources within the records search area, 101 of which are located within the specific plan area. Of these, one resource, The Trujillo Adobe (P-33-01984) is a designated California Point of Historic Interest (No. RIV-009) and a County Landmark. As of 2015, descendants of the families of the settlements of Agua Mansa and La Placita are working to list the site on the CRHR and NRHP. The 1930s Mission Revival style single-family residence at 3261 Strong Street (P-33-11539) is designated as City of Riverside Landmark No. 91, Structure of Merit No. 187, and appears eligible for the NRHP and the 1920s Craftsman style bungalow at 3720 Stoddard Avenue (P-33-12135) is designated as a City of Riverside Structure of Merit (No. 189) and appears eligible for the NRHP and CRHR.

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It should be noted that the above represents only resources that have been previously recorded within the records search area and not a comprehensive inventory of all cultural and built environment resources within the specific plan area. Due to the density of recorded resources, and the rich recorded history of the area, targeted inventories have a high probability of identifying additional resources as revealed by the records search. Thus, the results of this analysis represents only known constraints. Additional constraints are bound to be identified through a thorough application of the recommendations described below.

The CHRIS records search results show that the majority of the current specific plan area has not been previously surveyed, and the presence of cultural resources within those portions of the specific plan area could not be determined at this time. Given the sensitivity of the area as indicated by the CHRIS records search, the presence of previously unrecorded cultural resources within the unsurveyed portions of the specific plan area is possible. For projects that require environmental analysis pursuant to CEQA, impacts to historical resources, including CRHR-eligible archaeological sites, must be considered. Additional work is required to relocate and assess the current condition of known resources and their potential eligibility for the CRHR, including an intensive pedestrian field survey of the specific plan area, identifying and recording all previously unidentified cultural and built environment resources, archival research of all historic resources within the site plan area, and evaluation of archaeological and built environment sites within the site plan area.

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## 1 REGULATORY SETTING

### 1.1 California Environmental Quality Act

CEQA requires a lead agency to analyze whether historic and/or archaeological resources may be adversely impacted by a proposed project. Under CEQA, a “project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment” (PRC Section 21084.1). Answering this question is a two-part process: first, the determination must be made as to whether the proposed project involves cultural resources. Second, if cultural resources are present, the proposed project must be analyzed for a potential “substantial adverse change in the significance” of the resource.

#### 1.1.1 Historical Resources

According to State CEQA Guidelines Section 15064.5, for the purposes of CEQA, historical resources are:

- A resource listed in, or formally determined eligible...for listing in the California Register of Historical Resources (PRC 5024.1, Title 14 California Code of Regulations [CCR], Section 4850 et seq.).
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significance in a historic resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code.
- Any object, building, structure, site, area, place, record, or manuscript that the lead agency determines to be eligible for national, state, or local landmark listing; generally, a resource shall be considered by the lead agency to be historically significant (and therefore a historic resource under CEQA) if the resource meets the criteria for listing on the California Register (as defined in PRC Section 5024.1, Title 14 CCR, Section 4852).

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity (as defined above) does not meet NRHP criteria may still be eligible for listing in the CRHR.

According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude the lead agency from determining that the resource may be an historical resource (PRC Section 5024.1). Pursuant to CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (State CEQA Guidelines, Section 15064.5[b]).

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## **1.1.1.1 Substantial Adverse Change and Indirect Impacts to Historical Resources**

State CEQA Guidelines specify that a “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (State CEQA Guidelines, Section 15064.5). Material impairment occurs when a project alters in an adverse manner or demolishes “those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion” or eligibility for inclusion in the NRHP, CRHR, or local register. In addition, pursuant to State CEQA Guidelines Section 15126.2, the “direct and indirect significant effects of the project on the environment shall be clearly identified and described, giving due consideration to both the short-term and long-term effects.”

The following guides and requirements are of particular relevance to this study’s analysis of indirect impacts to historic resources. Pursuant to State CEQA Guidelines (Section 15378), study of a project under CEQA requires consideration of “the whole of an action, which has the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” State CEQA Guidelines (Section 15064(d)) further define direct and indirect impacts:

1. A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project.
2. An indirect physical change in the environment is a physical change in the environment which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment.
3. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project.

## **1.1.2 Archaeological Resources**

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

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

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2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

If it can be demonstrated that a proposed project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2[a], [b], and [c]). CEQA notes that, if an archaeological resource is neither a unique archaeological resource nor an historical resource, the effects of the project on those resources shall not be considered to be a significant effect on the environment (State CEQA Guidelines Section 15064.5[c][4]).

### **1.1.3 California State Assembly Bill 52**

Assembly Bill 52 of 2014 (AB 52) amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3.

#### **1.1.3.1 Consultation with Native Americans**

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

#### **1.1.3.2 Tribal Cultural Resources**

Section 4 of AB 52 adds Sections 21074 (a) and (b) to the PRC, which address tribal cultural resources and cultural landscapes. Section 21074 (a) defines tribal cultural resources as one of the following:

- A. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
  - a. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
  - b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

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- B. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

### **1.1.4 Senate Bill 18**

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

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

- Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or

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mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe (Government Code §65352.3).

- Prior to the adoption or substantial amendment of a general plan or specific plan, a local government must refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the city or county's jurisdiction. The referral must allow a 45 day comment period (Government Code §65352). Notice must be sent regardless of whether prior consultation has taken place. Such notice does not initiate a new consultation process.
- Local governments must send notice of a public hearing, at least 10 days prior to the hearing, to tribes who have filed a written request for such notice (Government Code §65092).

Under SB 18, local governments must consult with tribes under two circumstances:

- On or after March 1, 2005, local governments must consult with tribes that have requested consultation in accordance with Government Code §65352.3. The purpose of this consultation is to preserve, or mitigate impacts to, cultural places that may be affected by a general plan or specific plan amendment or adoption.
- On or after March 1, 2005, local governments must consult with tribes before designating open space, if the affected land contains a cultural place and if the affected tribe has requested public notice under Government Code §65092. The purpose of this consultation is to protect the identity of the cultural place and to develop treatment with appropriate dignity of the cultural place in any corresponding management plan (Government Code §65562.5).

### **1.2 California Register of Historical Resources**

Created in 1992 and implemented in 1998, the CRHR is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Sections 21083.2 and 21084.1). Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys, or designated by local landmarks programs, may be

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nominated for inclusion in the CRHR. According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

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

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

## **1.3 Treatment of Human Remains**

The disposition of burials falls first under the general prohibition on disturbing or removing human remains under California Health and Safety Code (CHSC) Section 7050.5. More specifically, remains suspected to be Native American are treated under CEQA at CCR Section 15064.5; PRC Section 5097.98 illustrates the process to be followed in the event that remains are discovered. If human remains are discovered during construction, no further disturbance to the site shall occur, and the County Coroner must be notified (CCR 15064.5 and PRC 5097.98).

## **1.4 Riverside Municipal Code Title 20 – Cultural Resources**

Preservation of Riverside’s cultural resources fosters civic and neighborhood pride, forms the basis for identifying and maintaining community character, and enhances livability within the City. Title 20 of the City Municipal Code provides for the “identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features and significant permanent landscaping having special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the City” (City of Riverside 2007).

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## 1.5 Historic Preservation Element of the City of Riverside General Plan 2025

In 1994, the City's General Plan was adopted and included historical preservation goals and policies that addressed preserving the City's historical and architecturally significant structures and neighborhoods and supporting and enhancing its arts and cultural institutions. In 2007, with the General Plan 2025, the City adopted a new General Plan, while still maintaining a Historic Preservation Element. The proposed project would be consistent with the following objectives and policies from the City's General Plan 2025 Historic Preservation Element:

- **Objective HP-1:** To use historic preservation principles as an equal component in the planning and development process.
  - **Policy HP-1.3:** The City shall protect sites of archaeological and paleontological significance and ensure compliance with all applicable State and federal cultural resources protection and management laws in its planning and project review process.
  - **Policy HP-1.4:** The City shall protect natural resources such as geological features, heritage trees, and landscapes in the planning and development review process and in park and open space planning.
- **Objective HP-5:** To ensure compatibility between new development and existing cultural resources.
  - **Policy HP-5.1:** The City shall use its design and plot plan review processes to encourage new construction to be compatible in scale and character with cultural resources and historic districts.
  - **Policy HP-5.2:** The City shall use its design and plot plan review processes to encourage the compatibility of street design, public improvements, and utility infrastructure with cultural resources and historic districts.

## 1.6 Historic Preservation Ordinance of the City of Colton

Chapter 15.40 of the Colton Code of Ordinances outlines the Historic Preservation Ordinance for the City, establishing the rules and regulations governing the designation and preservation of historic resources. Through this Ordinance, the City of Colton determines and declares:

- A. That the State Legislature of California, pursuant to Government Code Sections 37361 and 25373, has recognized the value of identifying, protecting, and preserving places, Buildings, Structures, and other objects of historical, aesthetic, and cultural importance and has

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empowered cities to adopt regulations and incentives for the protection, enhancement, perpetuation, and Use of such places, Buildings, Structures, and other objects;

- B. That the City possesses many distinctive places, Buildings, Structures, and neighborhoods, beautiful trees, gardens and Streetscapes, public Parks, scenic areas, and urban design features (all referred to in this chapter as "resources") that enhance its value as an attractive and delightful community in which to live and work;
- C. That certain of these resources are of cultural, aesthetic or historical significance and value because of age, architectural style, aesthetic Appeal, or association with Local history;
- D. That encouraging the preservation of these resources contributes to the livability and beauty of the community, stimulates economic revitalization, improves Property values in the City, fosters architectural creativity, increases neighborhood stability and conservation, fosters public appreciation of and civic pride in the beauty of the City and the accomplishments of its past, reinforces the distinctive character of the community, adds to the community's understanding of its history and connection with the life and values of the past, and ensures that Colton's cultural, historical, and architectural heritage will be imparted to future generations;
- E. That shifts in population and in the economy, changes in the way people live, and changes in land Use patterns that threaten to destroy these irreplaceable and desirable resources. Construction and Alterations of inferior quality and appearance are also a threat to these resources;
- F. That the adoption of reasonable and fair regulations is necessary as a means of recognition, documentation, preservation, and maintenance of resources of cultural, aesthetic, or historical significance. Such regulations serve to integrate the preservation of resources and the extraction of relevant data from such resources into public and private land management and Development processes, and to identify as early as possible and resolve conflicts between the preservation of Cultural Resources and alternative land Uses. Finally, this chapter is intended to carry out the goals and policies of the Colton General Plan.

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## 2 ENVIRONMENTAL SETTING

The specific plan area is located within the northern portion of the City of Riverside and southern portion of the City of Colton, Riverside and San Bernardino Counties, California (Figure 1). The specific plan area is located within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the Riverside East, San Bernardino South, and Fontana 7.5' Topographic Quadrangle maps.

The study area is situated south of the La Loma Hills and southeast of the Jurupa Mountains, with the Santa Ana River adjacent and overlapping the western edge. Elevations range from about 800 feet at the southern end of the boundary to 900 feet above mean sea level at the northern boundary. Much of the study area is flat, with only some slight topography associated with the base of La Loma Hills at the north end. About 74 percent of the study area is currently classified as urban/developed with scattered parcels of undeveloped land throughout. Land within the City of Riverside's jurisdiction covers about 1,606.5-acres, the City of Colton 355-acres, and unincorporated Riverside County: 110.9-acres. The largest undeveloped portion is Pellesier Ranch (230 acres) at the northern end of the specific plan area, and although outside the City of Riverside's jurisdiction, it is owned by the City and is currently proposed for a solar facility (HDR 2014). Other large undeveloped parcels include the former golf course (120 acres) and land associated with the Spruce Street Drain (38 acres) northwest of the 60-91-215 interchange. The La Loma Hills just within and to the north of the study area and supports natural vegetation communities.

The specific plan area 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. The average annual temperature varies little, averaging 75 degrees Fahrenheit.

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## **3 CULTURAL SETTING**

### **3.1 Prehistoric Overview**

Evidence for continuous human occupation in Southern California spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad period have led to the development of several cultural chronologies; some of these are based on geologic time, most are based on temporal trends in archaeological assemblages, and others are interpretive reconstructions. Each of these reconstructions describes essentially similar trends in assemblage composition in more or less detail. However, given the direction of research and differential timing of archaeological study following intensive development in Riverside and San Bernardino County, chronology building in the Inland Empire must rely on data from neighboring regions to fill the gaps. To be more inclusive, this research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (pre-5500 BC), Archaic (8000 BC–AD 500), Late Prehistoric (AD 500–1769), and Ethnohistoric (post-AD 1769).

#### **3.1.1 Paleoindian Period (pre-5500 BC)**

Evidence for Paleoindian occupation in the region is tenuous. Our knowledge of associated cultural pattern(s) is informed by a relatively sparse body of data that has been collected from within an area extending from coastal San Diego, through the Mojave Desert, and beyond. One of the earliest dated archaeological assemblages in coastal Southern California (excluding the Channel Islands) derives from SDI-4669/W-12 in La Jolla. A human burial from SDI-4669 was radiocarbon dated to 9,590–9,920 years before present (95.4% probability) (Hector 2006). The burial is part of a larger site complex that contained more than 29 human burials associated with an assemblage that fits the Archaic profile (i.e., large amounts of ground stone, battered cobbles, and expedient flake tools). In contrast, typical Paleoindian assemblages include large stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. Prime examples of this pattern are sites that were studied by Emma Lou Davis (1978) on Naval Air Weapons Station China Lake near Ridgecrest, California. These sites contained fluted and unfluted stemmed points and large numbers of formal flake tools (e.g., shaped scrapers, blades). Other typical Paleoindian sites include the Komodo site (MNO-679)—a multi-component fluted point site, and MNO-680—a single component Great Basined Stemmed point site (see Basgall et al. 2002). At MNO-679 and -680, ground stone tools were rare while finely made projectile points were common.

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Warren et al. (2004) claimed that a biface manufacturing tradition present at the Harris site complex (SDI-149) is representative of typical Paleoindian occupation in the San Diego region that possibly dates between 10,365 and 8200 BC (Warren et al. 2004). Termed San Dieguito (see also Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in the San Diego region because the site has large numbers of finely made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (see also Warren 1964, 1968). Despite the unique assemblage composition, the definition of San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987) suggested that the San Dieguito pattern is simply an inland manifestation of a broader economic pattern. Gallegos's interpretation of San Dieguito has been widely accepted in recent years, in part because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages.

The large number of finished bifaces (i.e., projectile points and non-projectile blades), along with large numbers of formal flake tools at the Harris site complex, is very different than nearly all other assemblages throughout the San Diego region, regardless of age. Warren et al. (2004) made this point, tabulating basic assemblage constituents for key early Holocene sites. Producing finely made bifaces and formal flake tools implies that relatively large amounts of time were spent for tool manufacture. Such a strategy contrasts with the expedient flake-based tools and cobble-core reduction strategy that typifies non-San Dieguito Archaic sites. It can be inferred from the uniquely high degree of San Dieguito assemblage formality that the Harris site complex represents a distinct economic strategy from non-San Dieguito assemblages.

San Dieguito sites are rare in the inland valleys, with one possible candidate, RIV-2798/H, located on the shore of Lake Elsinore. Excavations at Locus B at RIV-2798/H produced a toolkit consisting predominately of flaked stone tools, including crescents, points, and bifaces, and lesser amounts of groundstone tools, among other items (Grenda 1997). A calibrated and reservoir-corrected radiocarbon date from a shell produced a date of 6630 BC. Grenda (1997) suggested this site represents seasonal exploitation of lacustrine resources and small game and resembles coastal San Dieguito assemblages and spatial patterning.

If San Dieguito truly represents a distinct socioeconomic strategy from the non-San Dieguito Archaic processing regime, its rarity implies that it was not only short-lived, but that it was not as economically successful as the Archaic strategy. Such a conclusion would fit with other trends in Southern California deserts, where hunting-related tools were replaced by processing tools during the early Holocene (see Basgall and Hall 1990).

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### **3.1.2 Archaic Period (8000 BC–AD 500)**

The more than 2,500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in Southern California. If San Dieguito is the only recognized Paleoindian component in the coastal Southern California, then the dominance of hunting tools implies that it derives from Great Basin adaptive strategies and is not necessarily a local adaptation. Warren et al. (2004) admitted as much, citing strong desert connections with San Dieguito. Thus, the Archaic pattern is the earliest local socioeconomic adaptation in the region (see Hale 2001, 2009).

The Archaic pattern, which has also been termed the Millingstone Horizon (among others), is relatively easy to define with assemblages that consist primarily of processing tools, such as millings, handstones, battered cobbles, heavy crude scrapers, incipient flake-based tools, and cobble-core reduction. These assemblages occur in all environments across the region with little variability in tool composition. Low assemblage variability over time and space among Archaic sites has been equated with cultural conservatism (see Basgall and Hall 1990; Byrd and Reddy 2002; Warren 1968; Warren et al. 2004). Despite enormous amounts of archaeological work at Archaic sites, little change in assemblage composition occurred until the bow and arrow was adopted around AD 500, as well as ceramics at approximately the same time (Griset 1996; Hale 2009). Even then, assemblage formality remained low. After the bow was adopted, small arrow points appear in large quantities and already low amounts of formal flake tools are replaced by increasing amounts of expedient flake tools. Similarly, shaped millings and handstones decreased in proportion relative to expedient, unshaped ground stone tools (Hale 2009). Thus, the terminus of the Archaic period is equally as hard to define as its beginning because basic assemblage constituents and patterns of manufacturing investment remain stable, complemented only by the addition of the bow and ceramics.

### **3.1.3 Late Prehistoric Period (AD 500–1769)**

The period of time following the Archaic and before Ethnohistoric times (AD 1769) is commonly referred to as the Late Prehistoric (Rogers 1945; Wallace 1955; Warren et al. 2004); however, several other subdivisions continue to be used to describe various shifts in assemblage composition. In general, this period is defined by the addition of arrow points and ceramics, as well as the widespread use of bedrock mortars. The fundamental Late Prehistoric assemblage is very similar to the Archaic pattern, but includes arrow points and large quantities of fine debitage from producing arrow points, ceramics, and cremations. The appearance of mortars and pestles is difficult to place in time because most mortars are on bedrock surfaces. Some argue that the Ethnohistoric intensive acorn economy extends as far back as AD 500 (Bean and Shippek 1978).

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However, there is no substantial evidence that reliance on acorns, and the accompanying use of mortars and pestles, occurred before AD 1400. In Riverside County and the surrounding region, millingstones and handstones persisted in higher frequencies than mortars and pestles until the last 500 years (Basgall and Hall 1990); even then, weighing the economic significance of millingstone-handstone versus mortar-pestle technology is tenuous due to incomplete information on archaeological assemblages.

### **3.1.4 Ethnohistoric (post-AD 1769)**

The history of the Native American communities prior to the mid-1700s has largely been reconstructed through later mission-period and early ethnographic accounts. The first records of the Native American inhabitants of the region come predominantly from European merchants, missionaries, military personnel, and explorers. These brief, and generally peripheral, accounts were prepared with the intent of furthering respective colonial and economic aims and were combined with observations of the landscape. They were not intended to be unbiased accounts regarding the cultural structures and community practices of the newly encountered cultural groups. The establishment of the missions in the region brought more extensive documentation of Native American communities, though these groups did not become the focus of formal and in-depth ethnographic study until the early twentieth century (Bean and Shipek 1978; Boscana 1846; Fages 1937; Geiger and Meighan 1976; Harrington 1934; Laylander 2000; Sparkman 1908; White 1963). The principal intent of these researchers was to record the precontact, culturally specific practices, ideologies, and languages that had survived the destabilizing effects of missionization and colonialism. This research, often understood as “salvage ethnography,” was driven by the understanding that traditional knowledge was being lost due to the impacts of modernization and cultural assimilation. Alfred Kroeber applied his “memory culture” approach (Lightfoot 2005, p. 32) by recording languages and oral histories within the region. Ethnographic research by Dubois, Kroeber, Harrington, Spier, and others during the early twentieth century seemed to indicate that traditional cultural practices and beliefs survived among local Native American communities.

It is important to note that even though there were many informants for these early ethnographies who were able to provide information from personal experiences about native life before the Europeans, a significantly large proportion of these informants were born after 1850 (Heizer and Nissen 1973); therefore, the documentation of pre-contact, aboriginal culture was being increasingly supplied by individuals born in California after considerable contact with Europeans. As Robert F. Heizer (1978) stated, this is an important issue to note when examining these ethnographies, since considerable culture change had undoubtedly occurred by 1850 among the Native American survivors of California.

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Based on ethnographic information, it is believed that at least 88 different languages were spoken from Baja California Sur to the southern Oregon state border at the time of Spanish contact (Johnson and Lorenz 2006, p. 34). The distribution of recorded Native American languages has been dispersed as a geographic mosaic across California through six primary language families (Golla 2007).

Victor Golla has contended that one can interpret the amount of variability within specific language groups as being associated with the relative “time depth” of the speaking populations (Golla 2007, p. 80). A large amount of variation within the language of a group represents a greater time depth than a group’s language with less internal diversity. One method that he has employed is by drawing comparisons with historically documented changes in Germanic and Romantic language groups. Golla has observed that the “absolute chronology of the internal diversification within a language family” can be correlated with archaeological dates (2007, p. 71). This type of interpretation is modeled on concepts of genetic drift and gene flows that are associated with migration and population isolation in the biological sciences.

The tribes of this area have traditionally spoken Takic languages that may be assigned to the larger Uto–Aztecan family (Golla 2007, p. 74). These groups include the Gabrielino, Cahuilla, and Serrano. Golla has interpreted the amount of internal diversity within these language-speaking communities to reflect a time depth of approximately 2,000 years. Other researchers have contended that Takic may have diverged from Uto–Aztecan ca. 2600 BC–AD 1, which was later followed by the diversification within the Takic speaking tribes, occurring approximately 1500 BC–AD 1000 (Laylander 2010).

### **3.2 Ethnographic Overview**

The current specific plan area is located at the intersection of the traditional territory for three ethnographic groups: the Gabrielino/Tongva, the Cahuilla, and the Serrano. A brief discussion of each group is presented below.

#### **3.2.1 Gabrielino/Tongva**

The name “Gabrielino” denotes those people who were administered by the Spanish from Mission San Gabriel Arcángel, which included people from the Gabrielino area proper as well as other social groups (Bean and Smith 1978:538; Kroeber 1925:Plate 57). Therefore, in the post-Contact period, the name does not necessarily identify a specific ethnic or tribal group. The names by which Native Americans in southern California identified themselves have, for the most part, been lost. Many contemporary Gabrielino identify themselves as descendants of the

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indigenous people living across the plains of the Los Angeles Basin and refer to themselves as the Tongva (King 1994:12). This term is used in the remainder of this section to refer to the pre-Contact inhabitants of the Los Angeles Basin and their descendants.

The Tongva language, as well as that of the neighboring Luiseño/Juaneño, Tataviam/Alliklik, and Serrano, belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin area (Mithun 2001:539, 543–544). The Tongva language consisted of two main dialects, Eastern and Western; the Western included much of the coast and the Channel Islands population. Lands of the Western group encompassed much of the western Los Angeles Basin and San Fernando Valley, northward along the coast to the Palos Verdes Peninsula (McCawley 1996:47).

The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. A total tribal population has been estimated of at least 5,000 (Bean and Smith 1978:540), but recent ethnohistoric work suggests a number approaching 10,000 seems more likely (O’Neil 2002). At least one Tongva village was located near Glendora: Ashuukshanga (also Azucsagna), located near the mouth of the San Gabriel River in present-day Azusa (McCawley 1996:44).

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the tribe exploited mountains, foothills, valleys, and deserts as well as riparian, estuarine, and open and rocky coastal eco-niches. Like most native Californians, acorns were the staple food (an established industry by the time of the early Intermediate Horizon). Acorns were supplemented by the roots, leaves, seeds, and fruits of a variety of flora (e.g., islay, cactus, yucca, sages, and agave). Fresh- and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978:546; Kroeber 1925:631–632; McCawley 1996:119–123, 128–131).

The Tongva participated in an extensive exchange network, trading coastal goods for inland resources. They exported Santa Catalina Island steatite products, roots, seal and otter skins, fish and shellfish, red ochre, and lead ore to neighboring tribes, as well as to people as far away as the Colorado River. In exchange, they received ceramic goods, deerskin shirts, obsidian, acorns, and other items. This burgeoning trade was facilitated by the use of craft specialists, a standard medium of exchange (*Olivella* bead currency), and the regular destruction of valuables in ceremonies, which maintained a high demand for these goods (McCawley 1996:112–115).

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### **3.2.2 Cahuilla**

Cahuilla territory was bounded on the north by the San Bernardino Mountains, on the east by the Orocochia Mountains, on the west by the Santa Ana River, the San Jacinto Plain and the eastern slope of the Palomar Mountains, and on the south by Borrego Springs and the Chocolate Mountains (Bean 1978).

The diversity of the territory provided the Cahuilla with a variety of foods. It has been estimated that the Cahuilla exploited more than 500 native and non-native plants (Bean and Saubel 1972). Acorns, mesquite, screw beans, piñon nuts, and various types of cacti were used. A variety of seeds, wild fruits and berries, tubers, roots, and greens were also a part of the Cahuilla diet. A marginal agricultural existence provided corn, beans, squashes, and melons. Rabbits and small animals were hunted to supplement the diet. During high stands of Ancient Lake Cahuilla (the predecessor of today's Salton Sea), fish, migratory birds, and marshland vegetation were taken for sustenance and utilitarian purposes (Bean 1978).

Structures within permanent villages ranged from small brush shelters to dome-shaped or rectangular dwellings. Villages were situated near water sources, in the canyons near springs, or on alluvial fans at man-made walk-in wells (Bean 1972). Mortuary practices entailed cremation of the dead. Upon a person's death, the body was bound or put inside a net and then cremated. Secondary interments also occurred. A mourning ceremony took place about a year after death. During this ceremony, an image of the deceased was burned along with other goods (Lando and Modesto 1977; Strong 1929).

Precontact Cahuilla population has been estimated as low as 2,500 to as high as 10,000. At the time of first contact with Europeans, around 1774, the Cahuilla numbered approximately 6,000. Although they were the first to come into contact with the Cahuilla, the Spanish had little to do with those of the desert region. Some of the Cahuilla who lived in the plains and valleys west of the desert and mountains, however, were missionized through the asistencia located in present day Redlands. Cahuilla political, economic, and religious autonomy was maintained until 1877 when the United States government established Indian reservations in the region. At about that time, protestant missionaries came into the area to convert the Native American population. During this era, traditional cultural practices, such as cremation of the dead, were prohibited. Today, the Cahuilla reside on eight separate reservations in southern California, located from Banning in the north to Warner Springs in the south and from Hemet in the west to Thermal in the east (Bean 1978).

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### **3.2.3 Serrano**

The Serrano occupied an area in and around the San Bernardino Mountains between approximately 1,500 and 11,000 feet above mean sea level. Their territory extended west along the northern slope of the San Gabriel Mountains, east as far as Twentynine Palms, north along the Mojave River, and south to the San Jacinto area. The Serrano were mainly hunters and gatherers who occasionally fished. Game hunted included mountain sheep, deer, antelope, rabbits, small rodents, and various birds, particularly quail. Vegetable staples consisted of acorns, piñon nuts, bulbs and tubers, shoots and roots, berries, mesquite, barrel cacti, and Joshua tree (Bean and Smith 1978; Cultural Systems Research 2005:15).

A variety of materials was used for hunting, gathering, and processing food, as well as for shelter, clothing, and luxury items. Shells, wood, bone, stone, plant materials, and animal skins and feathers were used for making baskets, pottery, blankets, mats, nets, bags and pouches, cordage, awls, bows, arrows, drills, stone pipes, musical instruments, and clothing (Bean and Smith 1978).

Settlement locations were determined by water availability, and most Serranos lived in small villages near water sources. Houses and ramadas were round and constructed of poles covered with bark and tule mats (Kroeber 1925). Most Serrano villages also had a ceremonial house used as a religious center. Other structures within the village might include granaries and sweathouses (Bean and Smith 1978).

Serrano social organization was based on patrilineal and patrilocal lineages. Exogamy rules required that a man could not marry a woman related to them within five generations. Women moved to their husband's village, but kept their identity as a member of their natal lineage (Cultural Systems Research 2005:15).

Partly due to their mountainous inland territory, contact between Serrano and European-Americans was minimal prior to the early 1800s. In 1819, an asistencia or outpost of the San Gabriel Mission was established near present-day Redlands and was used to help relocate many Serrano to the mission. However, small groups of Serrano remained in the area northeast of the San Gorgonio Pass and were able to preserve some of their native culture. Today, most Serrano live either on the Morongo or San Manuel reservations (Bean and Smith 1978).

### **3.3 Historic-Period Overview**

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1848), and American Period (1846–

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present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

### **3.3.1 Spanish Period (1769–1821)**

Spanish explorers made sailing expeditions along the coast of southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno’s crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California’s Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.

Included in the 21 missions is the Mission San Luis Rey de Francia at the Luiseño village of Temecula. In 1819, the Mission granted land to Leandro Serrano, the highest locally appointed official (or “mayordomo”) of San Antonio de Pala Asistencia, for the Mission of San Luis Rey for Rancho Temescal. From around 1819 until his death in 1852, Serrano built and occupied three separate adobe residences in the county. In 1828, Leandro was elected as the mayordomo of Mission San Juan Capistrano. Serrano’s family resided in the third adobe residence until around 1898 (Elderbee 1918).

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### **3.3.2 Mexican Period (1821–1846)**

It was in the early 1820s that Spain’s grip on its expansive subjugated territories began to unravel, which greatly affected the political and national identity of the Southern California territory. Mexico established its independence from Spain in 1821, secured California as a Mexican territory in 1822, and became a federal republic in 1824. After the Mexican independence and the 1833 confiscation of former Mission lands, Juan B. Alvarado became governor of the territory. In 1836, Alvarado began the process of subdividing the County of Riverside into large ranchos: Rancho Jurupa in 1838; El Rincon in 1839; Rancho San Jacinto Viejo in 1842; Rancho San Jacinto y San Gorgonio in 1843; Ranchos La Laguna, Pauba, and Temecula in 1844; Ranchos Little Temecula and Potreros de San Juan Capistrano in 1845; and Ranchos San Jacinto Sobrante, La Sierra (Sepulveda), La Sierra (Yorba), Santa Rosa, and San Jacinto Nuevo y Potrero in 1846 (Brown and Boyd 1922; Fitch 1993). While these ranchos were established in documentation, the cultural and commercial developments of the Ranchos were punctuated and generally slow with little oversight or assistance from the government in Mexico. On May 22, 1840, Governor Alvarado granted the “11-league” Rancho Jurupa to Don Juan Bandini (Stonehouse 1965).

In 1843, La Placita de los Trujillos, or “La Placita” (also known as “San Salvador” and regionally nicknamed “Spanish Town”), was established in Riverside County and has been since recognized as one of the first non-native settlements in the San Bernardino Valley (Brown and Boyd 1922). A group of genízaro colonists from Abiquiú, New Mexico, arrived in the area in the early 1840s (Nostrand 1996). Don Juan Bandini donated a portion of Rancho Jurupa to them on the condition that they would assist in protecting his livestock from Indian raids. Lorenzo Trujillo led 10 of the colonist families to 2,000 acres on the “Bandini Donation” on the southeast bank of the Santa Ana River and formed the village of La Placita. In 1852, the same year that Leandro Serrano died, the Los Angeles County Board of Supervisors established a town called “San Salvador” encompassing a number of small, growing communities in the area initially known as “La Placita.” San Salvador was mainly a community of agriculture and animal husbandry until around the late 1860s with the occurrence of “the Great Flood of 1862” and a second flood later in 1886, causing the local population to abandon the immediate area, which had been largely a ghost town until the recent modern introduction of waste transferal and recycling facilities to the area (Elderbee 1918).

### **3.3.3 American Period (1846–Present)**

In the late 1840s and early 1850s, after the arrival of a growing European-descended American and other foreign populations and the conclusion of the Mexican-American war with the Treaty of Guadalupe Hidalgo, issues concerning the land rights immediately ensued with results that often largely favored newly introduced American interests (Starr 2007; Hale 1888). The California Gold

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Rush was in full steam with a heavy influx of new immigrants from not only across the United States but international travelers many from Asian and Latin American countries changing the dynamics of the local populations. Growth in the region's population was inevitable with the major shifts in the popular social perceptions of potential economic opportunities that California had to offer during the 1850s. The local population growth was further facilitated by the creation of the Temescal Station of the Butterfield Overland Mail Route in 1857 and the organization of the first Temescal School District (Elderbee 1918).

For a brief time, tin mining was a source of local development. Tin mining had been initiated in the 1850s by Able Stearns but proved largely unsuccessful and was stagnant for years due to litigation disputes that were not settled until 1888 by the U.S. Supreme Court. After the dispute settlement, miners converged on the region, swelling the immediate population while the tin mine enjoyed a 2-year run of operations before closing down for good in 1892 (Elderbee 1918). The growth of the area increased steadily as the region's economic focus shifted from ranching/animal husbandry to a more fruit orchard/agricultural lifestyle greatly influenced by the idyllic Mediterranean climate and the introduction of large numbers of honey bees and hives (Elderbee 1918).

### **3.4 Historic Context**

#### **3.4.1 City of Riverside Historical Overview**

In March of 1870, John Wesley North issued a circular entitled "A Colony for California" to promote the idea of founding an agriculture-based colony in California. Prospective investors met in Chicago on May 18, and the interest expressed led to formation of the Southern California Colony Association. This success prompted North to head to Los Angeles. North arrived on May 26, initially intending to settle the colony there. However, the association directors decided on the Jurupa rancho along the banks of the Santa Ana River, purchasing it from the California Silk Association in August of that same year. North then took up residence on site for the purpose of surveying and developing the colony. He envisioned small-scale farmers growing fruits appropriate to paradise: oranges, lemons, figs, walnuts, olives, almonds, grapes, sweet potatoes, sorghum, and sugar beets (Stonehouse 1965). The community was originally called "Yurupa" but the name was changed to "Riverside" in December of 1870 (Stonehouse 1965; Patterson 1971; Wlodarski 1993). The citrus industry increased dramatically during the 1880s, with promotion of the area shifting to focus on the potential wealth to be had through agriculture (California Department of Transportation 2007).

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Of particular note is the introduction of the navel orange to the budding California citrus industry. Two navel orange trees from Brazil's Bahia Province were gifted to Eliza Tibbets by William Saunders, horticulturalist at the U. S. Department of Agriculture. Eliza and her husband, Luther, brought the trees to the Riverside colony and planted them in 1873. These parent trees produced sweet-tasting seedless fruits, sparking the interest of local farmers and becoming so popular that the fruits from these trees eventually became known as "Riverside Navel." The fruit's popularity helped establish Riverside as a national leader in cultivating oranges. One of the two original parent Washington navel orange trees is still extant, growing near the intersection of Arlington and Magnolia Avenue, and is "mother to millions of navel orange trees the world over;" the tree is designated as California Historical Landmark No. 20 (Hurt 2014).

North originally intended that the colony would build, own, and operate its own irrigation system, but the desert mesa location made such a venture prohibitively expensive. Thus, the Southern California Company Association joined forces with the Silk Center Association to develop the irrigation project. After completing a canal survey, work began in October 1870 to construct a canal 12 feet wide, narrowing to 8 feet at the base, and 3 feet deep known as the Upper Riverside Canal (Stonehouse 1965). With continued growth of the area, a second canal was constructed and by 1878 the Riverside Canal Company was formed, only to be superseded, due to litigation, by the Riverside Water Company in 1886 (Bailey 1961). Further growth in the region led to construction of a third major canal, called the "Gage Canal," built during 1882–1888 (Guinn 1907; Wlodarski 1993). Development of such a stable water supply bolstered the agricultural industry, helping facilitate the booming citrus industry in Riverside. By 1895, around 20,000 acres of navel orange groves had been planted and the citrus industry became the primary economic influence for the region well into the turn of the century (Guinn 1907; Brown 1985). This rapid growth of such a vibrant citrus industry led to Riverside becoming the wealthiest city per capita in the United States by 1895 (March Field Air Museum 2011). The growing citrus industry was in turn stimulated by another major factor that would strongly influence the cultural development of Riverside: the advent of the railroad, in particular the Transcontinental railroad.

In the later-nineteenth century, the railroad industry began to connect vast swaths of the county with a rail-line transportation system that had previously required extremely slow travel and often with dangerous travel conditions. The initial rail line developed in the region around 1882 was the California Southern railroad, which then connected with the Santa Fe transcontinental line in 1885. In 1887, C.W. Smith and Fred Ferris of the California Southern Railroad and J.A. Green incorporated the Valley Railway to serve the region. The San Jacinto Valley Railroad was constructed the next year, in 1888; it traveled southeast from Perris, then east across the valley, gradually curving northeast to its terminus at San Jacinto (George and Hamilton 2009). With the

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combination of rail transportation, the packing industry, and cold storage facilities, Riverside was able to yield over one-half million boxes of oranges by 1890 (Wlodarski 1993).

The towns of Winchester and Hemet were quickly established along the line. The railroad connected the eastern part of the valley to Perris, where it met the California Southern Railroad. This ensured transportation of valley products to markets in Los Angeles and San Diego. The Hemet-San Jacinto Growers' Association Cannery was located adjacent to the railroad; the canned fruit was loaded directly onto railcars for shipment outside of the valley (George and Hamilton 2009). In addition, many of the ranches that were located along the rail line had their own sidings, where the farm products were directly loaded onto the trains. The railroad also provided passenger service to Los Angeles. The construction of modern highways in the 1950s lessened the importance of the railroad. Later the route was taken over by the Atchison, Topeka, and Santa Fe Railroad, and then the Burlington Northern Santa Fe.

During this time in Southern California history, counties were established and the area today known as Riverside County was divided between Los Angeles County and San Diego County. In 1853, the eastern part of Los Angeles County was used to create San Bernardino County. Between 1891 and 1893, several proposals and legislative attempts were put forth to form new counties in Southern California. These proposals included one for a Pomona County and one for a San Jacinto County; however, no proposals were adopted to create Riverside County until the California Board of Commissioners filed the final canvass of the votes and the measure was signed by Governor Henry H. Markham on March 11, 1893.

After the turn of the Twentieth Century, during the years just before the United States' involvement in World War I, the U.S. War Department began building up its strength in anticipation of involvement in the war and announced plans for several new military bases. A group of local Riverside business owners and investors received approval to construct the Alessandro Flying Training Field, which opened on March 1, 1918 (March Field Air Museum 2011). Sited on the plateau overlooking Riverside, the Alessandro Flying Training Field was renamed March Field after 2nd Lieutenant Peyton C. March, Jr., the deceased son of then-Army Chief of Staff General Peyton C. March. Approximately 1 month after Alessandro field was opened, Lieutenant March Jr. was killed in an air crash in Texas just 15 days after being commissioned and March Field was renamed in his honor.

March Field served as a base for primary flight training with an 8-week course that could accommodate a maximum of 300 students per course. With the end of World War I in November 1918, the future operational status of March Field was, for a short time, undetermined. While initial demobilization began after World War I, March Field remained an active Army Air

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Service station, and then as a U.S. Army Air Corps installation throughout the interwar period. However, with the United States' entrance in World War II, March Field quickly became a major installation of the U.S. Army Air Forces, training air units for action in the Pacific theater. Following the end of World War II (1945) and the establishment of the U.S. Air Force in 1947, March Field was renamed March Air Force Base. Throughout the Cold War, March Air Force Base was a key installation of the Strategic Air Command and in 1996, it was transferred to the Air Force Reserve Command and utilized as a base for the Air Force Reserve and the California Air National Guard.

After World War II, Riverside diversified its economy, developing a significant manufacturing sector. Largely light industry, the manufacturing sector generates a range of products, including aircraft components, automotive parts, gas cylinders, electronic equipment, food products, and medical devices. As the county seat and largest city in the region, Riverside also houses numerous legal, accounting, brokerage, architectural, engineering, and technology firms, as well as banking institutions.

In recent years, Riverside has given much attention to diversifying its economy beyond the citrus industry, creating a sustainable community encompassing an area of nearly 7,200 square miles and boasting a population of 1.3 million people (2010 Census). Despite changes in the regional economic focus and the general shifts in social movements in California over the last decade, Riverside has consistently been one of the, if not the, fastest growing areas in the country.

### **3.4.2 Northside Neighborhood**

The Northside Neighborhood in the City of Riverside is a neighborhood distinguished from its adjacent neighborhoods by its unique character and development history. Located just northeast of downtown, Northside is bounded on the west by the Santa Ana River and on the east by the Hunter Industrial Park. While discrepancies exist regarding the boundaries of Northside, official City maps indicate that the southern and eastern boundaries are the modern freeways of SR-60 and SR-91, respectively. The two large green spaces located in the center of the neighborhood, Riverside Golf Course and Reid Park, provide significant recreational areas for the neighborhood residents.

An extensive historical context was developed for a portion of the Northside neighborhood in 2005 (Mermilliod 2005), and is adapted below for the Northside neighborhood historic context.

As discussed in Section 3.4.1., City of Riverside Historical Overview, settlement in the Riverside area was encouraged by the completion of the transcontinental railroad to San Francisco in 1869

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and by the development of the thriving citrus industry in California, which originated in Riverside. Beginning in the 1870s, the farming villages of La Placita and Agua Mansa, located adjacent to the Santa Ana River and north of the former Jurupa Ranch, developed due to their focus on dairy and general agriculture, specifically citrus. This agricultural focus supported the early adoption of a successful irrigation system, using the Santa Ana River as the water source, which propelled Riverside to the forefront of the citrus industry in California. Assisted by Chinese, and possibly Cahuilla, laborers, a 19-mile long canal was constructed during the 1870s and 1880s on the south side of the Santa Ana River in San Bernardino County to the Home Gardens in the Temescal Wash in Riverside County (Mermilliod 2005). A portion of this canal, now called Upper and Lower Riverside Canal, has been designated as a City Landmark (2005).

The irrigation system was integral in the success of Riverside's early settlers. While the citrus industry was the most successful in the region, Riverside had an agro-economy that included other fruits and vegetables, as well as livestock ranches and dairy farms. It was the "Orange Fever," however, that drew people to the area and created a multimillion-dollar industry in this area of Southern California. The Northside neighborhood was home to some of these productive orange groves, which were historically located between SR-91 and Orange Street.

The residents of Northside were active in the early agro-economy of Riverside. At least three egg ranches were known to exist within the Northside neighborhood – on Columbia Avenue, Chase Street, and North Main Street – and many residents supplemented their income through small-farmed crops that could be loaded onto a truck and sold to their neighbors (Mermilliod 2005).

Riverside experienced many changes in the first two decades of the 20<sup>th</sup> century. Neighborhoods like Northside developed into compact, modest-scaled streets (Mermilliod 2005). As discussed in Section 3.4.1, City of Riverside Historical Overview, population during this period increased and urban infrastructure and facilities such as water, electrical power, and transportation were enhanced. The citrus industry continued, aided by mechanization developed by local inventors, and two institutions were established: the University of California Citrus Experimentation Center and Alessandro Flying Field (now called March Air Reserve Base). The city itself also began to develop a municipal identity with its adoption of a new charter in 1907 and the initial development of civic buildings.

Recreation during this period was still very important to Northside. The hot springs that were developed in the late 19th century were still a popular attraction. In 1915, the Riverside County Fair was relocated to Northside. This popular event continued until 1926 and offered numerous attractions including art shows and horse racing (Mermilliod 2005). Similar to the hot springs, the fairgrounds also hosted Hollywood elites, with stars like Will Rogers filming on the site.

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In 1917, towards the end of the Early Development period, Northside opened its first elementary school – Fremont Elementary School, located at 1925 Orange Street. Much of the original property was destroyed in a fire in 1949. The surviving building from that fire was demolished in 1967. The property was re-built and continues as Fremont Elementary School, although none of the original structures remain on the parcel.

Northside continued to expand after World War I, benefitting from the 1,440,000 new residents who settled in southern California during the 1920s (Mermilliod 2005). The development of small to large-scale farms in Northside reflected the diversification of the agricultural industry. Much of the land in Northside was subdivided for new homes. The public recreation buildings that had been a feature of the Northside neighborhood continued to be popular during this period. The City of Riverside also continued to build additional municipal buildings elsewhere in the city.

As in much of southern California, the end of World War II ushered in an era of increased manufacturing. Along with this shift from an agro-dominated economy came land use changes and an urban landscape similar to what is seen today. The City of Riverside became home to well-known industrial companies and population continued to increase, creating the need for additional housing and city services. Increases in these sectors prompted the development of the freeway system that is present today bordering the Northside neighborhood. City services grew in response to the population increase. In 1956, Northside built its first firehouse, Fire Station No. 6, on Main Street to service the local community. Recreation continued to be important for the Northside neighborhood during this period. Two new facilities were constructed: the Spring Brook Golf Course and Reid Park. The golf course was a community course open to general Riverside residents. Spring Brook is still in operation today. In 1964, a group of Northside residents developed a community park at Orange and Chase Road known as Reid Park. The ball field associated with the park was the first of its kind in Northside to serve the youth leagues. Reid Park was and still is home to the Northside Improvement Association, the oldest operating community organization in Riverside (Mermilliod 2005). Northside residents continue to enjoy Reid Park today.

### **Residential/Community Development**

Residential development in Northside coincided with the migration boom of the 1880s. As residential tracts began to expand within the City of Riverside, Northside was considered ideal for agricultural production and grove house construction. The early homes in Northside would have reflected citrus-related buildings and features associated with small-scale agriculture. The earliest period of residential development in Northside consisted of Victorian-era styles

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including, Gothic Revival, Queen Anne, Shingle, and Folk Victorian. Of these, the Gothic style is prevalent in Northside (Mermilliod 2005).

Early in the development of Northside, residents had access to a variety of recreational spaces. The most significant of these was a natural hot water springs located at 3723-25 Strong Street, near to Main Street. This hot springs' significance dates to before the development of Riverside, when the area was home to Native Americans from the Cahuilla and Gabrieliños tribes. Recognized for its healing properties, the hot spring was purchase by William Elliot in 1886 and developed into a plunge and swimming bath housed in a 40x60-foot glass-roofed building. There was strong community support for development of this facility likely due to limited domestic bathing at the time (Mermilliod 2005). The facility even became a draw for Hollywood elites like Buster Keaton and Houdini, the latter performing a magic act there in 1919. The facility was renovated and changed owners and names over the years, with a last known designation of White Sulphur Spring. In 1989, the structure was designated a City Structure of Merit and by 2006 was slated for demolition.

While much of the early development in Riverside centered around the city core, the sharp rise in population in the 20th century prompted development in the surrounding areas and triggered creation of single and multi-family development and the subdivision of lots in Northside (Mermilliod 2005). The majority of architectural examples from this time period are modest single-family dwellings constructed between 1903–1918. Styles include Craftsman, Colonial Revival, Classic Revival, and Prairie.

The diversification of the agricultural and commercial industry along with the population boom forced further development in Northside. During this time, the Northside community consisted of a broad swath of the public, including both blue and white-collar workers. A trend developed towards dividing the extensive grove and agricultural properties that defined the neighborhood only a few decades earlier. While architectural trends elsewhere in the city reflected the Eclectic Period, during which architects were inspired by a wide variety of styles from around the world, Northside homes continued to be represented by modest Craftsman style homes (Mermilliod 2005). Multi-family housing also spread during this time.

The continued development of Northside followed the state trends of additional single and multi-family housing at the expense of groves and agriculture fields. Much of the housing land in Northside, and Riverside more generally, saw new tract housing development that defines suburban living today (Mermilliod 2005). This new type of housing tract development, rather than individual lot sales, defines the identity of suburbs within California. Houses in the

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individual tracts were typically created in the same styles which included Minimal Traditionalist, Post-WWI Vernacular, and California Ranch.

### **Commercial Development**

A major freeze event in 1913 threatened the growth of the citrus industry in Riverside and sparked the diversification of commercial interests (Mermilliod 2005). Much of the commercial development during this period occurred along Main Street, south of SR-60. This area continued to develop throughout the 20th century into an almost exclusive industrial area. A South Pacific Company railroad line once crossed this area near Main and First Street. This area was also home to a substation, a lumber yard, a railroad freight house, and bunkhouses, and the area near to the old railroad right-of-way was developed with light industrial, commercial, and storage buildings.

Commercial and industrial development expanded during this period of diversification and population boom between the two great wars. Many areas in Northside saw neighborhood shops alongside industrial centers. The majority of these commercial districts were associated with travel corridors that connected Northside to the rest of Riverside, particularly along Main Street. Motorist accommodations such as motels and roadside eateries were starting to pop up along these major travel arteries. Various gas stations and grocery stores were constructed to cater not only to the passing motorist, but also to the Northside residents. It was during this period that the Southern Sierras Power Company constructed an Industrial Center on Main Street. This impacted community development as it fostered a corporate culture that focused on employees as family, many of whom were Northside residents (Mermilliod 2005).

As the development of commercial enterprises grew in Riverside, Main Street in the Northside neighborhood became a hub of commercial activity. It also remained a thoroughfare for motorists, though the development of the freeway system lessened local traffic. These freeways and the development of the large-scale industrial and manufacturing buildings as well as the previously developed educational facilities made Riverside and the Northside neighborhood a desirable location for settlers looking for new opportunities (Mermilliod 2005).

### **Trujillo Adobe**

The Trujillo Adobe is situated on a parcel of land that straddles boundary between the City of Riverside and the City of Colton. As discussed in Section 3.3.2, Mexican Period (1821–1846), the Trujillos were the founding family of the original La Placita settlement and held a position of authority there for many years. In 1862, a flood nearly destroyed the village of La Placita. A

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few years later in 1864, the Trujillo family built an adobe home at the southern limits of the settlement. By the early 20th century, many of the residents of La Placita had moved south to North Orange Street within the Northside neighborhood in Riverside. However, generations of the Trujillo family continued to occupy the Trujillo Adobe for a little over a century, until 1968 when it lay vacant. Although showing signs of extensive deterioration, the adobe is still extant at its original location, now enclosed within a protective shelter. The Trujillo Adobe is designated a Riverside County Point of Historical Interest (No. RIV-009) and a County Landmark. Other associated Trujillo buildings no longer extant are the Trujillo Cantina, built in front of the adobe (operational until the 1930s), and the Trujillo School, sited east of the adobe (closed in 1926) (Mermilliod 2005).

### **3.4.3 City of Colton Historical Overview**

The land comprising modern-day Colton was originally part of the 35,509-acre Mexican land grant forming Rancho San Bernardino, granted in 1842 by Governor Juan B. Alvarado to José del Carmen Lugo, José Maria Lugo, Vicente Lugo, and Diego Sepulveda (Hoffman 1862). Not long afterwards, the Lugos encouraged a predominantly Spanish group of people from Abiquiu, New Mexico, to settle on their land in hopes of deterring cattle theft. The group eventually established agriculturally-focused villages in neighboring Rancho Jurupa that were rooted in Catholicism, including La Politana, Aqua Mansa, and La Placita. Descendants of the latter two villages form the core of the modern-day San Salvador neighborhood (City of Colton 2000). In 1851, after the Treaty of Guadalupe Hidalgo, the Lugos sold eight square leagues of the Rancho to a group of nearly 500 Mormons, led by the apostles Amasa M. Lyman and Charles C. Rich. However, the Rancho land wasn't patented by the Public Lands Commission to the Lugos until 1865, during which time debates over property boundaries occurred. The Mormons were recalled back to Utah in 1858, which helped resolve some of the land disputes (Willey 1886).

Southern Pacific Railroad formed the townsite of Colton in 1875, naming it after the railroad's Vice President, David Douty Colton. The townsite was laid out along San Bernardino Street (now La Cadena Drive), but for the first thirty years residential development focused on the north side of the townsite, along F, G, and H Streets. It wasn't until the early 20<sup>th</sup> Century that affluent housing became centered on San Bernardino Street (City of Colton 2000). The rapid growth of railroads in the late 19th C., combined with the prime location of the area in and around Colton, eventually led to one of the most infamous frog wars in railroad construction history at the site of Colton Crossing during the summer of 1883. The California Southern Railroad sought to cross at-grade the existing Southern Pacific Railroad tracks. Obtaining a court order on August 11, 1883, allowing California Southern to legally install the new track section across the existing Southern Pacific track, the stage was set for a showdown. Southern Pacific

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hired lawman Virgil Earp to guard their tracks, which he did from a one-cab locomotive slowly moving back and forth along the track at that location. California Southern responded by alerting California Governor Robert Waterman, who then ordered San Bernardino County Sheriff J.B. Burkhart to enforce the court order. With Colton residents on the south side of the tracks and San Bernardino residents lined up along the north side of the tracks, Waterman read the court order out loud and demanded the locomotive be moved off immediately. To avoid imminent bloodshed, Earp ordered the engineer to move the locomotive (Paul & Carlisle, 2006). A few years later, California Southern (part of the Atchison, Topeka, and Santa Fe Railroad) completed its line from Los Angeles to San Bernardino in 1887. The crossing of two transcontinental railroads in Colton meant that the city quickly grew into a major shipping hub. In the years following the founding of Colton, the largely Protestant settlement became a nexus of commercial activity, centered around railroads; the growing, processing, and shipping of citrus crops; limestone and marble extraction; and cement manufacturing (City of Colton 2000, 2017). In 1887, the same year that the line from Los Angeles to San Bernardino was completed, the City of Colton incorporated and elected its first Marshal, Virgil Earp.

The primary industry of the Inland Empire was citrus growing. Due to being a transportation nexus, Colton developed into a citrus processing and shipping center. In the 1870s, Colton fruit growers would sort and pack the fruit out in the groves, then transport the packaged fruit by wagon to the Southern Pacific train depot where it was then shipped to San Francisco and Los Angeles. The following decade, sorting and packing moved from the groves into centralized processing plants. The growers associated with the processing plants eventually formed into two Fruit Exchanges: the Colton Fruit Growers Association and the Colton Fruit Exchange, which was affiliated with the California Fruit Growers Exchange (now Sunkist). The first packing plant in Colton was built near the Southern Pacific train depot in 1881 by the San Jose Packing Company, and by 1902 there were three such plants operating near the California Southern train depot on the east side of town. However, this focus began shifting to the west side in the late 19<sup>th</sup> C., due to the California Southern finally extending its track into Colton. This track connected the town, and the citrus growers, to the Central Pacific and Union Pacific transcontinental line, thereby granting access to eastern markets. Citrus processing in Colton reached its peak in the early 1930s, with one packing plant shipping around 485 carloads of fruit a year. Around this time, citrus growers began subdividing their groves in order to pursue other commercial development. This led to a rapid decline in the fruit processing industry in Colton, and in 1936 the Exchange Packing Plant permanently closed its packinghouse, signaling “the end of the fruit-processing era in Colton” (City of Colton 2000).

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The location of the Southern Pacific railroad tracks also strongly influenced settlement patterns in Colton. The train depot was located on the north side of the tracks, which drew commercial and more affluent residential development northwards as it facilitated easy access to the depot. Parked trains would often block access to the area south of the railroad tracks for hours on end, making that side of the tracks less desirable for economic and affluent residential development. Thus, the south side of Colton shifted from being a mix of Anglo and Hispanic residents to almost exclusively Hispanic in the 1910s, thanks in part to a large influx of immigrants who were fleeing the Mexican Revolution. Unlike their more affluent neighbors to the north, most men in south Colton worked as laborers, particularly at the Colton Cement Plant. Ethnic tensions between Anglo “northerners” and Hispanic “southerners” continued to grow during the first half of the 20th Century. However, the return of Hispanic World War II veterans to the area in the 1940s served to dilute some of the tensions, as the veterans “were less willing to observe racial boundaries” (City of Colton 2000).

### **Pellissier Ranch**

When Riverside County was established in 1893, the existing settlement of La Placita was divided in half. New churches and schools were built to serve the two portions of the divided community, with the historically dominant Trujillo family maintaining their hold on the south portion. Leadership of the north portion fell to David Santiago Garcia, Sr., who was the dominant land holder at the time due to purchasing the lands of several settlers who moved away before the 1890s. Garcia and his family lived in a wood-framed house on North Orange Street, in close proximity to the Trujillo adobe, while he engaged in dry-farming and raising cattle (Harley 2003).

Anton Pellissier immigrated to the United States from France in 1888. By 1920, he and his family also were living on North Orange Street in north La Placita. Pellissier ran a dairy and vineyard, located north of the Trujillo adobe. He eventually expanded his dairy and vineyard businesses by purchasing property in the area, including the Garcia farmstead, and establishing a large ranch that operated until World War II (Harley 1996, 2003).

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## **4 NATIVE AMERICAN COORDINATION**

### **4.1 Native American Heritage Commission Sacred Lands File Search**

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

Dudek prepared and sent letters to each of the twenty-nine (29) persons and entities on the contact list requesting information about cultural sites and resources in or near the specific plan area. These letters, mailed on April 5, 2017, contained a brief description of the proposed project, a summary of the SLF search results, and reference maps. Recipients were asked to reply within 15 days of receipt of the letter should they have any knowledge of cultural resources in the area.

To date, Dudek has not received any responses to the initial inquiry letters. Documents related to the NAHC SLF search and initial Native American outreach efforts are included in Appendix A.

### **4.2 Assembly Bill 52/Senate Bill 18**

The proposed project is subject to compliance with AB 52 and SB 18, which require consideration of impacts to “tribal cultural resources” as part of the CEQA process. As a result, the cities of Riverside and Colton, as the CEQA lead agencies for the proposed project, are required to notify any groups (who have requested notification) of the proposed project who are traditionally or culturally affiliated with the geographic area of the project. Because AB 52 and SB 18 are a government-to-government process, all records of correspondence related to AB 52 and SB 18 notification and any subsequent consultation are on file with the lead agencies.

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## 5 LITERATURE REVIEW

### 5.1 Methods

As part of the cultural resources study prepared for the proposed project, Dudek conducted a California Historical Resources Information System (CHRIS) records search at the South Central Coastal Information Center (SCCIC) and the Eastern Information Center (EIC) in March 2017, for the proposed project site and surrounding one-mile. This search included their collections of mapped prehistoric, historic, and built environment resources, Department of Parks and Recreation Site Records, technical reports, and ethnographic references. Additional consulted sources included historical maps of the Project area, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The results of the records search are presented in Confidential Appendix B.

### 5.2 Results

#### 5.2.1 Previously Conducted Cultural Resource Studies

The records search results indicate that 196 cultural resource investigations have been conducted within the one-mile search radius of the specific plan area between 1973 and 2015. Of these, 51 studies are mapped as overlapping at least a portion of the Project area. Nine of these reports (SB-00273, SB-00274, SB-00275, SB-00447, SB-00492, SB-01499, SB-01837, SB-02010, and SB-02963) are considered regional overview studies that do not specifically address the specific plan area. Moreover, only two of the studies within the specific plan area (RI-08961 and RI-09739) are considered recent (conducted within the last five years). Both studies consisted of small (less than 5-acres) Phase I investigations. Neither study resulted in the identification of cultural resources. Details pertaining to investigations that overlap the specific plan area are listed below in Table 1.

Two studies that were not captured in the CHRIS records search are important to note. The majority of this study's Northside neighborhood historic context is drawn from the *Reconnaissance Survey and Context Statement for a Portion of the Northside* (Mermilliod 2005). The *Pellissier Ranch* portion of the specific plan area was intensively studied in 2014. Information regarding cultural resources within this part of the specific plan was derived from *Cultural Resources Technical Report: Pellissier Ranch Solar Photovoltaic Project EIR* (HDR 2014). A brief summary of these studies follows Table 1.

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**Table 1  
Previously Conducted Cultural Resource Studies Within the Project Area**

Report Number	Authors	Date	Title	Proximity
<i>Riverside County Studies</i>				
RI-02307	Hampson, P. et al.	1988	Cultural Resources Survey, Upper Santa Ana River, California	Within
RI-03383	Padon, B.	1991	Historic Property Clearance Report for the Proposed Acquisition of Two Parcels in Southeast and Southwest Quadrants of Route 60/91/215 Interchange; Supplement to October 11, 1991, Historic Property Clearance Report	Within
RI-03580	Love, B. et al.	2000	Historical/Archaeological Resources Survey Report: Tentative Tract No. 30028, City of Riverside, Riverside County, California	Within
RI-03605	Wlodarski, R.	1993	Draft Report: An Archaeological Survey Report Documenting the Effects of the RCIC I-215 Improvement Project in Moreno Valley, Riverside County to Orange Show Road in the City of San Bernardino, San Bernardino County, California	Within
RI-04212	Love, B. and B. Tang	1999	Cultural Resources Report: Significance Evaluation of Two Historic Archaeological Sites, First and Market Streets, City of Riverside, Riverside County, California	Within
RI-04227	Love, B. and B. Tang	1998	Cultural Resources Report: Tentative Tract Map No. 29097, City of Riverside, Riverside County, California	Within
RI-04228	Love, B. and B. Tang	1999	Cultural Resources Report: Tentative Tract 29219, City of Riverside, Riverside County, California	Within
RI-04230	Love, B. and B. Tang	1999	Historical/Archaeological Resources Survey Report: Tract Map 28453, 3330 Center Street, City of Riverside, Riverside County, California	Within
RI-04374	Padon, B.	2000	Letter Report: Cultural Resources Survey for Carter Street Project within the City of Riverside	Within
RI-04379	Love, B., M. Dahdul, and M. Hogan	2000	Identification and Evaluation of Historic Properties AT&T Wireless Site PB 2002-032 Community of Highgrove Riverside County, California	Within
RI-04430	Jones & Stokes Associates, Inc.	2000	Cultural Resources Inventory Report for Williams Communications, Inc. Fiber Optic Cable System Installation Project, Riverside, CA to the CA/AZ Border, Riverside, San Bernardino, & Imperial Counties, CA	Within
RI-04431	Jones & Stokes Associates, Inc.	1999	Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Riverside, Los Angeles & Riverside Counties, CA	Within
RI-04486	Alexandrowicz, S.	2001	An Identification Investigation of Historical Resources and Soils for the Center Street Extension Project, the City of Riverside, Riverside County, the City of Colton, San Bernardino County, California	Within

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**Table 1**  
**Previously Conducted Cultural Resource Studies Within the Project Area**

Report Number	Authors	Date	Title	Proximity
RI-05033	McKenna, J.	2005	A Phase I Cultural Resources Investigation for the Proposed Riverside Unified School District (RUSD) Beatty Elementary School Site in the City of Riverside, Riverside County, California	Within
RI-05240	Marvin, J. and S. Younger	2005	Cultural Resource Assessment, the Strong Street Homes Project, City of Riverside, Riverside County, CA	Within
RI-05623	Drover, C.	2002	An Archaeological Impact Assessment of Landmark Business Park Phase II, Market Street and State Highway 60, Riverside, CA	Within
RI-05748	Doan, U., M. Hogan, and B. Tang	2003	Archaeological Sensitivity Assessment: Hunter Park Redevelopment Plan Amendment, City of Riverside, Riverside County, CA	Within
RI-05780	Dahdul, M., J. Smallwood, and D. Ballester	2002	Archaeological Testing and Mitigation Report, Center Street Extension Project, In and Near the City of Riverside, Riverside County, CA	Within
RI-05893	Tang, B. et al.	2002	Historical/Archaeological Resources Survey Report, Market Street Widening Project, City of Riverside, Riverside County, CA	Within
RI-05993	Tibbet, C. and J. Smallwood	2003	Historical/Archaeological Resources Survey Report, Tentative Tract Map No. 30907, City of Riverside, Riverside County, CA	Within
RI-06237	Tang, B. et al.	2004	Historical/Archaeological Resources Survey Report, Assessor Parcel Numbers 246-020-007 and -12, in the City of Riverside, Riverside County, California	Within
RI-06425	Tang, B. et al.	2005	Historical/Archaeological Resource Survey Report, Assessor's Parcel No. 206-152-004, City of Riverside, Riverside County, CA	Within
RI-06475	Tang, B. et al.	2005	Historical/Archaeological Resources Survey Report, Assessor's Parcel Number 246-260-004, 4320 Alamo Street, City of Riverside, Riverside County, CA	Within
RI-06476	Tang, B. et al.	2005	Historical/Archaeological Resources Survey Report, Tentative Tract Map 33506, 3184, 3224, and 3262 Chase Road, City of Riverside, Riverside County, CA	Within
RI-06601	Tang, B., M. Hogan, and D. Encarnacion	2006	Identification and Evaluation of Historic Properties, Fairmont, Reid, and La Sierra Parks Improvement Project, City of Riverside, Riverside County, California	Within
RI-06839	Pierson, L.	2007	An Archaeological Survey of the Shilleh Home Property and a Historical Evaluation of the White Sulfur Springs Pool Facility, Riverside, California, SITE P-37-14953	Within
RI-07255	Goodwin, R. and R. Reynolds	2002	Cultural Resources Assessment: La Riviera Tract 23328, City of Riverside, Riverside County, California	Within

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**Table 1**  
**Previously Conducted Cultural Resource Studies Within the Project Area**

Report Number	Authors	Date	Title	Proximity
RI-08441	Billat, L.	2010	Collocation ("CO") Submission Packet, FCC FORM 621, AT&T Colo La Cadena, LA5312A	Within
RI-08961	Maxon, P.	2012	Phase I Cultural Resources Assessment, La Rivera Development-Surface Drainage Improvement Project, Riverside, California	Within
RI-09739	Puckett, H.	2014	Cultural Resources Summary for the Proposed Verizon Wireless, Inc., Property, Fairmount Park, 4011 Fairgrounds Street, Riverside County, CA 92501	Within
<i>San Bernardino County Studies</i>				
SB-00273	Leonard III, N.	1975	Santa Ana River Project, Description and Evaluation of Cultural Resources and Appendices: Field Data	General Overview
SB-00274	Rosenthal, J.	1979	A Cultural Resource Survey of the Proposed Santa Ana River Hiking/Biking Trail in the Prado Flood Control Basin	General Overview
SB-00275	Tobey, R., T. Suss, and L. Burgess	1977	Historical Resource Survey, Prado Flood Control Basin, San Bernardino and Riverside Counties, California	General Overview
SB-00447	Scott, M.	1976	Development of Water Facilities in the Santa Ana River Basin, California, 1810-1968	General Overview
SB-00492	Simpson, R., L. Brown, and J. Hearn	1977	Archaeological-Historical Resources Assessment of Proposed Bloomington Wastewater Facilities Plan	General Overview
SB-00711	Chavez, D.	1978	Cultural Resources Evaluation of the Rialto Tank Farm Location and Associated Pipeline and Pump Station Locations, San Bernardino County, California	Within
SB-00712	Chavez, D.	1978	Cultural Resources Evaluation of the Four Corners Pipeline Interconnect Facilities, San Bernardino and Riverside Counties, California	Within
SB-00713	Chavez, D.	1978	Final: Cultural Resources Evaluation for the Naval Petroleum Reserve No. 1 (Elk Hills) to Rialto Crude Oil Pipeline	Within
SB-00714	Chavez, D.	1978	Final: Cultural Resources Evaluation for the Rialto Crude Oil Tank Farm to the Four Corners Pipeline, Kern County, California	Within
SB-01499	Foster, J. and R. Greenwood	1985	Cultural Resources Overview: California Portion, Proposed Pacific Texas Pipeline Project	General Overview
SB-01837	Goldberg, S. and J. Arnold	1988	Prehistoric Sites in the Prado Basin, California: Regional Context and Significance Evaluation	General Overview
SB-01951	Hatheway, R. and K. Swope	1989	Archaeological and Historical Survey Report for the Proposed Angelus Block Property	Within
SB-02010	Harley, B.	1988	Rev. Juan Caballeria: Historian or Storyteller?: Rethinking the 1810 Dumetz Expedition	General Overview
SB-02307	Dorn, R. and D. Whitley	1984	Chronometric and Relative Age Determination of Petroglyphs in the Western United States	Within

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**Table 1**  
**Previously Conducted Cultural Resource Studies Within the Project Area**

Report Number	Authors	Date	Title	Proximity
SB-02853	Foster, J. et al.	1991	Cultural Resource Investigation: Inland Feeder Project, MWD of Southern CA	Within
SB-02963	Haenszel, A.	1992	Mormons in San Bernardino	General Overview
SB-03927	Alexandrowicz, S.	2001	An Identification Investigation of Historical Resources & Soils for the Center Street Extension Project, City of Riverside, Riverside County & City of Colton, San Bernardino County, CA	Within
SB-04201	Love, B. and B. Tang	1999	Assessor's Parcel No. 246-101-001, at the Intersection of Center Street and Orange Street, City of Riverside, CA	Within
SB-05264	Bonner, W. and M. Aislin-Kay	2006	Cultural Resources Records Search and Site Visit Results for Cingular Telecommunications Facility Candidate ES-0067-01 (Key Street/Riverside Avenue), 2090 West Key Street, Colton, San Bernardino County, California	Within
SB-06084	Dietler, J. and R. Ramirez	2008	Cultural Resources Inventory for the Pellissier Ranch Specific Plan Project, City of Colton, San Bernardino County, California	Within
SB-06516	Ashkar, S.	1999	Cultural Resource Inventory Report for Williams Communications, Inc., Proposed Fiber Optic System Installation Project, Los Angeles to Riverside, Los Angeles, Riverside and San Bernardino Counties	Within

### 5.2.1.1 *Mermilliod 2005*

In 2005, the City of Riverside Planning Department contracted with JM Research and Consulting to conduct a cultural resources study within Northside. The study consisted of an extensive reconnaissance survey within a portion of Northside and the preparation of a comprehensive historic context statement for the neighborhood. The purpose of the project was to identify, document, and evaluate potential historic districts and individually significant properties for eligibility for listing in the NRHP, the CRHR, and under the City of Riverside's Cultural Resources Ordinance, Title 20 (*Mermilliod 2005*). The survey area included roughly two square miles just north of the city's downtown area. The survey overlapped the current specific plan area south of SR-60 designated as *Potential Area A North Main Street* and a smaller portion of the current specific plan area north of SR-60 from Fairmount Boulevard to the west, Strong Street to the north, and I-215 to the east.

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The study resulted in the identification of 156 properties that appear eligible for inclusion as contributors within three potential districts. In addition to the three historic districts, 11 properties appear individually eligible for designation, and 16 properties were recommended for further study (Mermilliod 2005). While the historic districts are in close proximity to the current study, none overlaps the current specific plan area. Five of the 11 properties that were determined eligible for individual designation are within the current specific plan area. Of these, one property (3720 Stoddard Avenue) was determined eligible for local designation as a City Landmark; and four properties were determined eligible for local designation as City Structures of Merit (3668 Poplar Avenue, 3787 Shamrock Avenue, 3676 Strong Street, and 2357 Wilshire Street) (Mermilliod 2005).

### **5.2.1.2 HDR Engineering 2014**

In 2014, the City of Riverside Public Utilities Department proposed to develop a solar power facility on Pellissier Ranch located within the jurisdictional boundary of the City of Colton. HDR Inc. conducted the Phase I cultural resources study in support of the proposed project. The area of potential effect included the 227-acre Pellissier Ranch site and a 14.9-acre off-site interconnection that ran south down Orange Street from the Pellissier Parcel, east along Chase Street to West La Cadena Drive in the City of Riverside (HDR Engineering). The APE was entirely within the current proposed Northside Specific Plan area, encompassing the entire *Pellissier Ranch* portion of the current specific plan area.

The records search returned 18 known cultural resources within the APE. These sites consisted of two prehistoric bedrock milling features (P-36-19814 and P-36-19820); three historic-age farmstead/homestead ruins (P-36-19808, P-36-19809, and P-36-19815); a historic-age refuse scatter (P-36-06086); two historic-age isolated artifacts (P-36-60235 and P-36-60252); six water conveyance or water storage features including the Upper and Lower Riverside Canal (P-33-04495 and P-36-07172), the Highgrove Channel (P-36-19818), and wells and irrigation systems of Pellissier Ranch (P-36-19810, P-36-19817, and P-36-19821); and four historic-period single-family properties (P-33-06966, P-33-14884, P-33-14885, and P-33-14886) (HDR Engineering).

The field survey relocated all but two of the previously recorded sites, which were both isolates, and identified two new sites. The newly recorded cultural resources consisted of a historic-age earthen ditch and mason lined culvert, temporarily designated the “Orange Street Culvert”, and an isolated historic-age bottle (HDR Engineering).

Of the 20 cultural resources located within the APE, one site, the Upper Riverside Canal (P-33-04495), was previously recommended eligible for the NRHP; 15 sites were previously

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recommended as not eligible for the CRHR or local designation (P-36-06086, P-36-07172, P-36-19808, P-36-19809, P-36-19810, P-36-19815, P-36-19817, P-36-19818, P-36-19821, P-36-60235, P-36-60252, P-33-06966, P-33-14884, P-33-14885, and P-33-14886). The two prehistoric bedrock milling features (P-36-19814 and P-36-19820) and the newly identified Orange Street Culvert were not formally evaluated at the time of the study (HDR Engineering). Brian F. Smith and Associates has since evaluated the bedrock milling features and recommended the sites as not eligible for the CRHR. The newly identified historic-age isolated artifact was not eligible for listing.

Portions of the APE were considered sensitive for archaeological material. As noted in the study, the areas along the Santa Ana River and at the base of the La Loma Hills were used heavily by Native Americans and may contain buried prehistoric cultural material. Additionally, historic flood events demolished the historic-age settlement that was located on the property. There is a possibility that intact archaeological deposits related to the settlement are buried beneath the flood-borne sediment (HDR Engineering). Management recommendations included avoidance or evaluation of the prehistoric sites and the newly identified canal and archaeological monitoring during ground disturbing activities within 20 meters of the farmstead/homestead ruins (P-36-19808, P-36-19809, and P-36-19815).

### **5.2.2 Previously Recorded Cultural Resources**

There are a total of 343 previously recorded cultural resources within one-mile of the specific plan area. Table 2 provides the details of all previously recorded resources within one-mile of the specific plan area. These resources include 24 prehistoric archaeological sites consisting of site types such as bedrock milling surfaces, artifact scatters, and rock art of various forms; 20 historic archaeological sites which includes among them the early settlement of Agua Mansa; 178 historic-age built environment resources, which includes such notable resources as Fairmount Park and John W. North Park; and 16 resources with no information but that are presumed built environment resources.

Of these 343 resources, 101 are located within the specific plan area. The resources within the specific plan area include three prehistoric archaeological sites, one multi-component resource with both prehistoric and historic components, 12 historic archaeological sites, one historic archaeological isolated artifact, and 84 historic-age built environment resources. The single multi-component site rests on the county line. Because of this, the Information Centers each assigned the resource a primary number that correlates with their county. As a result, P-33-08752 from Riverside County is the same site as P-36-09814 from San Bernardino County and will be discussed in this report as P-33-08752/ P-36-09814.

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**Table 2**  
**Previously Recorded Cultural Resources Within the Project Area**

Primary Number	Trinomial (CA-)	Period	NRHP/CRHP Status	Recorded By/Year	Description	Proximity
<i>Sites Within Riverside County</i>						
33-001984	RIV-01984	Historic	California Point of Historical Interest and County Landmark	1982 T. Newman; 1980 J. Oxedine; 1968 unknown	Historic: Adobe ruins: Trujillo Adobe	Within
33-004299	RIV-04299	Historic	Unknown	1991 P. Jertberg	Historic: Building foundations	Within
33-004495	RIV-04495	Historic Structure	3 (appears eligible for the NRHP or CRHR)	2014 A. Gusick and K. Tennesen; 2009 D. Ballester; 1996 R. Starzak and M. Fitzgerald; 1992 R. Wlodarski and D. Larson; 1991 P. Jertberg	Water conveyance system: Upper Riverside Canal, Lower Riverside Canal	Within
33-004787	RIV-04787	Historic Structure	5 (appears eligible for local listing)	1992 R. Wlodarski	Water conveyance system: Riverside-Warm Creek Canal	Within
33-004791	RIV-04791	Historic Structure	3 (appears eligible for the NRHP or CRHR)	2005 J. McKenna et al.; 2001 A. Gustafson and M. McGrath; 1992 R. Wlodarski	Water conveyance system: Lower Riverside Canal	Within
33-005712	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1999 B. Tang	Building: Single-family property (early twentieth century)	Within
33-006965	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1916)	Within
33-006966	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 1982 T. Newman	Building: Single-family property (c. 1933)	Within
33-006967	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1900)	Within
33-006968	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c.1905)	Within
33-006969	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1920)	Within
33-006970	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1928)	Within
33-006971	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1898)	Within

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**Table 2  
Previously Recorded Cultural Resources Within the Project Area**

Primary Number	Trinomial (CA-)	Period	NRHP/CRHP Status	Recorded By/Year	Description	Proximity
33-006973	—	Historic Structure	7 (not evaluated)	1982 T. Newman	Building: Single-family property (c. 1922)	Within
33-008650	RIV-06166	Historic	Unknown	1998 B. Love	Historic: Refuse scatter	Within
33-008651	RIV-06167	Historic	Unknown	1998 B. Love	Historic: Farmstead ruins	Within
33-008752 (same as 36-009814)	RIV-06237	Multi-component	7 (not evaluated)	1998 B. Love	Historic: Refuse scatter  Prehistoric: Lithic and ceramic scatter	Within
33-008754	RIV-06238	Historic	6 (not eligible)	1999 B. Love	Railroad: Pacific Electric Railway maintenance barn ruins	Within
33-008755	RIV-06239	Historic	6 (not eligible)	1999 B. Love	Railroad: Pacific Electric Railway electrical transformer station ruins	Within
33-009006	RIV-06351	Historic	6 (not eligible)	1999 Tetra Tech	Historic: Refuse scatter	Within
33-009198	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1999 B. Tang	Building: Single-family property (c. 1923)	Within
33-009199	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1999 B. Tang	Building: Single-family property (c. 1923)	Within
33-009200	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1999 B. Tang	Building: Single-family property (c. 1923)	Within
33-010902	RIV-06595	Historic Structure	6 (not eligible)	2000 M. Hogan and M. Dahdul	Water conveyance system: Agricultural irrigation system	Within
33-011444	—	Historic Structure	6 (not eligible)	2000 B. Tang	Building: Single-family property (c. 1913)	Within
33-011538	—	Historic Structure	6 (not eligible)	1996 R. Starzak and M. Fitzgerald	Building: Multi-family property (c. 1927)	Within

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**Table 2  
Previously Recorded Cultural Resources Within the Project Area**

Primary Number	Trinomial (CA-)	Period	NRHP/CRHP Status	Recorded By/Year	Description	Proximity
33-011539	—	Historic Structure	3 (appears eligible for the NRHP or CRHR)	1996 R. Starzak and M. Fitzgerald	Building: Single-family property (c. 1913)	Within
33-012131	—	Historic Structure	6 (not eligible)	1995 D. Bricker	Building: Single-family property (c. 1925)	Within
33-012132	—	Historic Structure	6 (not eligible)	1995 D. Bricker	Building: Single-family property (c. 1941)	Within
33-012133	—	Historic Structure	6 (not eligible)	1995 D. Bricker	Building: Single-family property (c. 1937)	Within
33-012134	—	Historic Structure	6 (not eligible)	1995 D. Bricker	Building: Single-family property (c. 1926)	Within
33-012135	—	Historic Structure	3 (appears eligible for the NRHP or CRHR)	1995 D. Bricker	Building: Single-family property (c. 1923)	Within
33-012136	—	Historic Structure	6 (not eligible)	1995 D. Bricker	Building: Single-family property (c. 1925)	Within
33-012149	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1947)	Within
33-012150	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1947)	Within
33-012151	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1954)	Within
33-012152	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1946)	Within

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**Table 2  
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Primary Number	Trinomial (CA-)	Period	NRHP/CRHP Status	Recorded By/Year	Description	Proximity
33-012153	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1937)	Within
33-012154	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1954)	Within
33-012155	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1927)	Within
33-012156	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1925)	Within
33-012157	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1926)	Within
33-012158	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1927)	Within
33-012159	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1946)	Within
33-012160	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1926)	Within

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**Table 2  
Previously Recorded Cultural Resources Within the Project Area**

Primary Number	Trinomial (CA-)	Period	NRHP/CRHP Status	Recorded By/Year	Description	Proximity
33-012161	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1926)	Within
33-012162	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1928)	Within
33-012163	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1950)	Within
33-012164	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1927)	Within
33-012165	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1947)	Within
33-012166	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1946)	Within
33-012167	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1948)	Within
33-012168	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1948)	Within

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**Table 2  
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Primary Number	Trinomial (CA-)	Period	NRHP/CRHP Status	Recorded By/Year	Description	Proximity
33-012169	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Single-family property (c. 1946)	Within
33-012170	—	Historic Structure	6Y (not eligible for NRHP; not evaluated for CRHR)	1998 D. Bricker	Building: Commercial property (c. 1947)	Within
33-013078	—	Historic Structure	6 (not eligible)	2003 J. Smallwood	Building: Single-family property (c. 1924)	Within
33-013206	—	Historic Structure	6 (not eligible)	2002 T. Woodward	Building: Single-family property (c. 1956)	Within
33-013207	—	Historic Structure	6 (not eligible)	2002 T. Woodward	Building: Multi-family property (c. 1940s)	Within
33-013209	—	Historic Structure	6 (not eligible)	2002 T. Woodward	Building: Single-family property (c. 1920s)	Within
33-013210	—	Historic Structure	6 (not eligible)	2002 T. Woodward	Building: Single-family property (c. 1890s)	Within
33-013806	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1946)	Within
33-013807	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1924)	Within
33-013808	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1937)	Within
33-013809	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1923)	Within
33-013810	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1940)	Within
33-013811	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1928)	Within
33-013812	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1945)	Within
33-013813	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1926)	Within
33-013814	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1931)	Within
33-013815	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1926)	Within

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Primary Number	Trinomial (CA-)	Period	NRHP/CRHP Status	Recorded By/Year	Description	Proximity
33-013816	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1945)	Within
33-013817	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1913)	Within
33-013818	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1912)	Within
33-013819	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1935)	Within
33-013820	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1922)	Within
33-013821	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1922)	Within
33-013822	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1921)	Within
33-013823	—	Historic Structure	6 (not eligible)	2004 J. Marvin	Building: Single-family property (c. 1949)	Within
33-014015	—	Historic Structure	6 (not eligible)	2004 S. Carmack	Building: Single-family property (c. 1953)	Within
33-014726	—	Historic Structure	6 (not eligible)	2005 C. Tibbet and J. Smallwood	Building: Single-family property (c. 1924)	Within
33-014727	—	Historic Structure	6 (not eligible)	2005 C. Tibbet	Building: Single-family property (c. 1954)	Within
33-014884	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2005 C. Tibbet	Building: Single-family property (Built date unknown)	Within
33-014885	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2005 C. Tibbet	Building: Single-family property (c. 1916)	Within
33-014886	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2005 C. Tibbet	Building: Single-family property (c. 1950s)	Within
33-014953	—	Historic Structure	7 (not evaluated)	2006 L. Pierson and G. Weatherford	Building: White Sulphur Springs Pool and facility (c. 1938)	Within
33-017517	—	Historic Structure	6 (not eligible)	2005 J. Smallwood	Building: Single-family property (c. 1933)	Within
<i>Sites Within San Bernardino County</i>						
36-006086	SBR-06086	Historic	6 (not eligible)	2014 A. Gusick and K. Tennesen; 1988 G. Romani et al.	Historic: Refuse scatter	Within
36-007172	SBR-07172	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 1992 R. Wlodarski	Water conveyance system: Riverside Lower Canal	Within

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**Table 2**  
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Primary Number	Trinomial (CA-)	Period	NRHP/CRHP Status	Recorded By/Year	Description	Proximity
36-009814 (same as 33-08752)	SBR-09814	Multi-component	7 (not evaluated)	1999 B. Love	Historic: Refuse scatter Prehistoric: Lithic and ceramic scatter	Within
36-019808	—	Historic	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Historic: Farmstead ruins	Within
36-019809	—	Historic	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Historic: Homestead ruins, element of Pellissier Ranch	Within
36-019810	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Water conveyance system: South Well, element of Pellissier Ranch	Within
36-019814	SBR-013176	Prehistoric	6 (not eligible)	2015 J. Hanlen; 2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Prehistoric: Bedrock milling	Within
36-019815	—	Historic	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Historic: Homestead ruins, element of Pellissier Ranch	Within
36-019817	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Water conveyance system: Five water control features, elements of Pellissier Ranch	Within
36-019818	SBR-013178	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Water conveyance system: Highgrove Channel	Within
36-019820	SBR-013180	Prehistoric	6 (not eligible)	2015 J. Hanlen; 2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Prehistoric: Bedrock milling	Within
36-019821	—	Historic Structure	6 (not eligible)	2014 A. Gusick and K. Tennesen; 2008 J. Dietler	Water conveyance system: Main Well, element of Pellissier Ranch	Within
36-026886	—	Historic Structure	6 (not eligible)	2009 E. Hilton	Building: Multi-family property (c. 1955)	Within
36-029039	SBR-029039	Prehistoric	6 (not eligible)	2015 J. Hanlen	Prehistoric: Bedrock milling	Within
36-060235	—	Historic	6 (not eligible)	2015 J. Hanlen; 2014 A. Gusick and K. Tennesen; 1966 Unkown	Historic: Refuse scatter	Within

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**Table 2**  
**Previously Recorded Cultural Resources Within the Project Area**

Primary Number	Trinomial (CA-)	Period	NRHP/CRHP Status	Recorded By/Year	Description	Proximity
36-060252	—	Historic	6 (not eligible)	2014 A. Gusick and K. Tennesen; 1987 G. Romani and S. Wakefield	Isolate: Bottle finish	Within

In and around the foothills of the La Loma Hills are the prehistoric sites and the prehistoric component of the multi-component site. The sites consist of bedrock milling surfaces (P-36-19814, P-36-19820, and P-36-29039) and a sparse artifact scatter including a hand stone, a core, and a brownware pottery sherd (P-33-08752/P-36-09814). Brian F. Smith and Associates evaluated the bedrock milling sites in 2015 and determined them ineligible for listing (Hanlen). The artifact scatter has not been evaluated. Important to note among these prehistoric sites is White Sulphur Springs (P-33-14953). The natural hot spring is roughly a mile south of the hills nestled in a residential area. Although the prehistoric component of the site was not included in the site record, which focused on the built environment surrounding the spring, the spring is known for its early Native American occupation (Mermilliod 2005).

The historic archaeological sites and the historic component of the multi-component site are scattered throughout the specific plan area. The majority of these resources (n=9) are either within or in close proximity to the *Pellissier Ranch* and *Potential Area C (Colton Transition Area)* portion of the specific plan area and most likely associated with the early settlement of La Placita and Pellissier Ranch. These resources consist of the Trujillo Adobe (P-33-01984), homestead or farmstead ruins (P-36-19808, P-36-19809, and P-36-19815), four historic-age refuse scatters (P-36-06086, P-33-09006, P-36-60235, and P-33-08752/ P-36-09814), and one isolated historic-age bottle fragment (P-36-60252). The Trujillo Adobe is a designated California Point of Historic Interest (No. RIV-009) and a County Landmark. As of 2015, descendants of the families of the settlements of Agua Mansa and La Placita are working to list the site on the CRHR and NRHP. Of the remaining sites within the northern portion of the specific plan area, seven were determined ineligible for listing (P-36-06086, P-33-09006, P-36-19808, P-36-19808, P-36-19815, P-36-60235, and P-36-60252). The multi-component site has not been evaluated for significance.

Historic archaeological resources identified within the middle portion of the Northside Specific Plan Area include foundations of a historic building (P-33-04299), ruins of a farming/orchard enterprise (P-33-08651) and a domestic refuse scatter (P-33-08650). The latter two resources were recorded in 1998, prior to development of tract housing in their immediate location. Sites

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P-33-08651 and P-33-08650 were likely destroyed by this development. Site P-33-04299 is within vacant land that is slated for development under the *Northside Neighborhood General Plan 2025*. The eligibility status for this resource is unknown.

The two remaining historic archaeological sites are within the *Potential Area A (North Main Street)* portion of the specific plan area. These sites consist of ruins of Pacific Electric Railway maintenance and operations facilities (P-33-08754 and P-33-08755). The sites were determined ineligible for listing in 1999 (Love 1999). The records indicate that the sites were slated for demolition. This parcel was developed into residential housing by 2003 (NETR 2017). The sites were likely destroyed by this development.

The historic-age built environment resources consist primarily of historic-age buildings (n=74) including 70 single-family residences, three multi-family properties (P-33-11538, P-33-13207, and P-36-26886), and one commercial property (P-33-12170). The single-family properties were constructed between the 1890s and the 1950s. Although these properties are scattered throughout the specific plan area, concentrations of single-family residences are found within *Potential Area B (Hunter Park Residential)*, *Potential Area A (North Main Street)*, and along Strong Street. The 1930s Mission Revival style single-family residence at 3261 Strong Street (P-33-11539) is designated as City of Riverside Landmark No. 91, Structure of Merit No. 187, and appears eligible for the NRHP (Starzak 1992). The 1920s Craftsman style bungalow at 3720 Stoddard Avenue (P-33-12135) is designated as a City of Riverside Structure of Merit (No. 189) and appears eligible for the NRHP and CRHR (Bricker 1995). Of the remaining single-family residences, 61 were determined not eligible for listing and seven were not evaluated. None of the multi-family properties nor the commercial building are eligible for listing.

The one previously recorded historic-age recreational property within the specific plan area is located at 3723-25 Strong Street. These grounds contain a native hot spring that has been used for centuries, first by Native Americans, then by locals and visitors to Riverside. The grounds have seen extensive changes throughout the years. The final change of ownership and subsequent remodel occurred in 1959 with the opening of White Sulphur Springs (P-33-14953). This recreational retreat boasted a swimming pool, badminton and volleyball courts, a shuffleboard deck, a water slide, as well as other facilities (Pierson and Weatherford 2006). The facility closed in the late 1960s, and the property lay dormant until it was razed in 2014.

The remaining nine built environment resources consist of water conveyance and storage structures associated with the citrus industry and agricultural enterprises of the late nineteenth and early twentieth century. Combined, four of these resources make up the segment of the Upper and Lower Riverside Canal and Warm Creek Canal that traverse the specific plan area

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through *Pellissier*, *Potential Area B (Hunter Park Residential)*, and *Potential Area A (North Main Street)* (P-33-04495, P-33-04787, P-33-04791, and P-36-07172). Construction for this 19-mile long resource began in 1870 to support the growing agricultural industry. While the majority of the alignment was either abandoned, replaced, or destroyed by 1996, some portions of the canal appeared eligible for listing in the CRHR (Starzak and Fitzgerald). By 2001, approximately 40% of the canal was still in use.

Four of the water conveyance/storage features are within the northern portion of the specific plan area within *Pellissier* and *Potential Area C (Colton Transition Area)*. South Well (P-36-19810), Main Well (P-36-19821), and a system of weir boxes (P-36-19817) are all presumed features from ranching and farming at Pellissier Ranch through the 1940s. The modern improved Highgrove Channel (P-36-19818) is also within this area. All four of these resources were determined ineligible for listing in 2008 (Dietler and Covert).

In the middle of the specific plan area near the banks of the Santa Ana River is a site consisting of a well, a pump, and three weir boxes which date from the early 1900s (P-33-10902). In 2000, Hogan determined the site ineligible for state and local listing. The location of the site is currently within an undeveloped vacant lot. According to the *Northside Neighborhood General Plan 2025*, the parcel is slated for future residential development.

# Cultural Resources Baseline Report for the Northside Specific Plan, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California

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## 6 ISSUES AND CONSTRAINTS

According to the records search results, there are 343 previously recorded cultural resources within the records search area, 101 of which are located within the specific plan area. Of these, one resource, The Trujillo Adobe (P-33-01984) is a designated California Point of Historic Interest (No. RIV-009) and a County Landmark. As of 2015, descendants of the families of the settlements of Agua Mansa and La Placita are working to list the site on the CRHR and NRHP. The 1930s Mission Revival style single-family residence at 3261 Strong Street (P-33-11539) is designated as City of Riverside Landmark No. 91, Structure of Merit No. 187, and appears eligible for the NRHP and the 1920s Craftsman style bungalow at 3720 Stoddard Avenue (P-33-12135) is designated as a City of Riverside Structure of Merit (No. 189) and appears eligible for the NRHP and CRHR.

It should be noted that the above represents only resources that have been previously recorded within the records search area and not a comprehensive inventory of all cultural and built environment resources within the specific plan area. Due to the density of recorded resources, and the rich recorded history of the area, targeted inventories have a high probability of identifying additional resources as revealed by the records search. Thus, the results of this analysis represents only known constraints. Additional constraints are bound to be identified through a thorough application of the recommendations described below.

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## 7 OPPORTUNITIES AND RECOMMENDATIONS

The CHRIS records search results show that the majority of the current specific plan area has not been previously surveyed, and the presence of cultural resources within those portions of the specific plan area could not be determined at this time. Given the sensitivity of the area as indicated by the CHRIS records search, the presence of previously unrecorded cultural resources within the unsurveyed portions of the specific plan area is possible. For projects that require environmental analysis pursuant to CEQA, impacts to historical resources, including CRHR-eligible archaeological sites, must be considered. Additional work is required to relocate and assess the current condition of known resources and their potential eligibility for the CRHR. This includes:

- An intensive pedestrian field survey of the specific plan area, identifying and recording all previously unidentified cultural and built environment resources,
- Archival research of all historic resources within the site plan area,
- Evaluation of archaeological and built environment sites within the site plan area.

The Northside Specific Plan Project provides an opportunity for the Cities of Riverside and Colton to research local historic pattern in depth. This goes beyond simply identifying, recording, and evaluating individual resources, it includes, but is not limited to, the development of broad prehistoric and historic patterns across the landscape. These patterns can be incorporated into the Specific Plan and integrated into the physical development and revitalization of the area.

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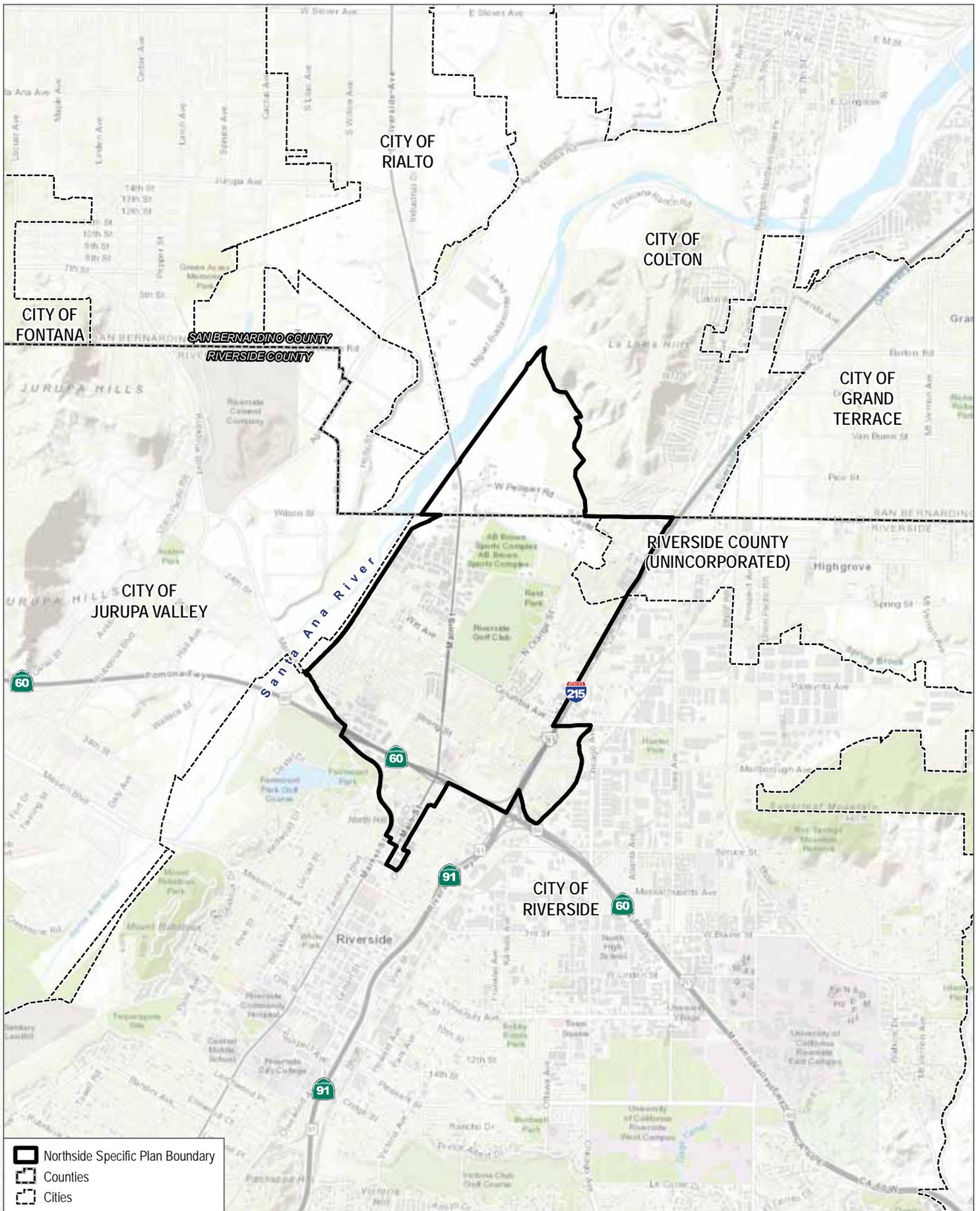
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Riverside and San Bernardino Counties, California**

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

FIGURE 1

Regional Vicinity Map

Northside Specific Plan Program EIR

**Cultural Resources Baseline Report for the  
Northside Specific Plan, Cities of Riverside and Colton,  
Riverside and San Bernardino Counties, California**

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APPENDIX A  
*Native American Coordination*

March 1, 2017

NAHC Staff  
Associate Government Program Analyst  
Native American Heritage Commission

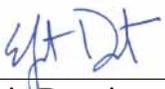
***Subject: NAHC Sacred Lands File Records Search Request for the Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear NAHC Staff,

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, is preparing a Northside Neighborhood Specific Plan within the Cities of Riverside and Colton, Riverside and San Bernardino Counties, California. The proposed project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the Riverside East, San Bernardino South, and Fontana 7.5' Topographic Quadrangle maps and on the attached 1:24,000 scale maps.

Dudek is requesting a NAHC search for any sacred sites or other Native American cultural resources that may fall within the proposed project location or a surrounding one-mile buffer. Please provide a Contact List with all Native American tribal representatives that may have traditional interests in this parcel or the surrounding search area. Please email the results to me at [edenniston@dudek.com](mailto:edenniston@dudek.com). If you have any questions relating to this investigation, please contact me directly by email or phone.

Regards,

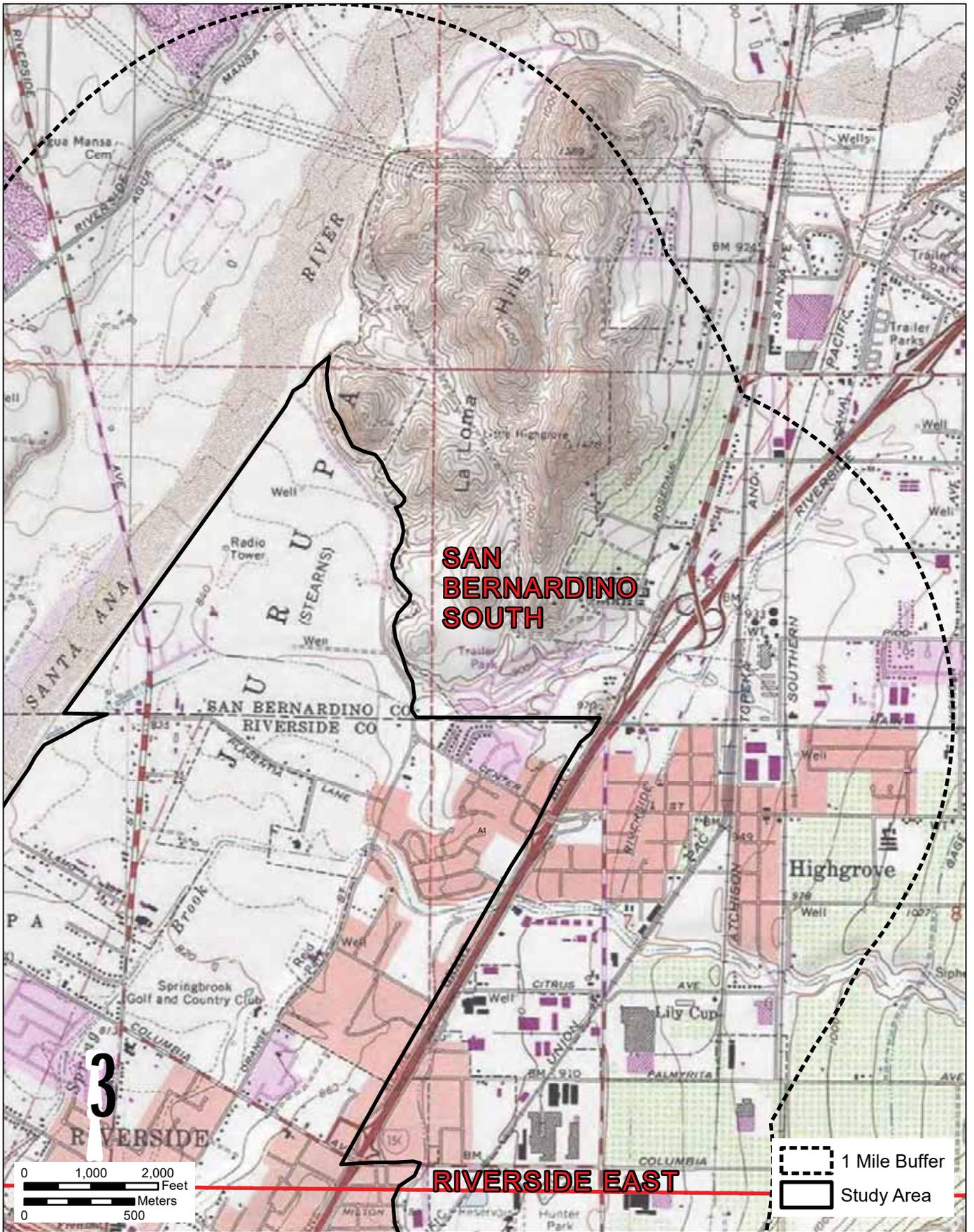


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Liz Denniston, M.A., RPA  
Archaeologist  
**DUDEK**  
Phone: (626) 375-7682  
Email: [edenniston@dudek.com](mailto:edenniston@dudek.com)

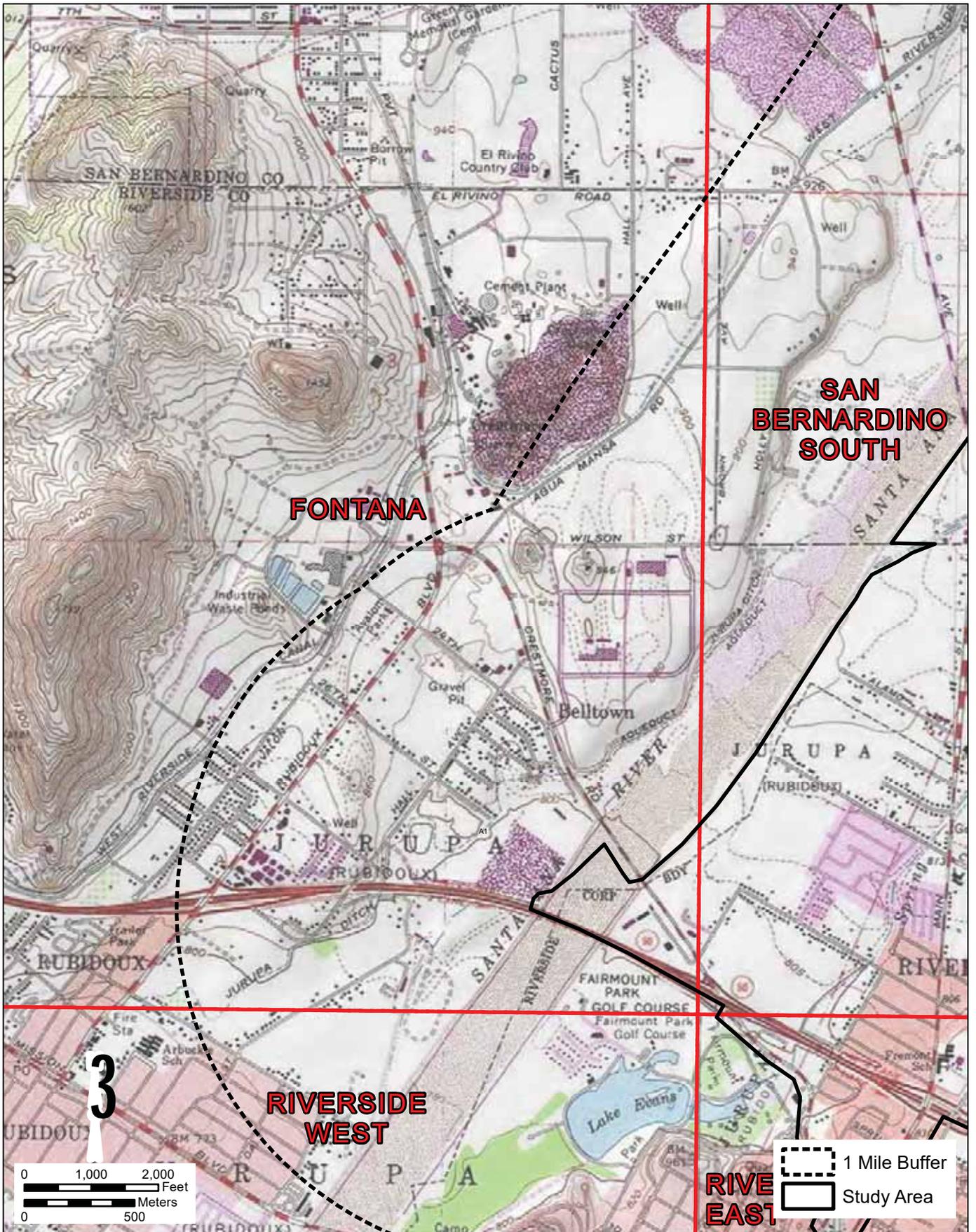
**Attachments:**

*Figure 1. SLF Records Search Request Map*



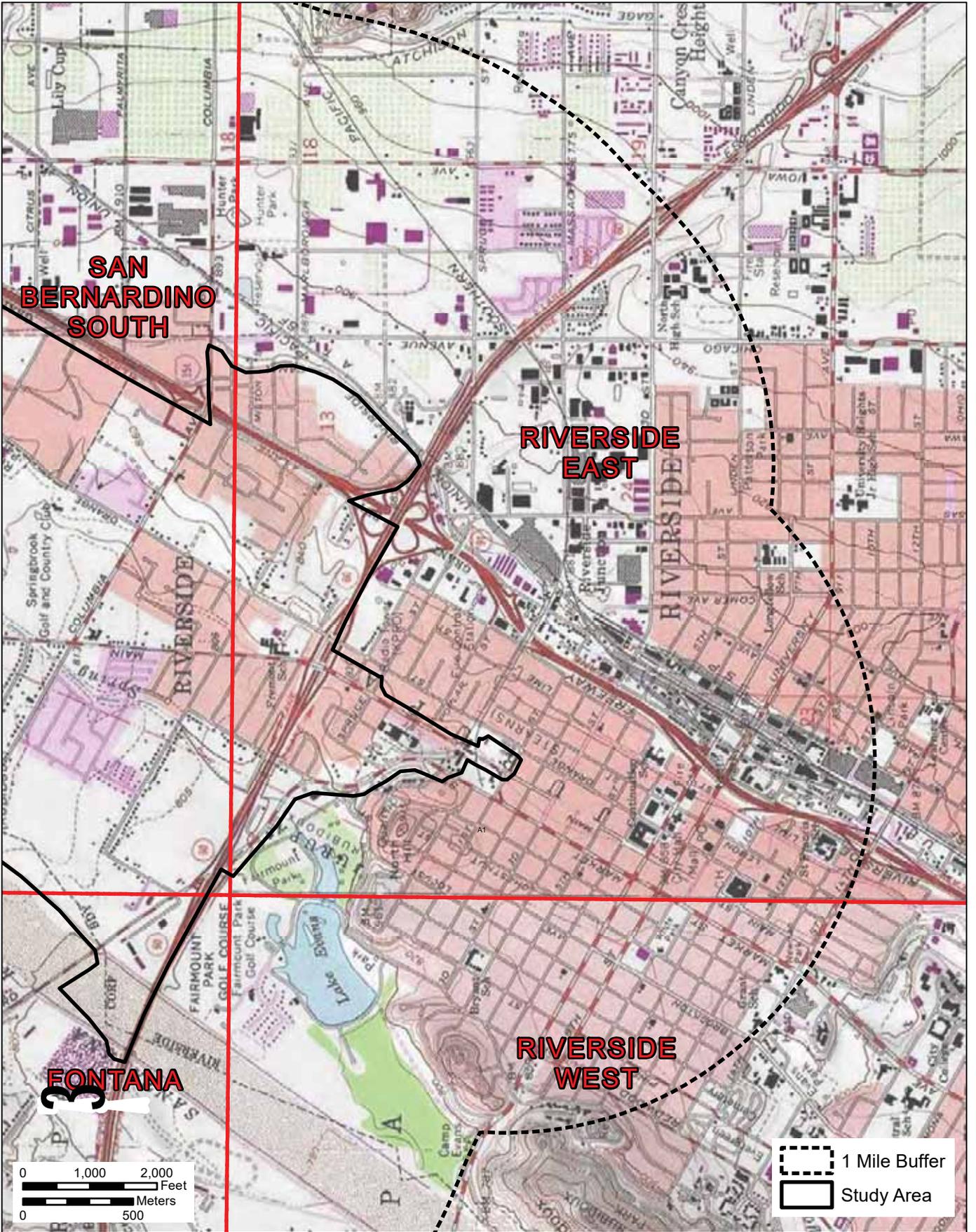
## Records Search Map

Northside Specific Plan



SOURCE: USGS 7.5-Minute Series Riverside East, San Bernardino South, Fontana Quadrangles  
 Township 2S/Range 5W/Sections 01-02, 10-15

**Records Search Map**  
 Northside Specific Plan



SOURCE: USGS 7.5-Minute Series Riverside East, San Bernardino South, Fontana Quadrangles  
 Township 2S/Range 4W/Section 07, Township 2S/Range 5W/Sections 10,11,12,13,14,15,23

**Records Search Map**  
 Northside Specific Plan

## NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710  
(916) 373-5471 - Fax



March 6, 2017

Liz Denniston  
Dudek

Sent via e-mail: edenniston@dudek.com

RE: Proposed Northside Specific Plan Project, Cities of Riverside and Colton; Riverside East, San Bernardino South and Fontana USGS Quadrangles, Riverside and San Bernardino Counties, California

Dear Ms. Denniston:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. Attached is a consultation list of tribes traditionally and culturally affiliated with the area that may have cultural places located within the boundaries of the project referenced above.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE. Records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of tribal cultural resources.

The list should provide a starting place to locate areas of potential adverse impact within the APE. I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes on the attached list, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Gayle Totton".

Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst

for

**Native American Heritage Commission  
Tribal Consultation List  
Riverside, San Bernardino Counties  
3/6/2017**

**Agua Caliente Band of Cahuilla  
Indians**

Jeff Grubbe, Chairperson  
5401 Dinah Shore Drive  
Palm Springs, CA, 92264  
Phone: (760) 699 - 6800  
Fax: (760) 699-6919

Cahuilla  
Luiseno

**Ewiiapaayp Tribal Office**

Robert Pinto, Chairperson  
4054 Willows Road  
Alpine, CA, 91901  
Phone: (619)445-6315  
Fax: (619)445-9126

Kumeyaay

**Augustine Band of Cahuilla  
Mission Indians**

Amanda Vance, Chairperson  
P.O. Box 846  
Coachella, CA, 92236  
Phone: (760)398-4722  
Fax: (760)369-7161

Cahuilla

**Gabrieleno Band of Mission  
Indians - Kizh Nation**

Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
gabrielenoindians@yahoo.com

Gabrieleno

**Cabazon Band of Mission  
Indians**

Doug Welmas, Chairperson  
84-245 Indio Springs Parkway  
Indio, CA, 92203  
Phone: (760)342-2593  
Fax: (760)347-7880

Cahuilla

**Gabrieleno/Tongva San Gabriel  
Band of Mission Indians**

Anthony Morales, Chairperson  
P.O. Box 693  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626)286-1262  
GTTribalcouncil@aol.com

Gabrieleno

**Cahuilla Band of Indians**

Luther Salgado, Chairperson  
52701 U.S. Highway 371  
Anza, CA, 92539  
Phone: (951) 763 - 5549  
Fax: (951) 763-2808  
Chairman@cahuilla.net

Cahuilla

**Gabrielino /Tongva Nation**

Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St.,  
#231  
Los Angeles, CA, 90012  
Phone: (951)807-0479  
sgoad@gabrielino-tongva.com

Gabrielino

**Campo Band of Mission Indians**

Ralph Goff, Chairperson  
36190 Church Road, Suite 1  
Campo, CA, 91906  
Phone: (619)478-9046  
Fax: (619)478-5818  
rgoff@campo-nsn.gov

Kumeyaay

**Gabrielino Tongva Indians of  
California Tribal Council**

Robert Dorame, Chairperson  
P.O. Box 490  
Bellflower, CA, 90707  
Phone: (562) 761 - 6417  
Fax: (562) 761-6417  
gtongva@gmail.com

Gabrielino

**Ewiiapaayp Tribal Office**

Michael Garcia, Vice Chairperson  
4054 Willows Road  
Alpine, CA, 91901  
Phone: (619) 445 - 6315  
Fax: (619) 445-9126  
michaelg@leaningrock.net

Kumeyaay

**Gabrielino-Tongva Tribe**

Linda Candelaria, Co-Chairperson  
1999 Avenue of the Stars, Suite  
1100  
Los Angeles, CA, 90067  
Phone: (626) 676 - 1184

Gabrielino

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65362.4 et seq for the proposed Northside Specific Plan Project, Riverside, San Bernardino Counties.

**Native American Heritage Commission  
Tribal Consultation List  
Riverside, San Bernardino Counties  
3/6/2017**

**Jamul Indian Village**  
Erica Pinto, Chairperson  
P.O. Box 612  
Jamul, CA, 91935  
Phone: (619)669-4785  
Fax: (619)669-4817

Kumeyaay

**Mesa Grande Band of Mission  
Indians**  
Virgil Oyos, Chairperson  
P.O. Box 270  
Santa Ysabel, CA, 92070  
Phone: (760)782-3818  
Fax: (760)782-9092  
mesagrandeband@msn.com

Kumeyaay

**La Posta Band of Mission  
Indians**  
Javaughn Miller, Tribal  
Administrator  
8 Crestwood Road  
Boulevard, CA, 91905  
Phone: (619) 478 - 2113  
Fax: (619) 478-2125  
jmiller@LPtribe.net

Kumeyaay

**Morongo Band of Mission  
Indians**  
Robert Martin, Chairperson  
12700 Pumarra Road  
Banning, CA, 92220  
Phone: (951)849-8807  
Fax: (951)922-8146

Cahuilla  
Serrano

**La Posta Band of Mission  
Indians**  
Gwendolyn Parada, Chairperson  
8 Crestwood Road  
Boulevard, CA, 91905  
Phone: (619)478-2113  
Fax: (619)478-2125  
LP13boots@aol.com

Kumeyaay

**Ramona Band of Cahuilla  
Mission Indians**  
Joseph Hamilton, Chairperson  
P.O. Box 391670  
Anza, CA, 92539  
Phone: (951)763-4105  
Fax: (951)763-4325  
admin@ramonatribe.com

Cahuilla

**Los Coyotes Band of Mission  
Indians**  
Shane Chapparosa, Chairperson  
P.O. Box 189  
Warner Springs, CA, 92086-0189  
Phone: (760)782-0711  
Fax: (760)782-0712  
Chapparosa@msn.com

Cahuilla

**San Fernando Band of Mission  
Indians**  
John Valenzuela, Chairperson  
P.O. Box 221838  
Newhall, CA, 91322  
Phone: (760) 885 - 0955  
tsen2u@hotmail.com

Kitanemuk  
Serrano  
Tataviam

**Manzanita Band of Kumeyaay  
Nation**  
Angela Elliott Santos, Chairperson  
P.O. Box 1302  
Boulevard, CA, 91905  
Phone: (619) 766 - 4930  
Fax: (619) 766-4957

Kumeyaay

**San Manuel Band of Mission  
Indians**  
Lee Clauss, Director of Cultural  
Resources  
26569 Community Center Drive  
Highland, CA, 92346  
Phone: (909) 864 - 8933  
Fax: (909) 864-3370  
lclauss@sanmanuel-nsn.gov

Serrano

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**Native American Heritage Commission  
Tribal Consultation List  
Riverside, San Bernardino Counties  
3/6/2017**

***San Pasqual Band of Mission  
Indians***

Allen E. Lawson, Chairperson  
P.O. Box 365  
Valley Center, CA, 92082  
Phone: (760)749-3200  
Fax: (760)749-3876  
allenl@sanpasqualtribe.org

Kumeyaay

***Torres-Martinez Desert Cahuilla  
Indians***

Mary Resvaloso, Chairperson  
P.O. Box 1160  
Thermal, CA, 92274  
Phone: (760) 397 - 0300  
Fax: (760) 397-8146  
tmchair@torresmartinez.org

Cahuilla

***Santa Rosa Band of Mission  
Indians***

Steven Estrada, Chairperson  
P.O. Box 391820  
Anza, CA, 92539  
Phone: (951)659-2700  
Fax: (951)659-2228

Cahuilla

***Viejas Band of Kumeyaay  
Indians***

Robert J. Welch, Chairperson  
1 Viejas Grade Road  
Alpine, CA, 91901  
Phone: (619)445-3810  
Fax: (619)445-5337  
jhagen@viejas-nsn.gov

Kumeyaay

***Serrano Nation of Mission  
Indians***

Goldie Walker, Chairperson  
P.O. Box 343  
Patton, CA, 92369  
Phone: (909)528-9027

Serrano

***Soboba Band of Luiseno  
Indians***

Rosemary Morillo, Chairperson  
P. O. Box 487  
San Jacinto, CA, 92583  
Phone: (951) 654 - 2765  
Fax: (951) 654-4198  
rmorillo@soboba-nsn.gov

Cahuilla  
Luiseno

***Sycuan Band of the Kumeyaay  
Nation***

Cody J. Martinez, Chairperson  
1 Kwaaypaay Court  
El Cajon, CA, 92019  
Phone: (619)445-2613  
Fax: (619)445-1927  
ssilva@sycuan-nsn.gov

Kumeyaay

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April 3, 2017

10140

Ms. Linda Candelaria, Chairwoman  
Gabrielino-Tongva Tribe  
1999 Avenue of the Stars #1100  
Los Angeles, CA 90067

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Ms. Candelaria:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

As part of the cultural resources study prepared for the proposed project, Dudek conducted a California Historical Resources Information System (CHRIS) records search at the South Central Coastal Information Center (SCCIC) and the Eastern Information Center (EIC) in March 2017, for the proposed Project area and surrounding one-mile. According to the records search results, there are 101 previously recorded cultural resources located within the Project area. The resources include three prehistoric archaeological sites, one multi-component resource with both prehistoric and historic components, 12 historic archaeological sites, one historic archaeological isolated artifact, and 84 historic-age built environment resources. The prehistoric archaeological sites, including the multi-component sites, are at the foothills of the La Loma Hills and consist of bedrock milling surfaces and a sparse artifact scatter. Although not formally recorded, a natural hot spring, known for its early Native American occupation and commonly referred to as White Sulphur Springs, is also within the Project area.

As part of the process of identifying cultural resources within or near the proposed Project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed Project

*Ms. Candelaria:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

area. The SLF search failed to indicate the presence of Native American cultural resources in the immediate Project area.

The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this Project. If you have any knowledge of cultural resources that may exist within or near the proposed Project area, please contact me directly at (760) 840-7556, [adorrler@dudek.com](mailto:adorrler@dudek.com), or at 3544 University Avenue, Riverside, CA 92501 within 15 days of receipt of this letter.

Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. AB 52 is a process between the lead agency and California Native American Tribes concerning potential impacts to tribal cultural resources. Tribes that wish to be notified of projects for the purposes of AB 52 must contact the lead agency, the City of Riverside, in writing (pursuant to Public Resources Code Section 21080.3.1 (b)).

Thank you for your assistance.

Sincerely,



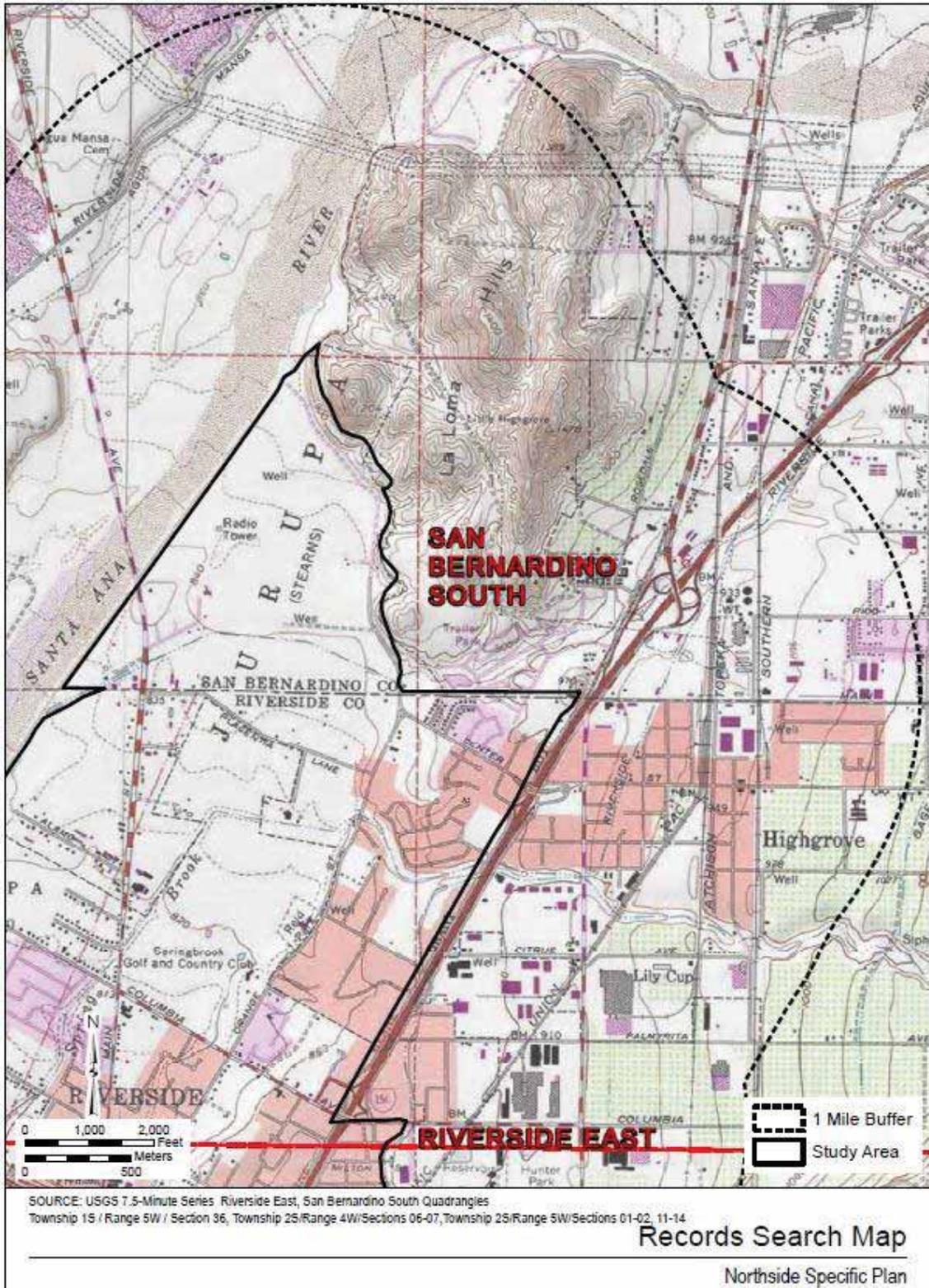
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Adriane Dorrler  
Archaeologist

*Attachment.: Figure 1, Records Search Maps*

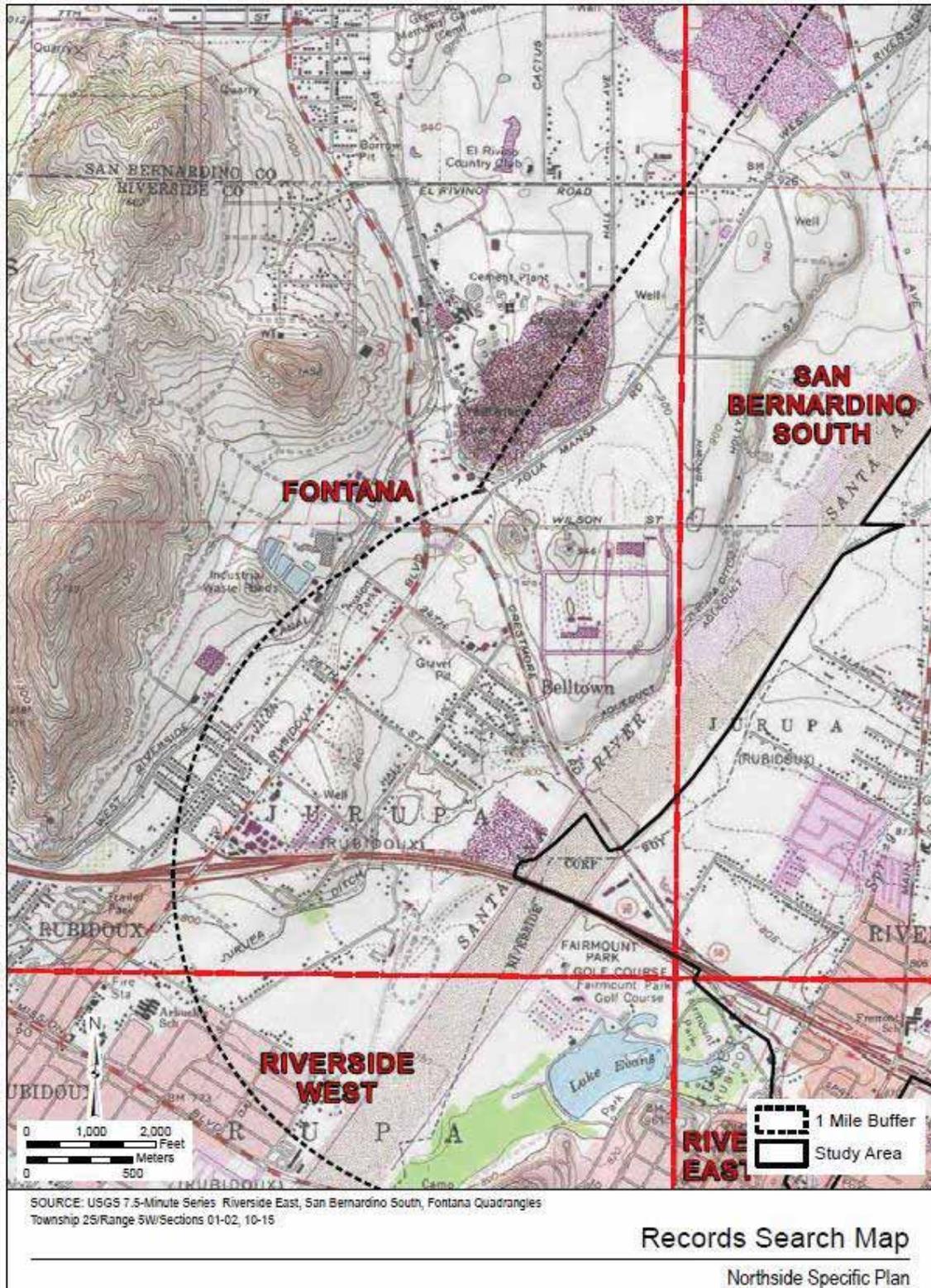
Ms. Candelaria:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



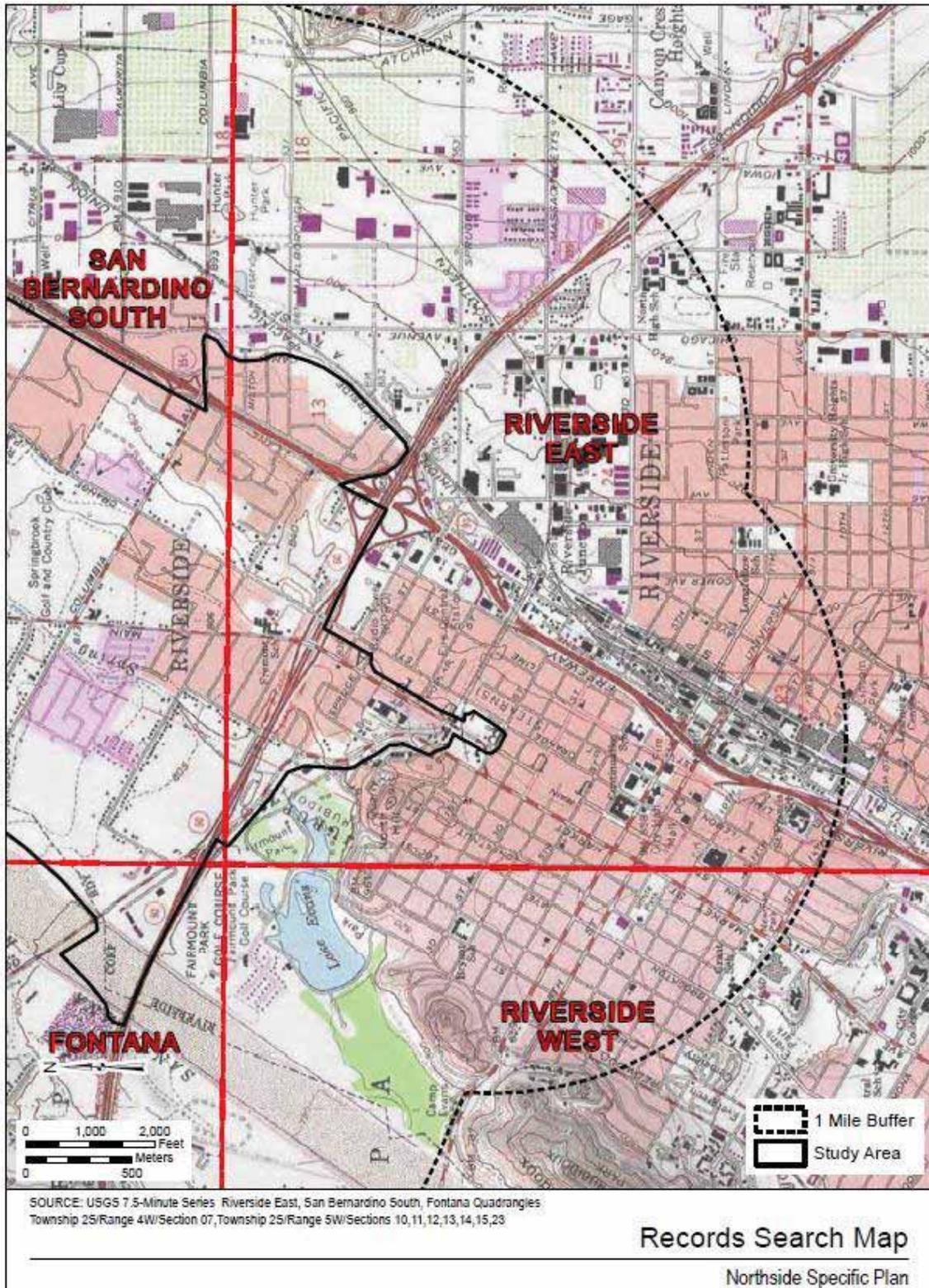
Ms. Candelaria:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Ms. Candelaria:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Shane Chapparosa, Chairman  
Los Coyotes Band of Mission Indians  
P.O. Box 189  
Warner, CA 92086

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Chapparosa:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Mr. Chapparosa:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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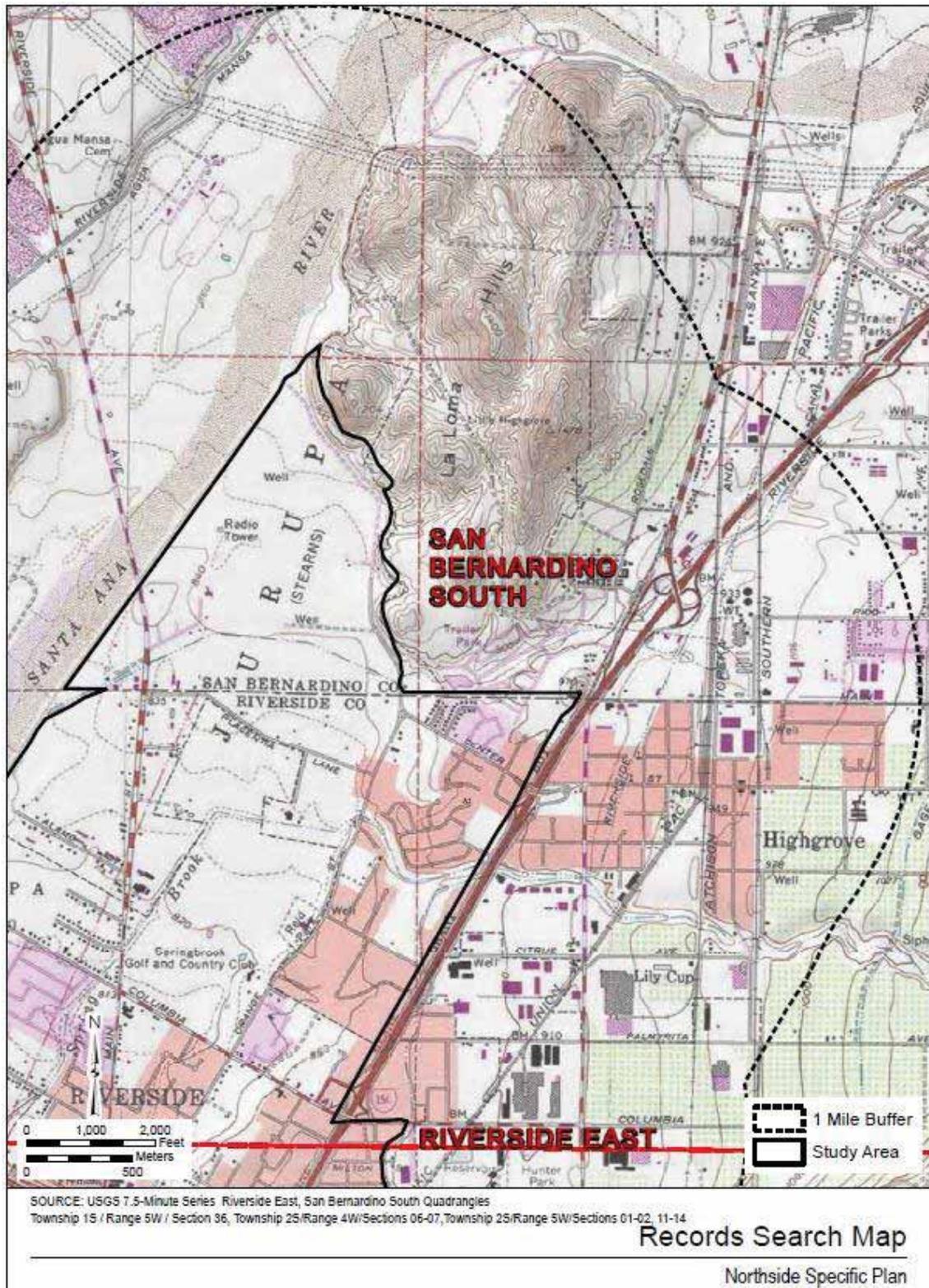
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Adriane Dorrler  
Archaeologist

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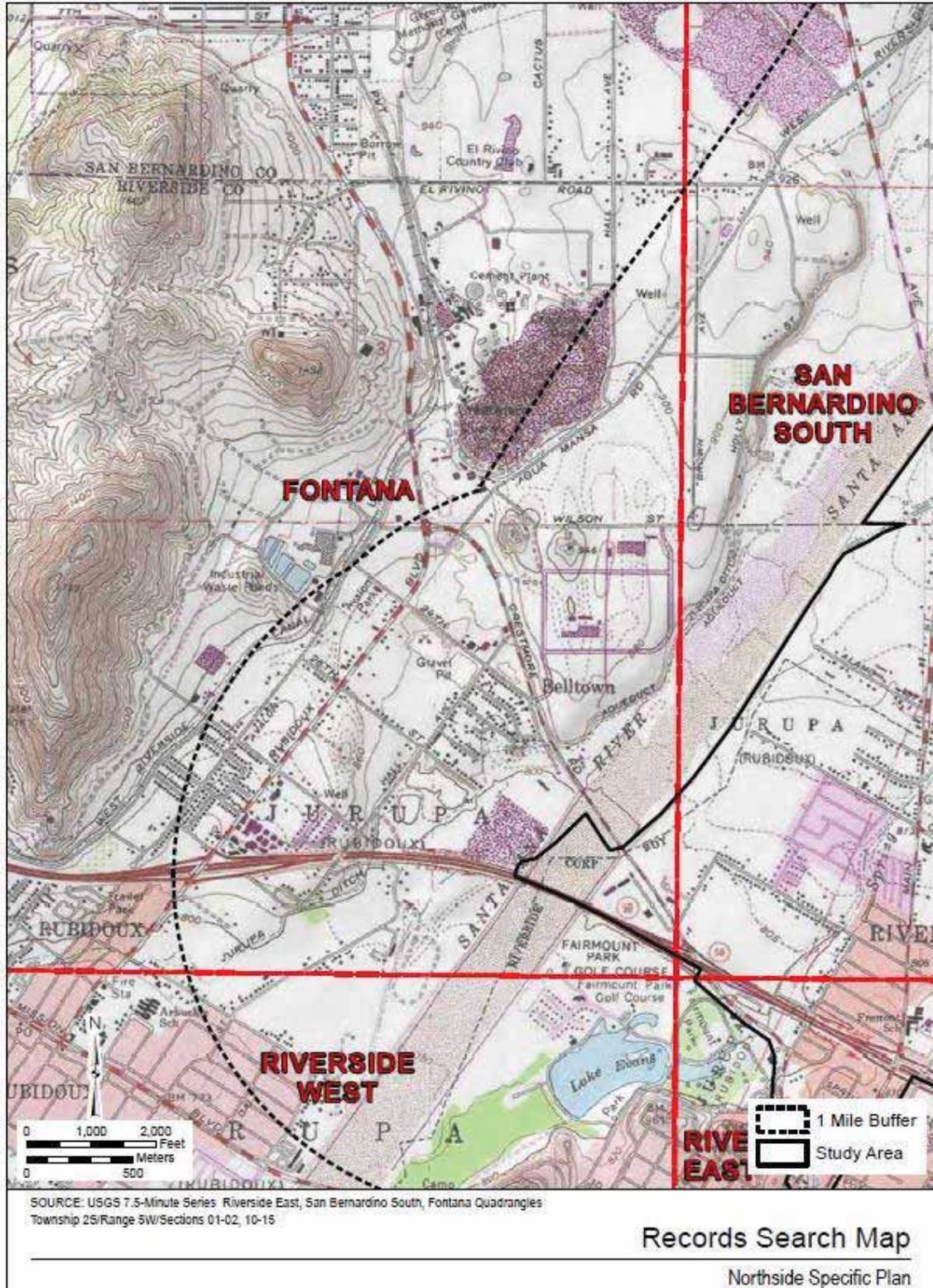
Mr. Chaparosa:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



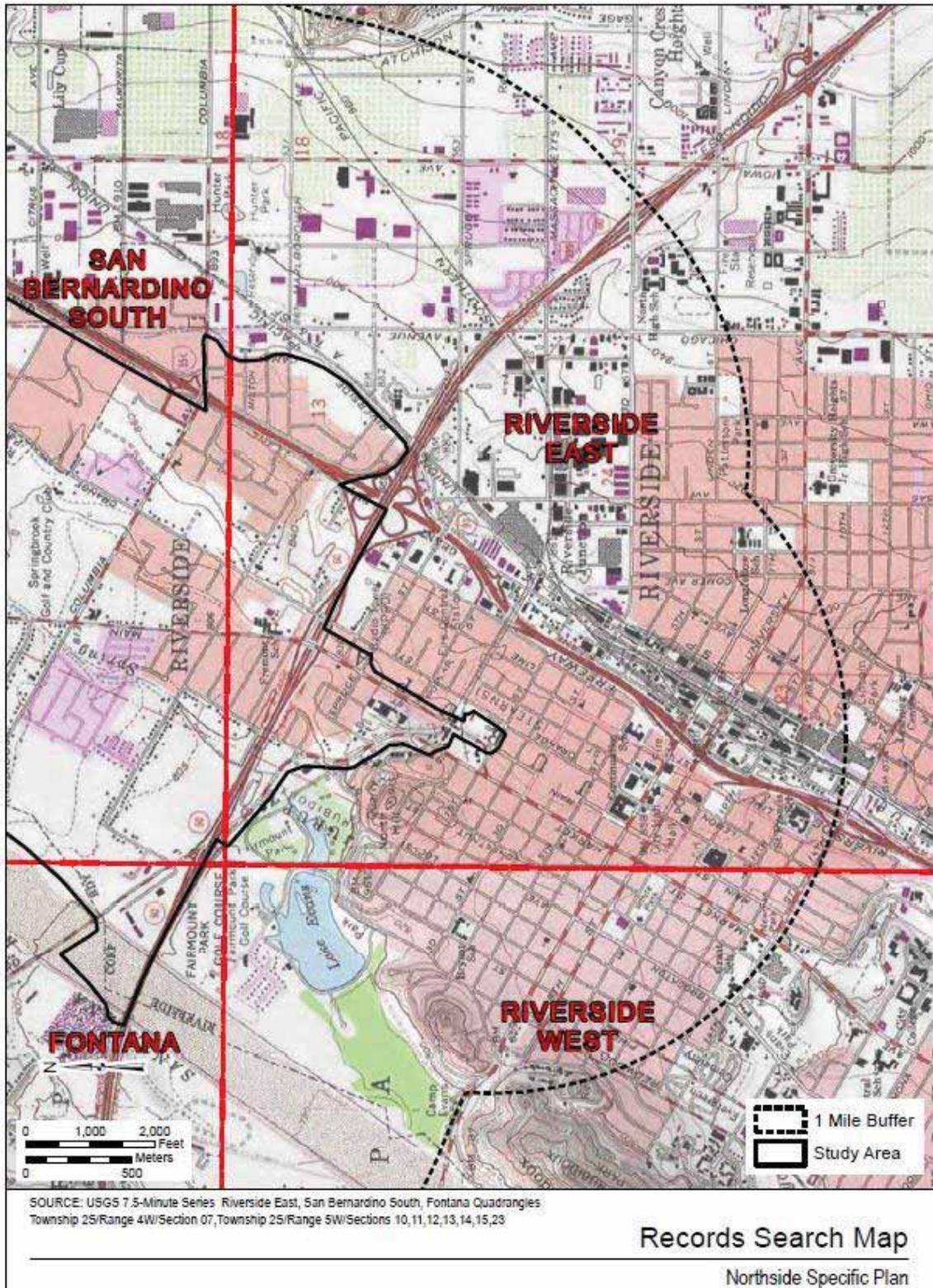
Mr. Chaparosa:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Mr. Chapparosa:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Lee Clauss, Director of Cultural Resources  
San Manuel Band of Mission Indians  
26569 Community Center  
Highland, CA 92346

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Clauss:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Mr. Clauss:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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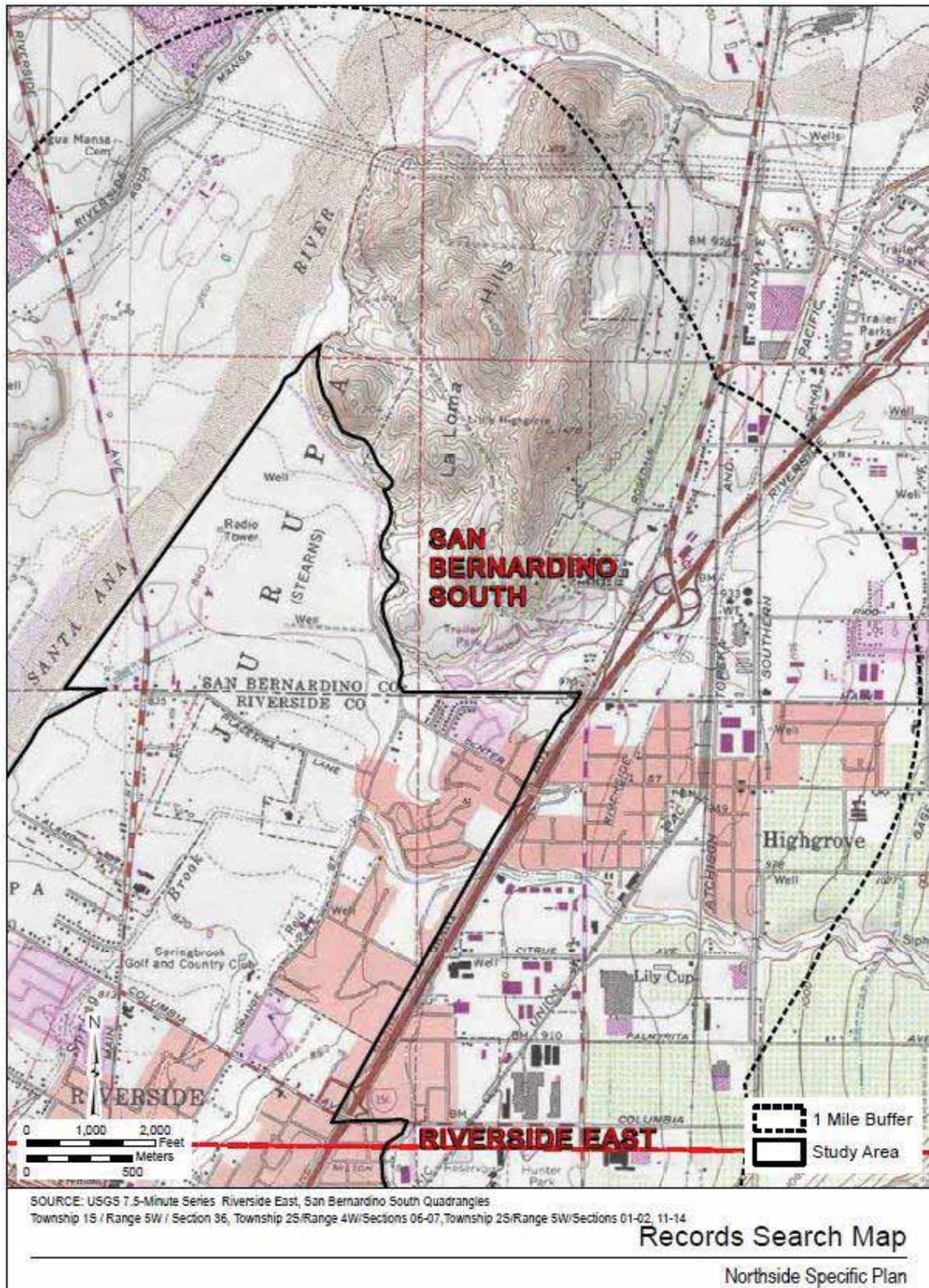
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Adriane Dorrlar  
Archaeologist

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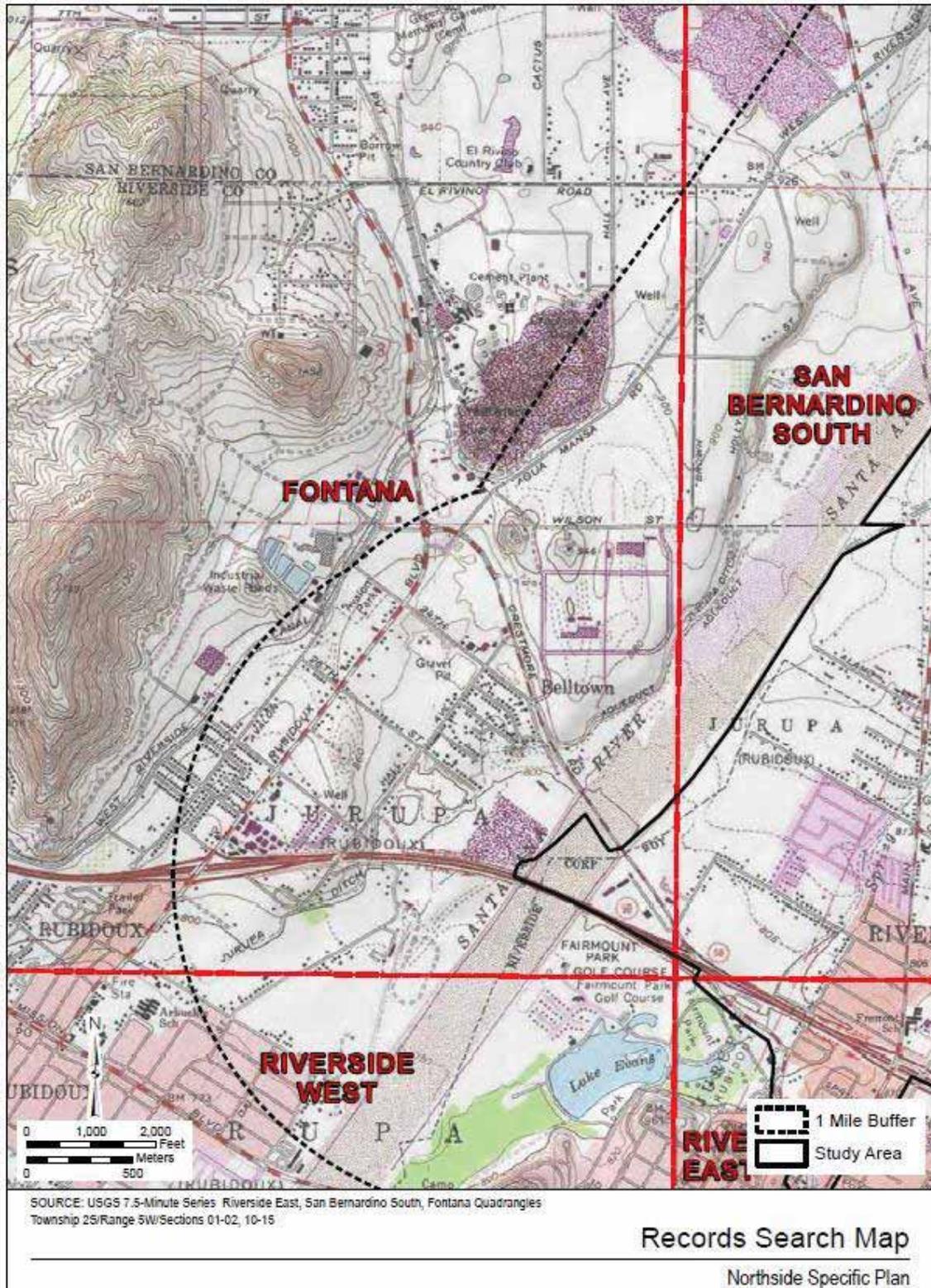
Mr. Clauss:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



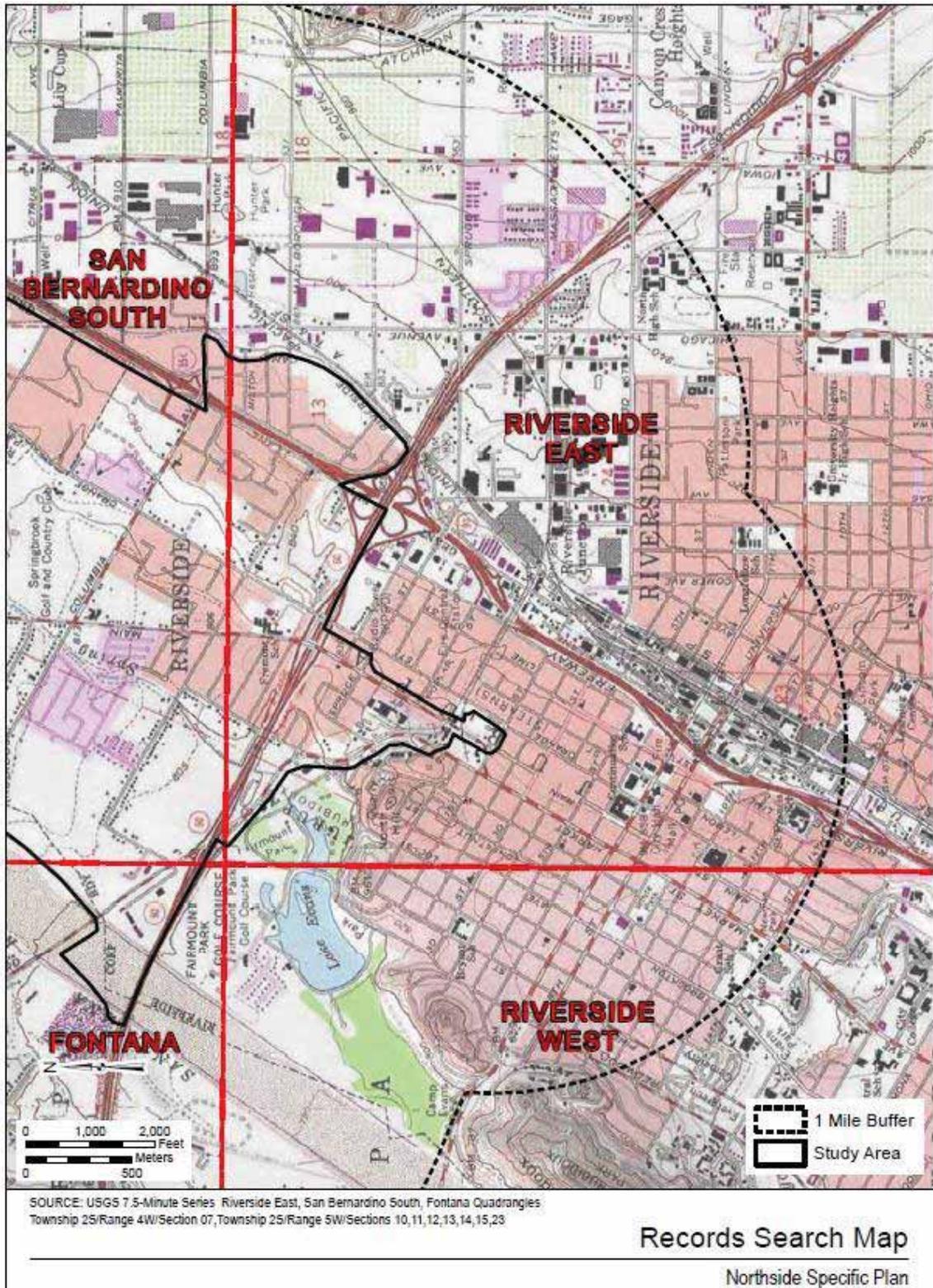
Mr. Clauss:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Mr. Clauss:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Robert F. Dorame, Tribal Chair/Cultural Resources  
Gabrielino Tongva Indians of California Tribal Council  
P.O. Box 490  
Bellflower, CA 90707

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Dorame:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Mr. Dorame:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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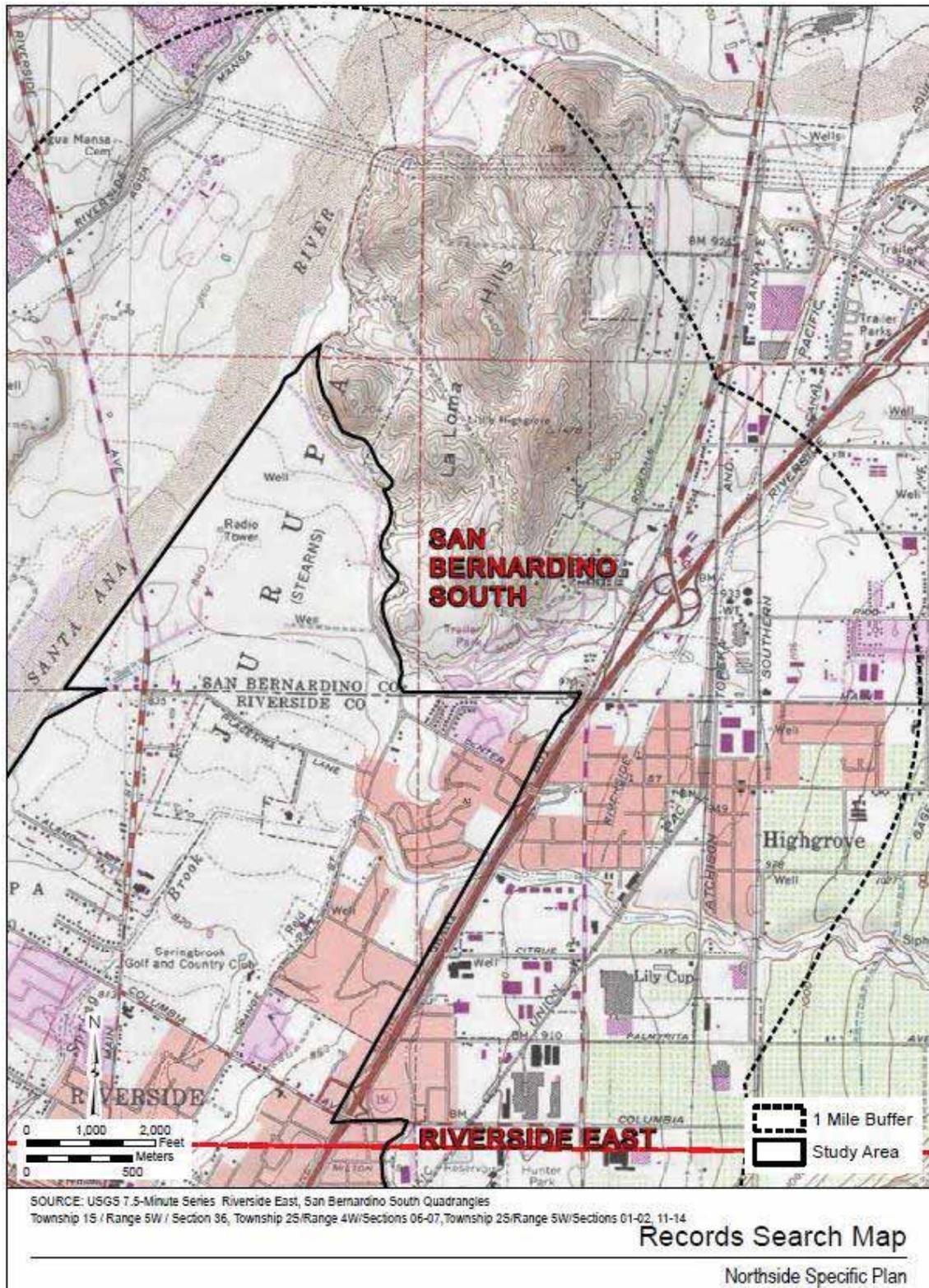
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Adriane Dorrlar  
Archaeologist

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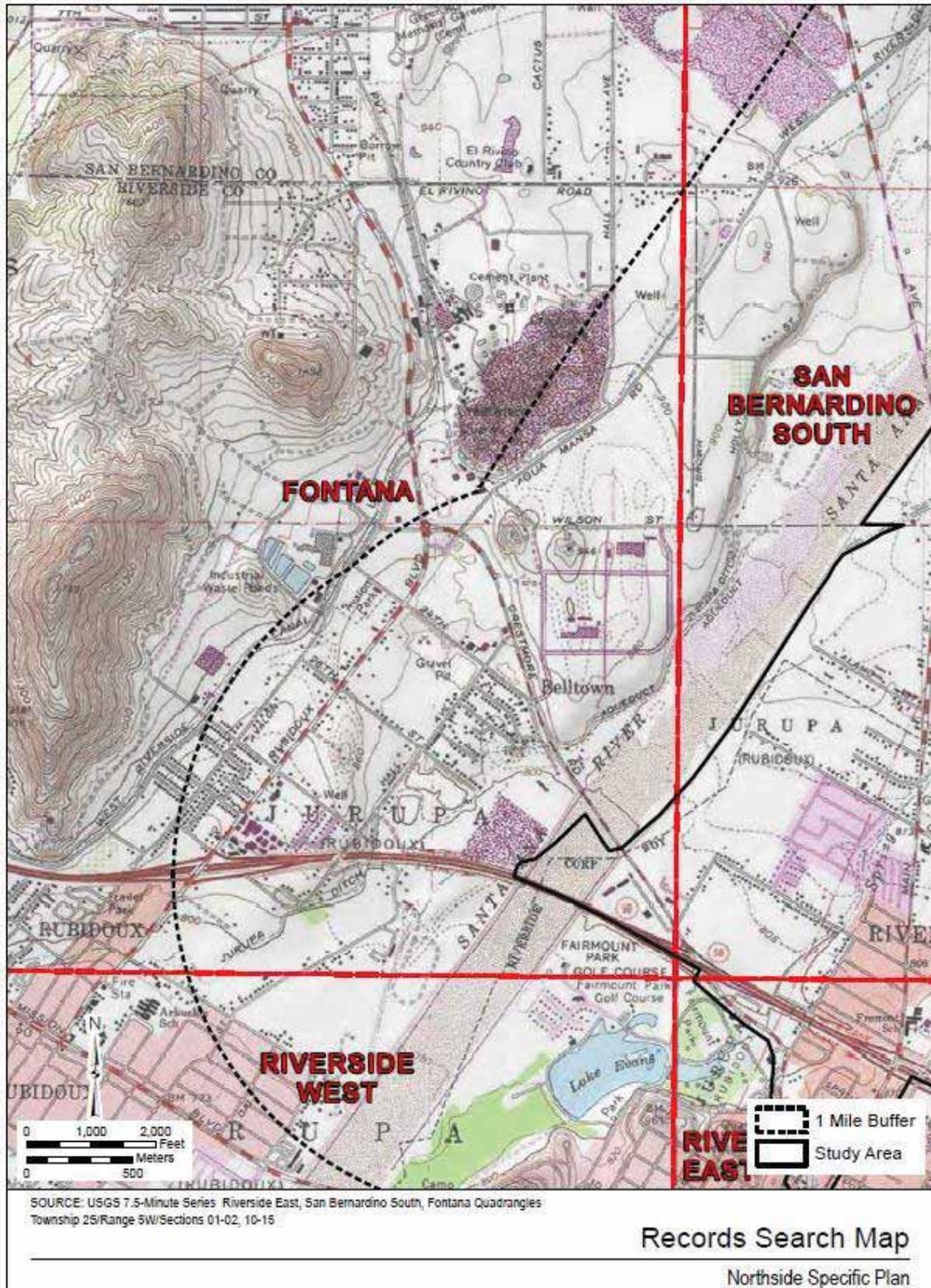
Mr. Dorame:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



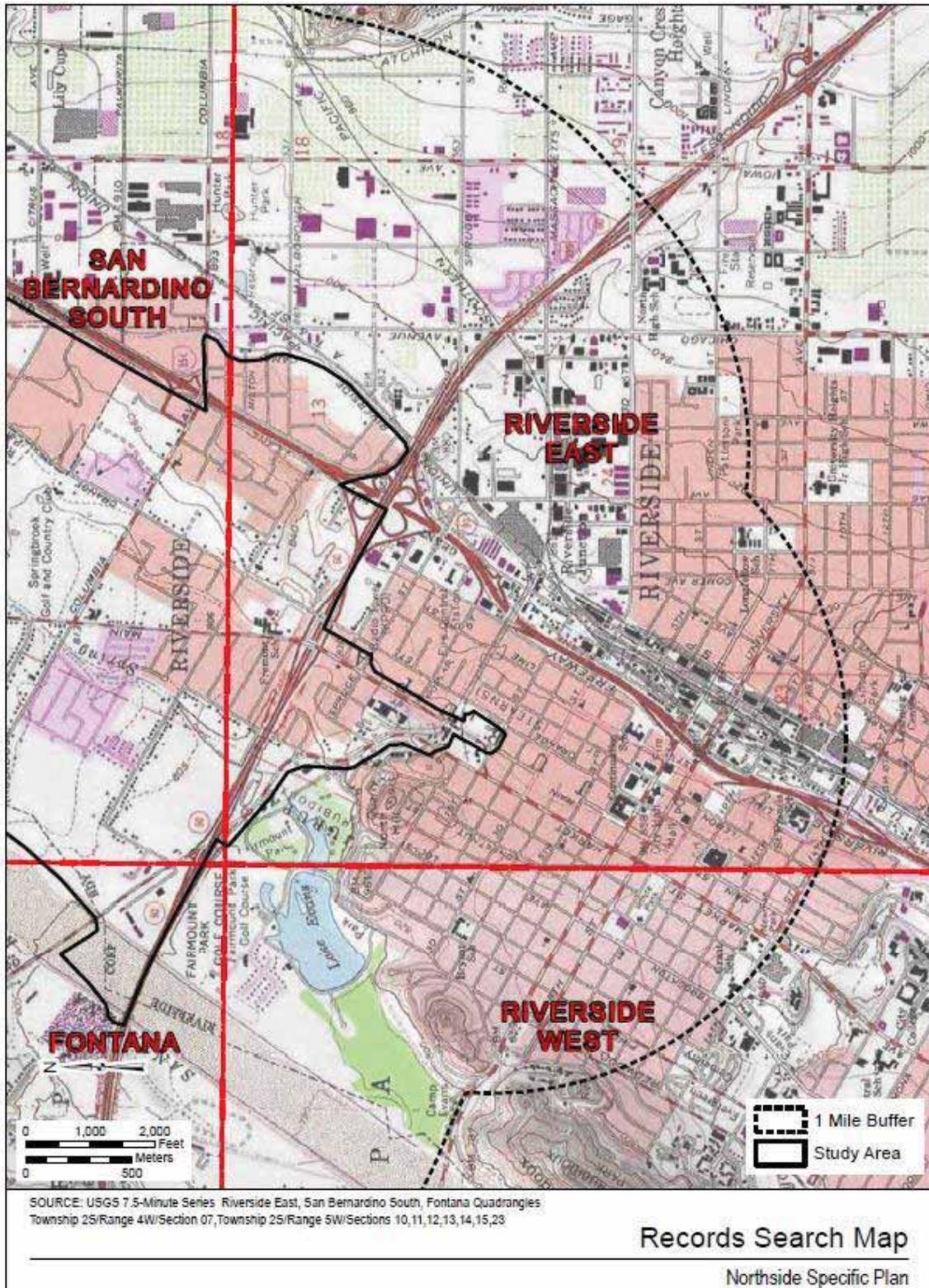
Mr. Dorame:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Mr. Dorame:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Steven Estrada, Chairman  
Santa Rosa Band of Mission Indians  
P.O. Box 391820  
Anza, CA 92536

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Estrada:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Mr. Estrada:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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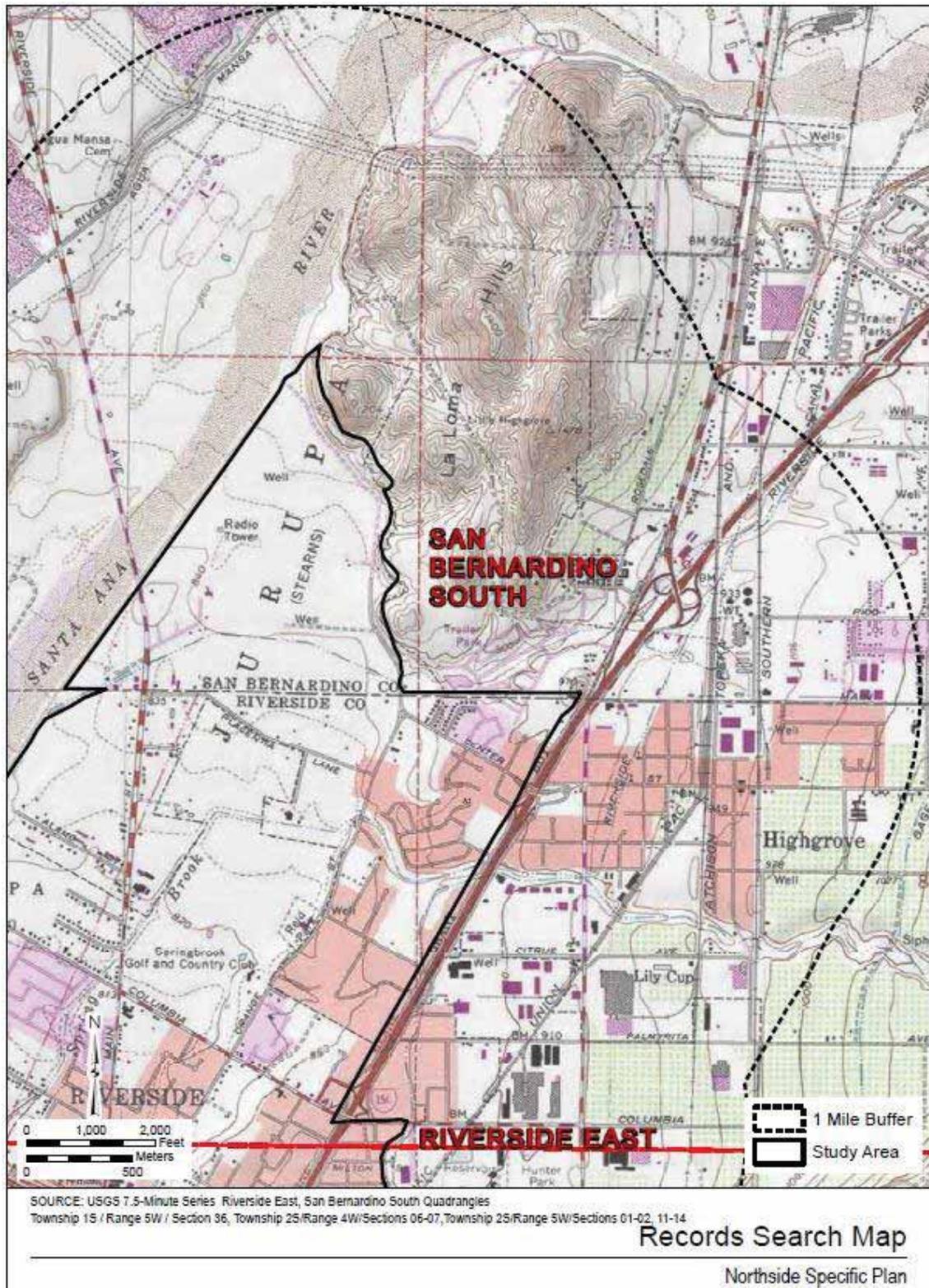
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Archaeologist

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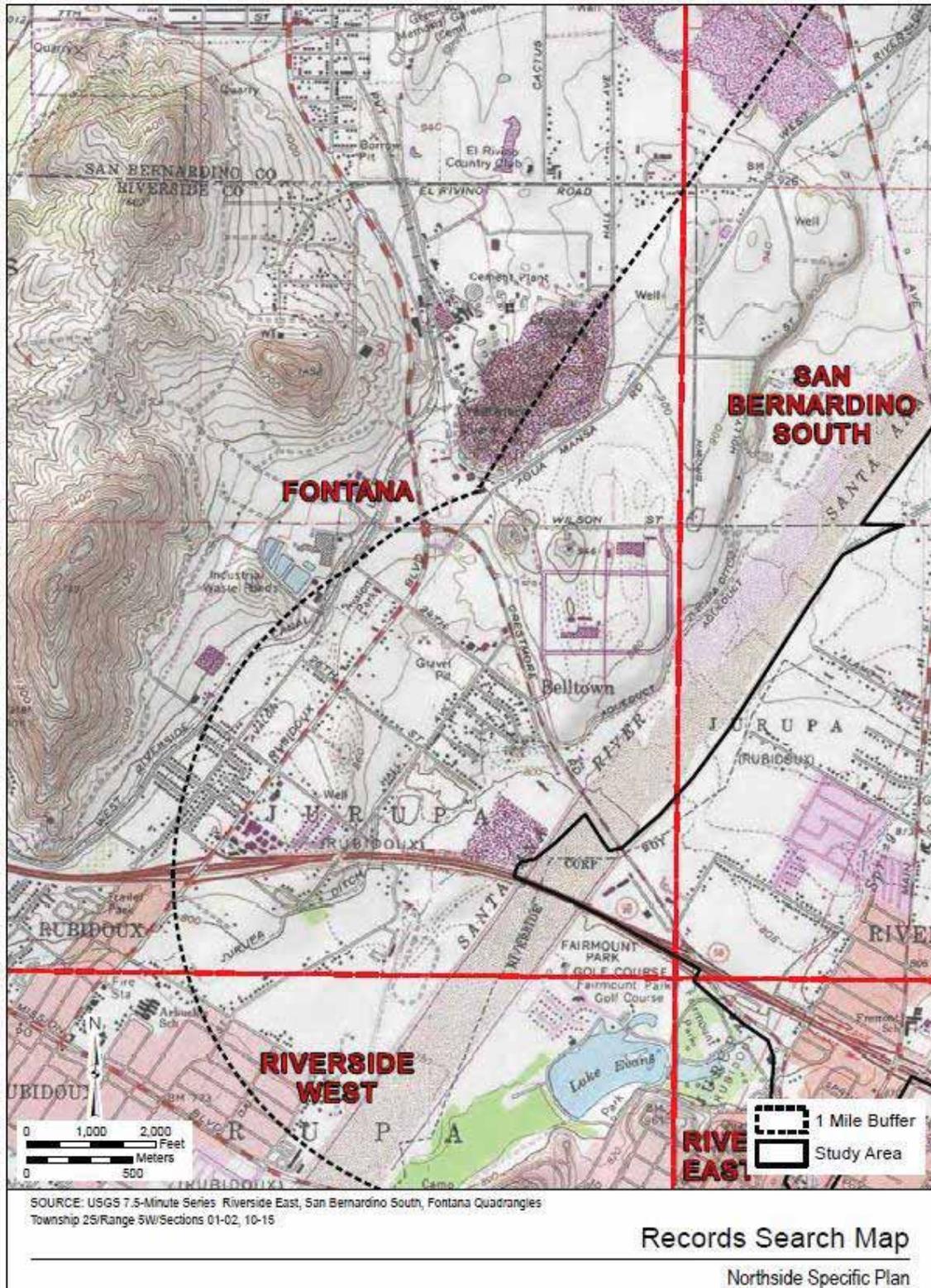
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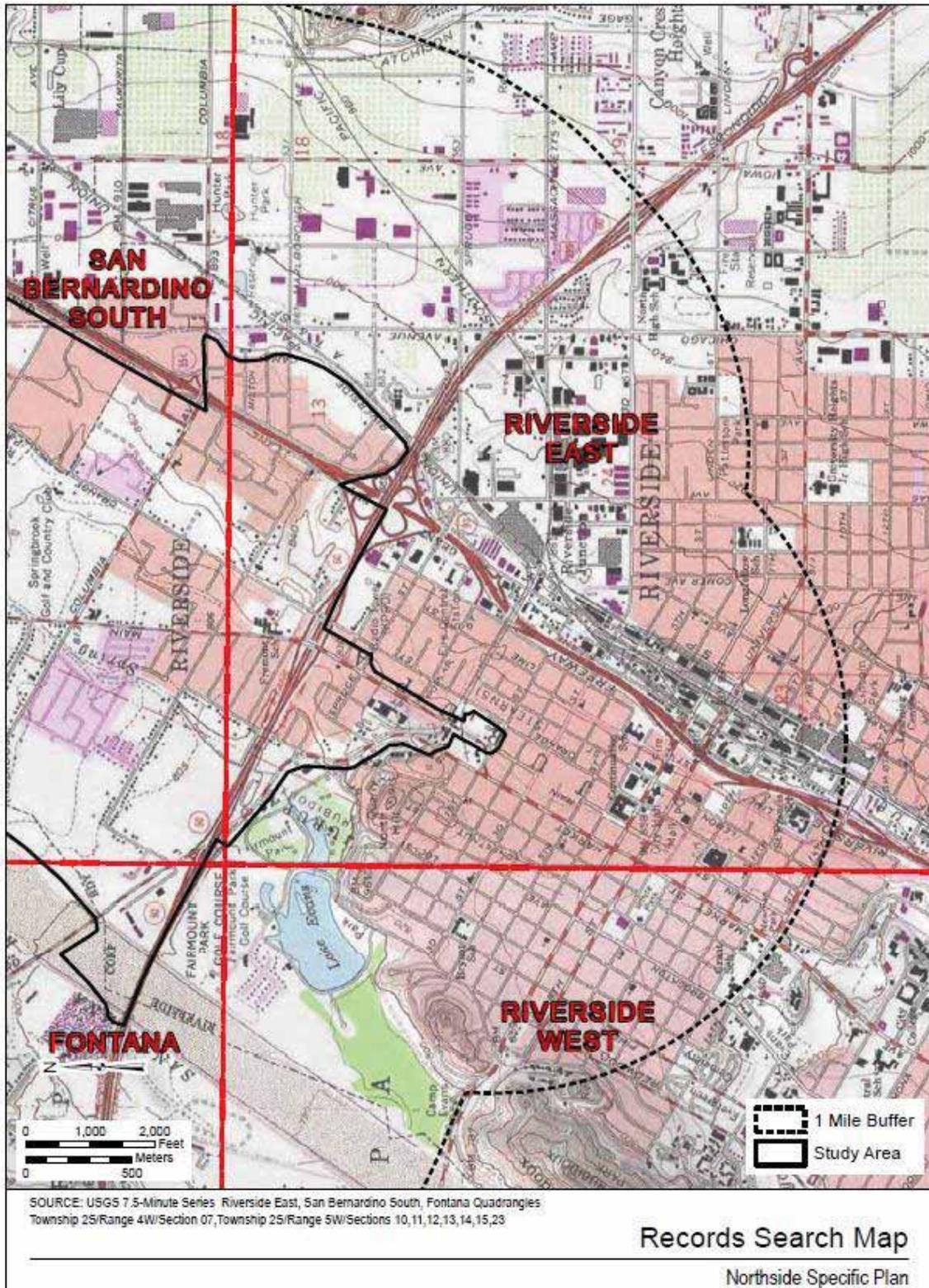
Mr. Estrada:

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Mr. Estrada:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Michael Garcia, Vice Chairperson  
Ewiiapaayp Tribal Office  
4054 Willows Road  
Alpine, CA 91901

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Garcia:

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*Mr. Garcia:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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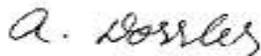
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Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. AB 52 is a process between the lead agency and California Native American Tribes concerning potential impacts to tribal cultural resources. Tribes that wish to be notified of projects for the purposes of AB 52 must contact the lead agency, the City of Riverside, in writing (pursuant to Public Resources Code Section 21080.3.1 (b)).

Thank you for your assistance.

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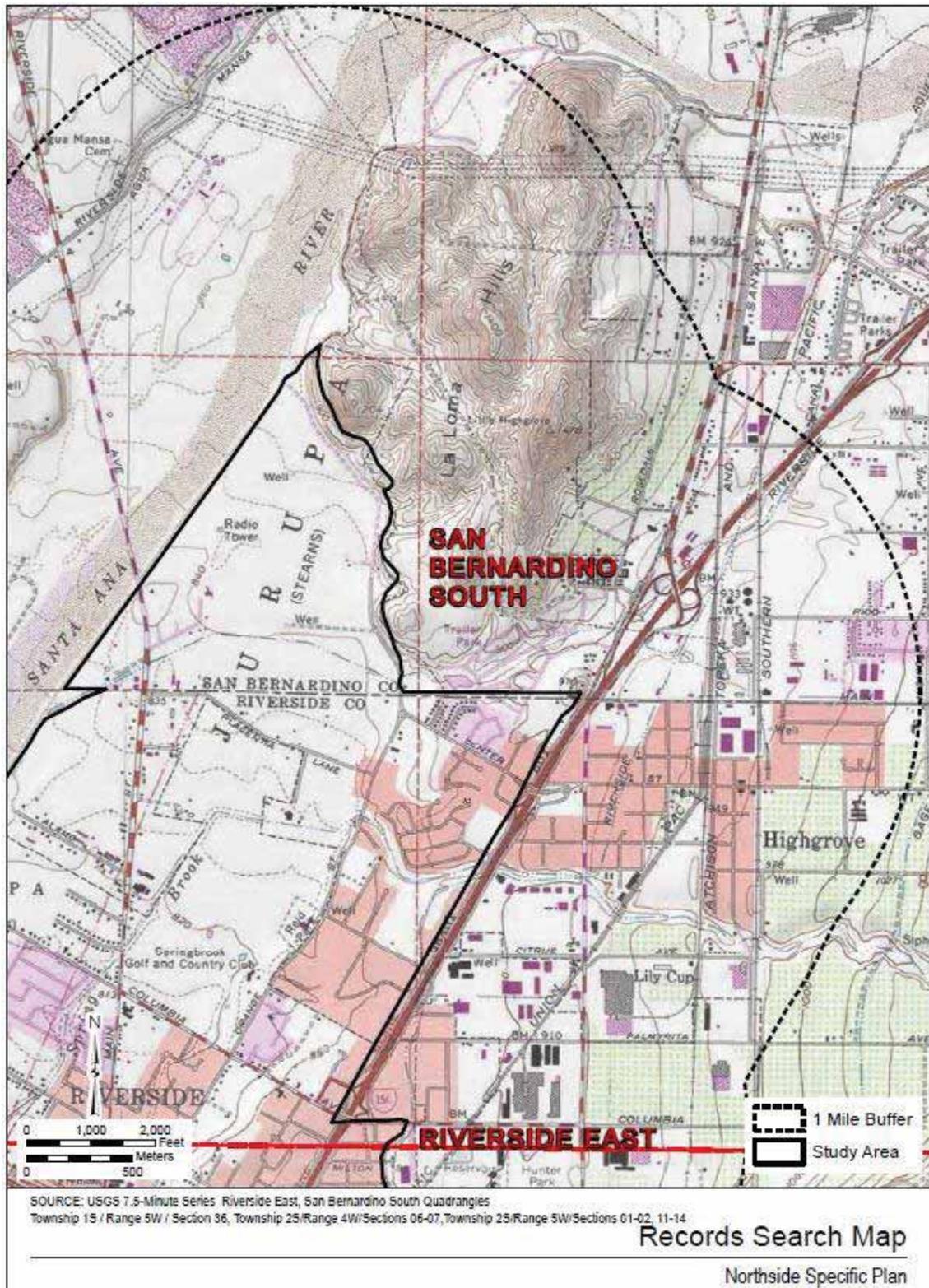
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Adriane Dorrlar  
Archaeologist

*Attachment.: Figure 1, Records Search Maps*

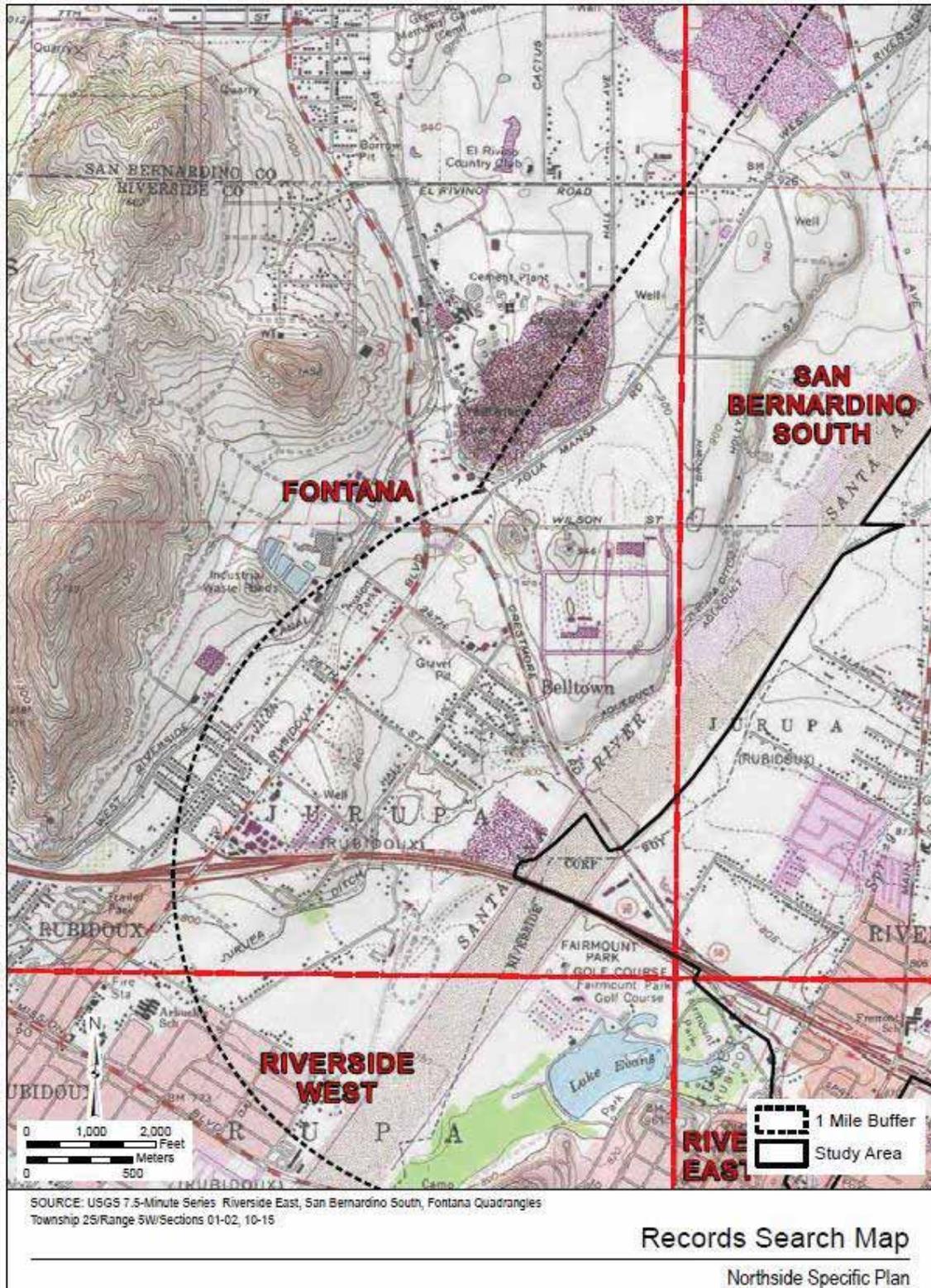
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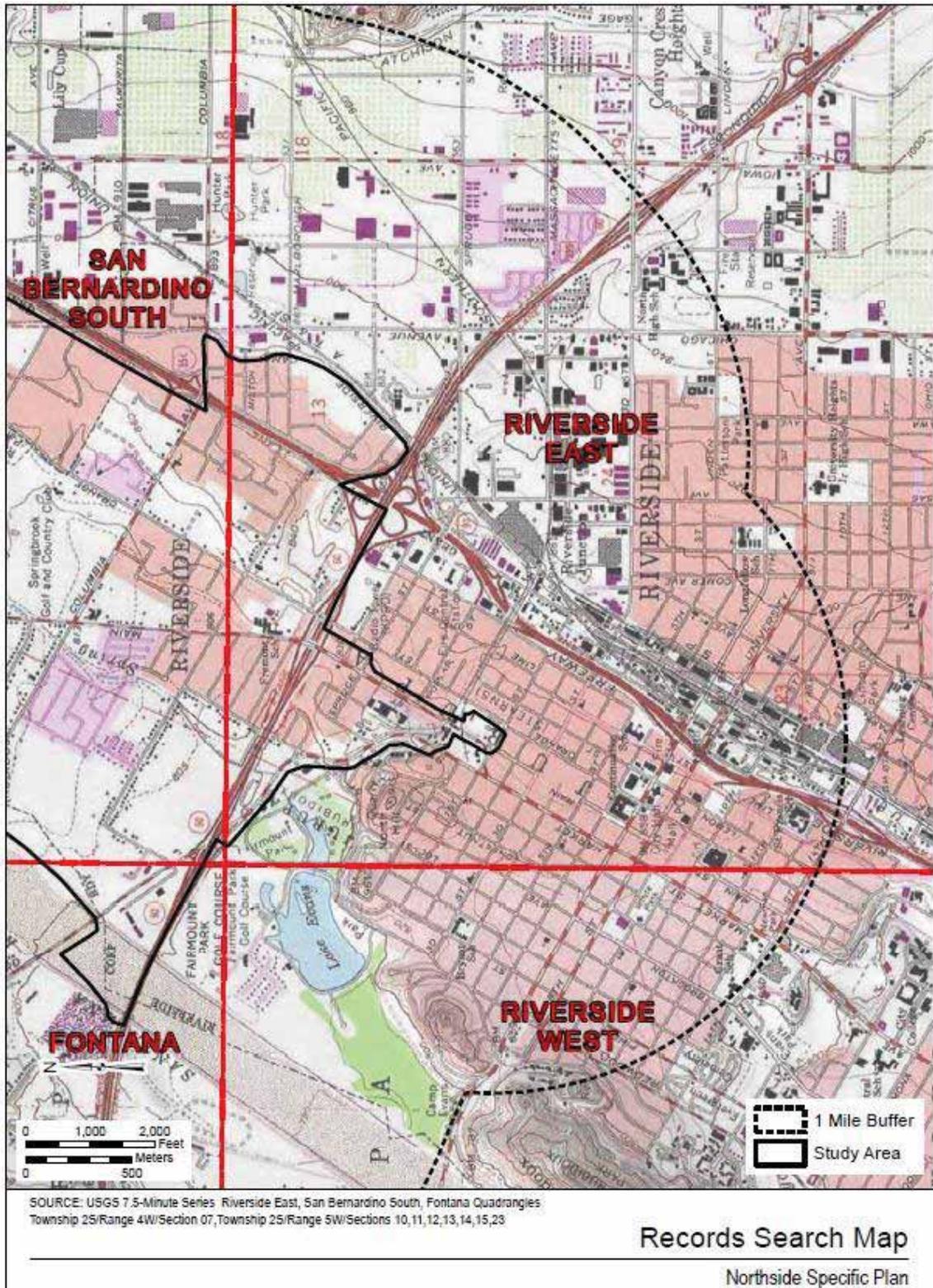
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Mr. Garcia:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Ms. Sandonne Goad, Chairperson  
Gabrielino-Tongva Nation  
106 1/2 Judge John Also St.  
Los Angeles, CA 90012

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Ms. Goad:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East*, *San Bernardino South*, and *Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Ms. Goad:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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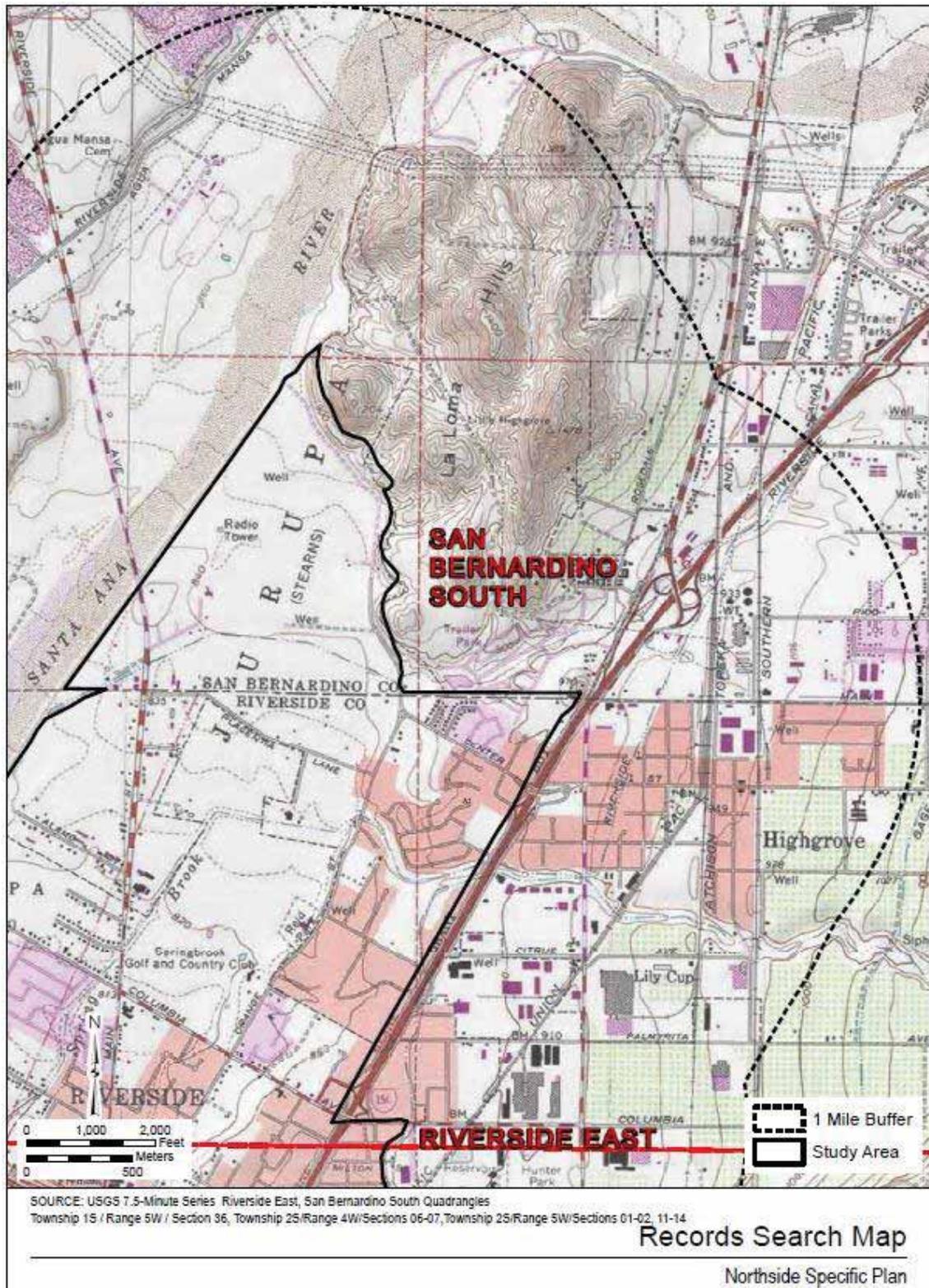
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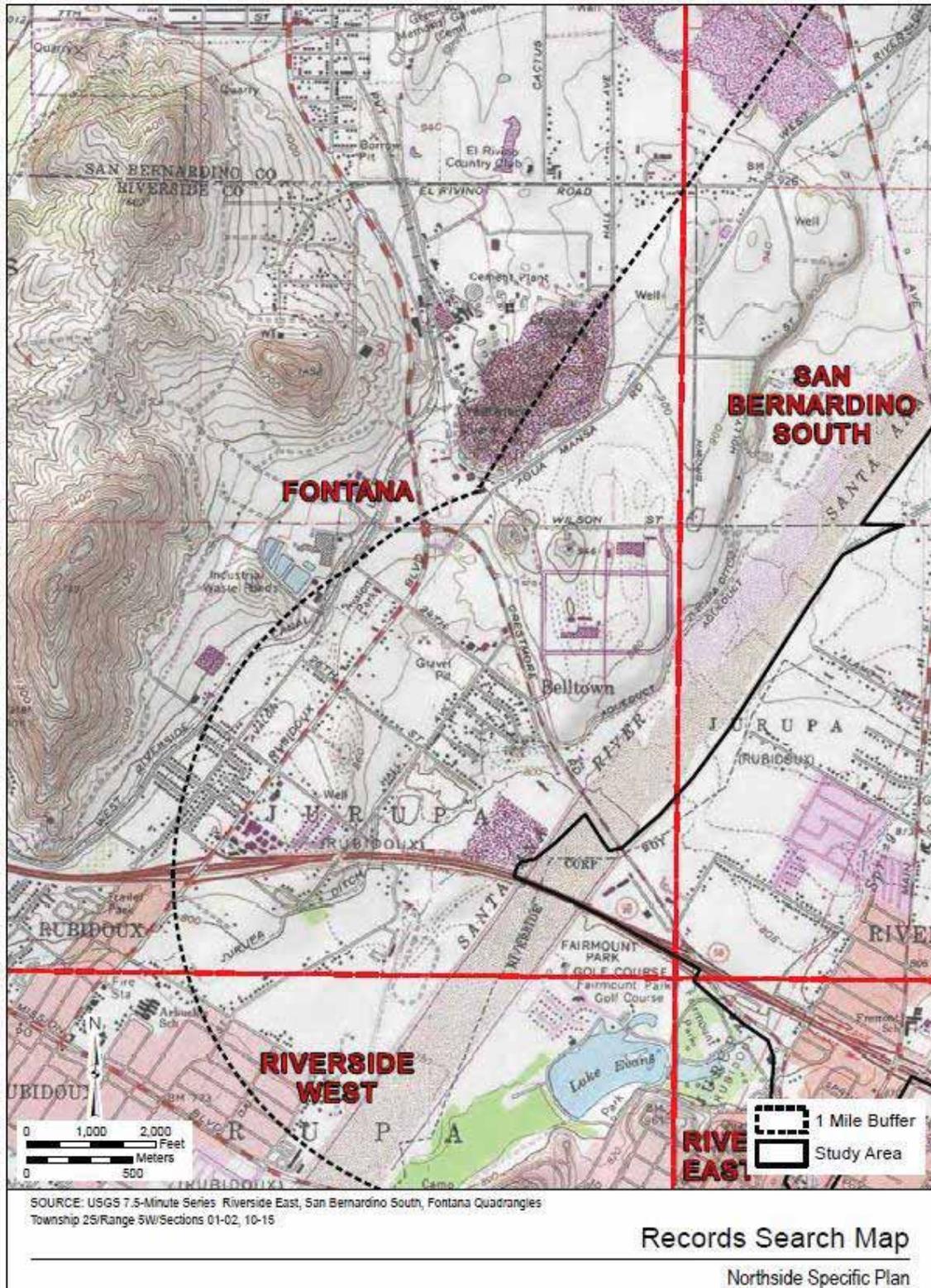
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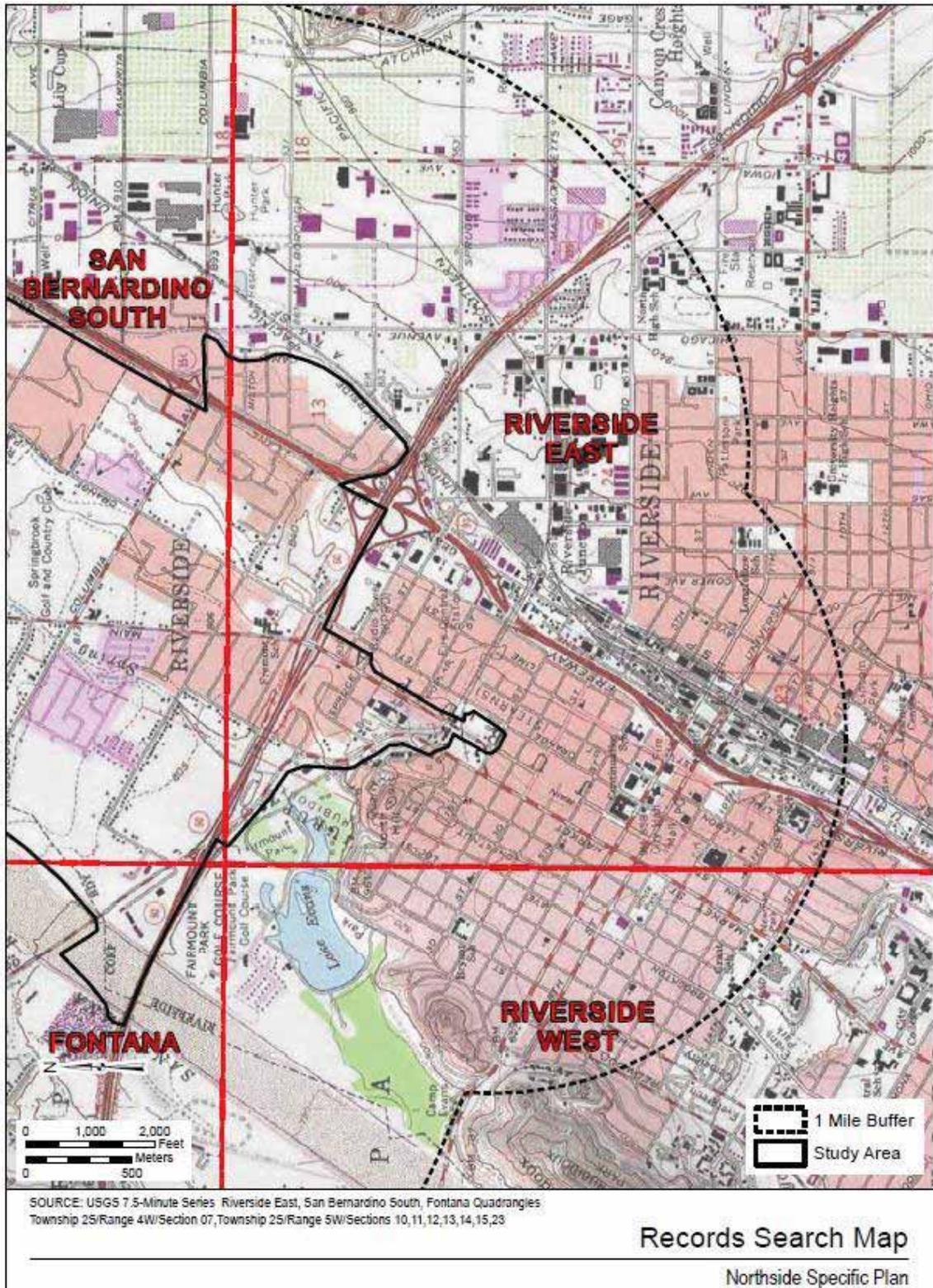
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Ralph Goff, Chairperson  
Campo Band of Mission Indians  
36190 Church Road, Suite 1  
Campo, CA 91906

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Goff:

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*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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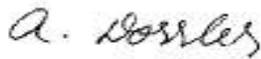
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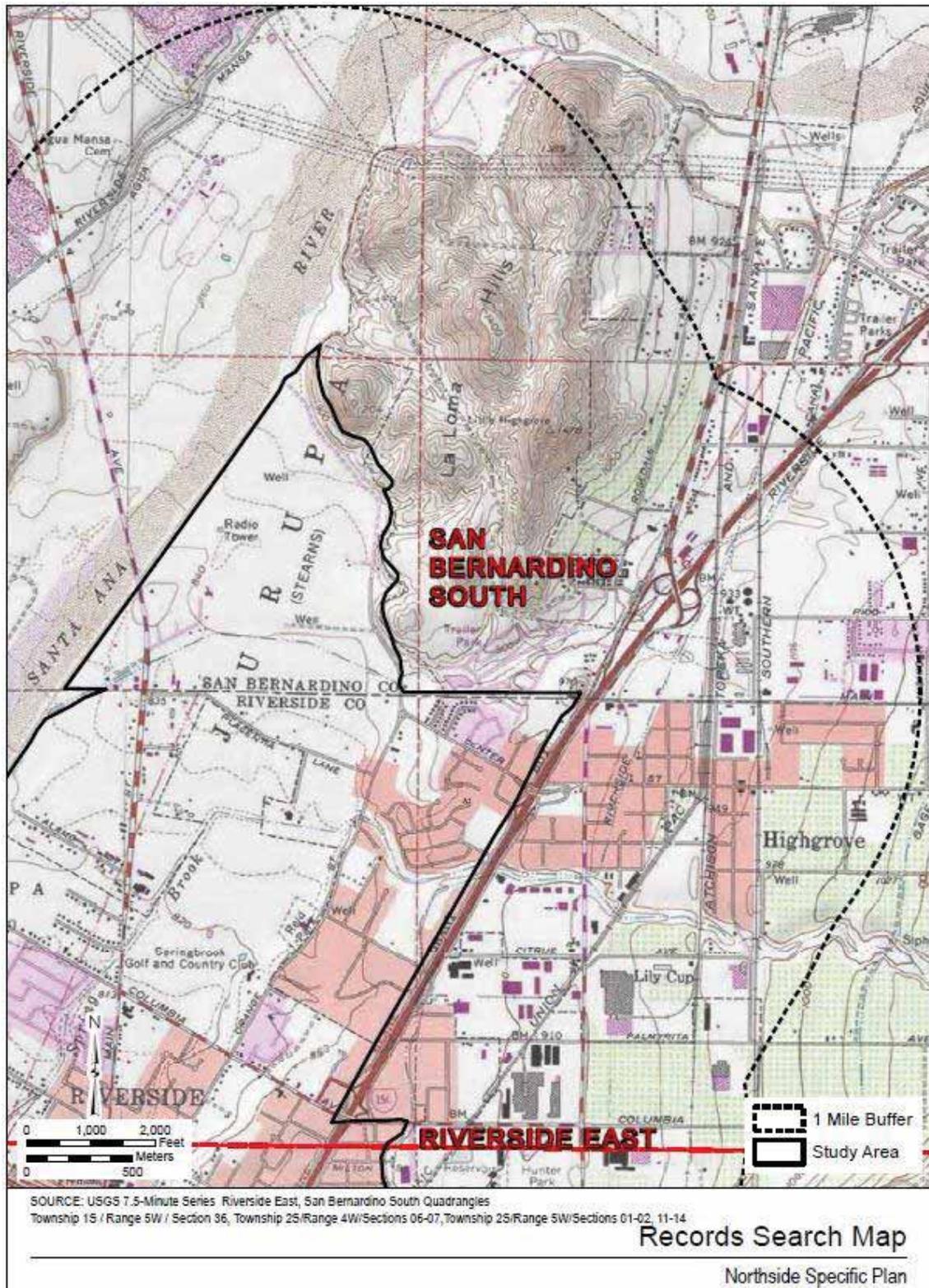
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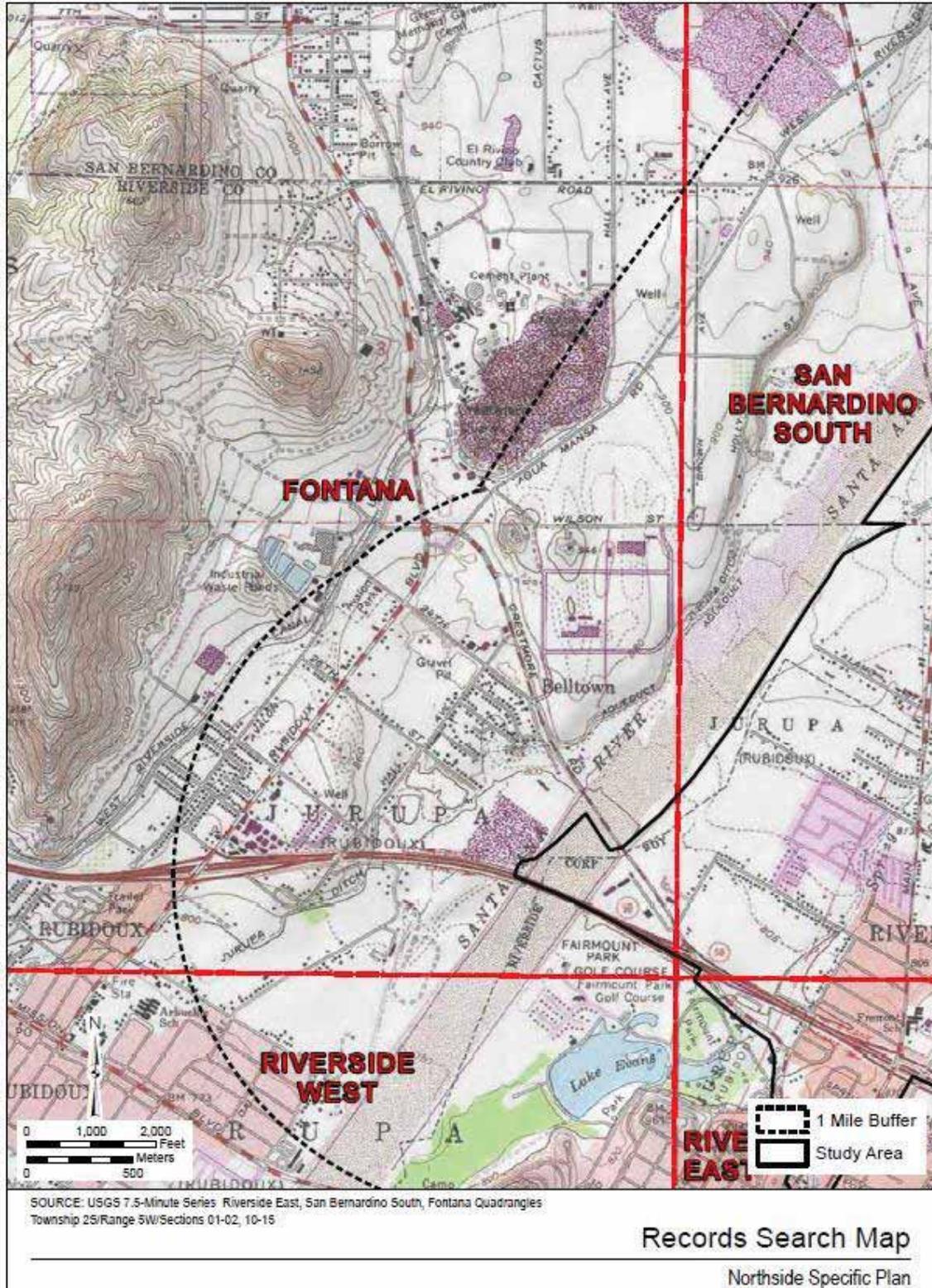
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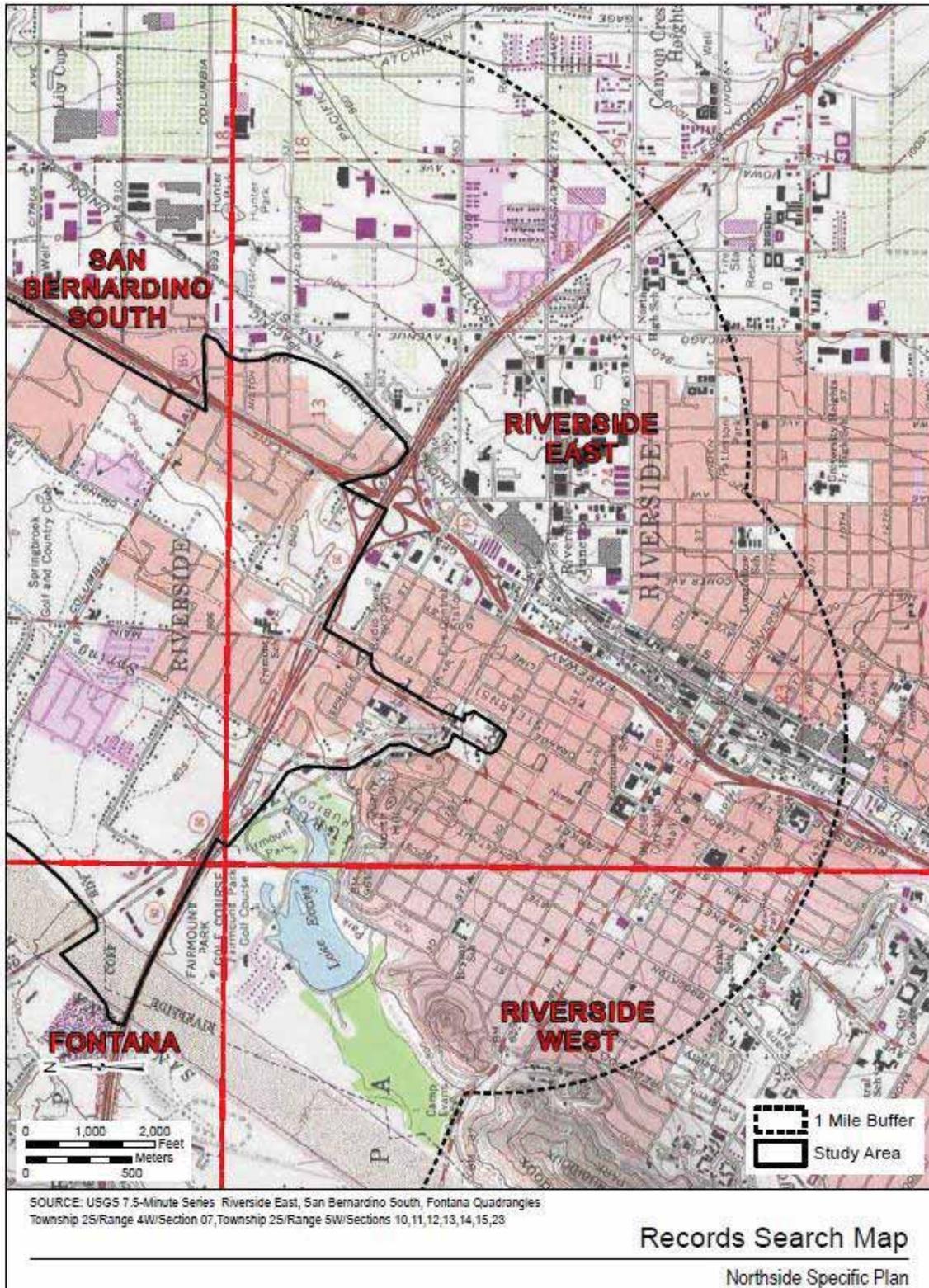
Mr. Goff:

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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Jeff Grubbe, Chairperson  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92262

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Grubbe:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Mr. Grubbe:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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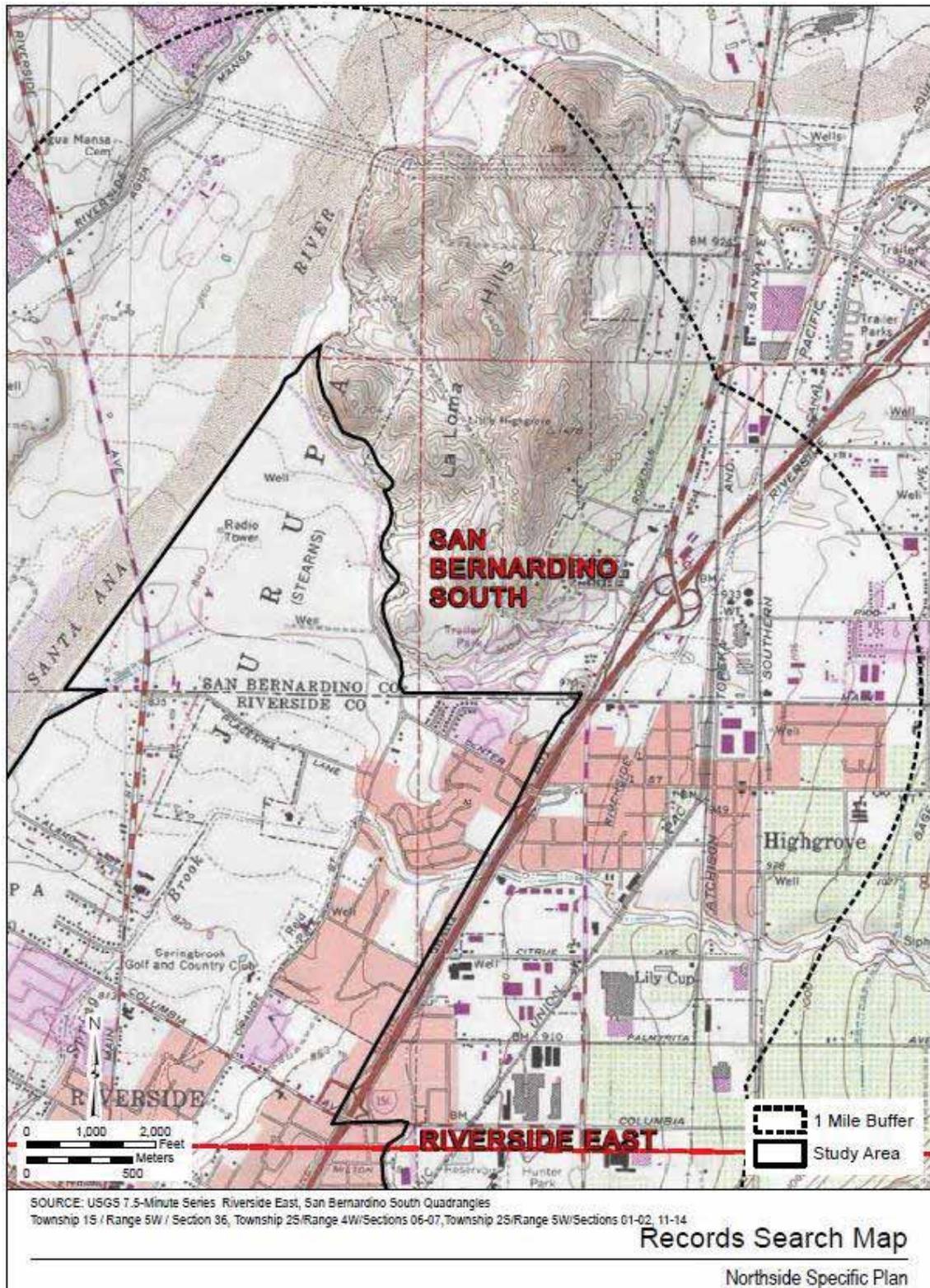
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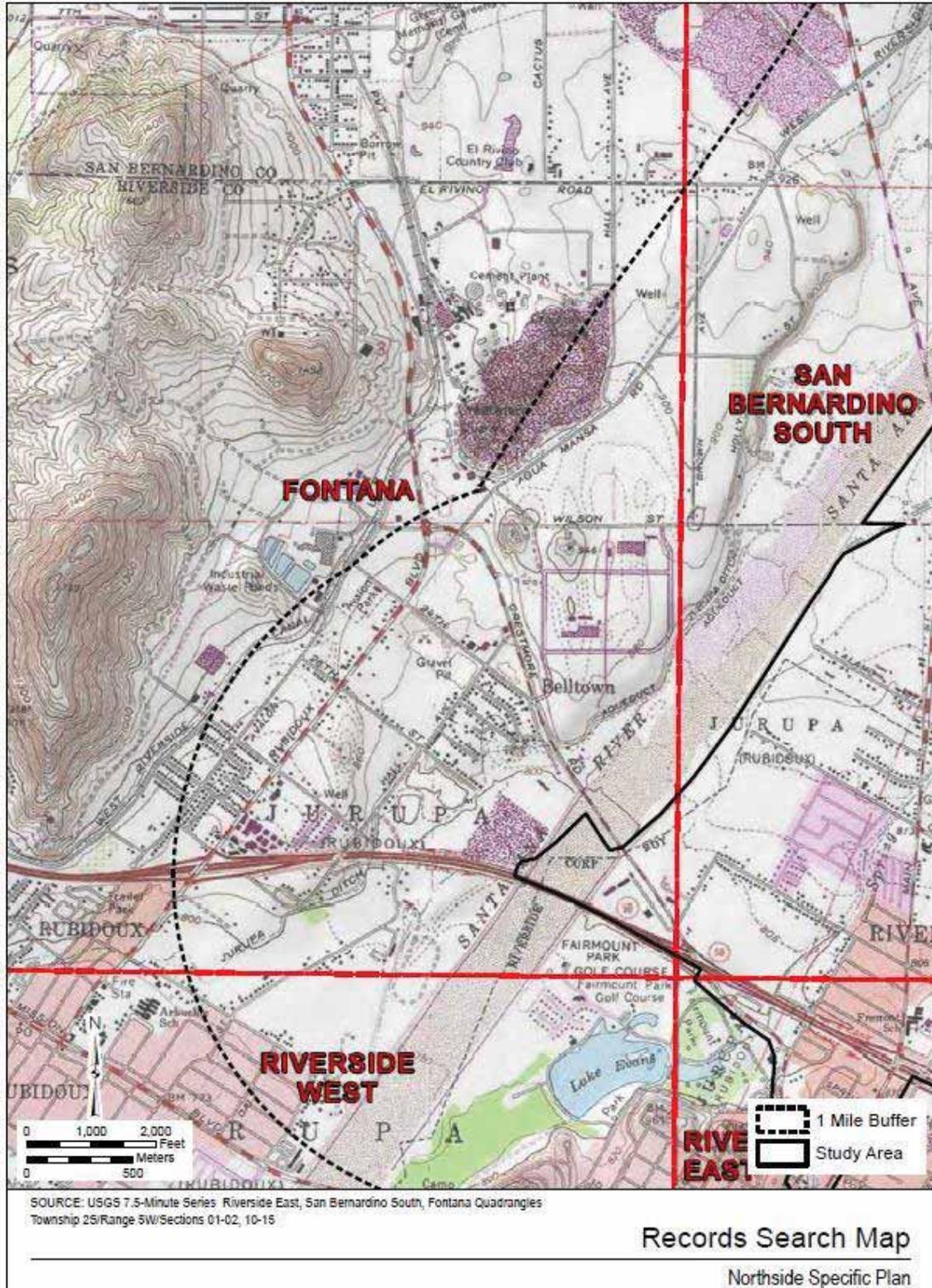
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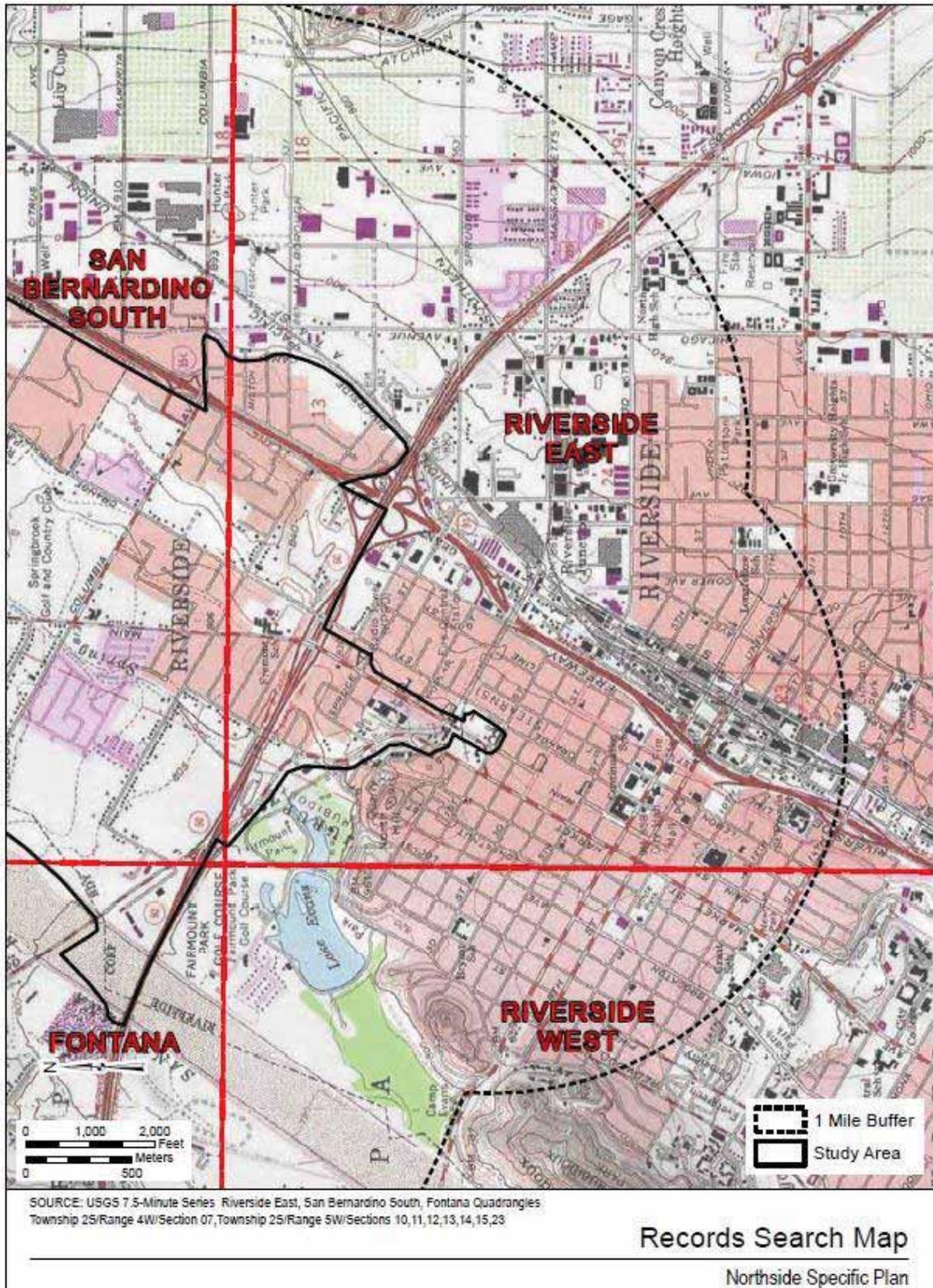
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Joseph Hamilton, Chairman  
Ramona Band of Cahuilla Mission Indians  
P.O. Box 391670  
Anza, CA 92539

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Hamilton:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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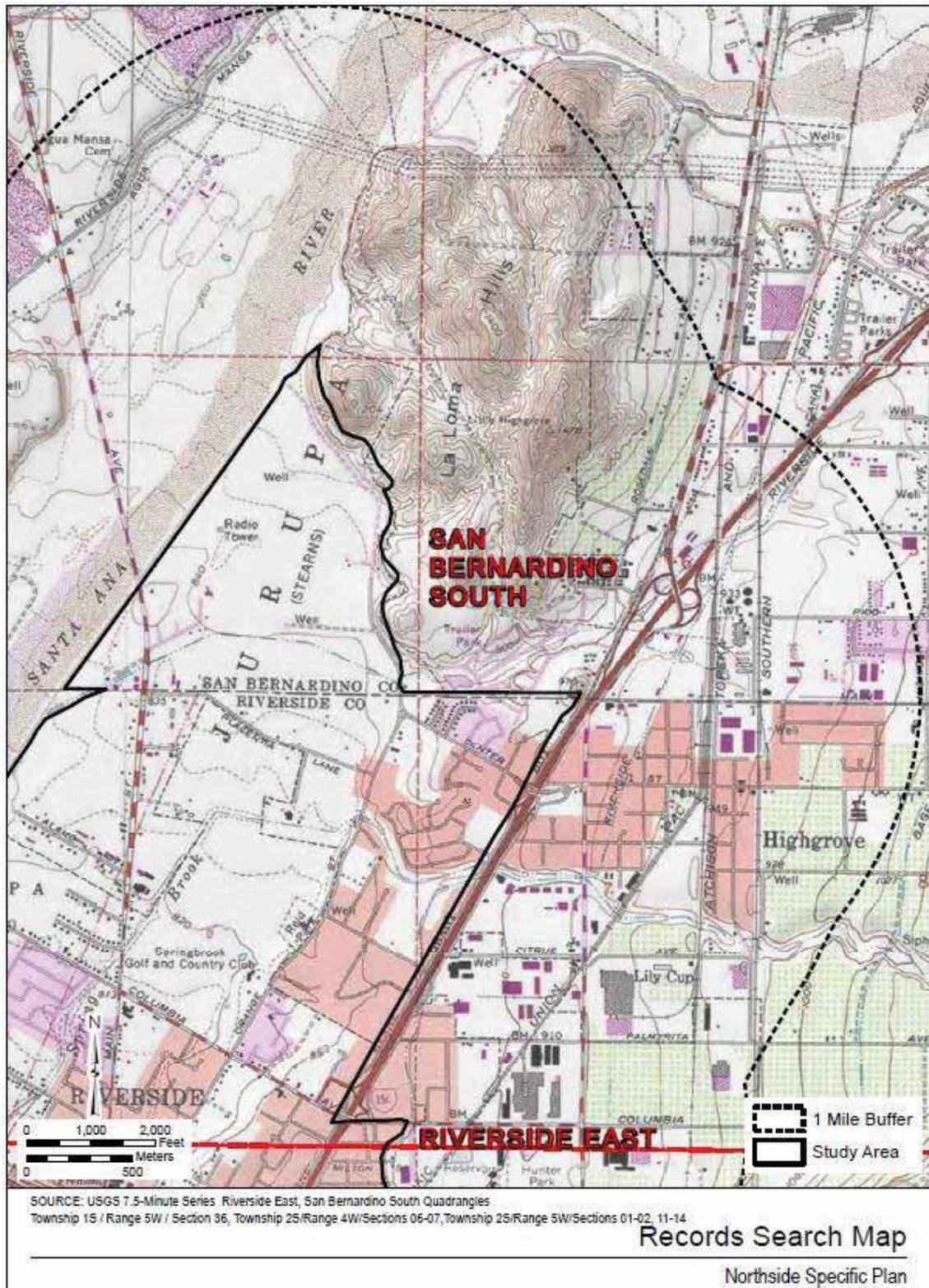
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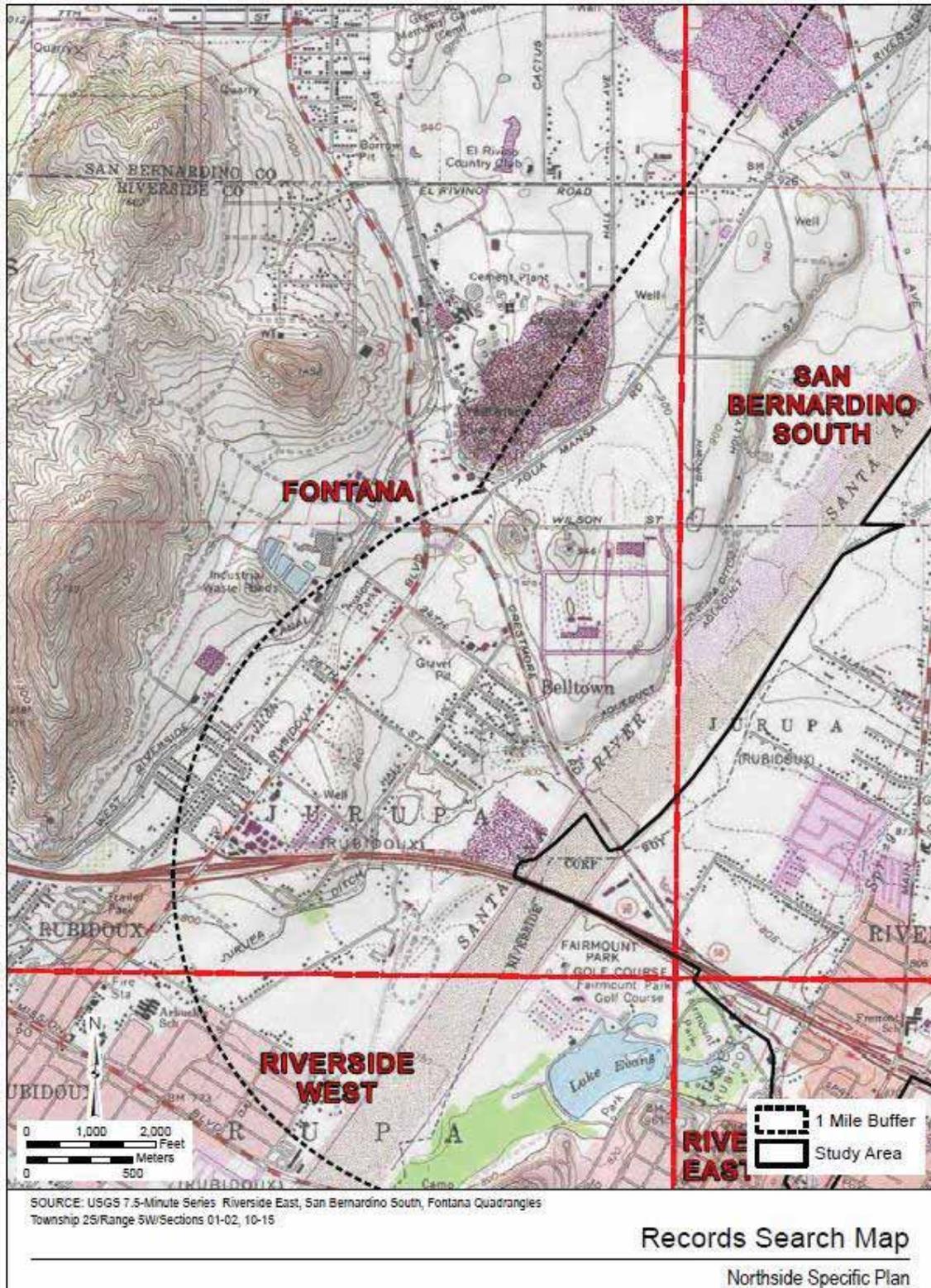
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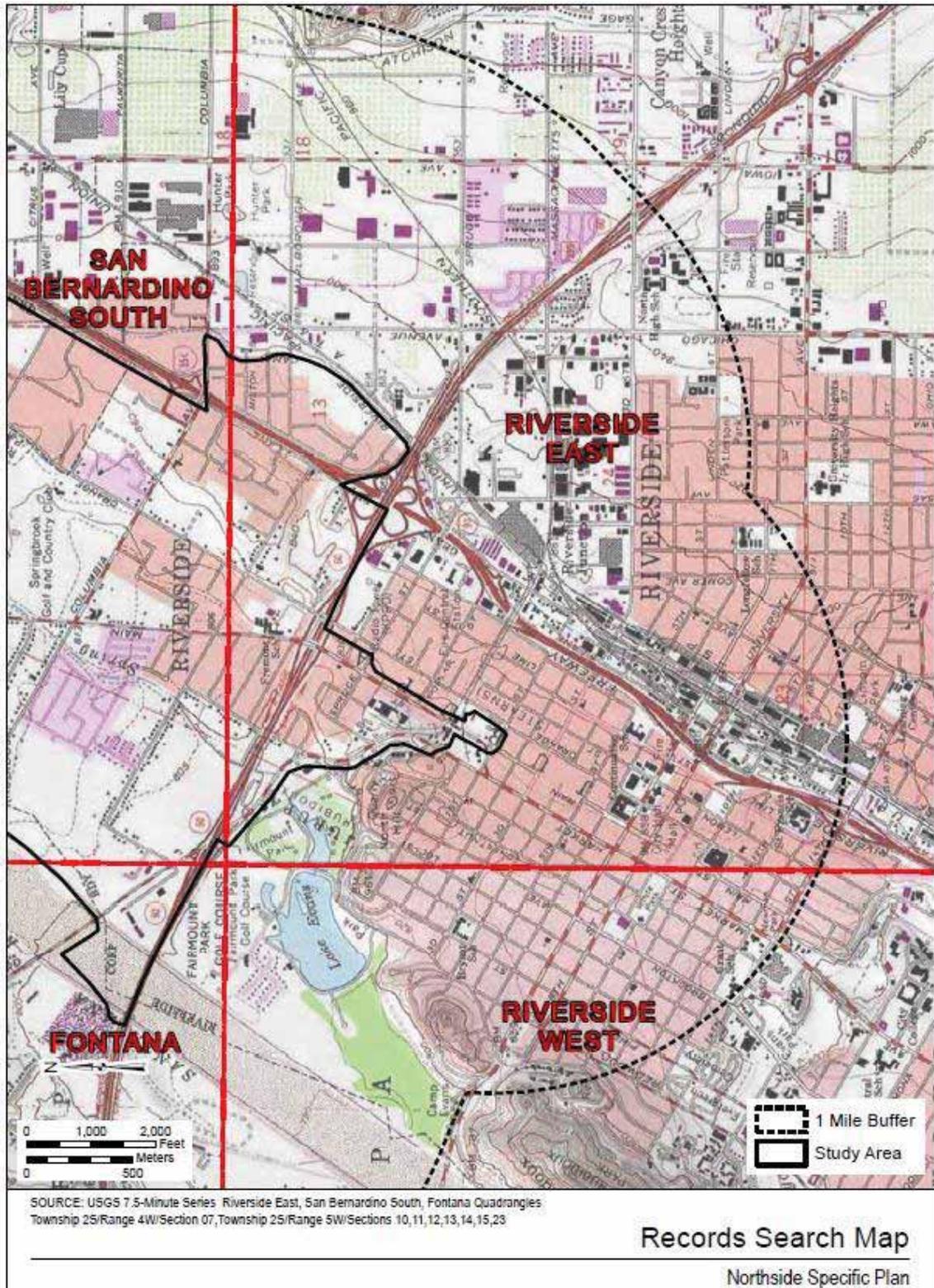
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Allen E. Lawson, Chairperson  
San Pasqual Band of Mission Indians  
P.O. Box 365  
Valley Center, CA 92082

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Lawson:

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*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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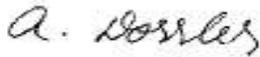
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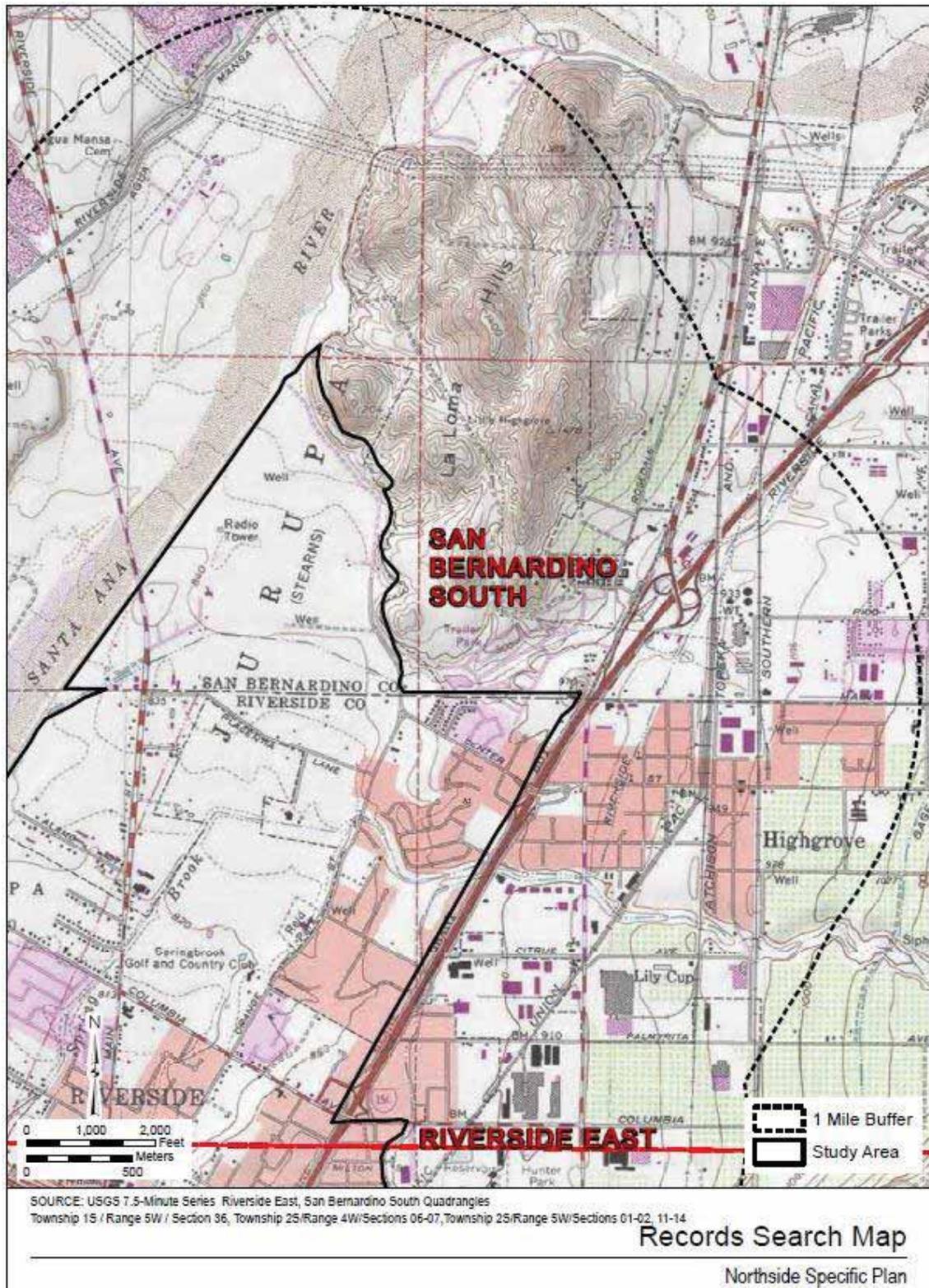
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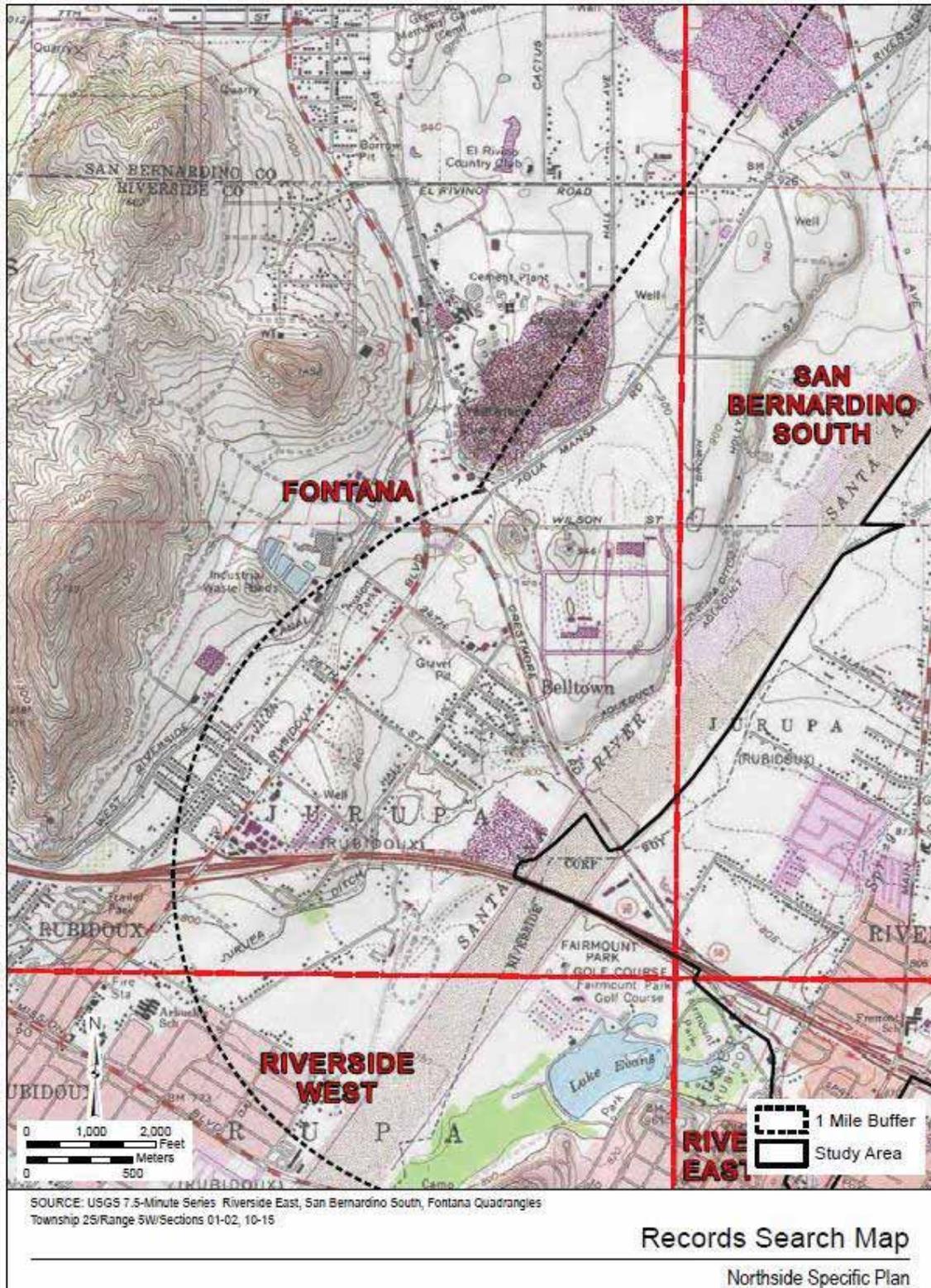
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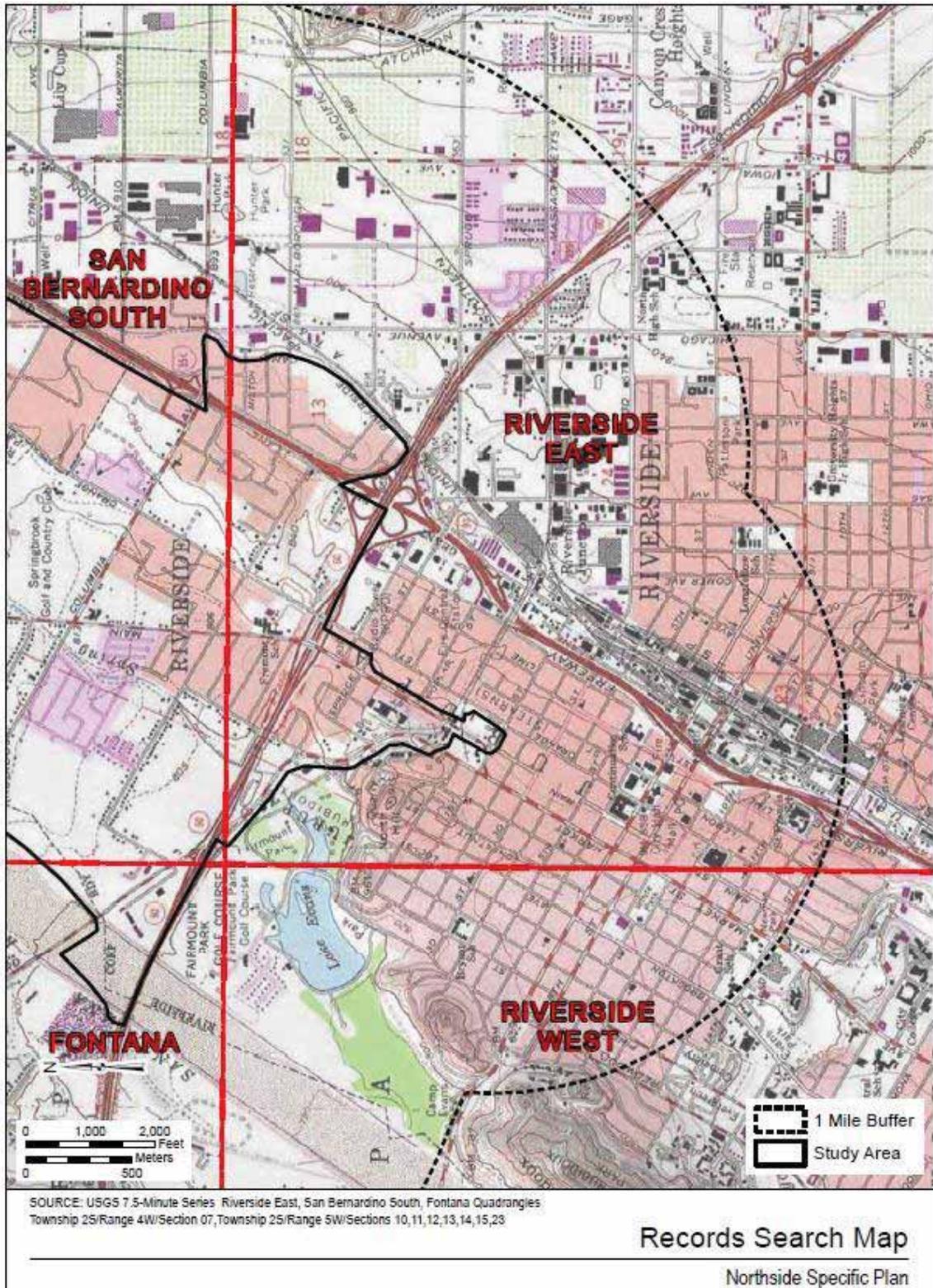
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April 3, 2017

10140

Mr. Robert Martin, Chairperson  
Morongo Band of Mission Indians  
12700 Pumarra Road  
Banning, CA 92220

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Martin:

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Thank you for your assistance.

Sincerely,



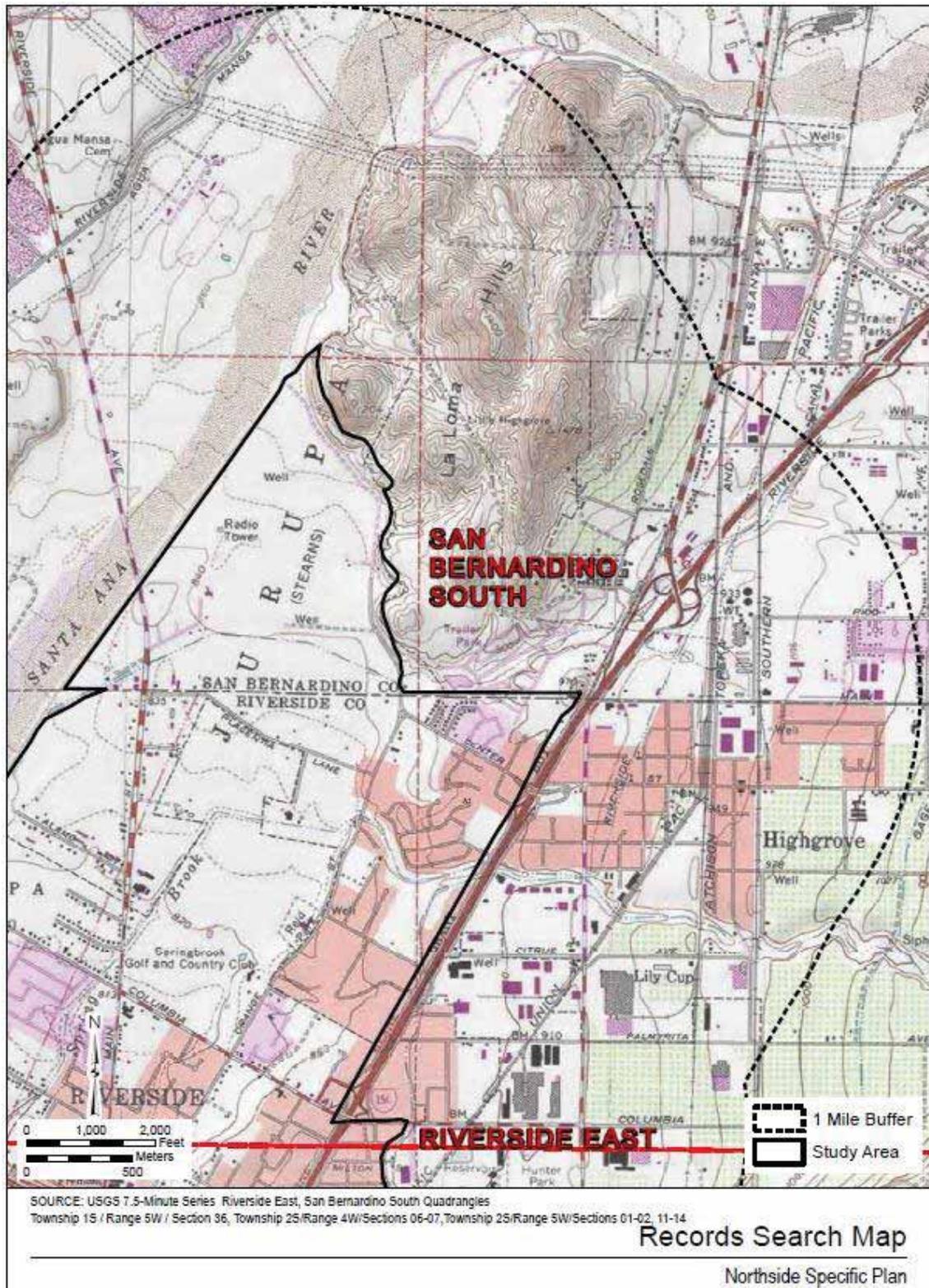
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Adriane Dorrlor  
Archaeologist

*Attachment.: Figure 1, Records Search Maps*

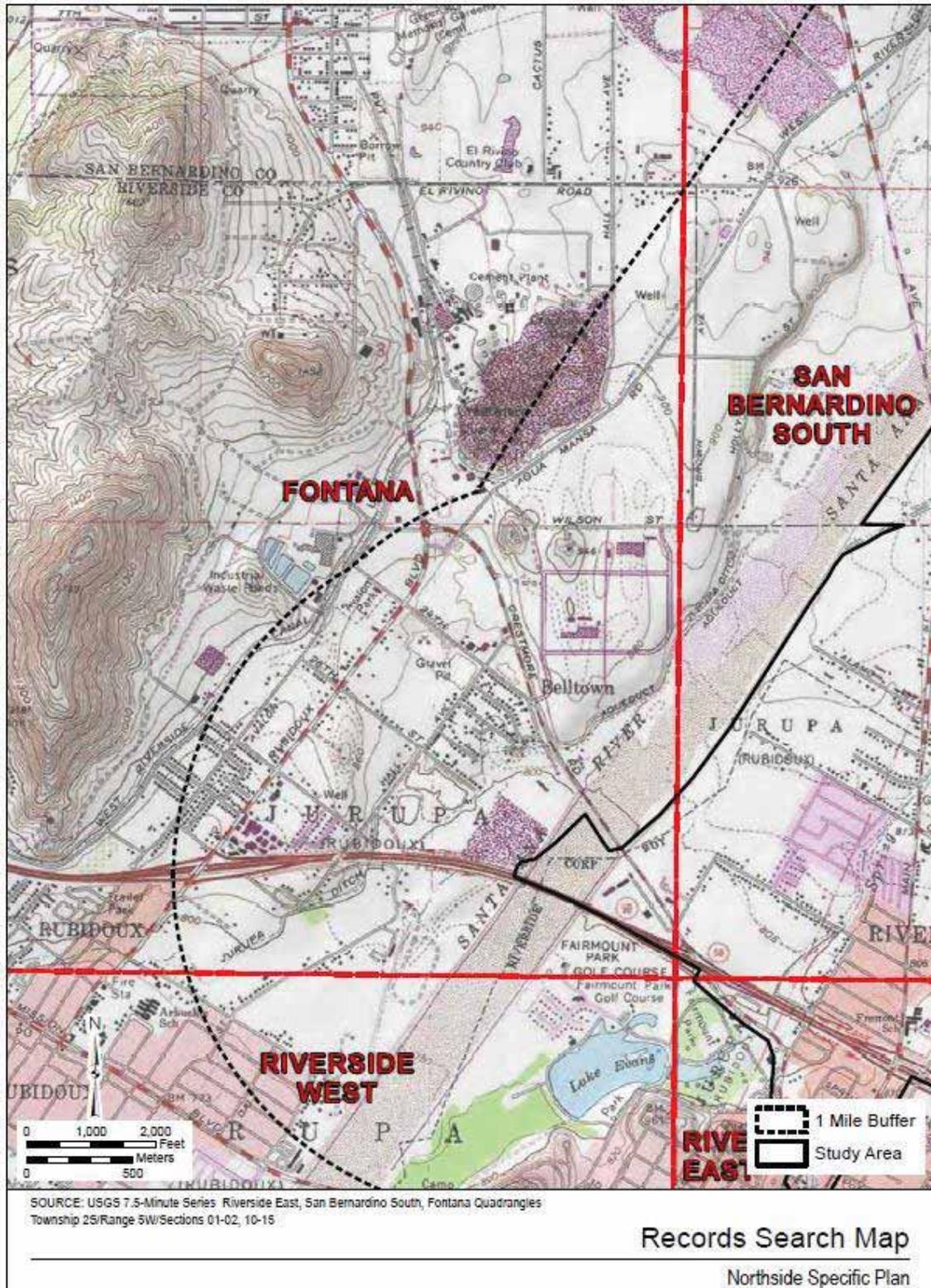
Mr. Martin:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



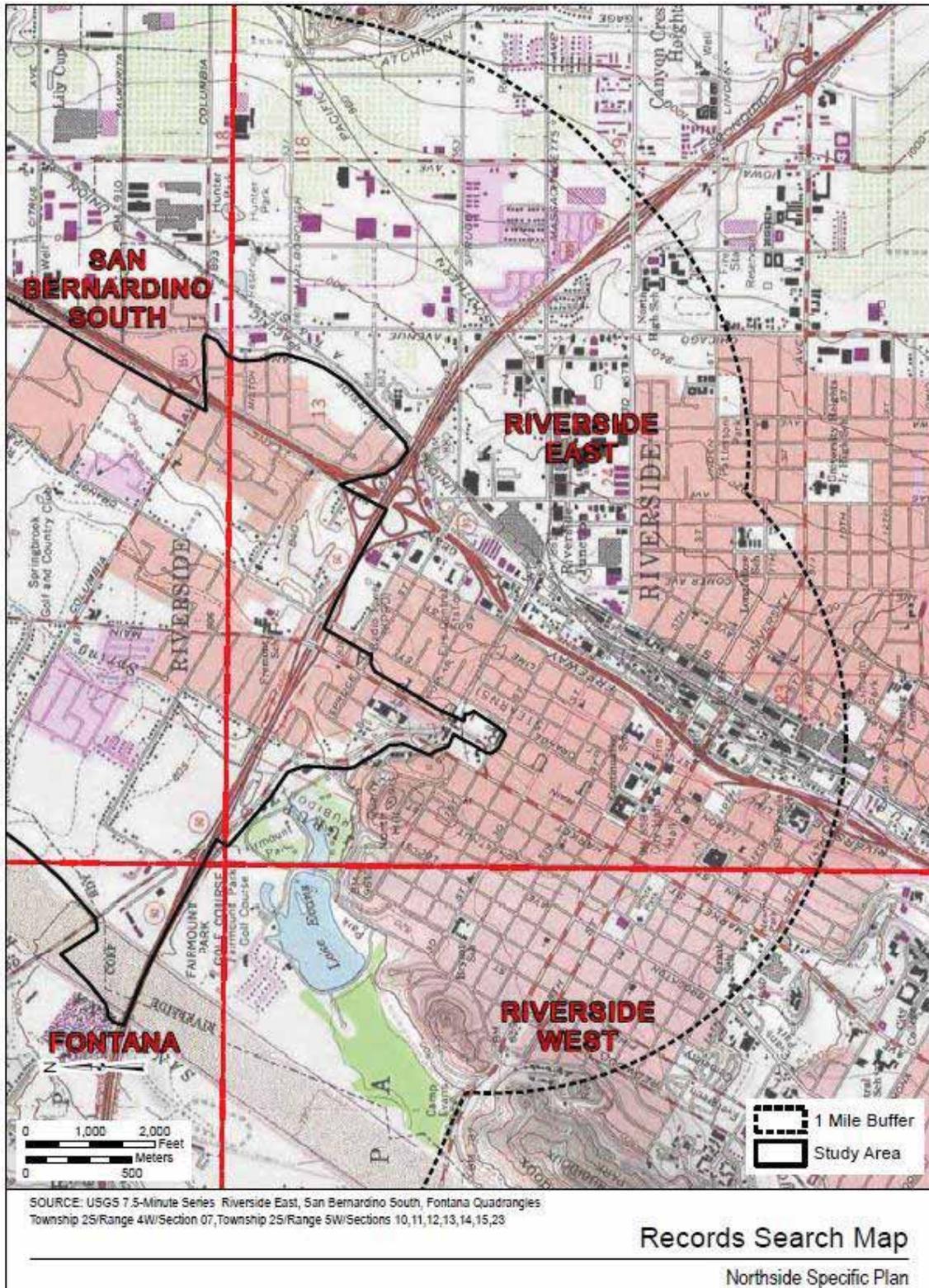
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Mr. Martin:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Cody Martinez, Chairperson  
Sycuan Band of the Kumeyaay Nation  
1 Kwaaypaay Court  
El Cajon, CA 92019

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Martinez:

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*Mr. Martinez:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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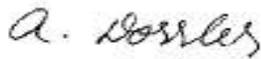
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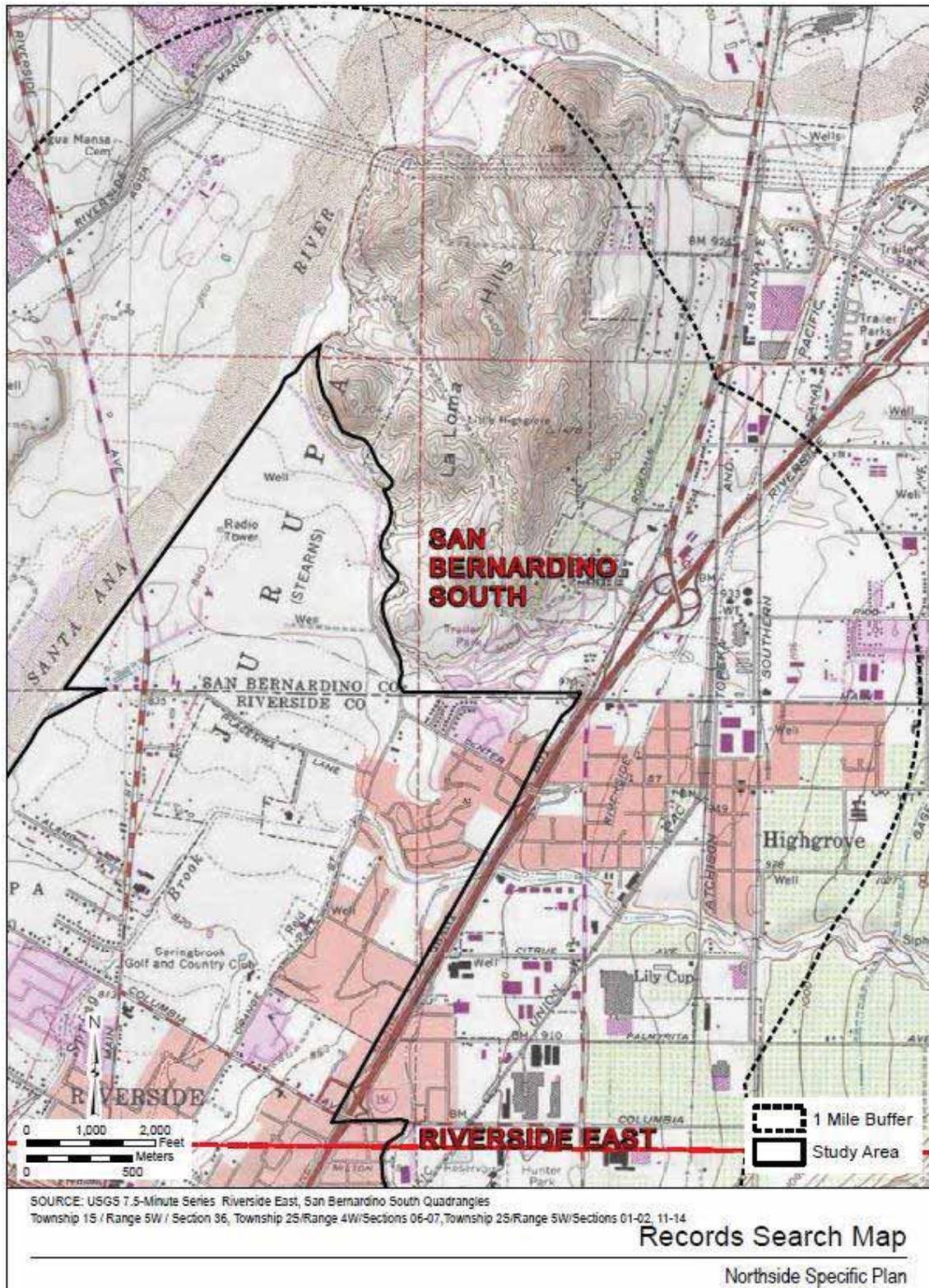
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Archaeologist

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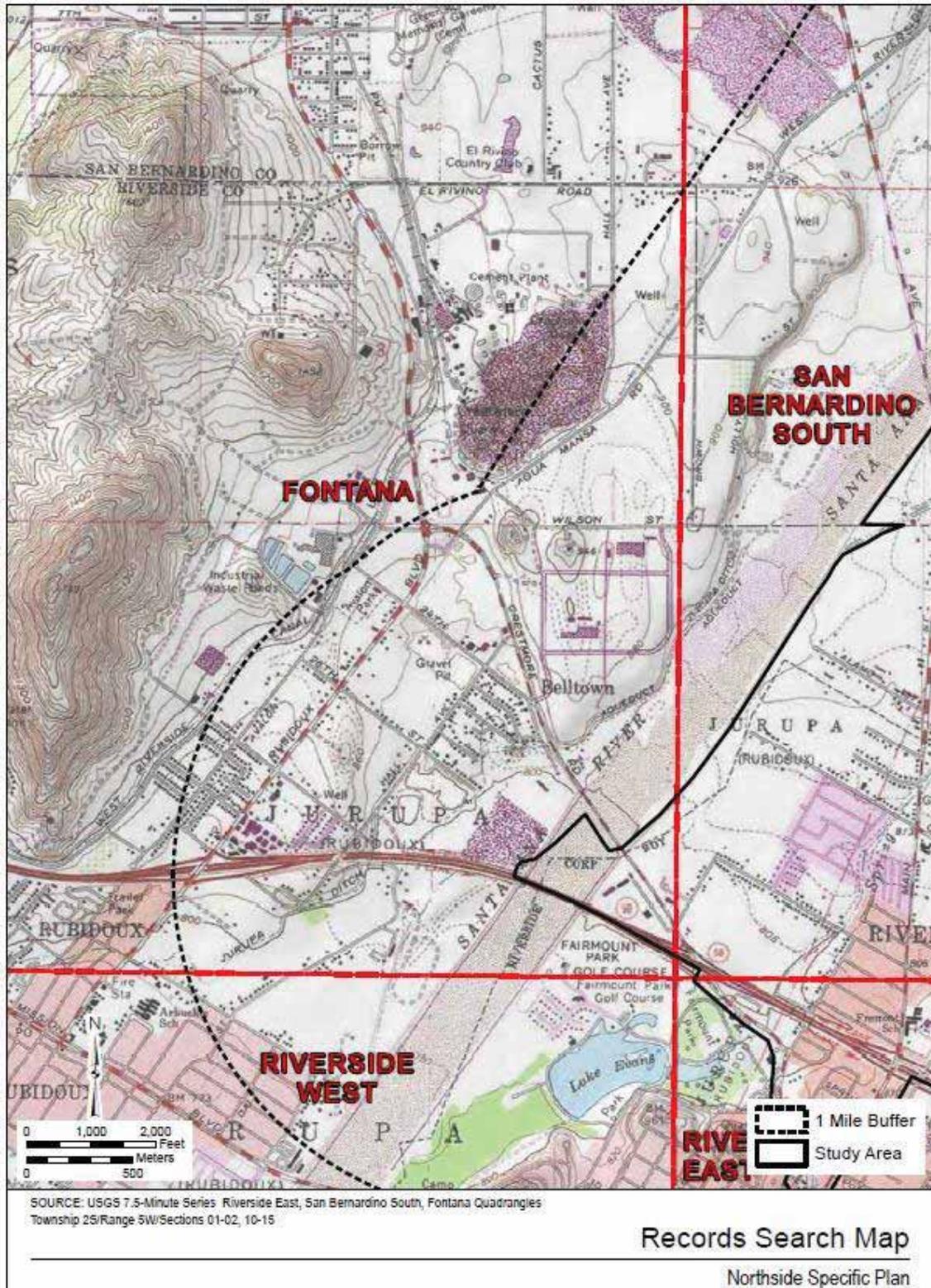
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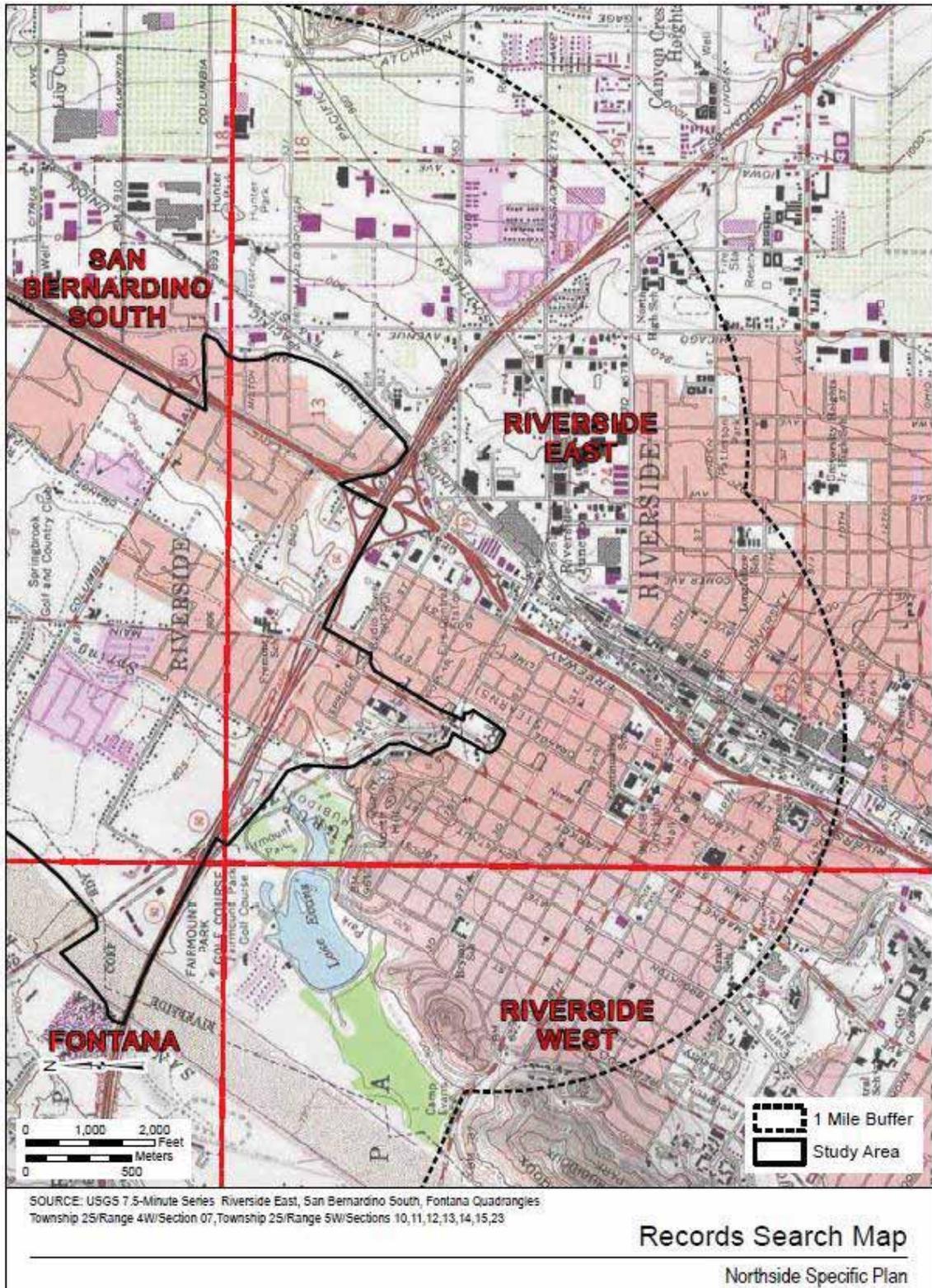
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Mr. Martinez:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Ms. Javaughn Miller,  
La Posta Band of Mission Indians  
8 Crestwood Rd.  
Boulevard, CA 91905

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Ms. Miller:

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*Ms. Miller:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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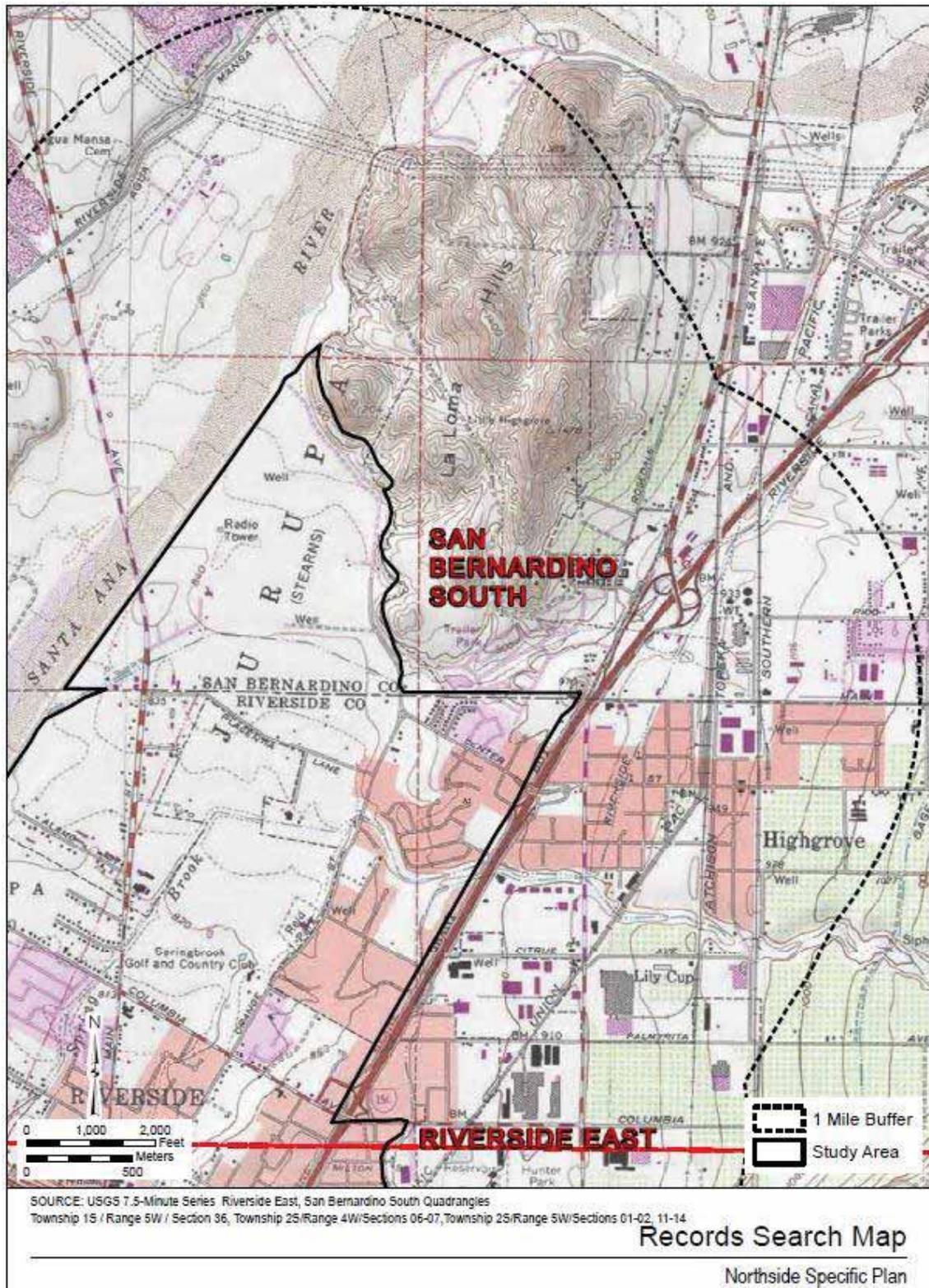
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Archaeologist

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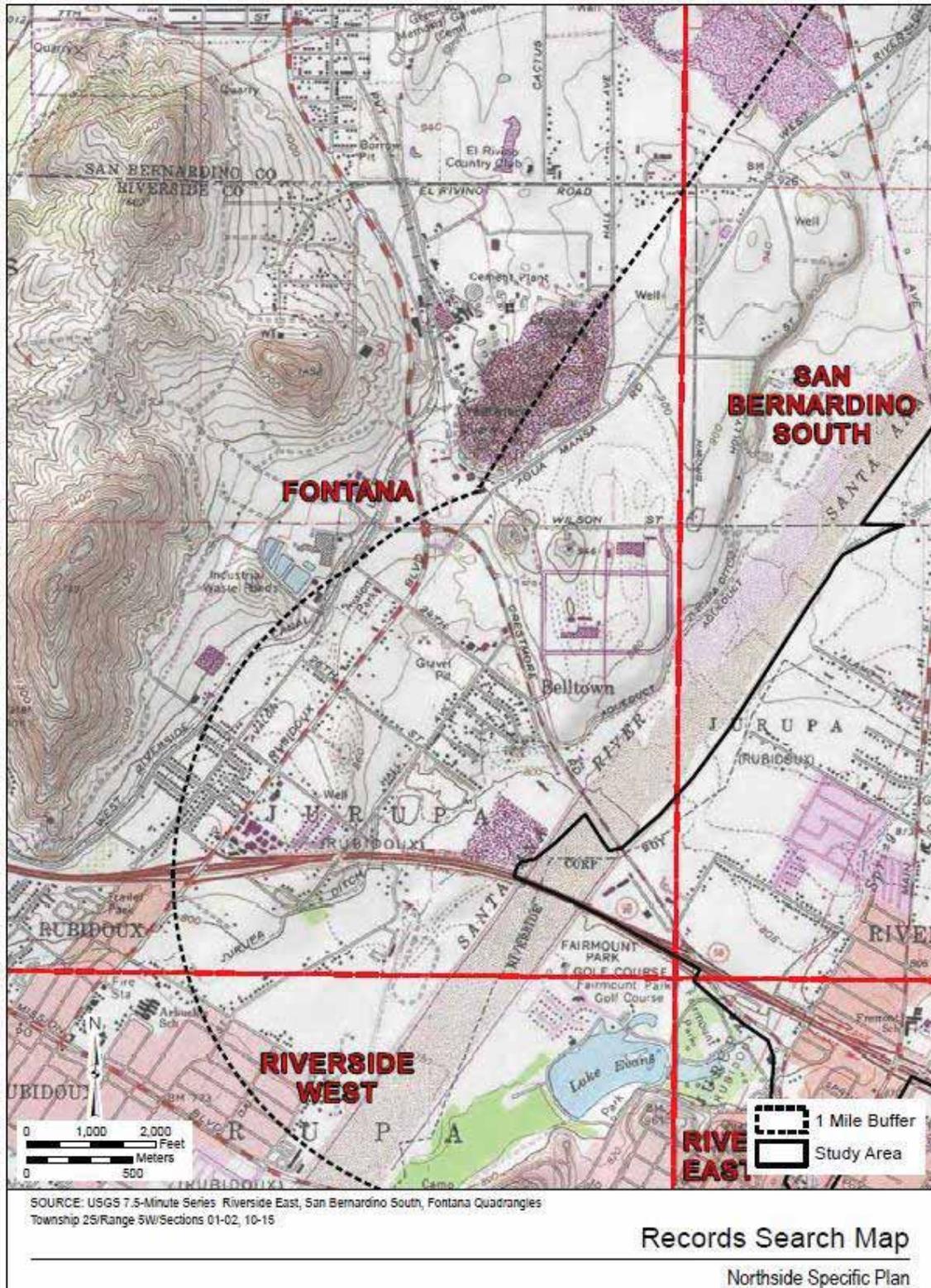
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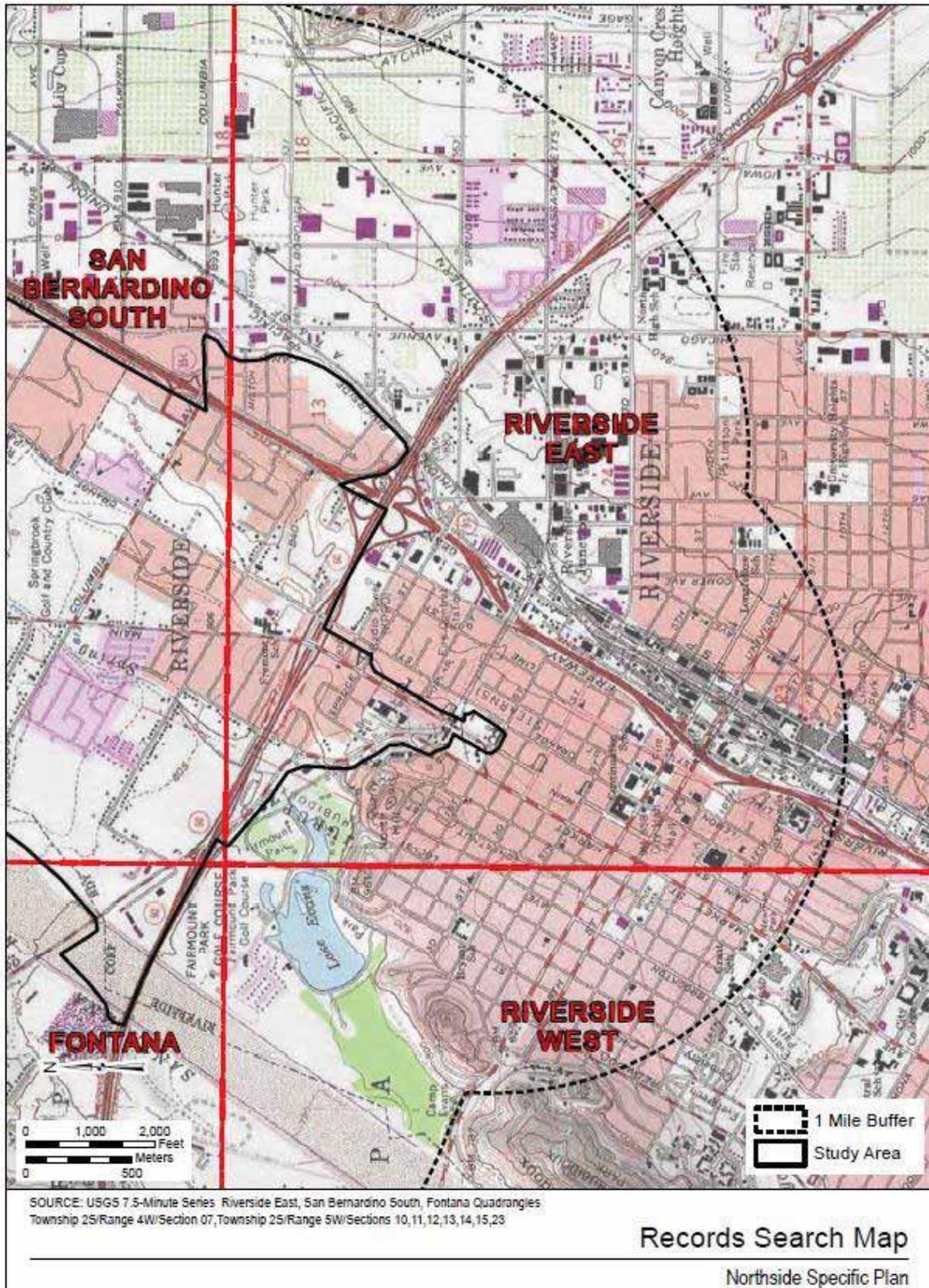
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Anthony Morales, Chairperson  
Gabieleno/Tongva San Gabriel Band of Mission Indians  
P.O. Box 693  
San Gabriel, CA 91778

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Morales:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Mr. Morales:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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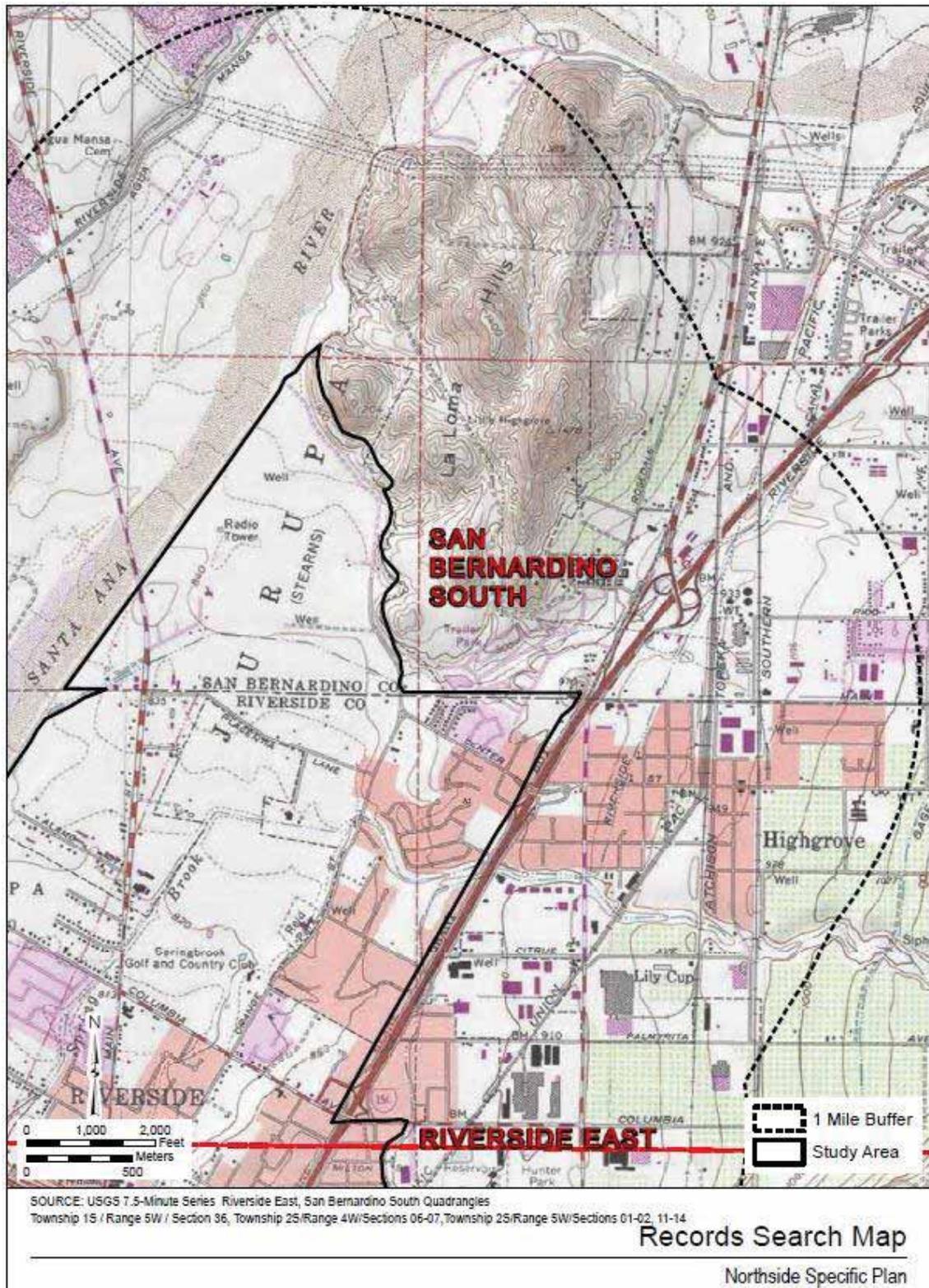
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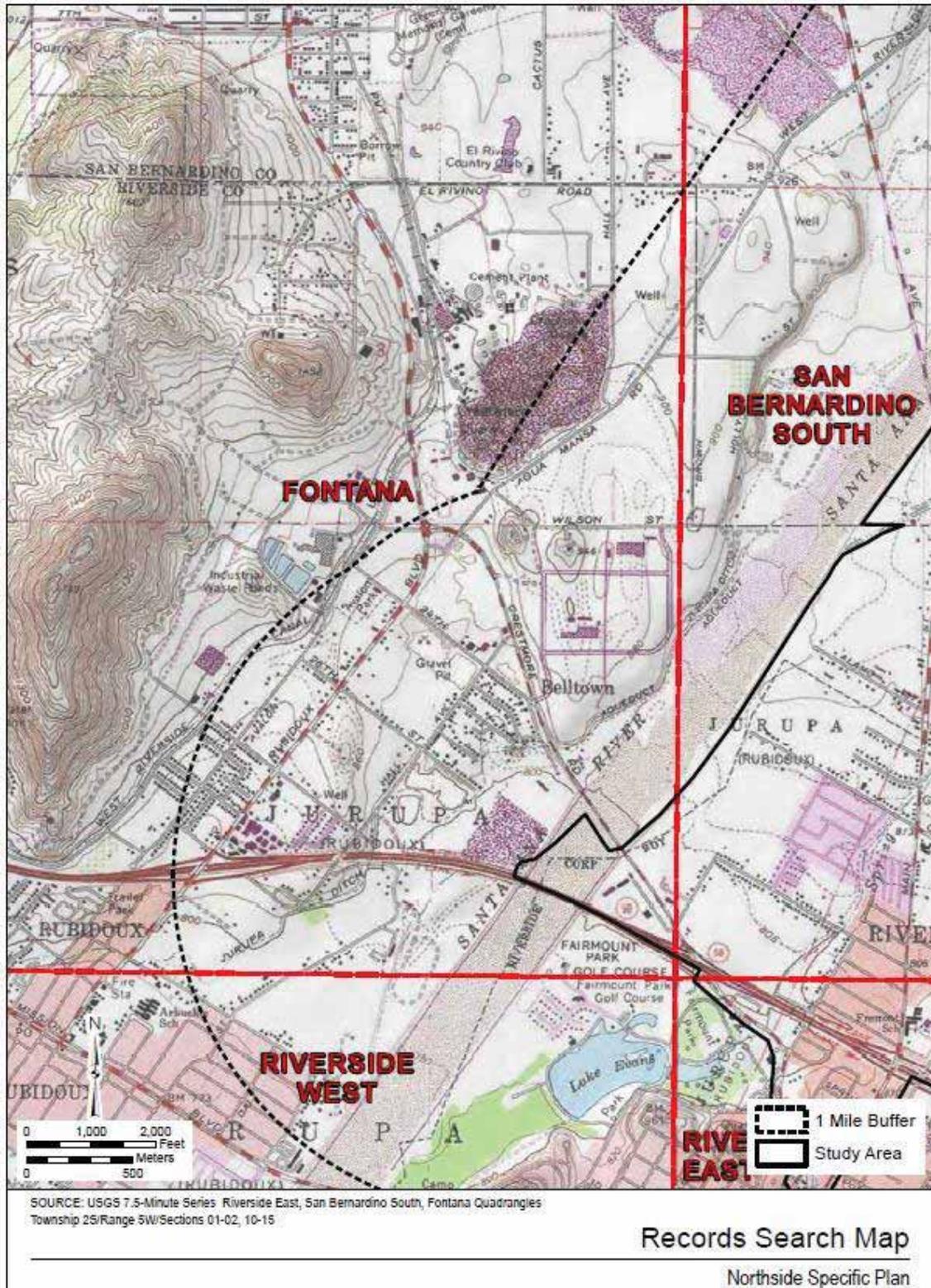
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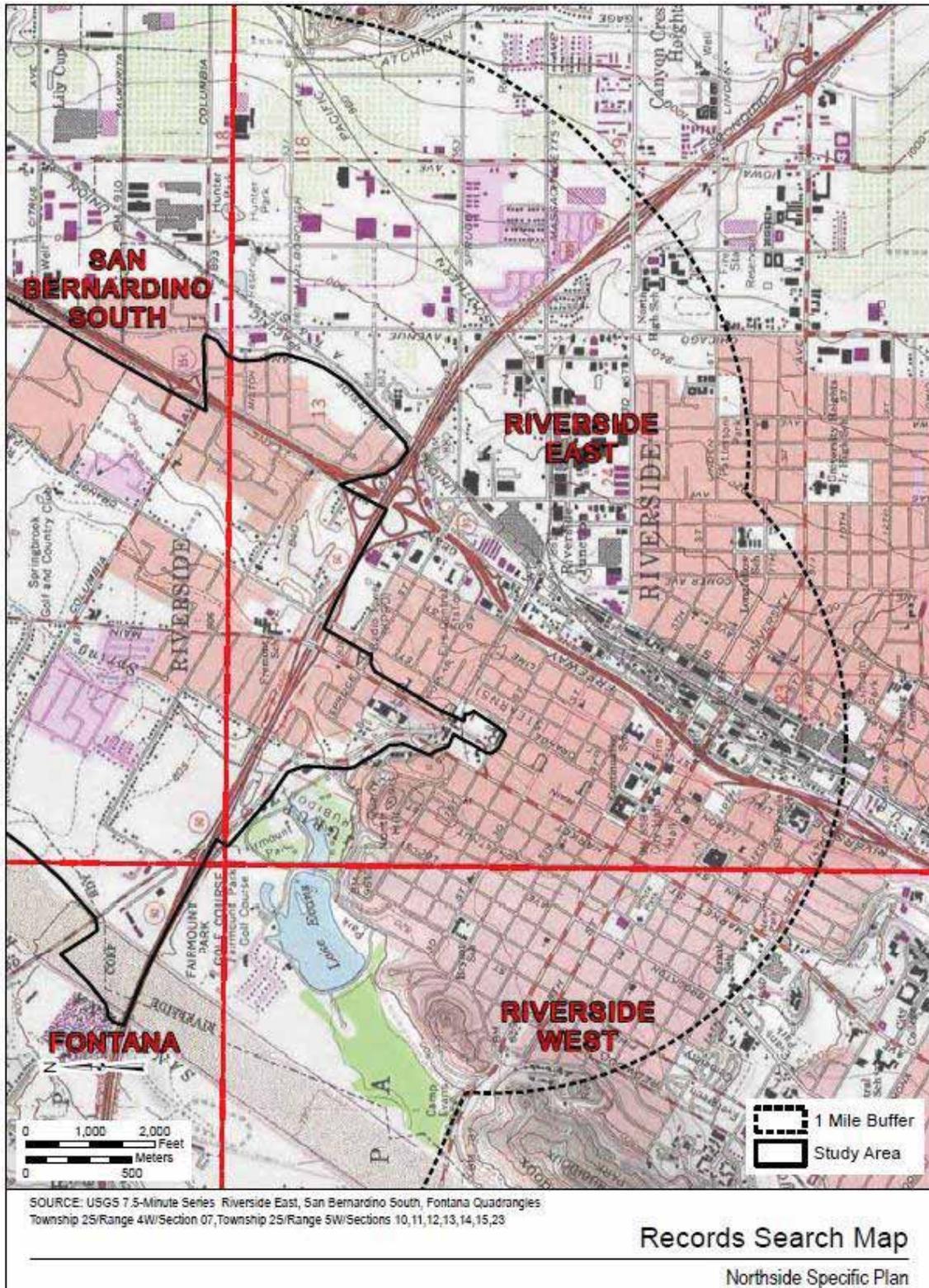
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Ms. Rosemary Morillo, Chairperson  
Soboba Band of Mission Indians  
P.O. Box 487  
San Jacinto, CA 92581

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Ms. Morillo:

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*Ms. Morillo:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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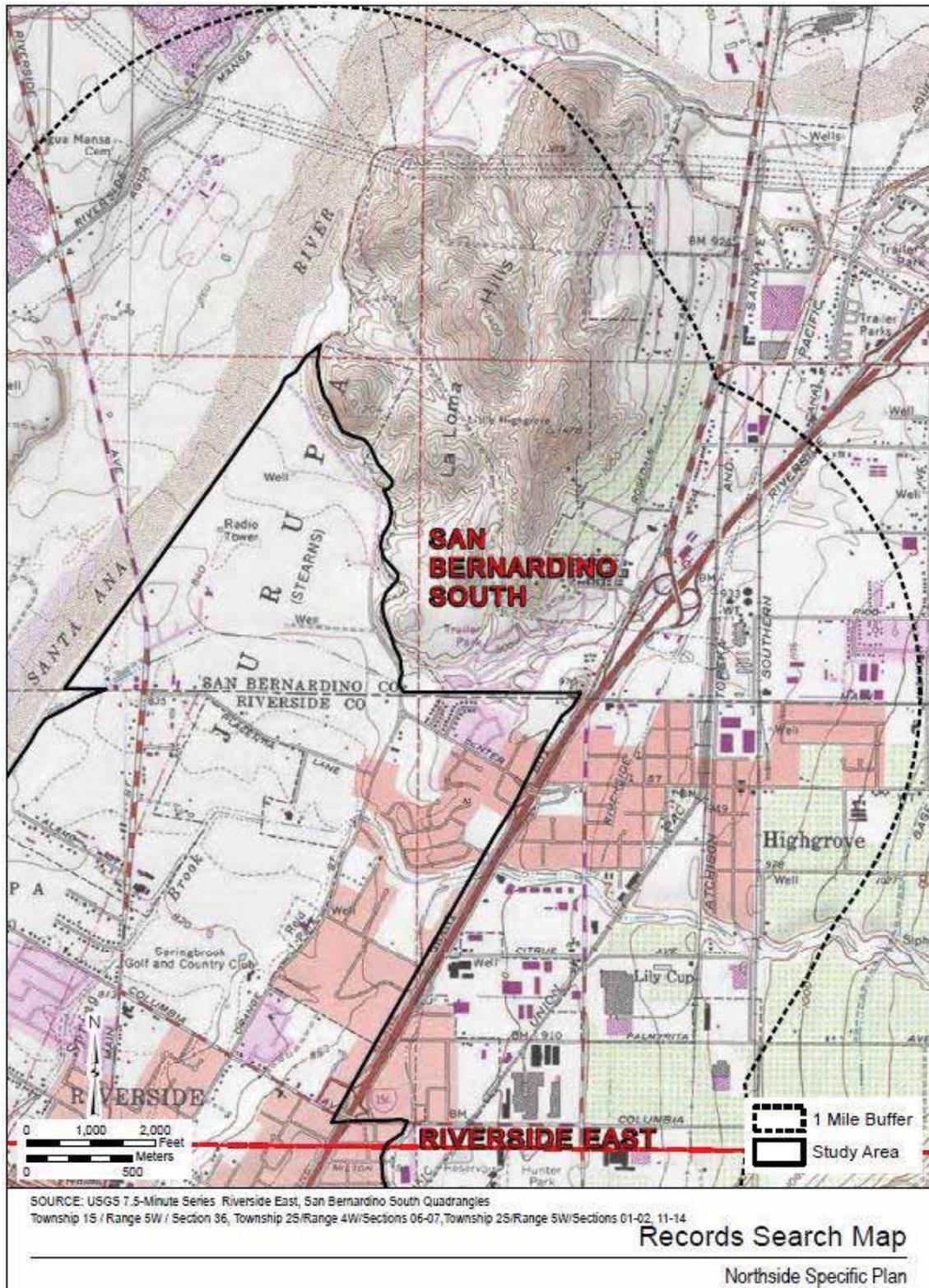
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Adriane Dorrlar  
Archaeologist

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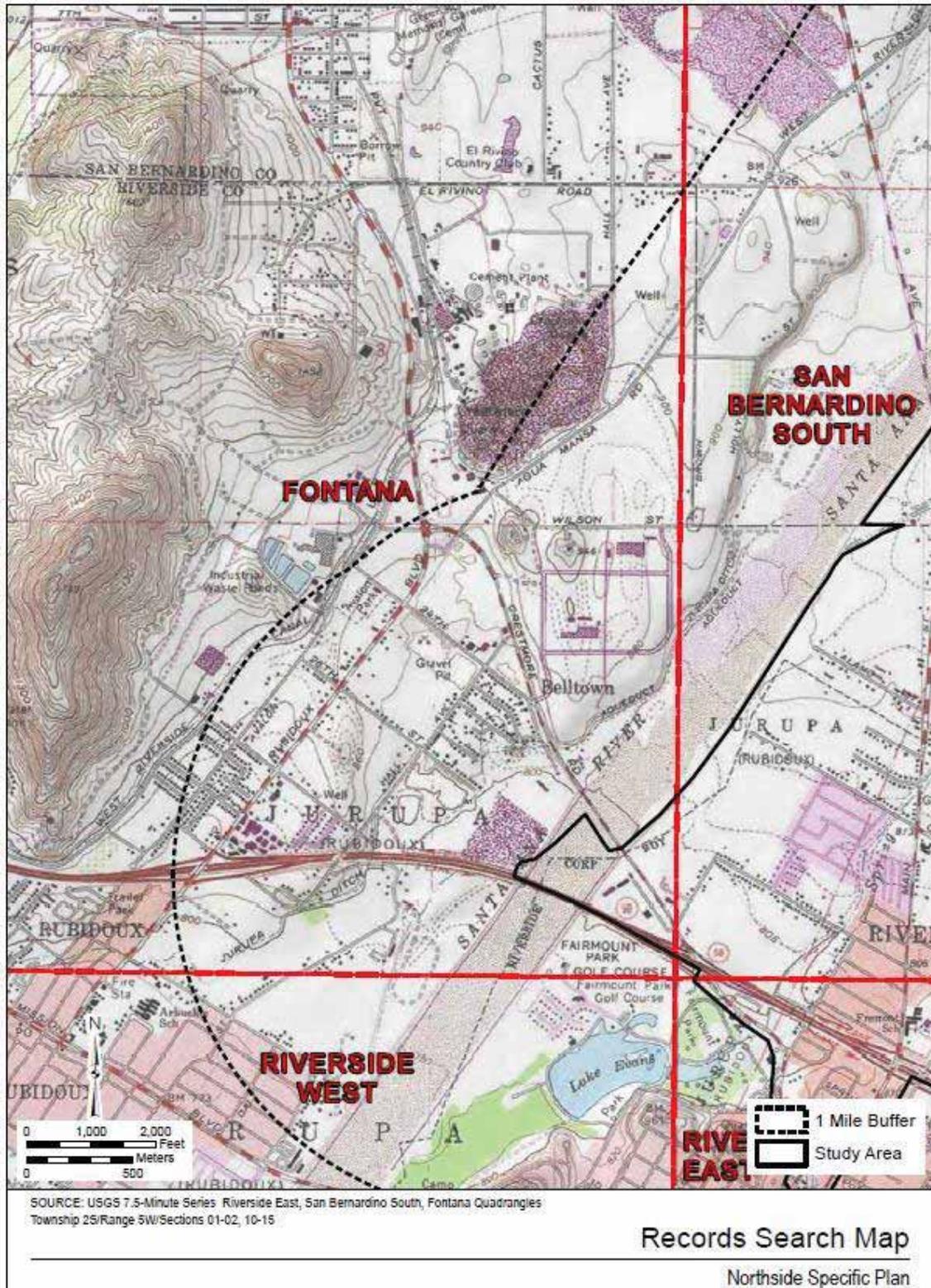
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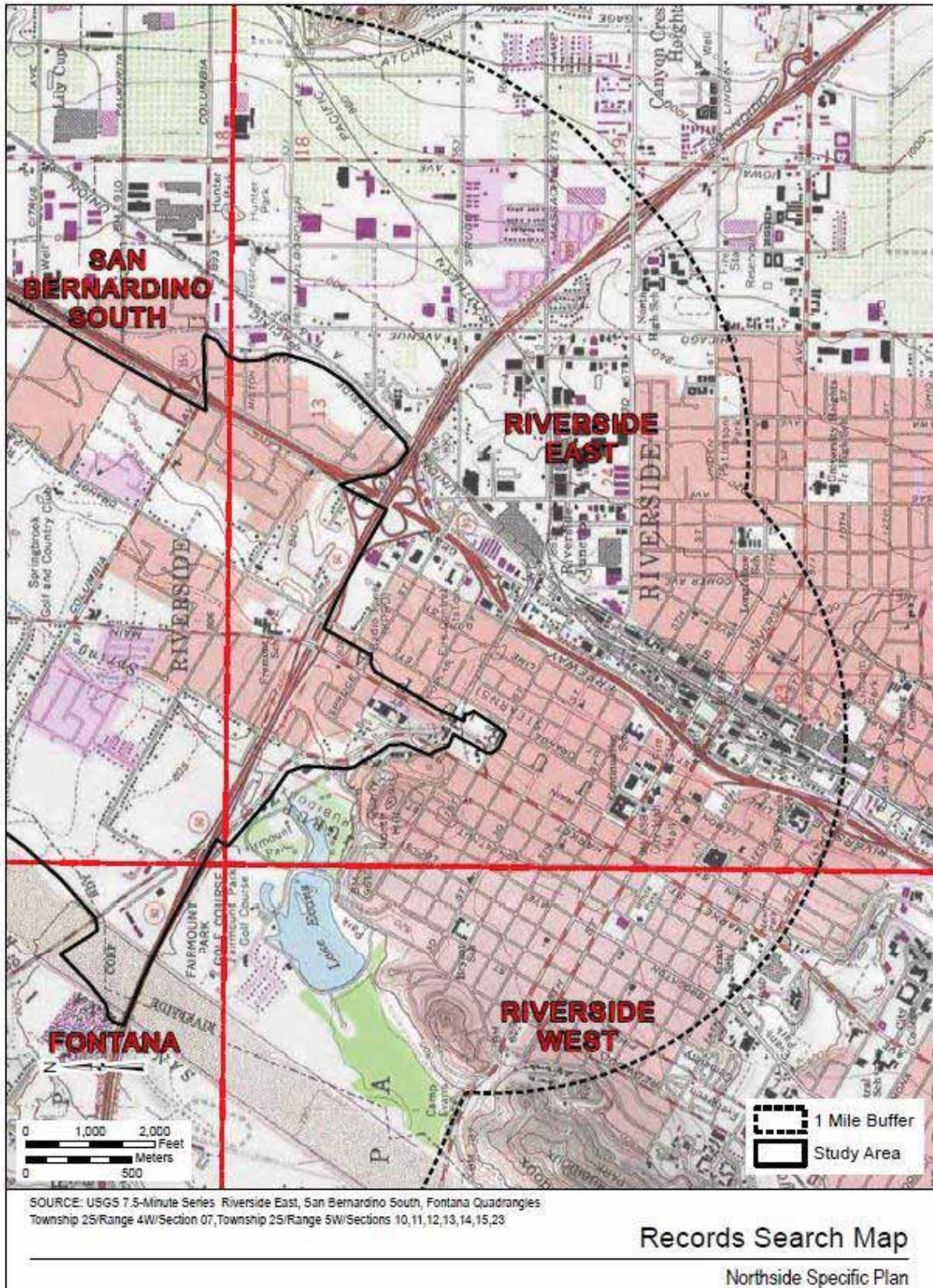
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Virgil Oyos, Chairperson  
Mesa Grande Band of Mission Indians  
P.O. Box 270  
Santa Ysabel, CA 92070

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Oyos:

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*Mr. Oyos:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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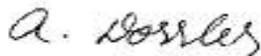
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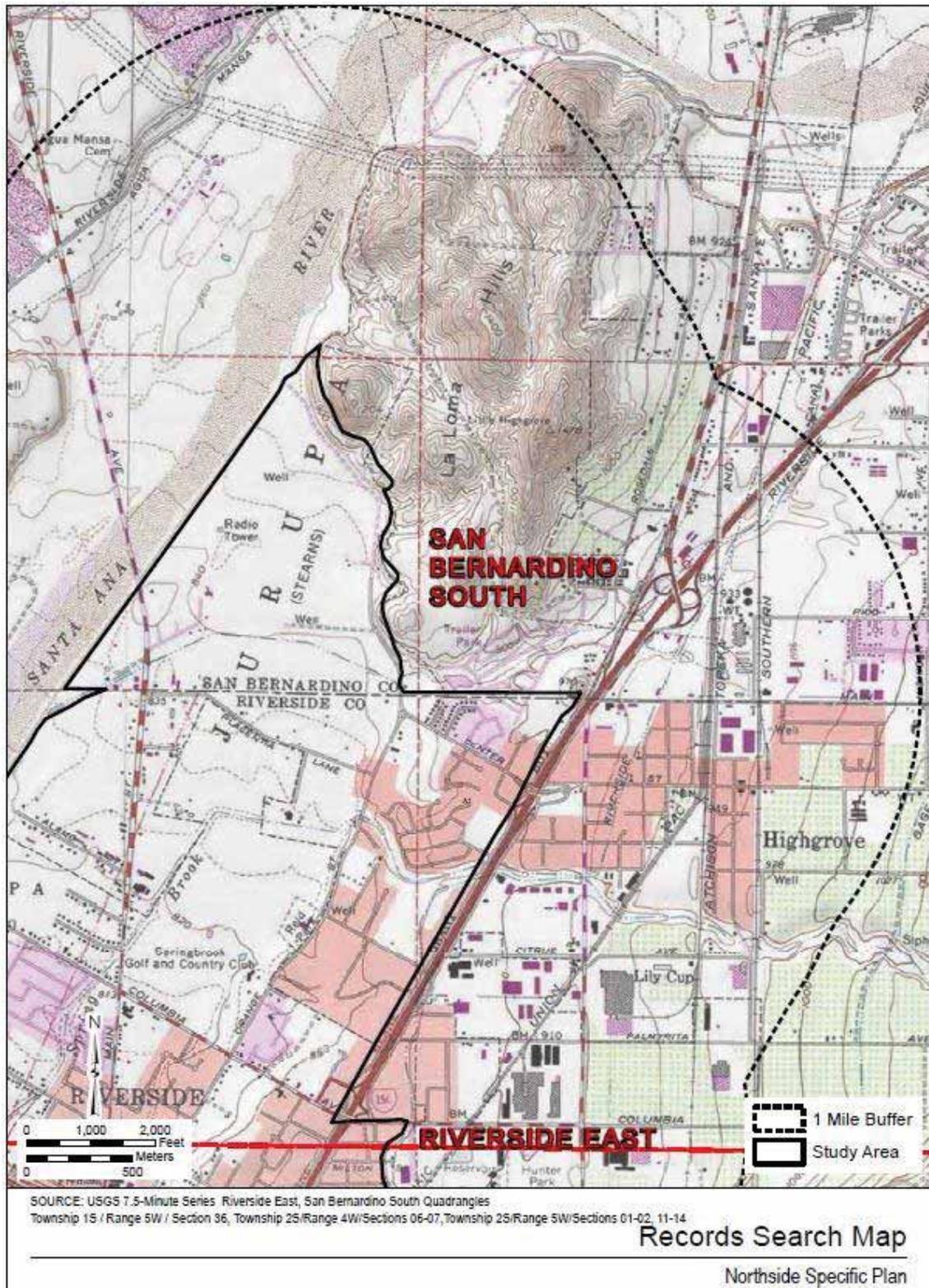
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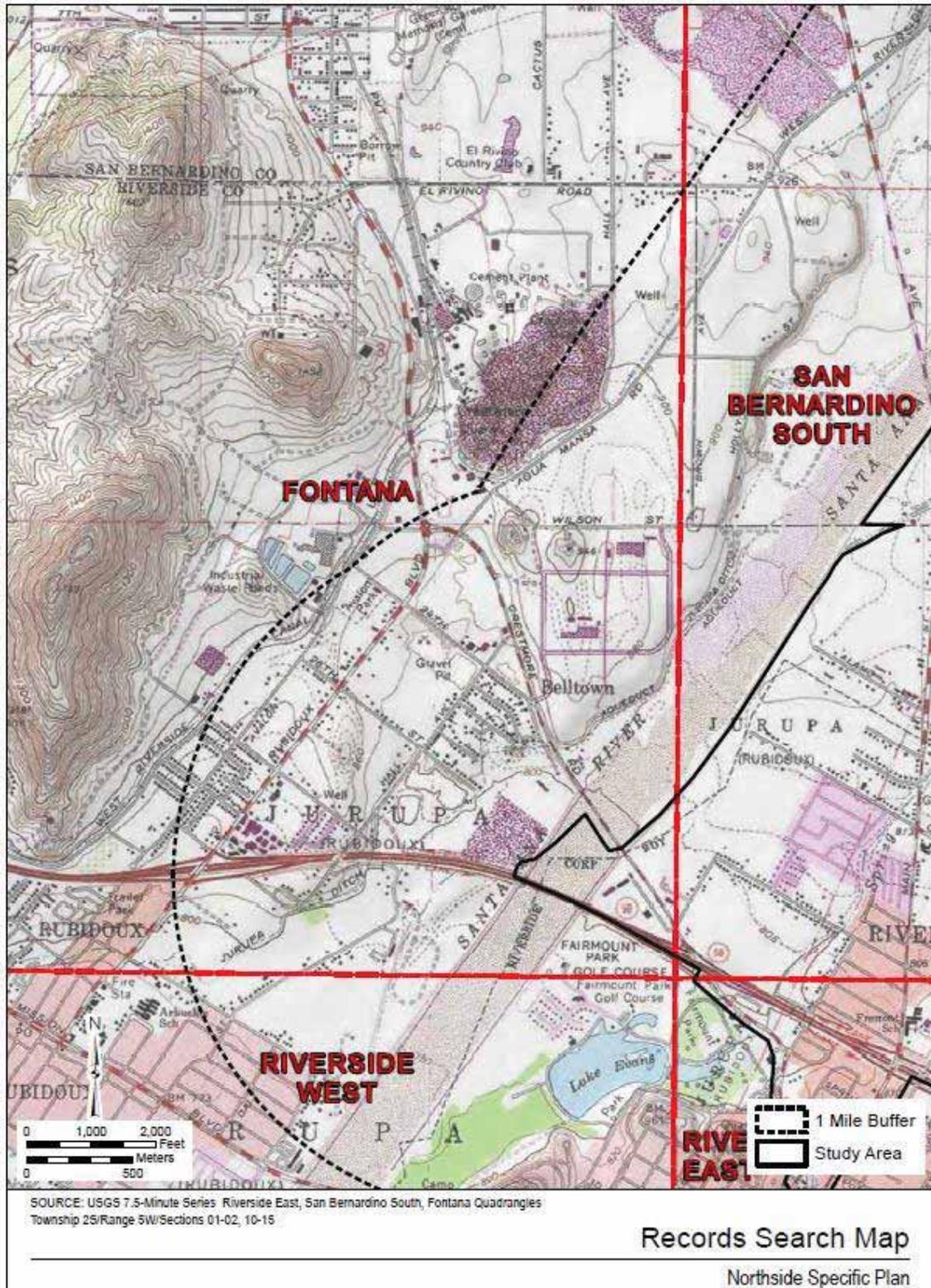
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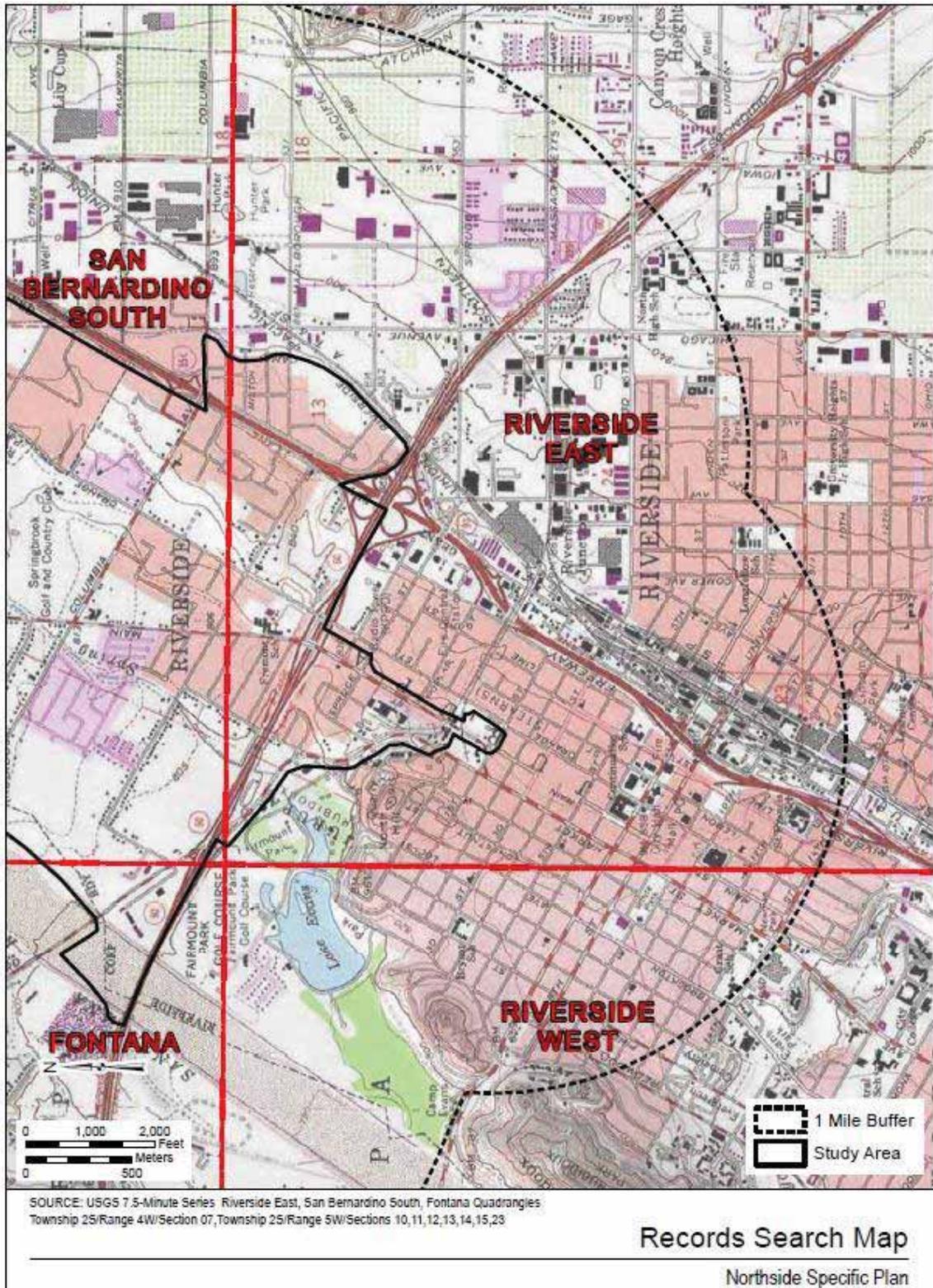
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Ms. Gwendolyn Parada, Chairperson  
La Posta Band of Mission Indians  
8 Crestwood Rd.  
Boulevard, CA 91905

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Ms. Parada:

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*Ms. Parada:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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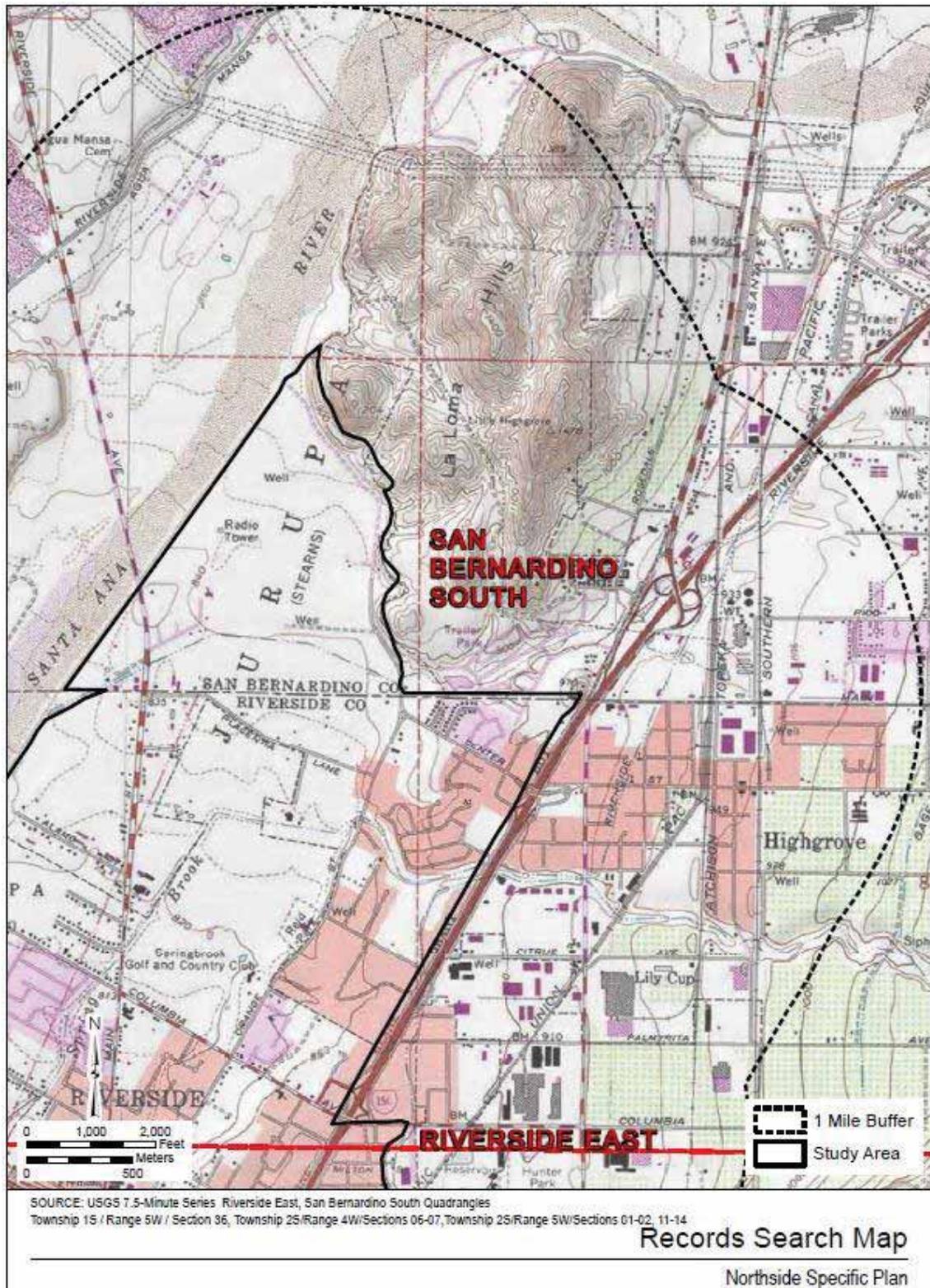
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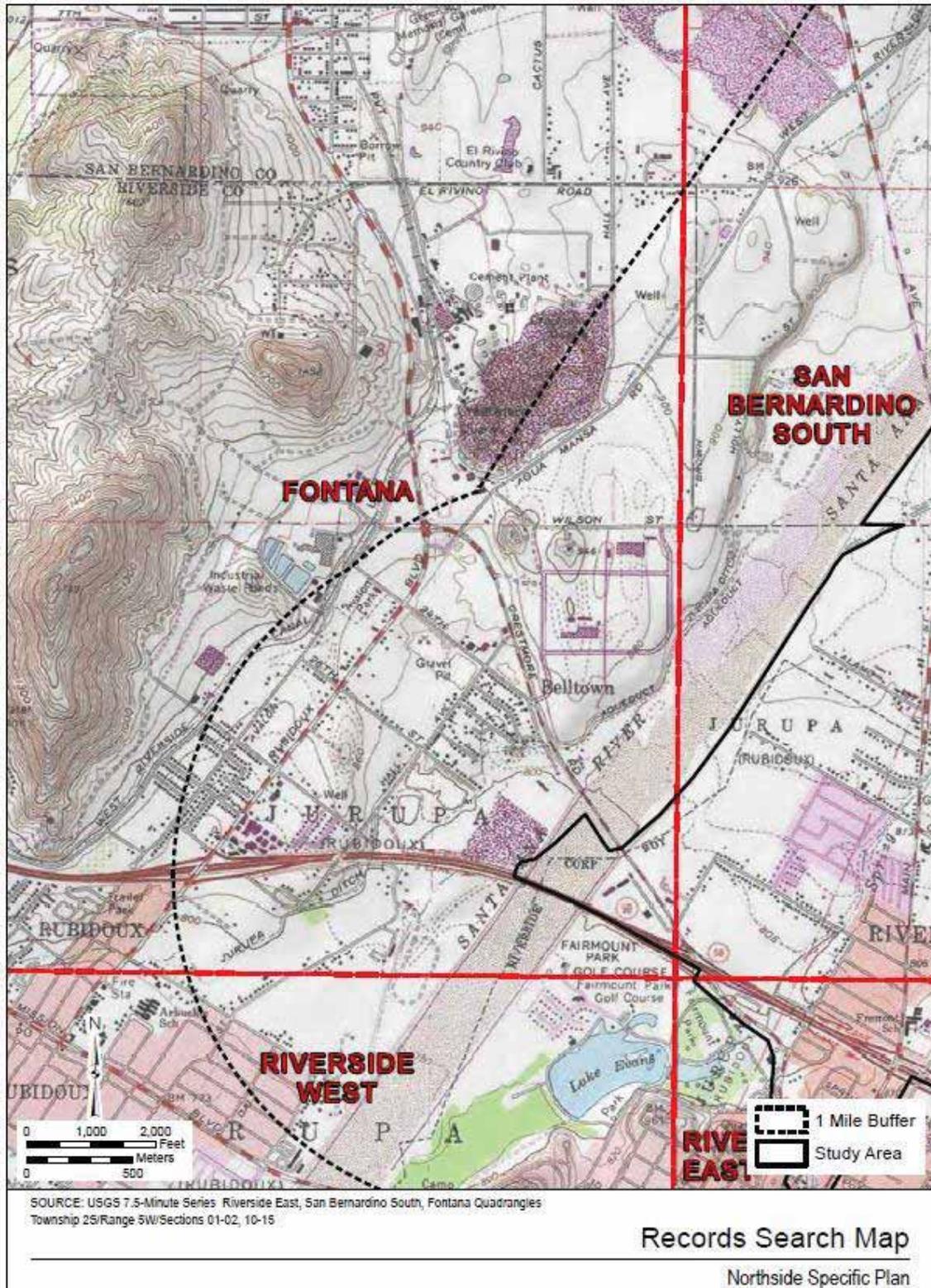
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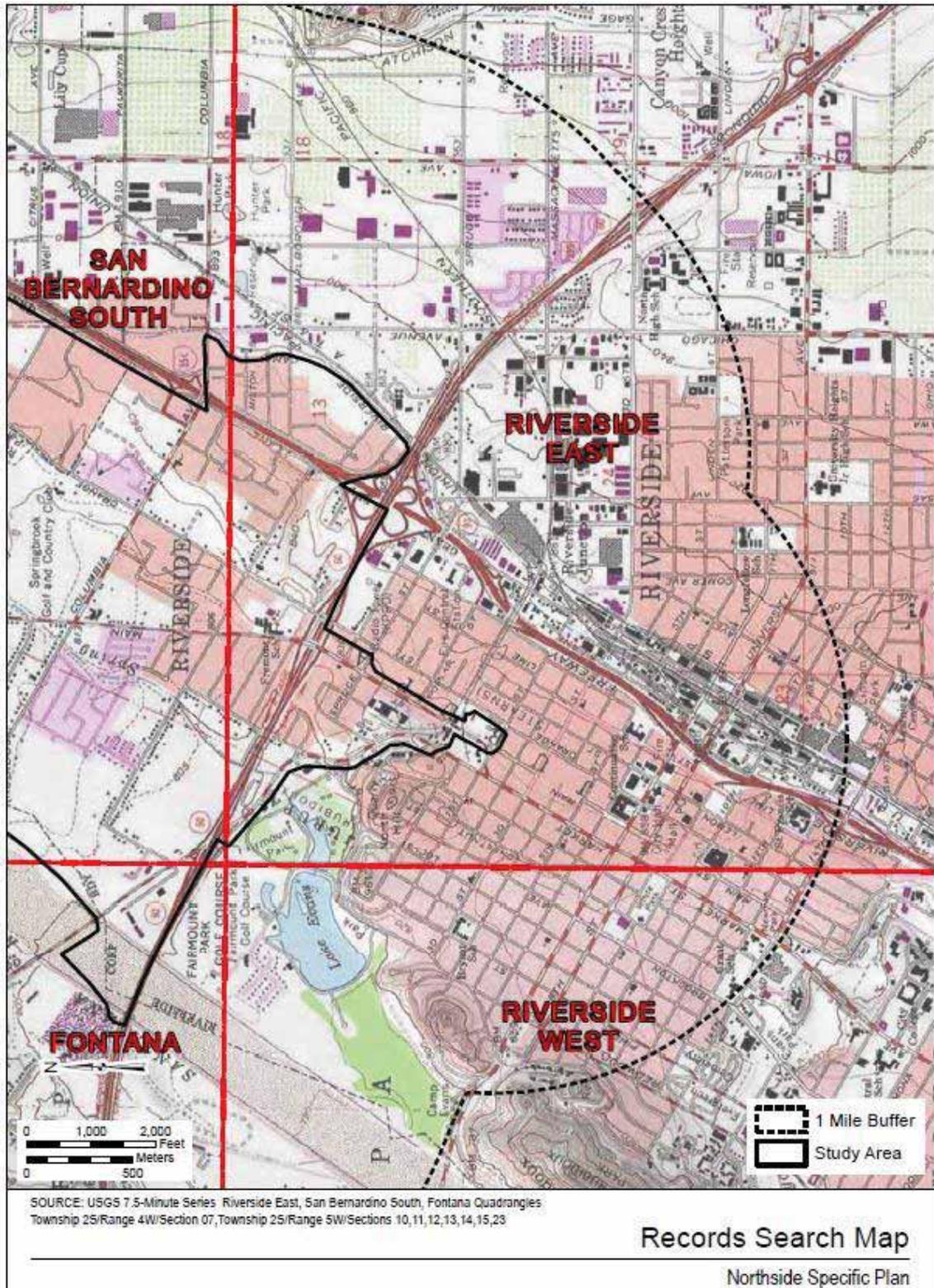
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Ms. Erica Pinto, Chairperson  
Jamul Indian Village  
P.O. Box 612  
Jamul, CA 91935

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Ms. Pinto:

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*Ms. Pinto:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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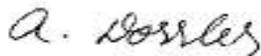
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Thank you for your assistance.

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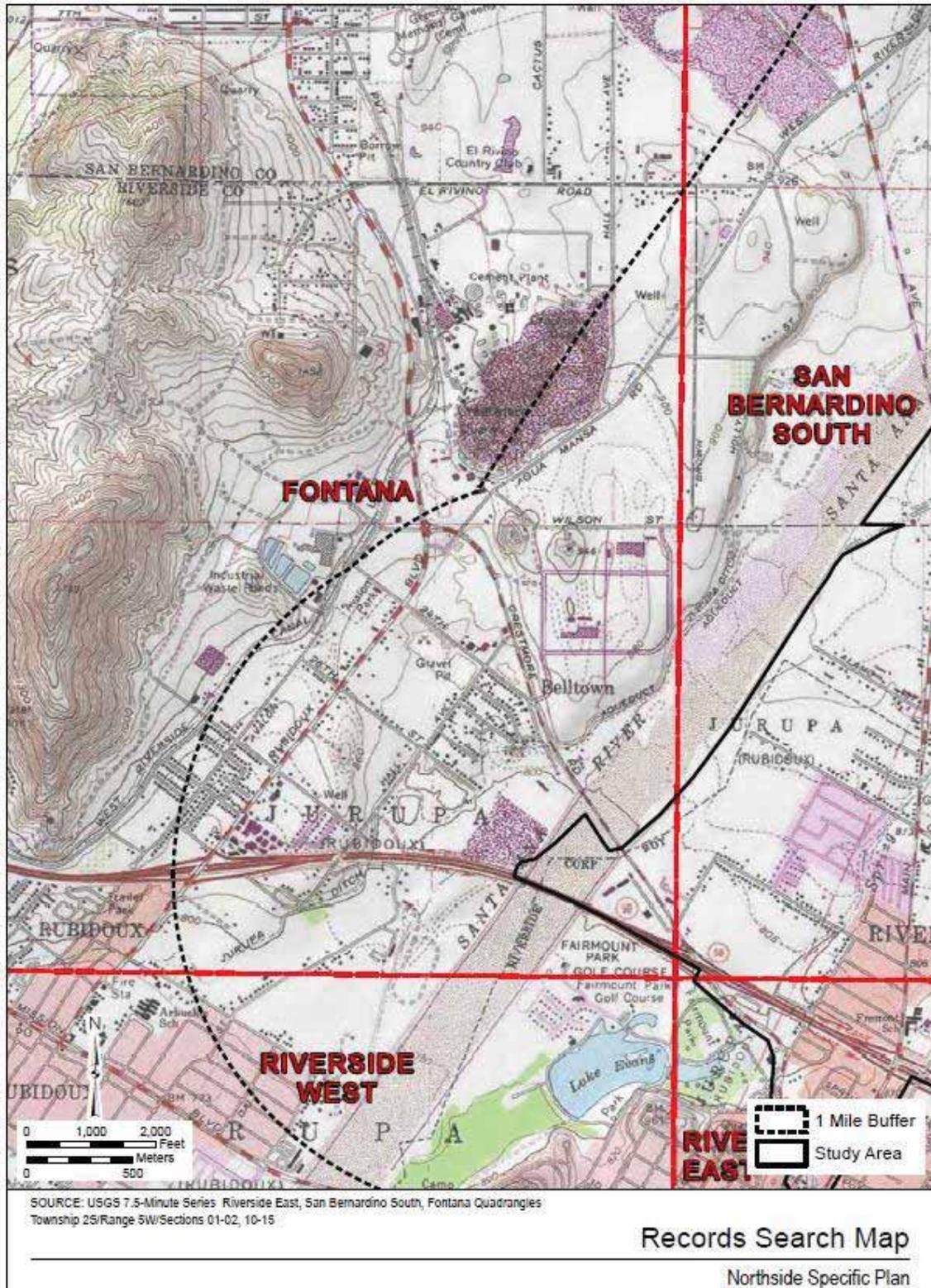
Adriane Dorrler  
Archaeologist

*Attachment.: Figure 1, Records Search Maps*



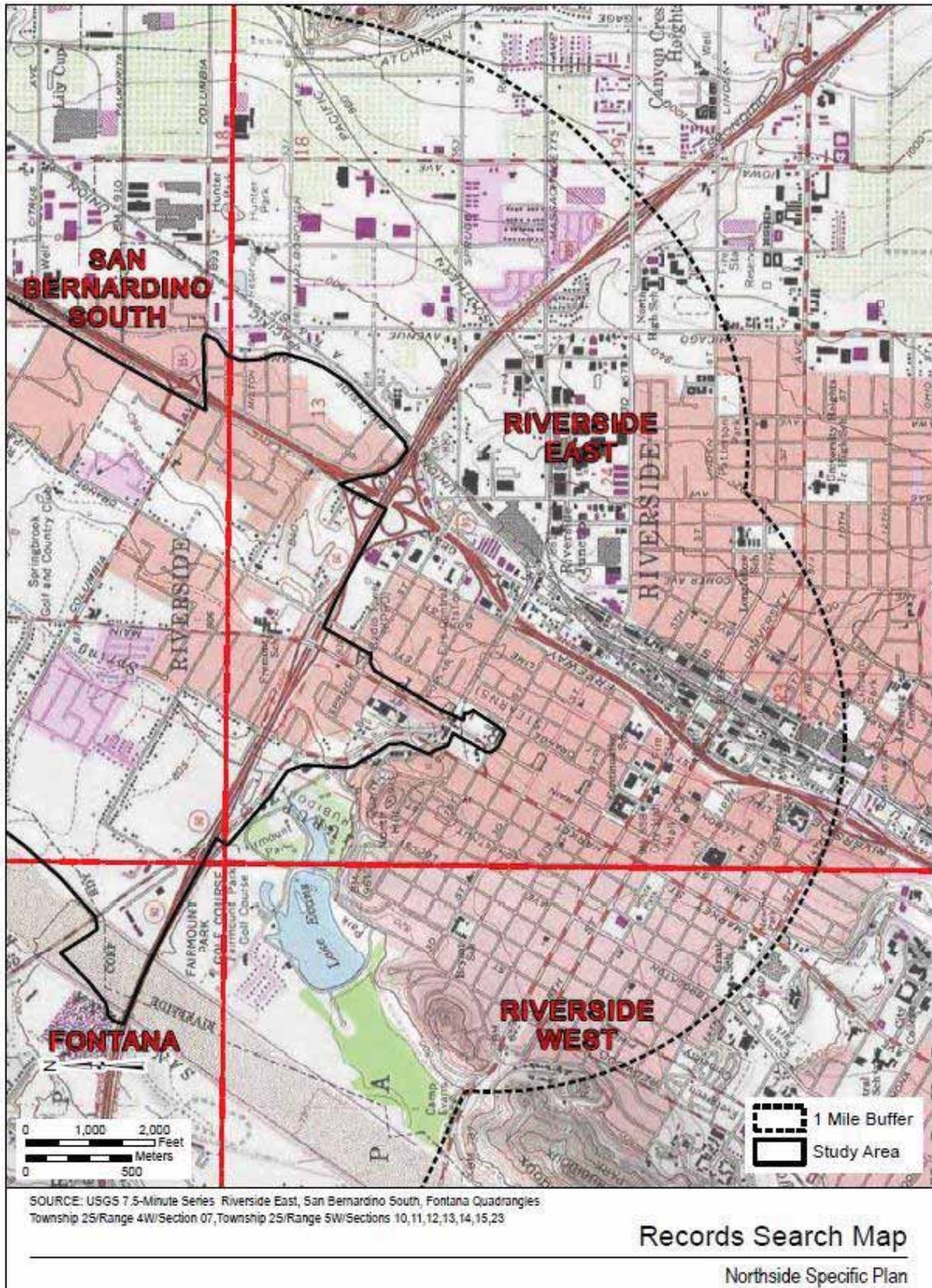
Ms. Pinto:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Ms. Pinto:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Robert Pinto, Sr., Chairperson  
Ewiaapaayp Tribal Office  
4054 Willow Rd.  
Alpine, CA 91901

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

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*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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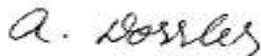
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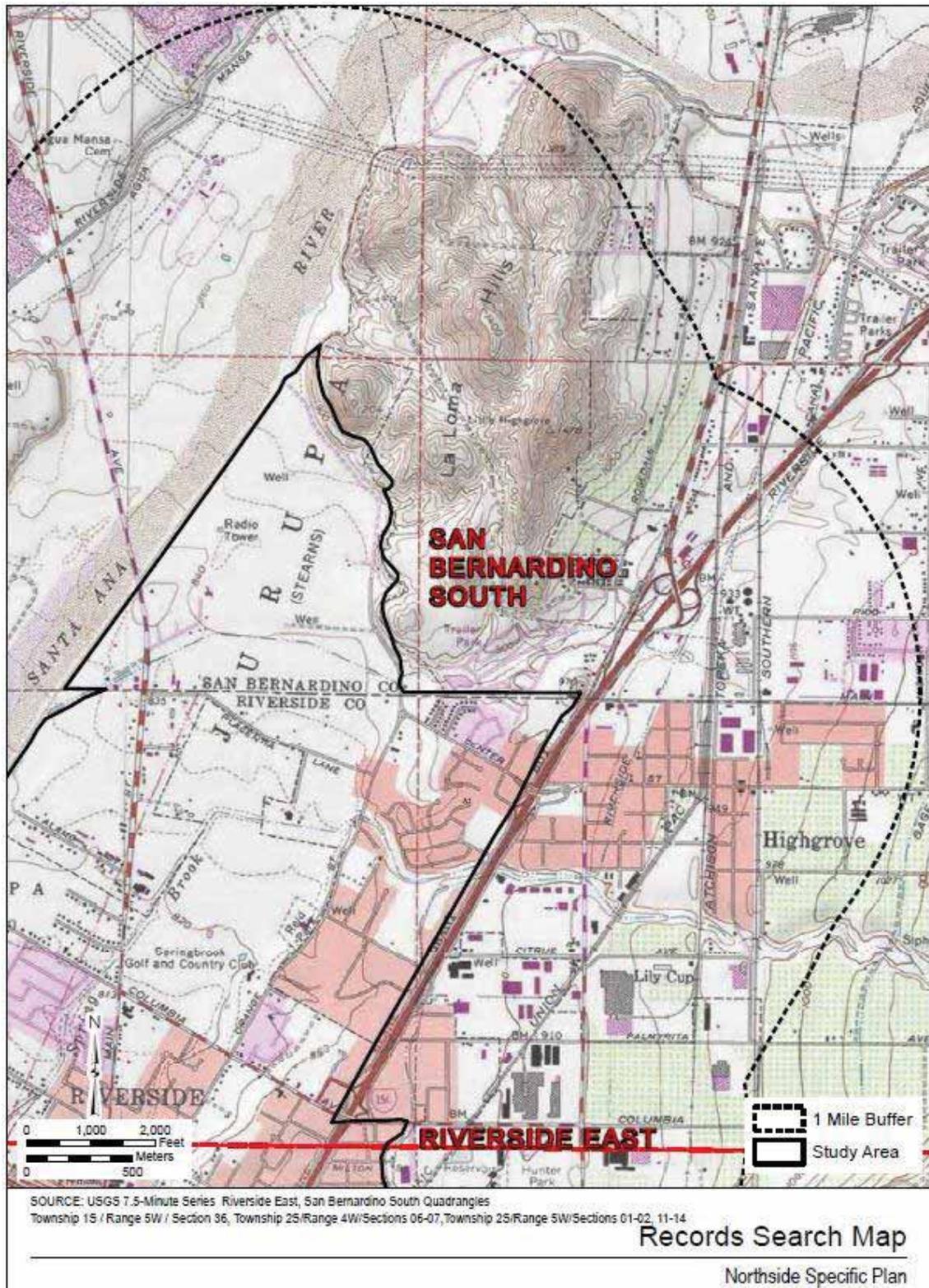
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Archaeologist

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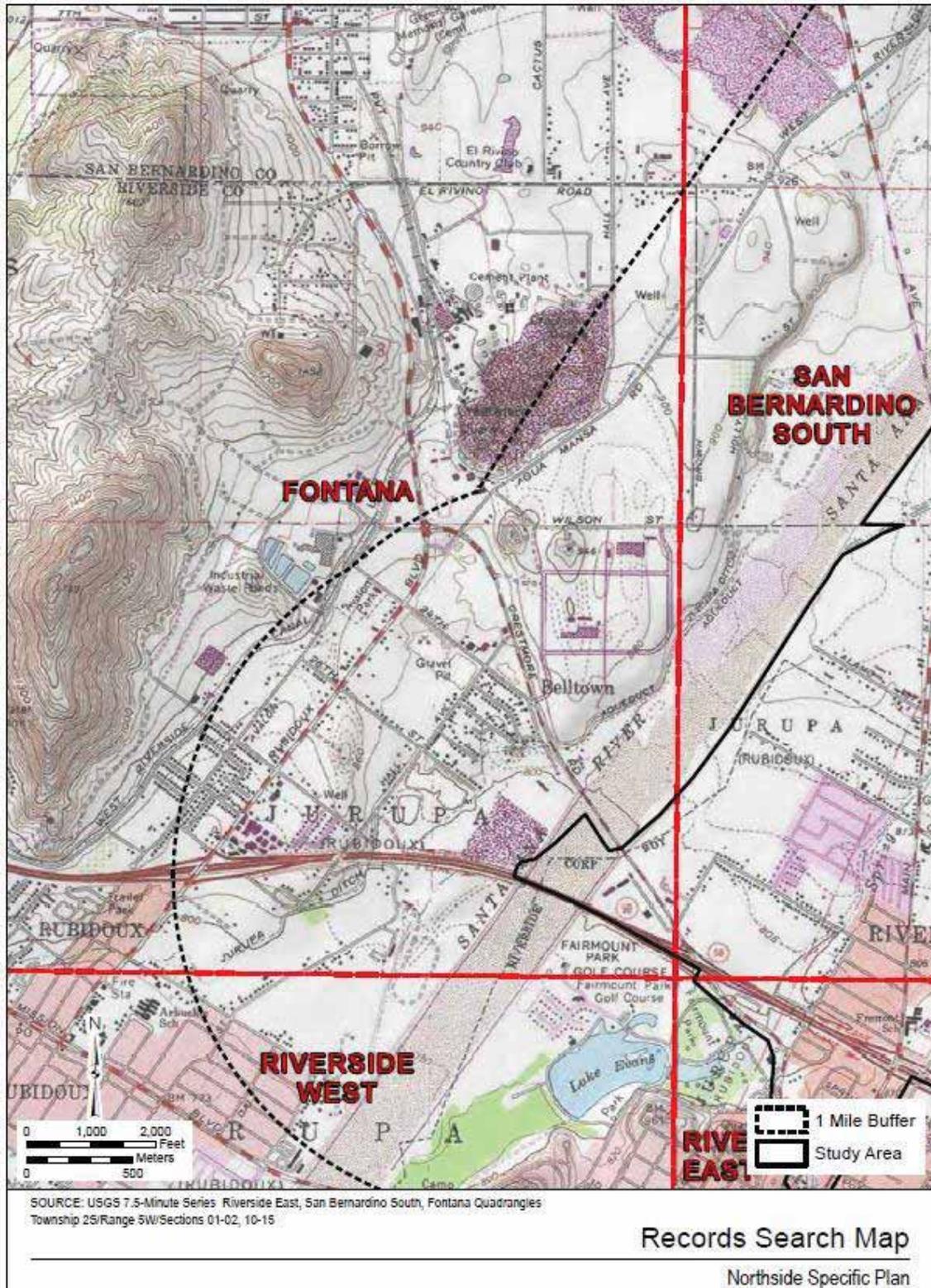
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



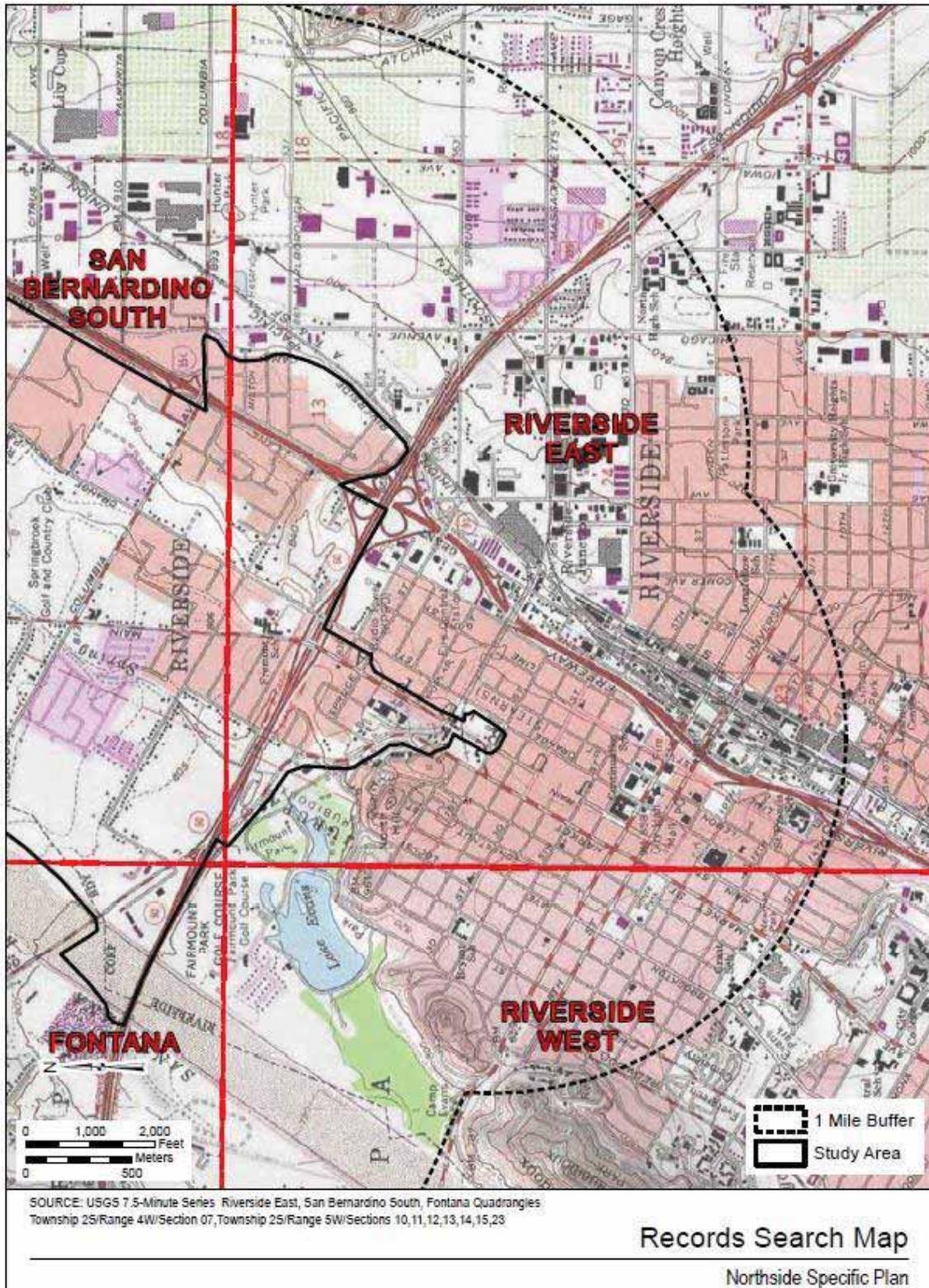
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Mr. Pinto, Sr.:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Ms. Mary Resvaloso, Chairperson  
Torres-Martinez Desert Cahuilla Indians  
P.O. Box 1160  
Thermal, CA 92274

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Ms. Resvaloso:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Ms. Resvaloso:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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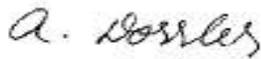
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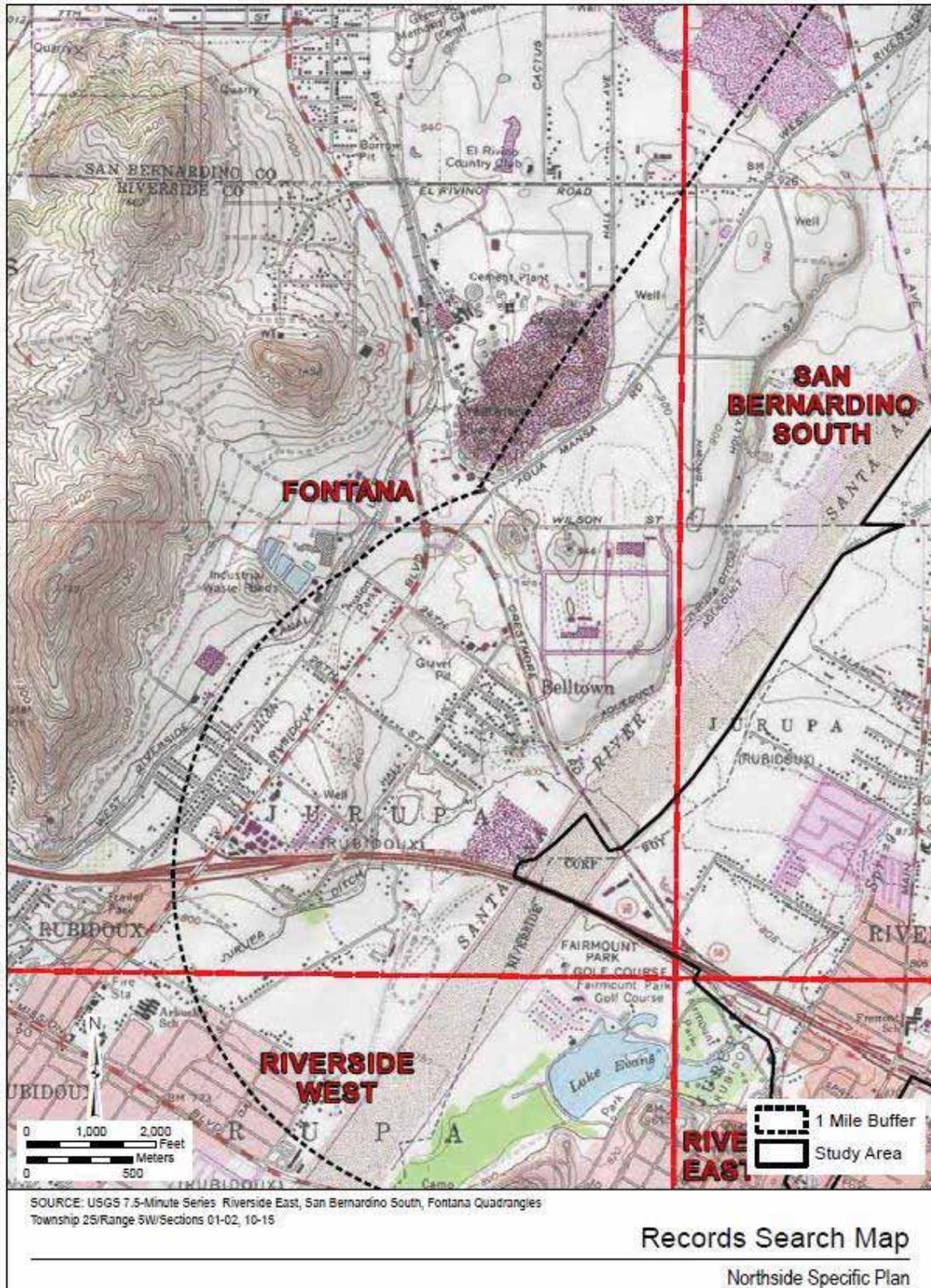
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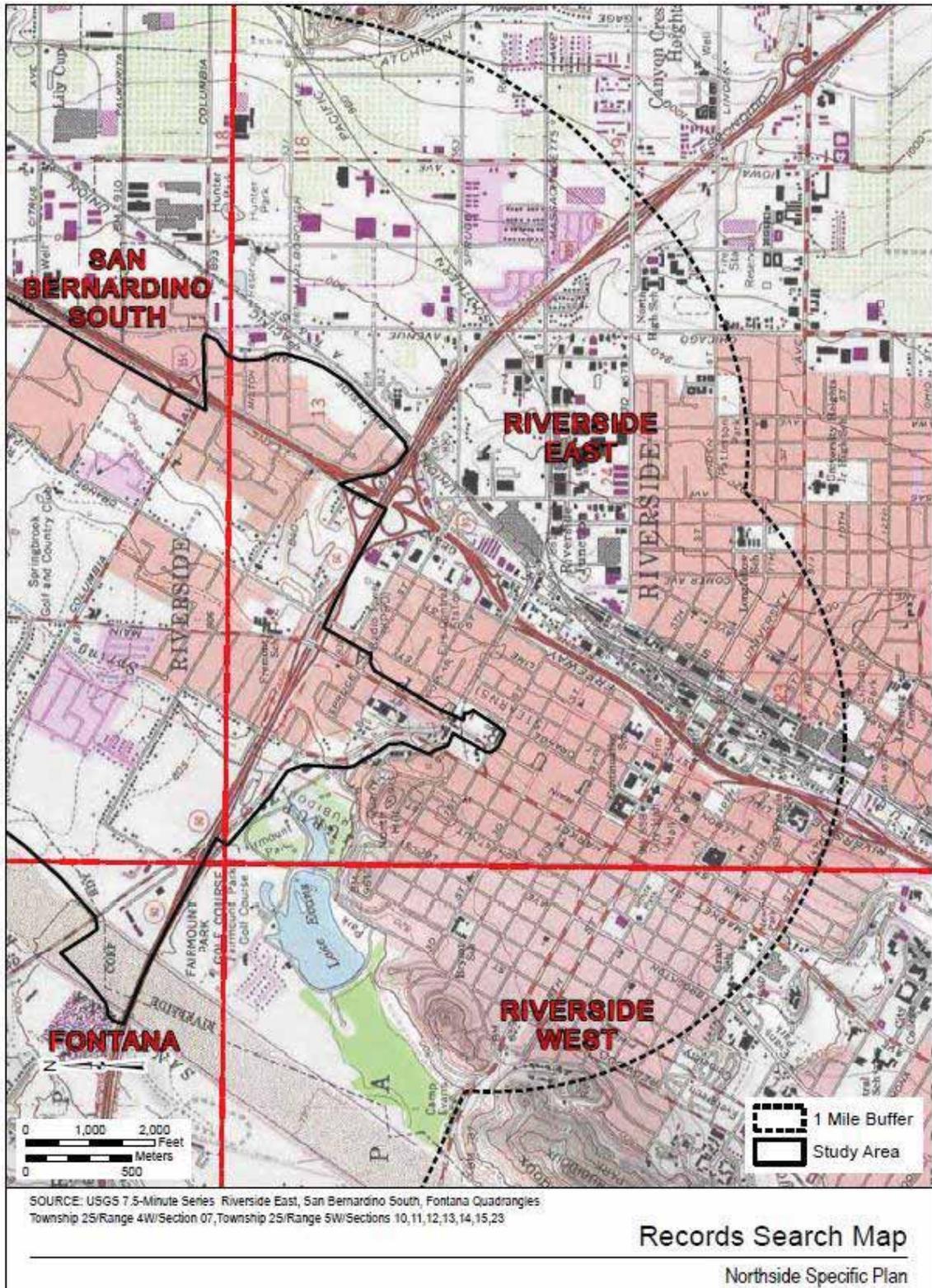
Ms. Resvaloso:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Andrew Salas, Chairperson  
Gabieleno Band of Mission Indians  
P.O. Box 393  
Covina, CA 91723

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Salas:

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*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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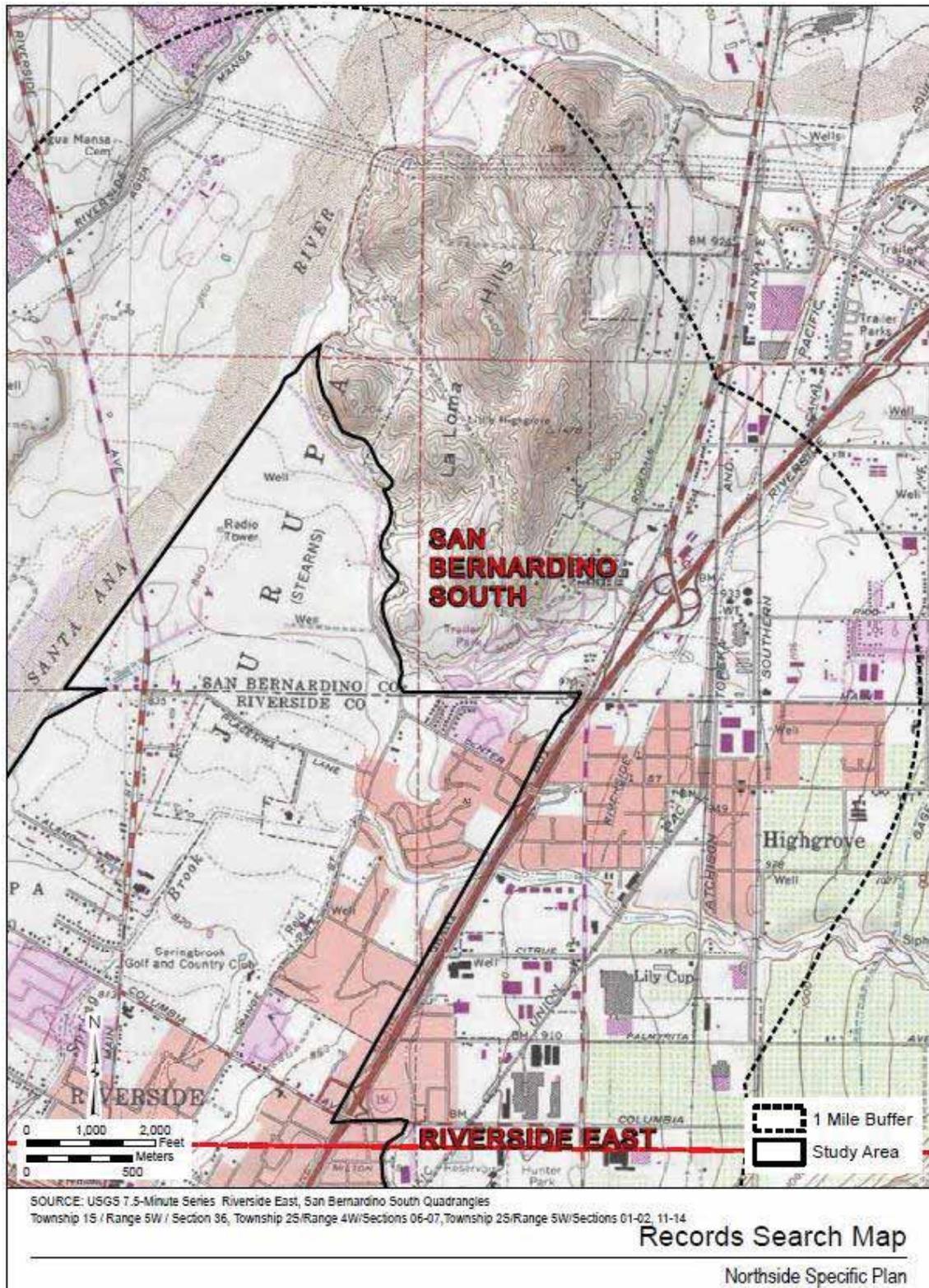
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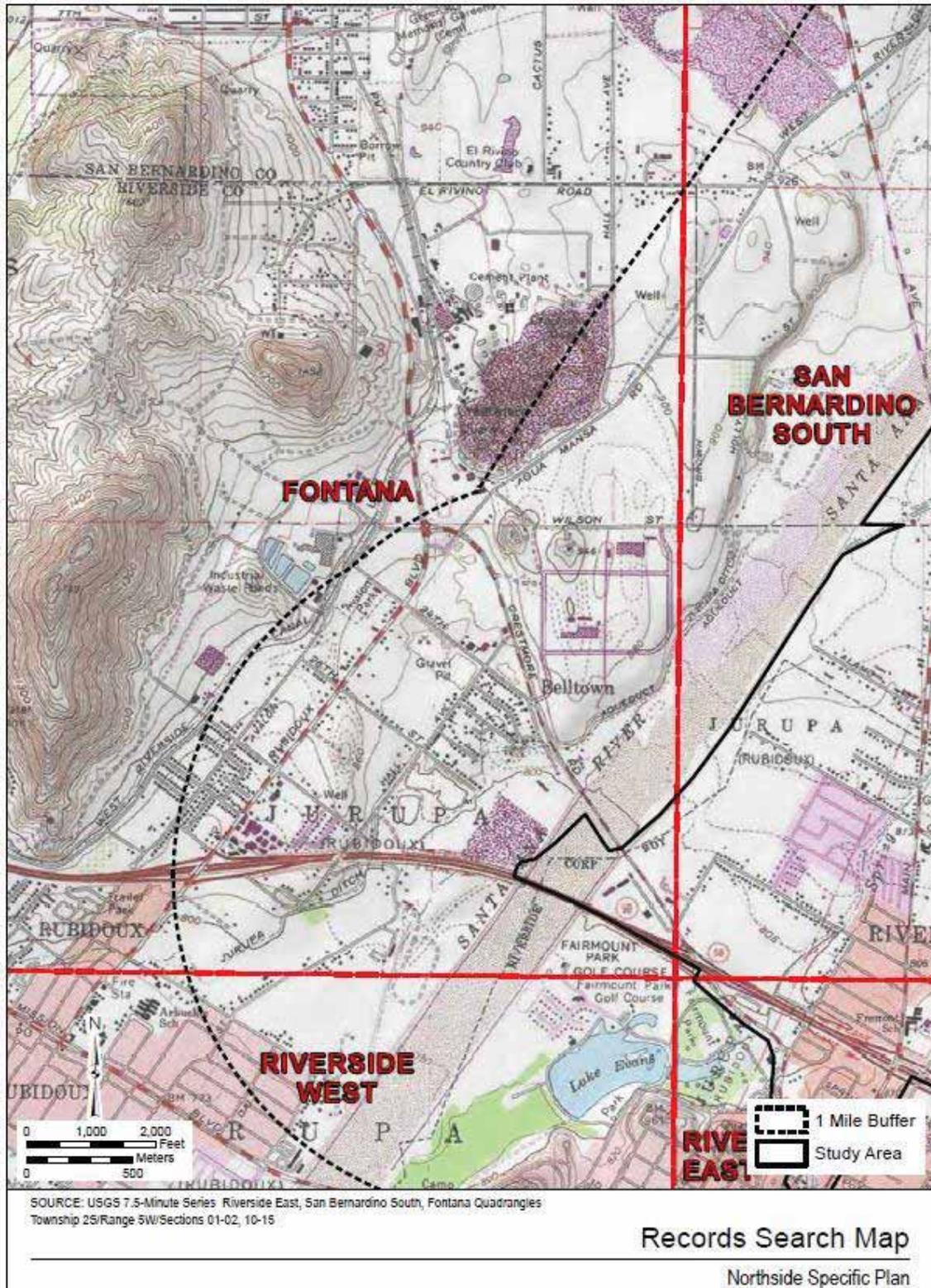
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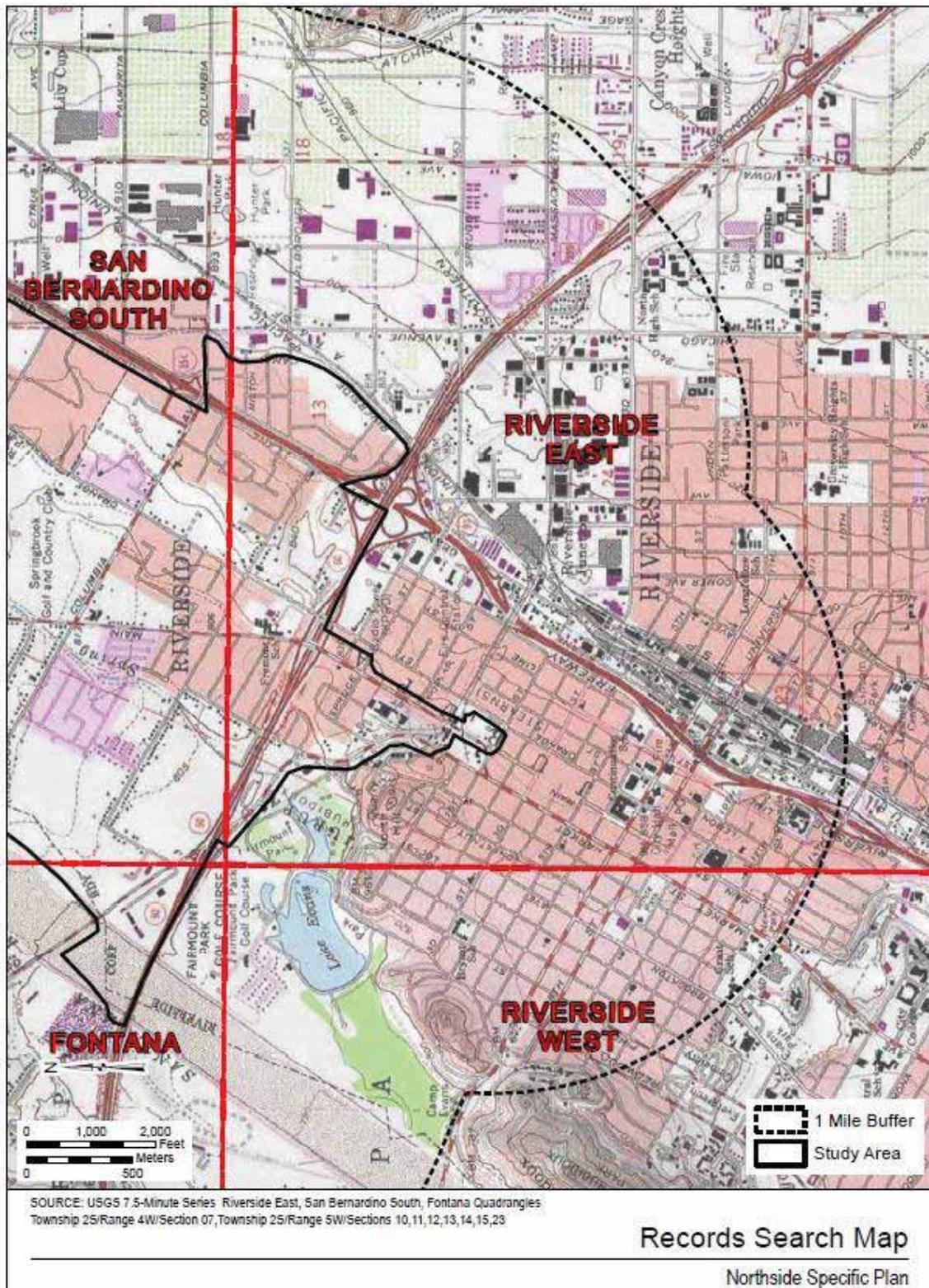
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Luther Salgado, Chairperson  
Cahuilla Band of Indians  
52701 U.S. Highway 371  
Anza, CA 92539

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Salgado:

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*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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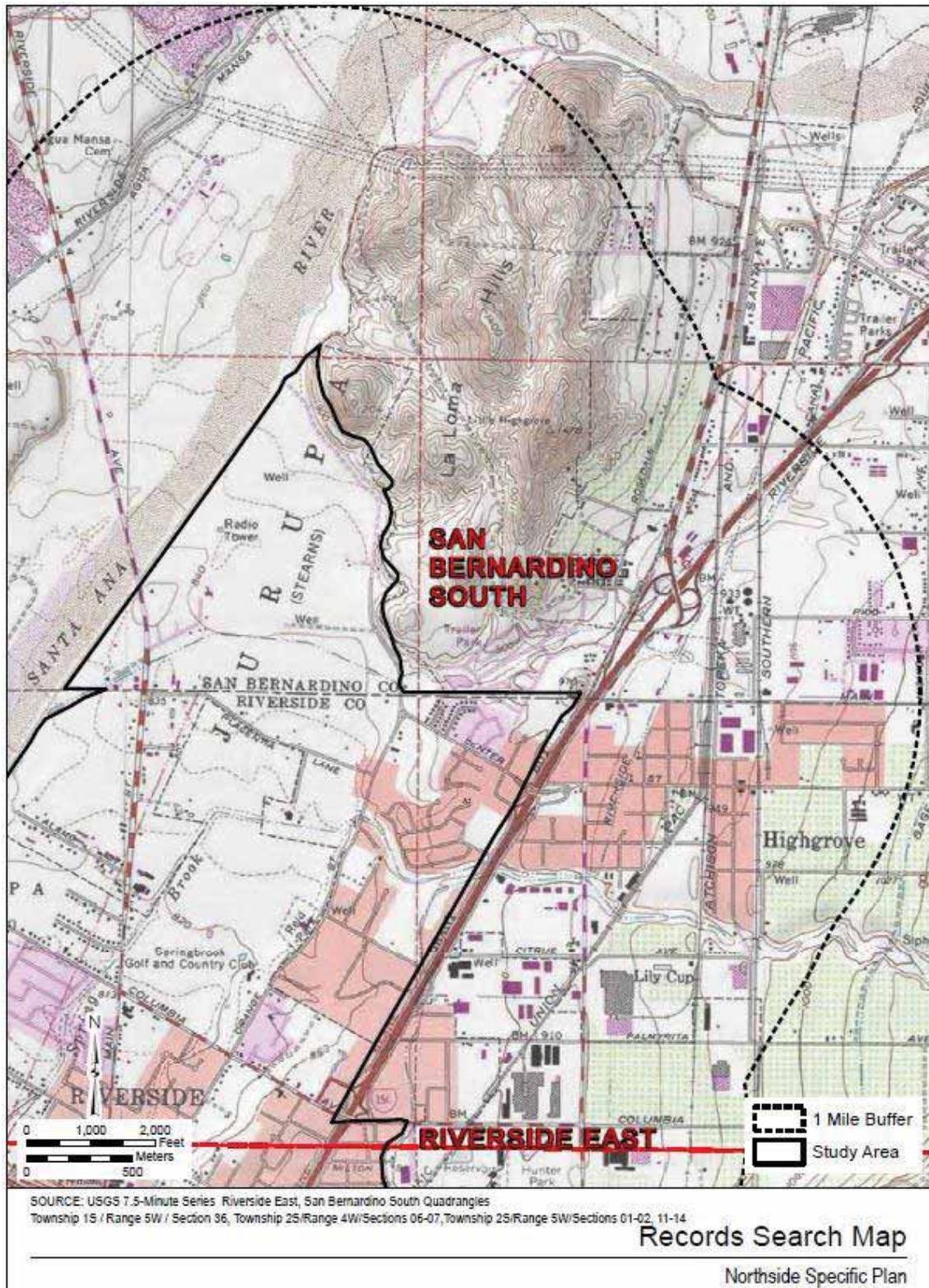
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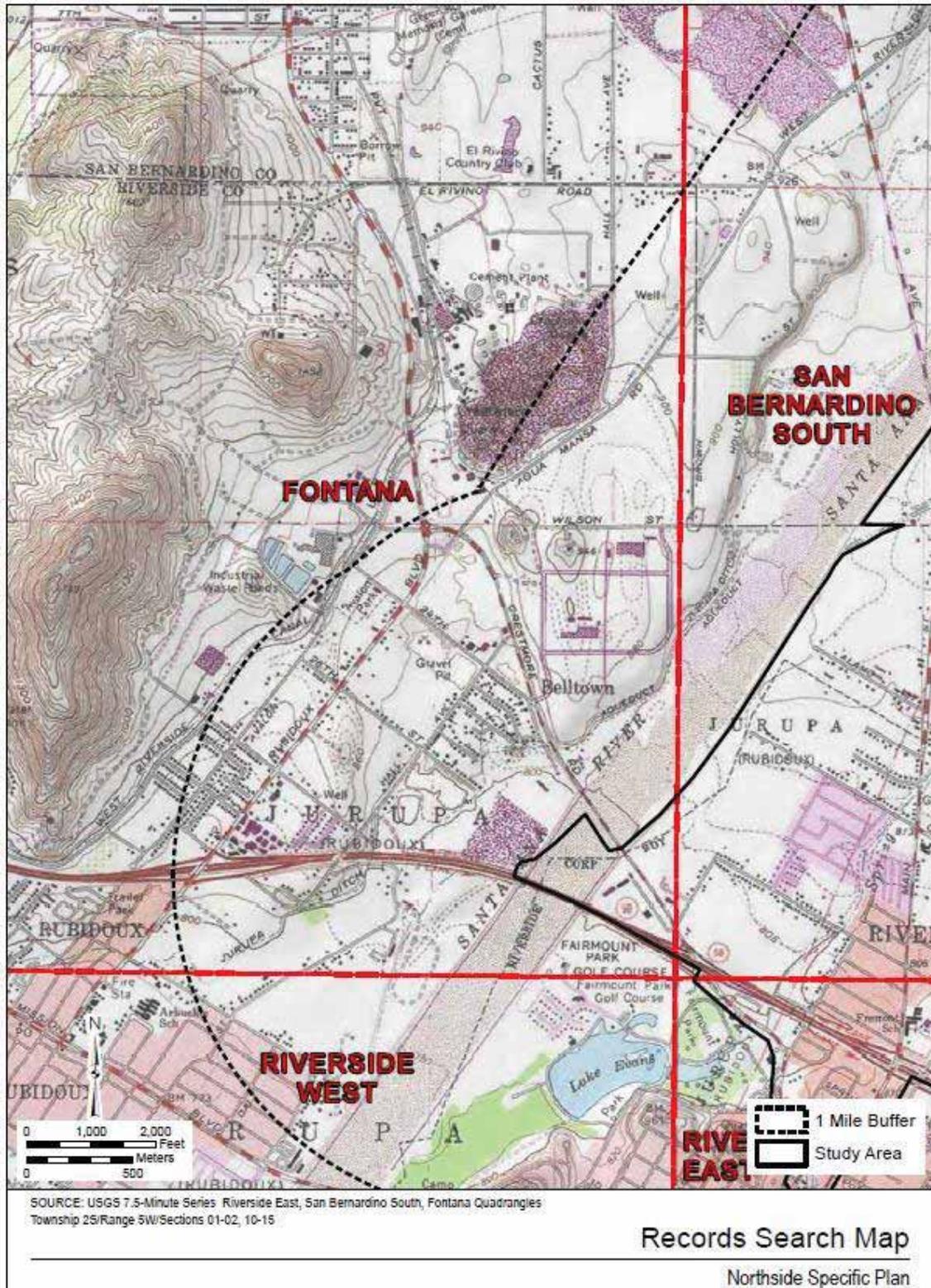
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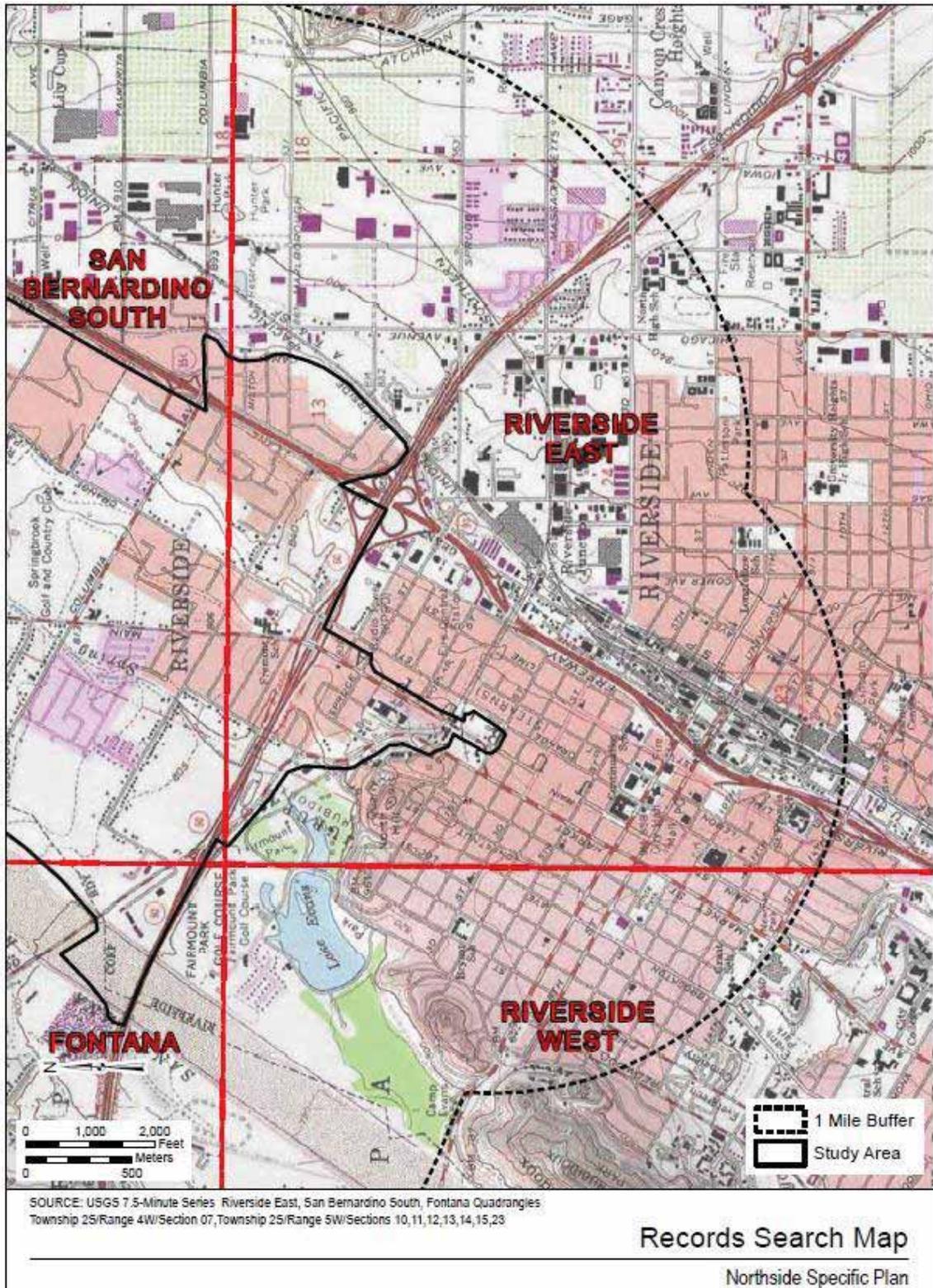
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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Ms. Angela Elliott Santos, Chairperson  
Manzanita Band of Kumeyaay Nation  
P.O. Box 1302  
Boulevard, CA 91905

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

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*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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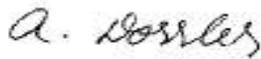
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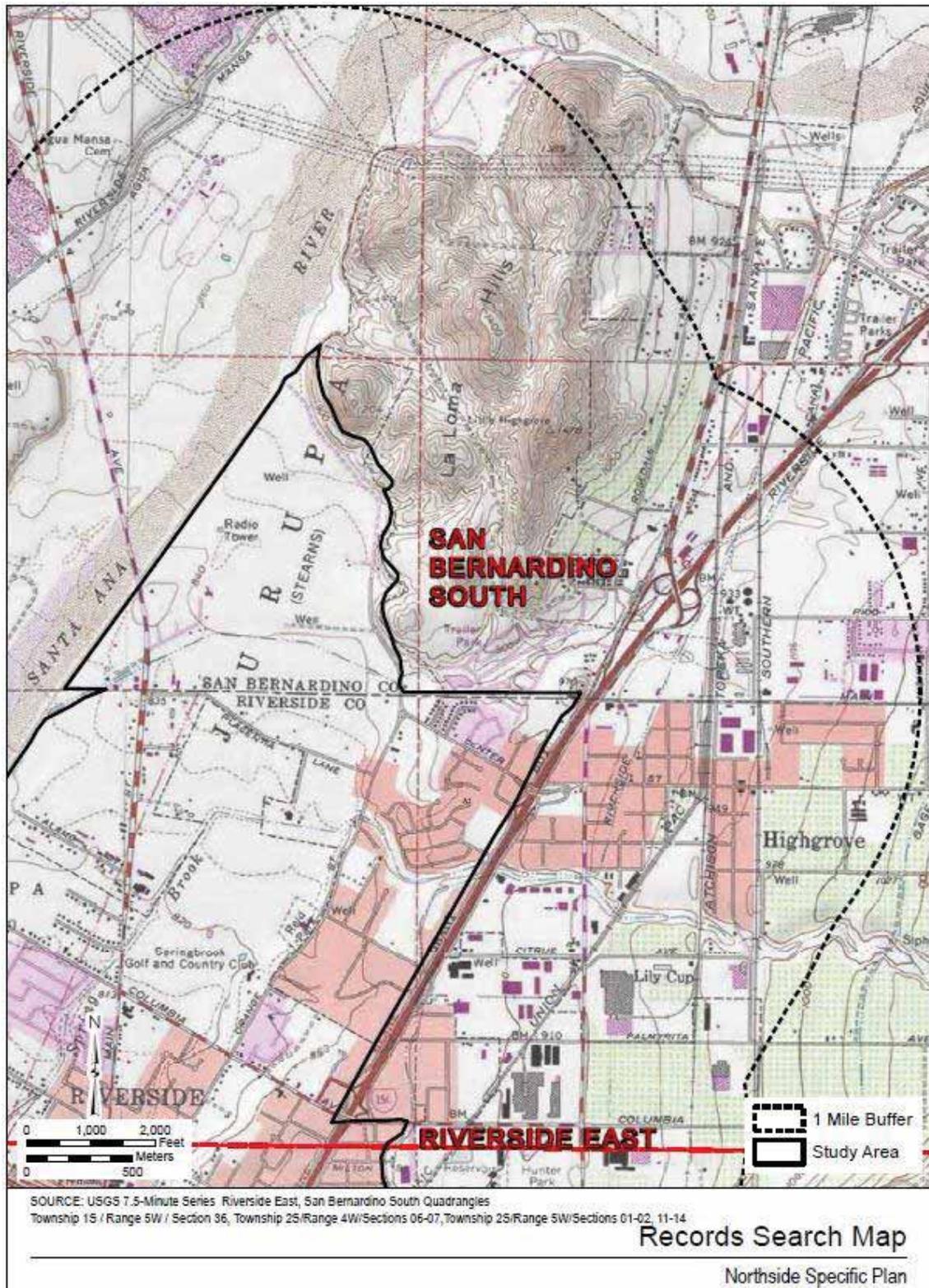
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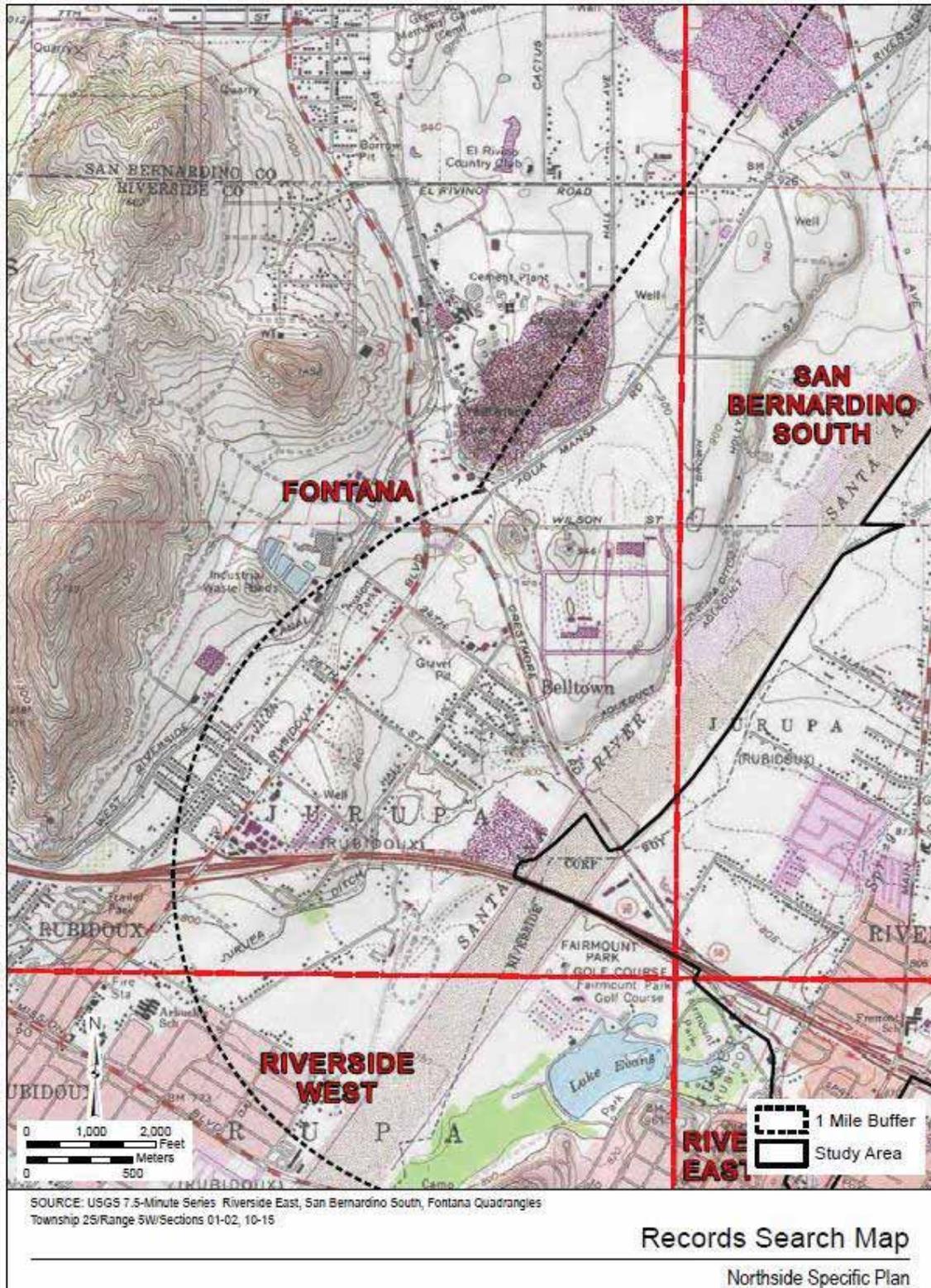
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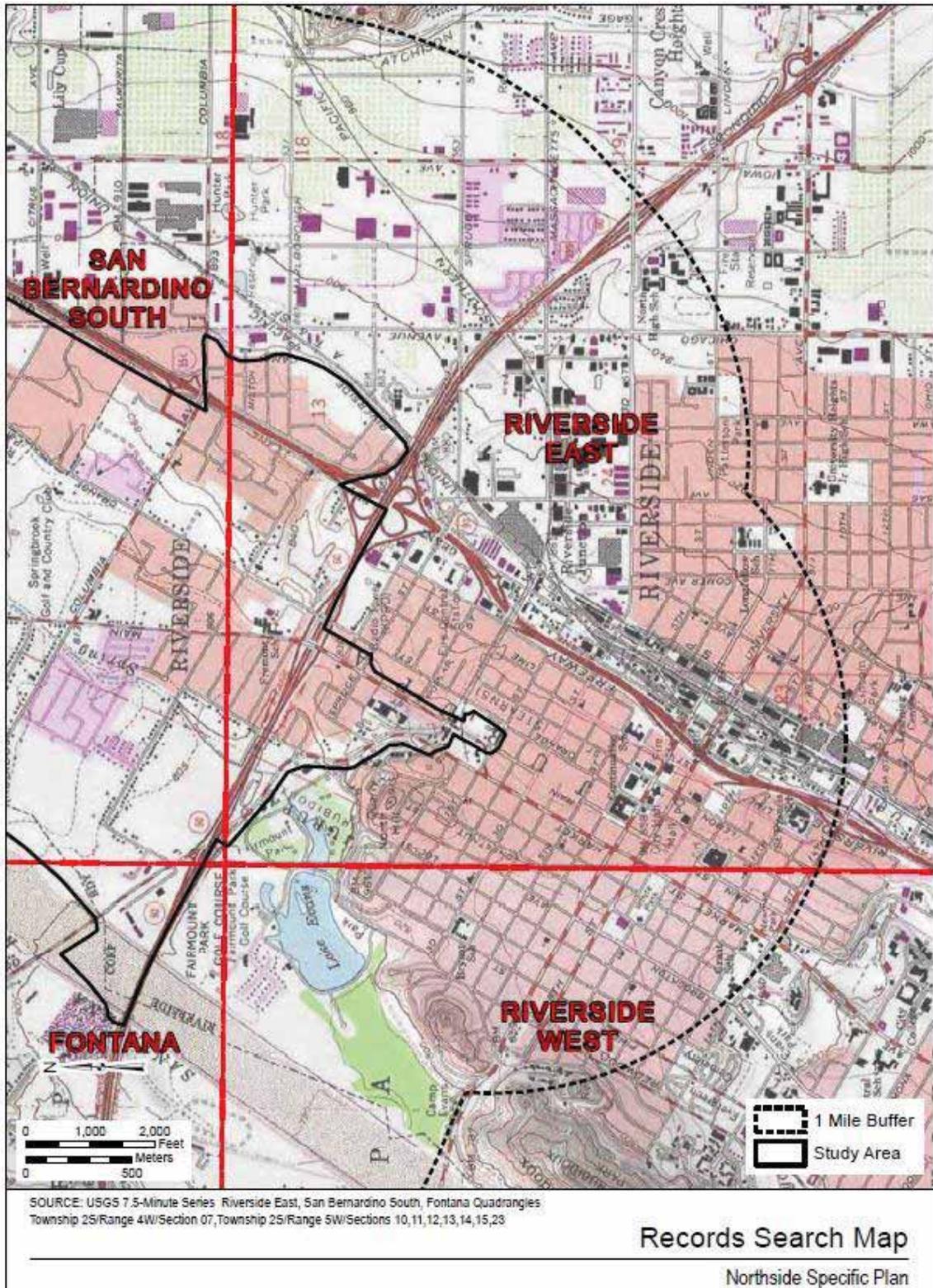
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April 3, 2017

10140

Mr. John Valenzuela, Chairperson  
San Fernando Band of Mission Indians  
P.O. Box 221838  
Newhall, CA 91322

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Valenzuela:

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*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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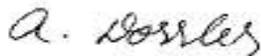
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Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. AB 52 is a process between the lead agency and California Native American Tribes concerning potential impacts to tribal cultural resources. Tribes that wish to be notified of projects for the purposes of AB 52 must contact the lead agency, the City of Riverside, in writing (pursuant to Public Resources Code Section 21080.3.1 (b)).

Thank you for your assistance.

Sincerely,



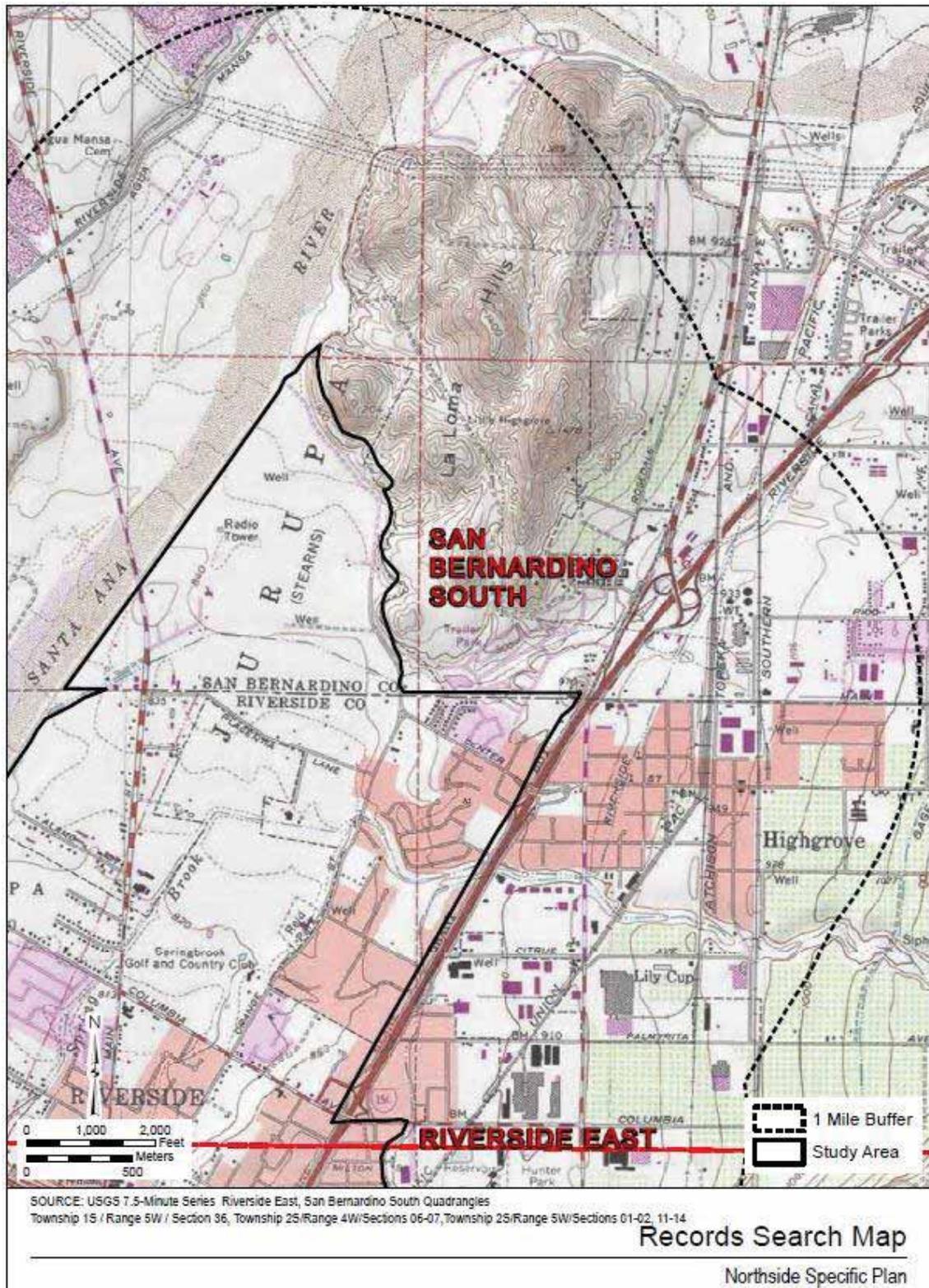
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Adriane Dorrler  
Archaeologist

*Attachment.: Figure 1, Records Search Maps*

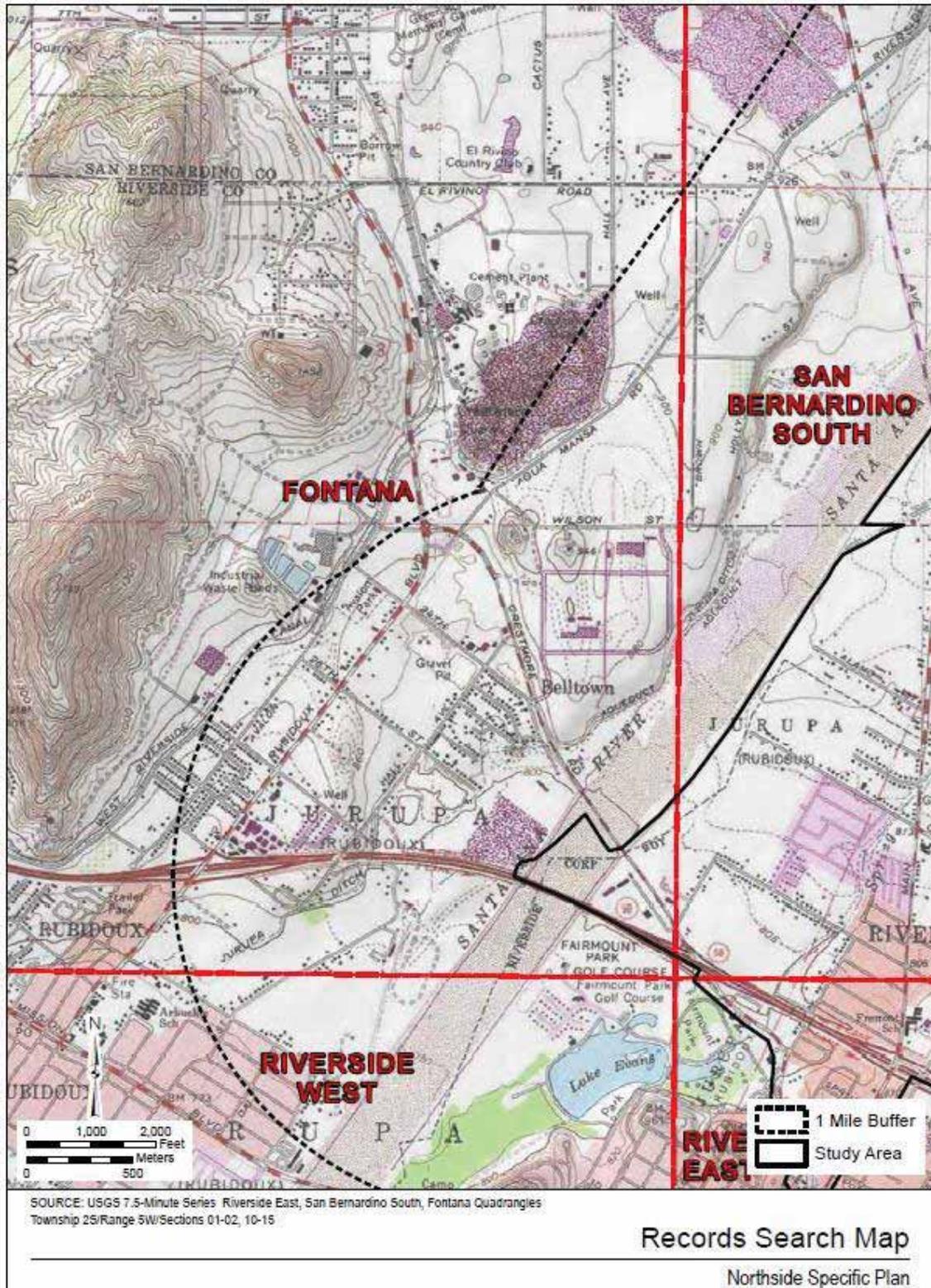
Mr. Valenzuela:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



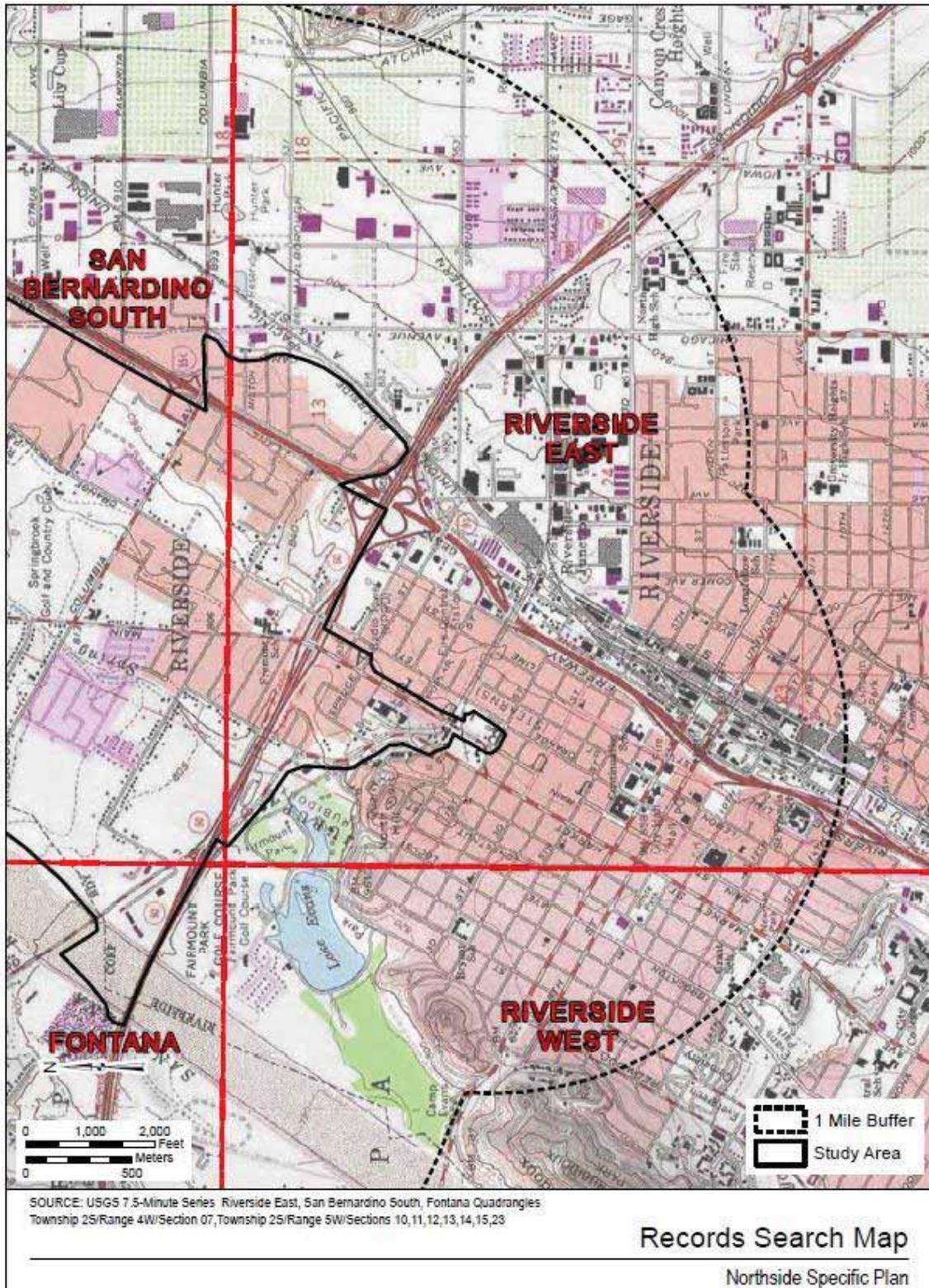
Mr. Valenzuela:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Mr. Valenzuela:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Ms. Amanda Vance, Chairperson  
Augustine Band of Cahuilla Mission Indians  
P.O. Box 846  
Coachella, CA 92236

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Ms. Vance:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

As part of the cultural resources study prepared for the proposed project, Dudek conducted a California Historical Resources Information System (CHRIS) records search at the South Central Coastal Information Center (SCCIC) and the Eastern Information Center (EIC) in March 2017, for the proposed Project area and surrounding one-mile. According to the records search results, there are 101 previously recorded cultural resources located within the Project area. The resources include three prehistoric archaeological sites, one multi-component resource with both prehistoric and historic components, 12 historic archaeological sites, one historic archaeological isolated artifact, and 84 historic-age built environment resources. The prehistoric archaeological sites, including the multi-component sites, are at the foothills of the La Loma Hills and consist of bedrock milling surfaces and a sparse artifact scatter. Although not formally recorded, a natural hot spring, known for its early Native American occupation and commonly referred to as White Sulphur Springs, is also within the Project area.

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*Ms. Vance:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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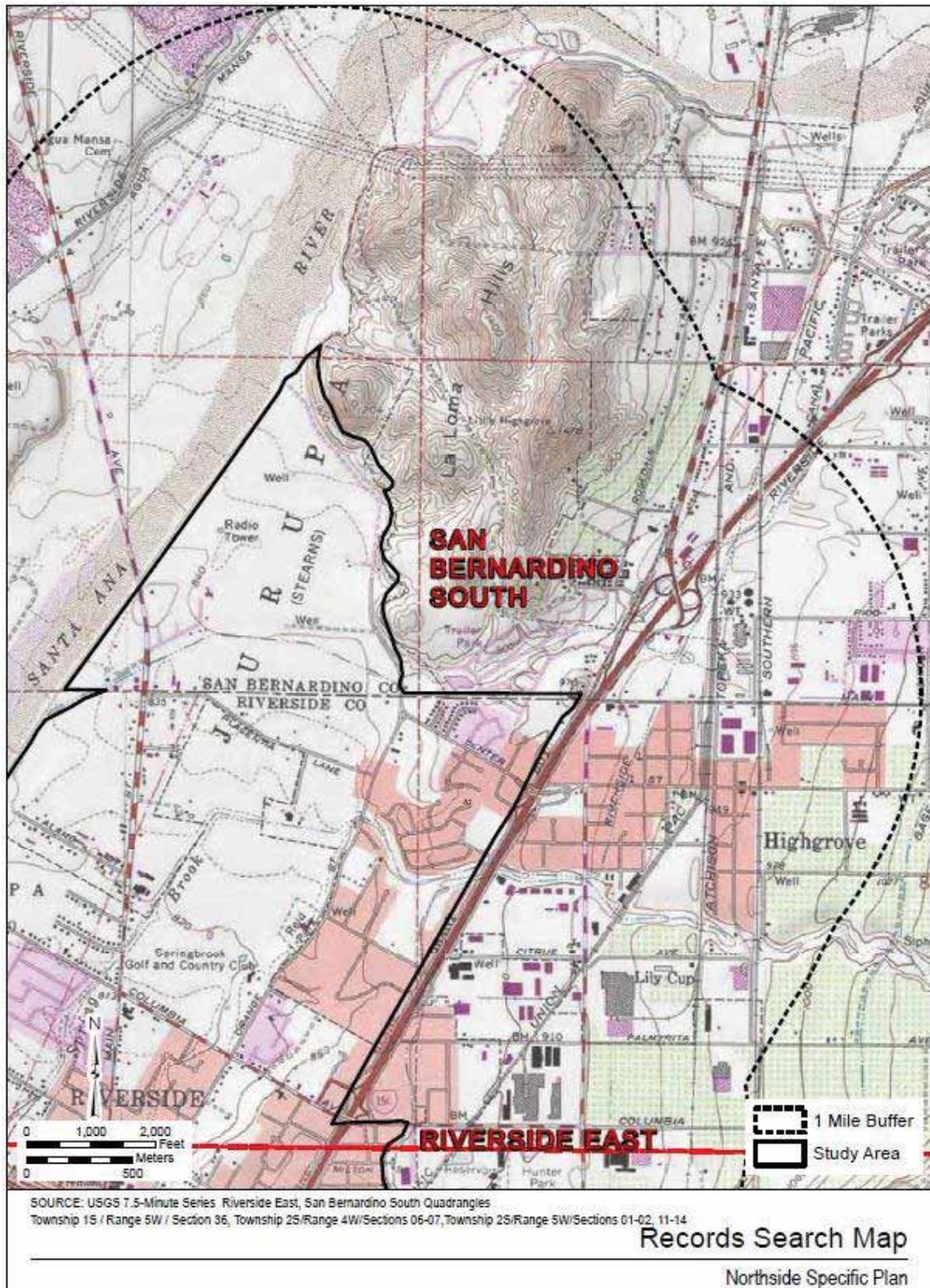
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Adriane Dorrlar  
Archaeologist

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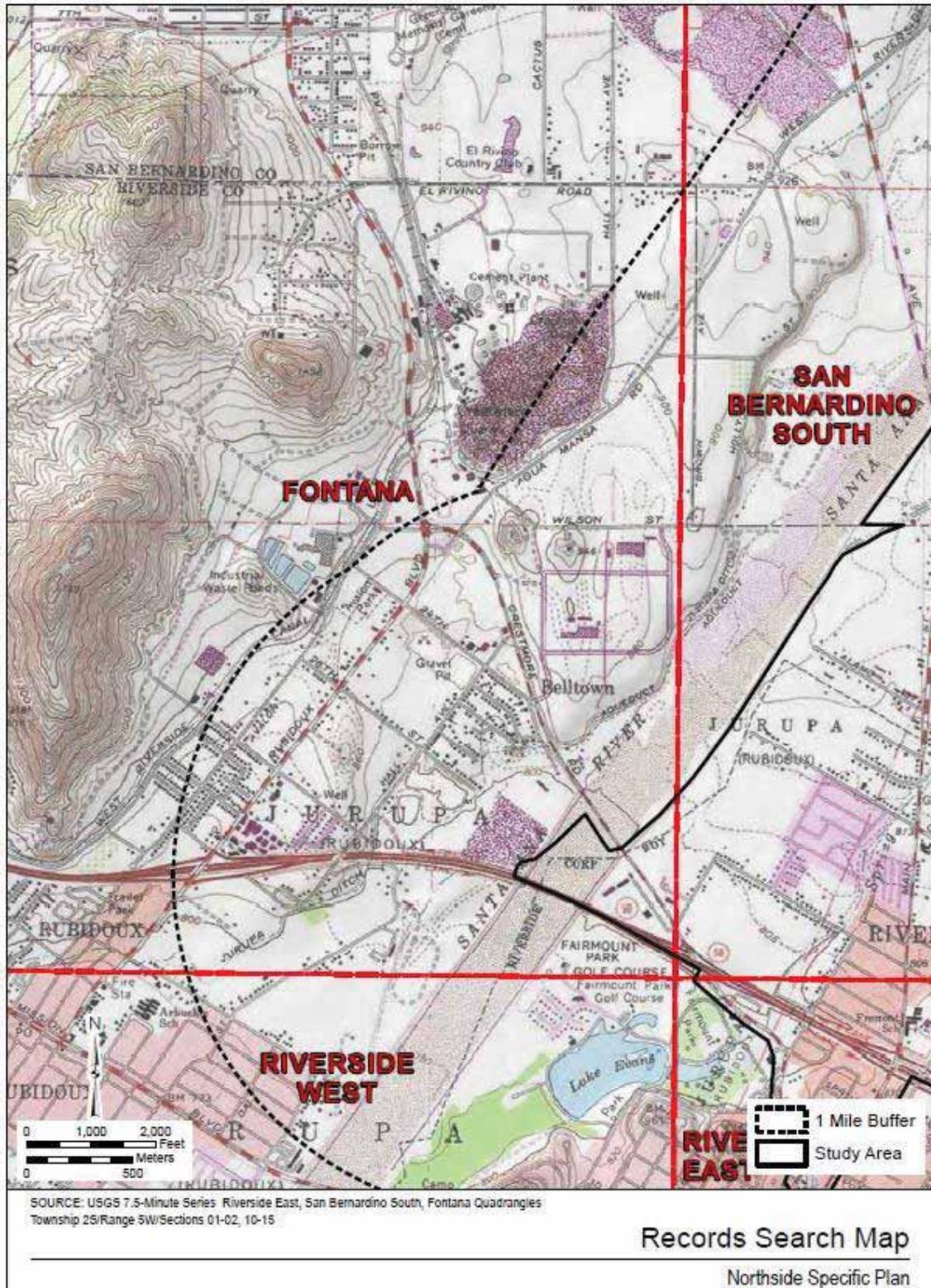
Ms. Vance:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



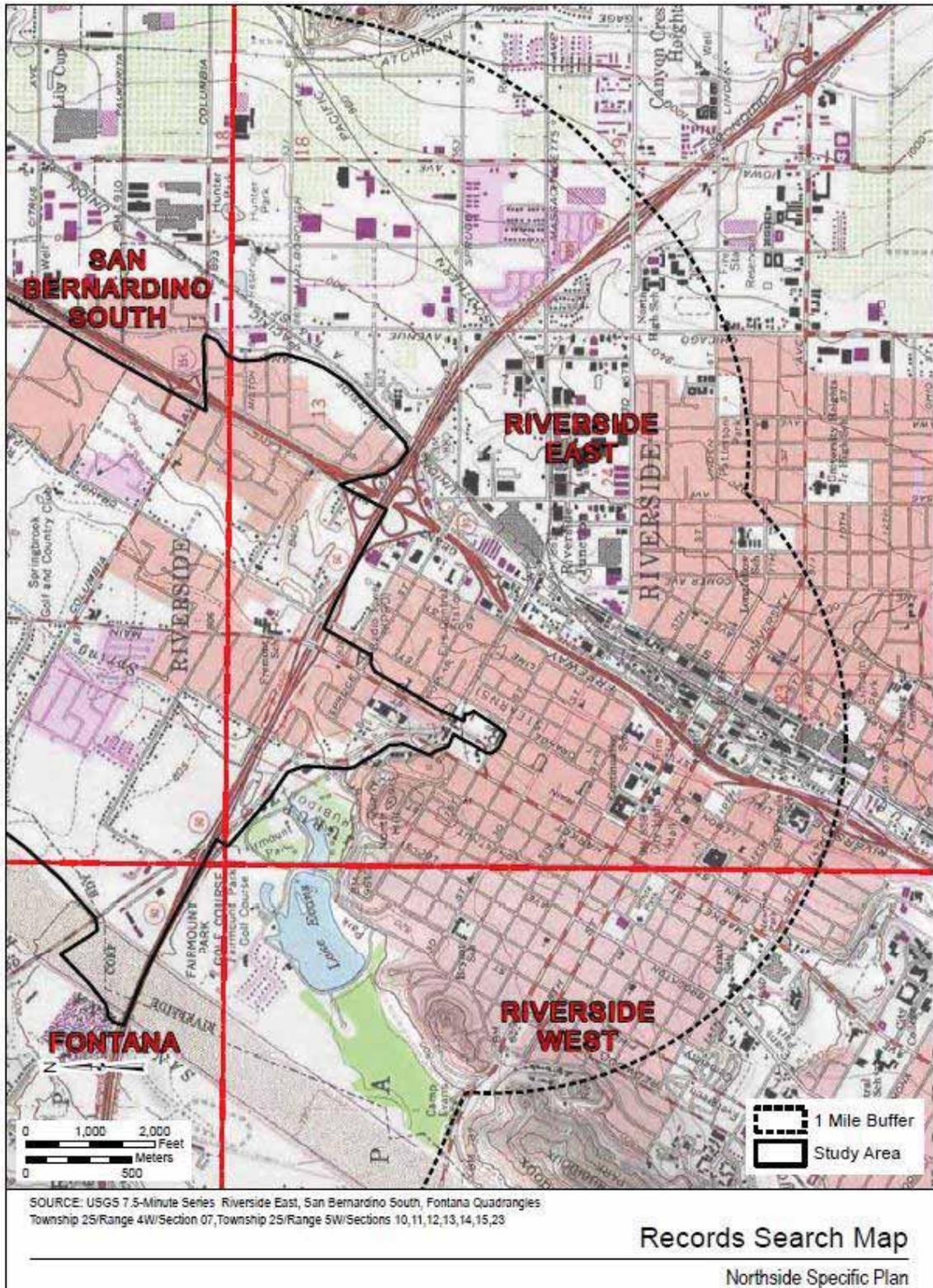
Ms. Vance:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Ms. Vance:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Ms. Goldie Walker, Chairwoman  
Serrano Nation of Mission Indians  
P.O. Box 343  
Patton, CA 92369

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Ms. Walker:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Ms. Walker:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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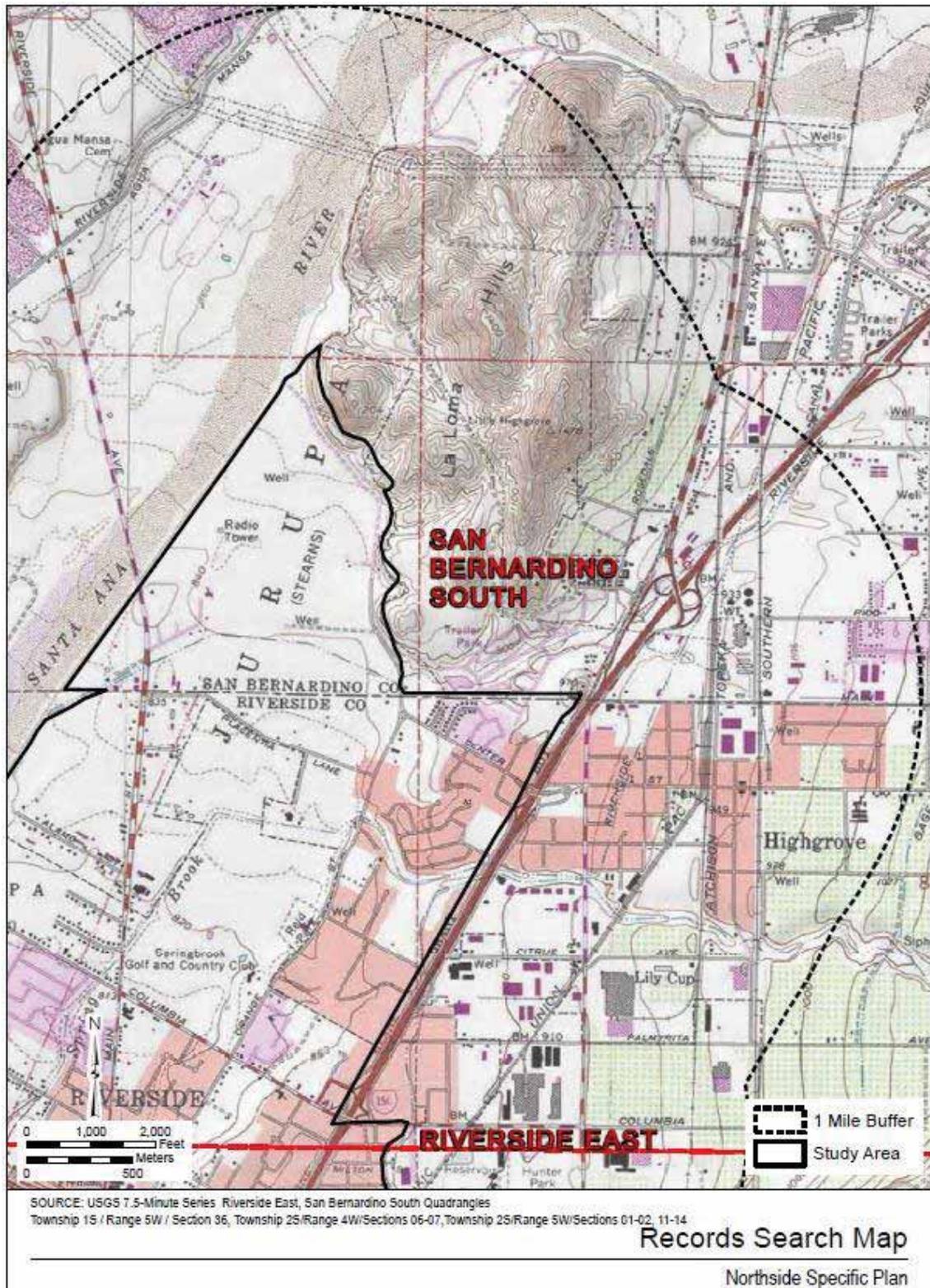
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Adriane Dorrlor  
Archaeologist

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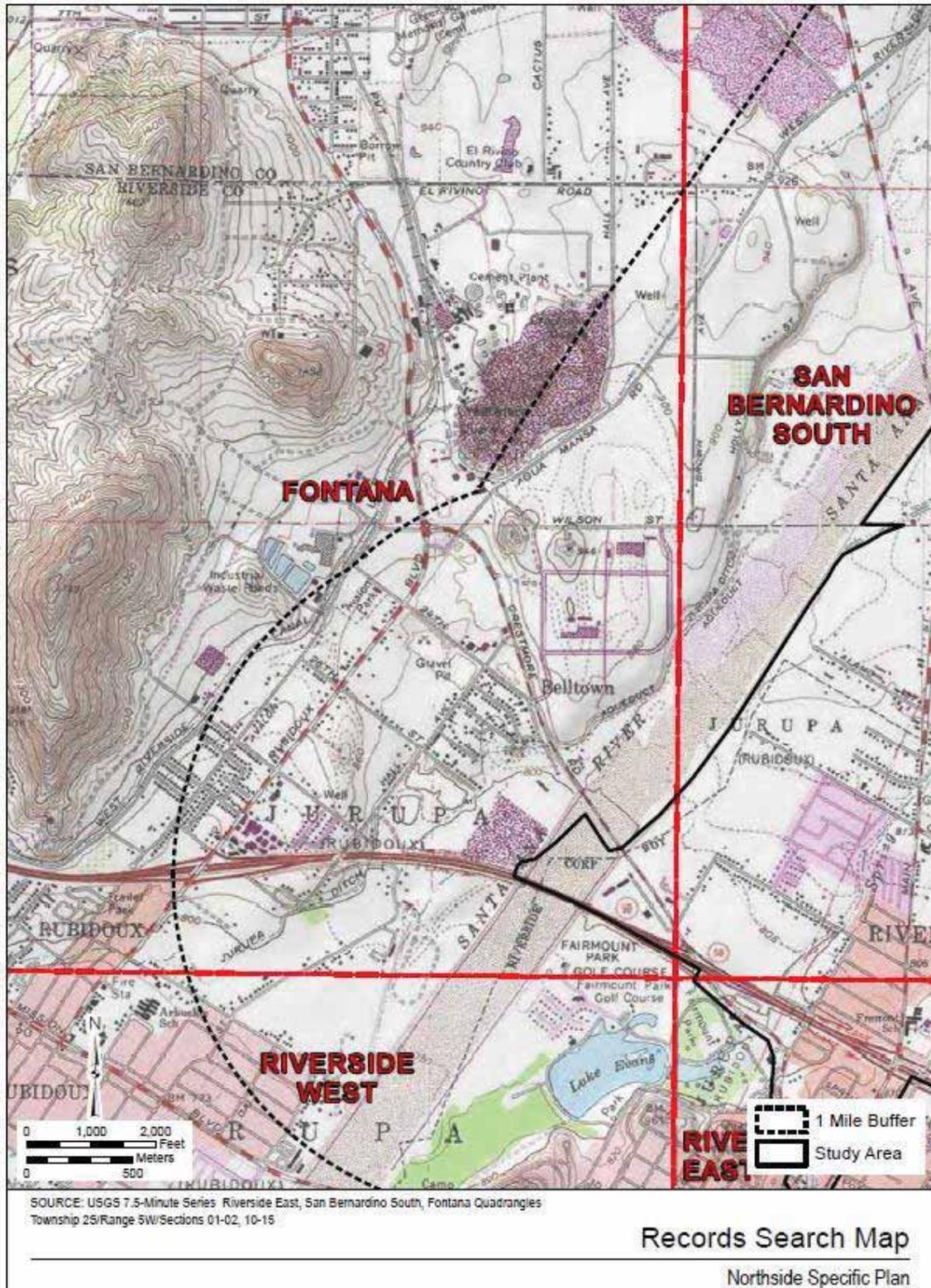
Ms. Walker:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



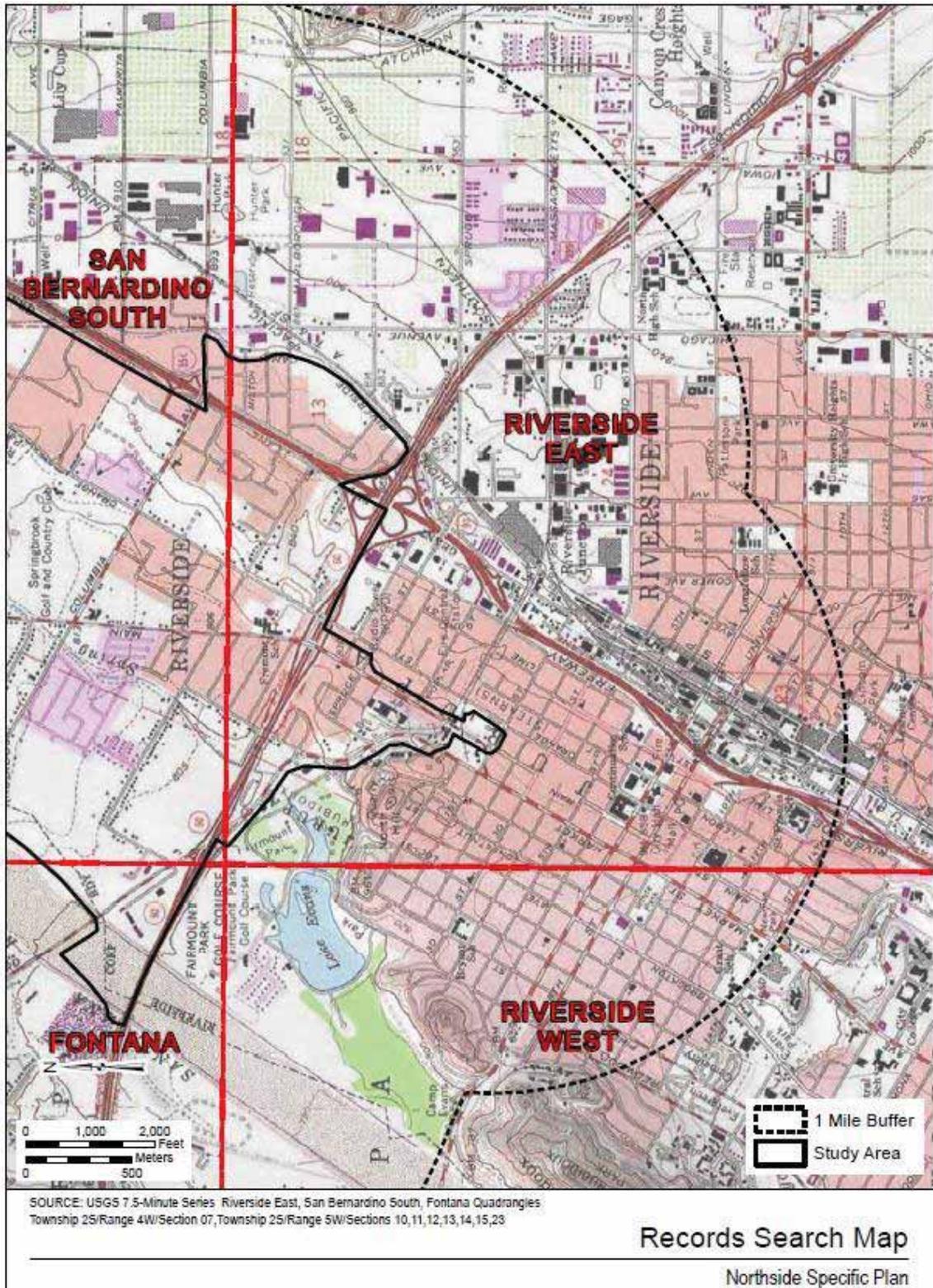
Ms. Walker:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Ms. Walker:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Robert J. Welch, Jr., Chairperson  
Viejas Band of Kumeyaay Indians  
1 Viejas Grade Rd.  
Alpine, CA 91901

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Welch, Jr.:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Mr. Welch, Jr.:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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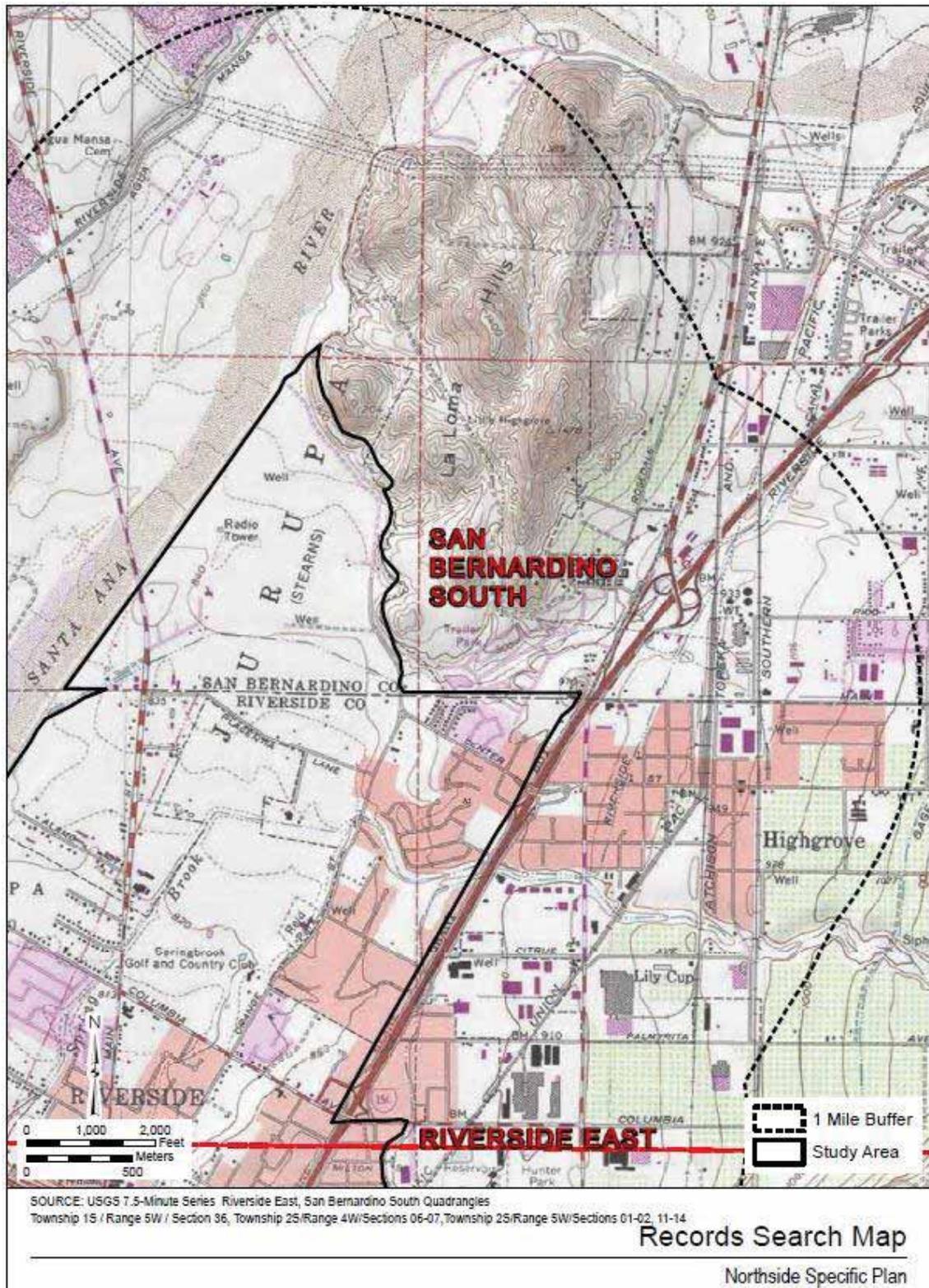
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Adriane Dorrlar  
Archaeologist

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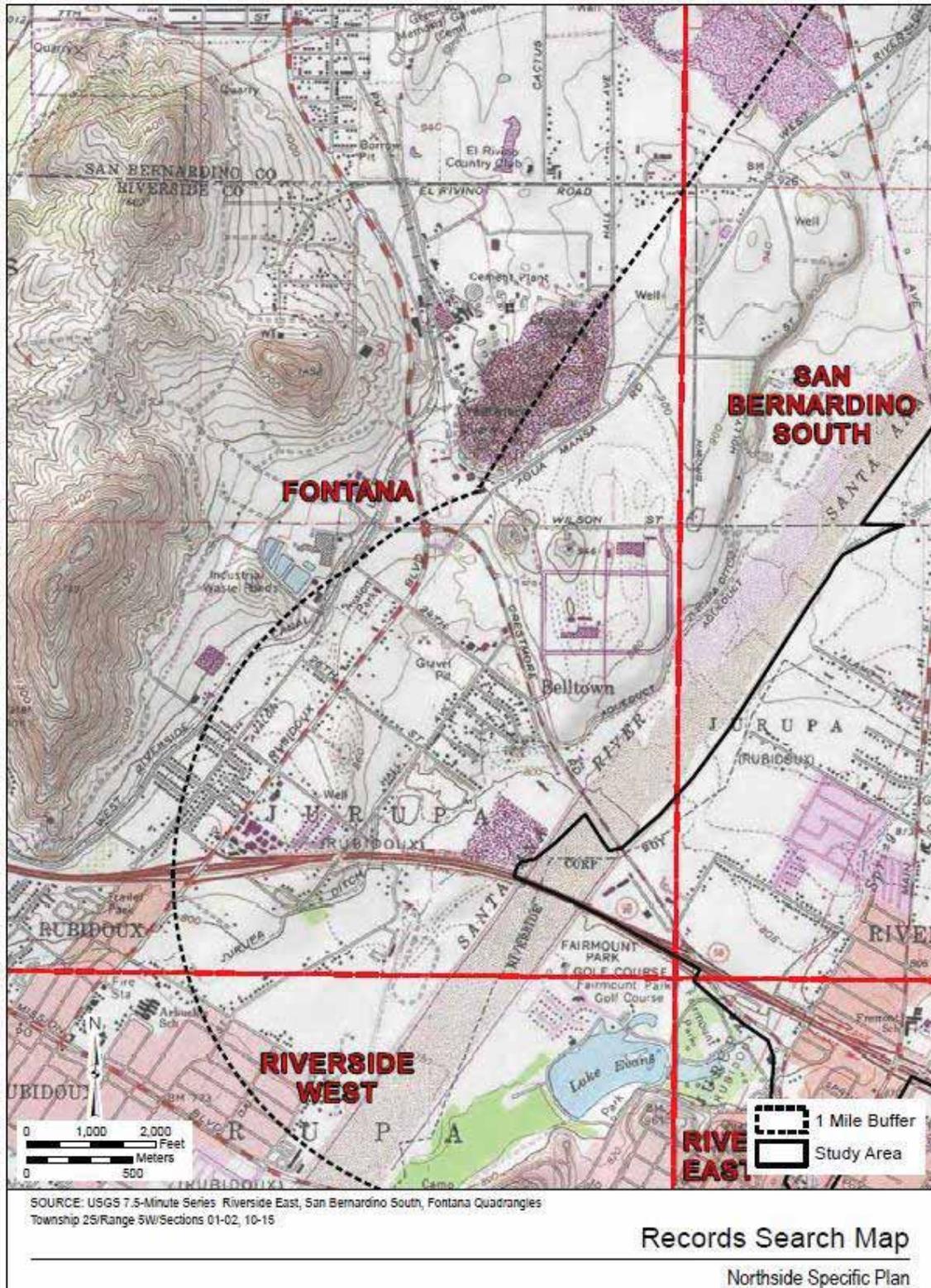
Mr. Welch, Jr.:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



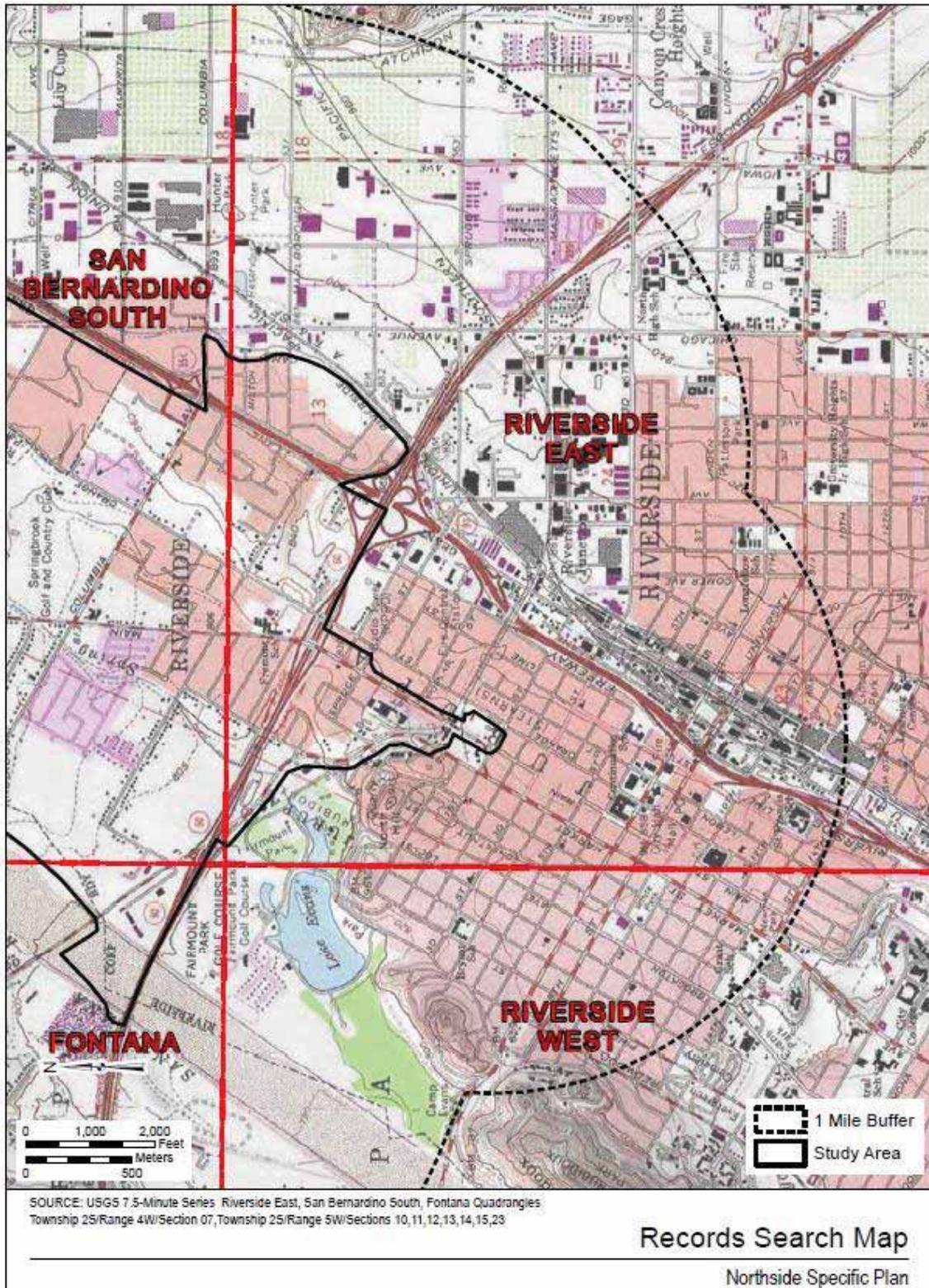
Mr. Welch, Jr.:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



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Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



April 3, 2017

10140

Mr. Doug Welmas, Chairperson  
Cabazon Band of Mission Indians  
84-245 Indio Springs  
Indio, CA 92203

***Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California***

Dear Mr. Welmas:

The City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, retained Dudek to conduct a cultural resources constraints analysis in support of the proposed Northside Specific Plan Project (Project) located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The project would involve the development of a mixed-use residential plan within Township (T) 1S / Range (R) 5W / Section (S) 36; T2S/R4W/S06, and 07; and T2S/R5W/S01, 02, 10, 11, 12, 13, 14, 15, and 23 as depicted on the *Riverside East, San Bernardino South, and Fontana 7.5'* Topographic Quadrangle maps and on the attached 1:24,000 scale maps (Figure 1, Records Search Maps).

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*Mr. Welmas:*

*Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California*

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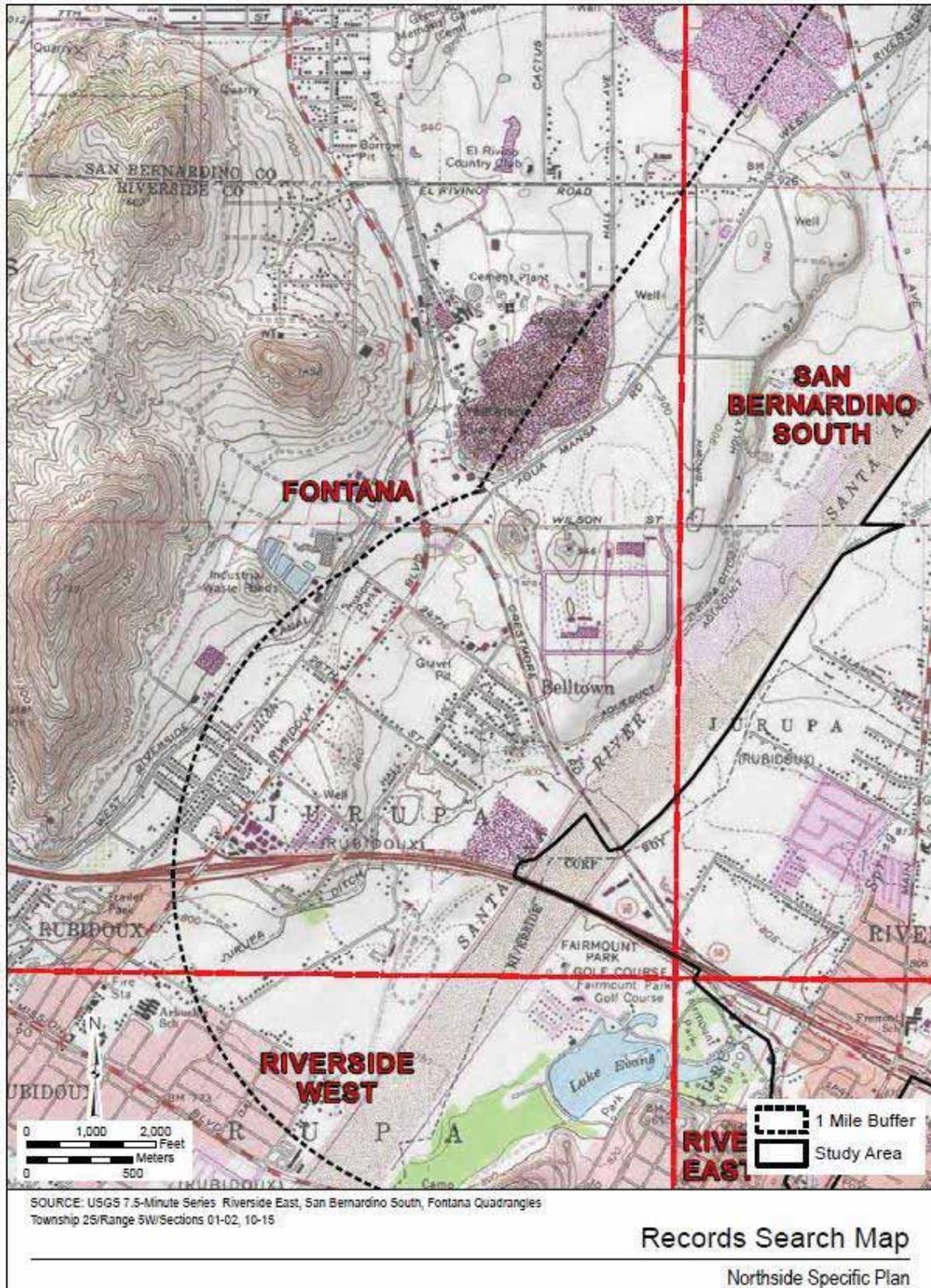
Adriane Dorrlor  
Archaeologist

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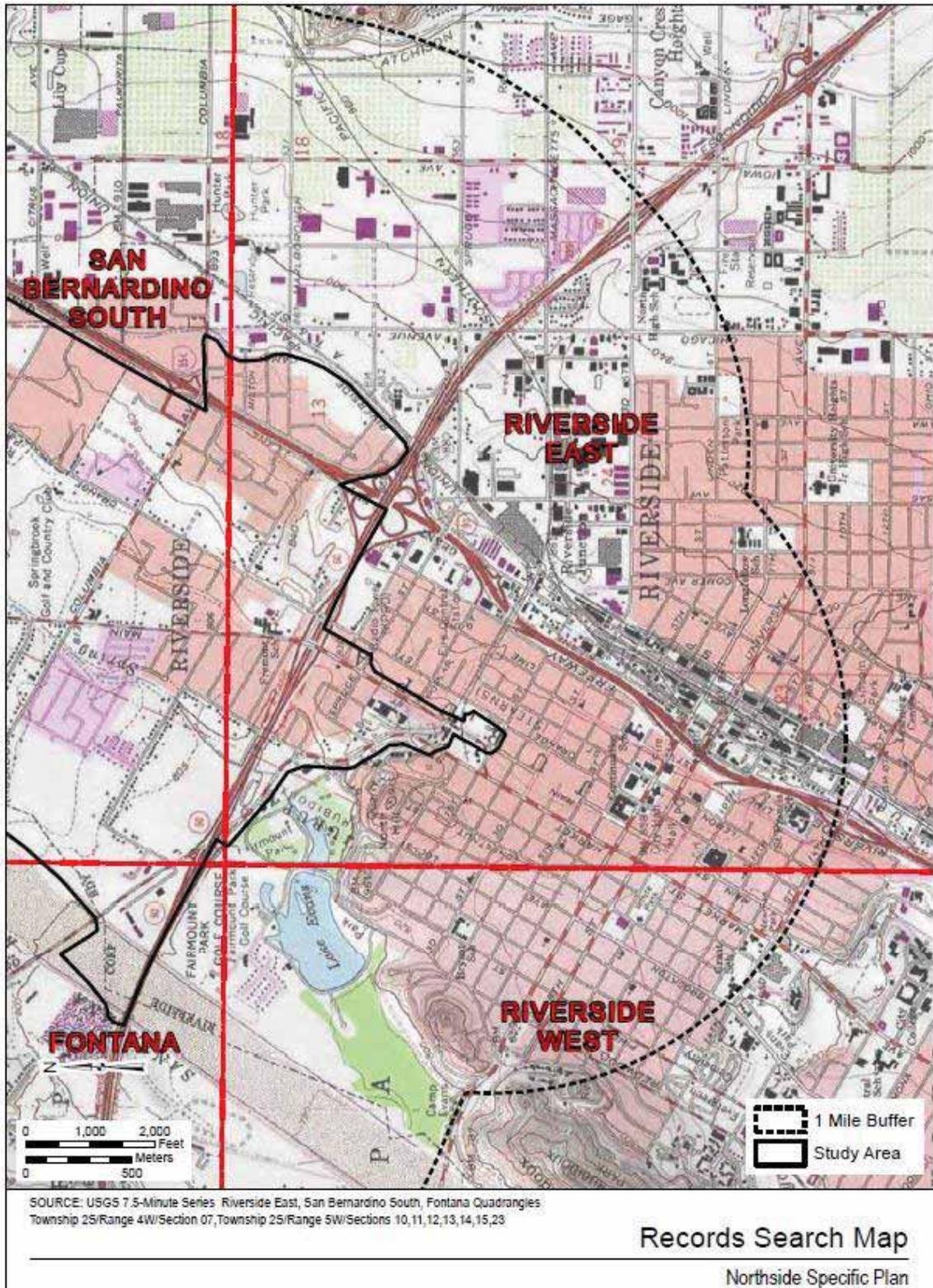
Mr. Welmas:

Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



Mr. Welmas:

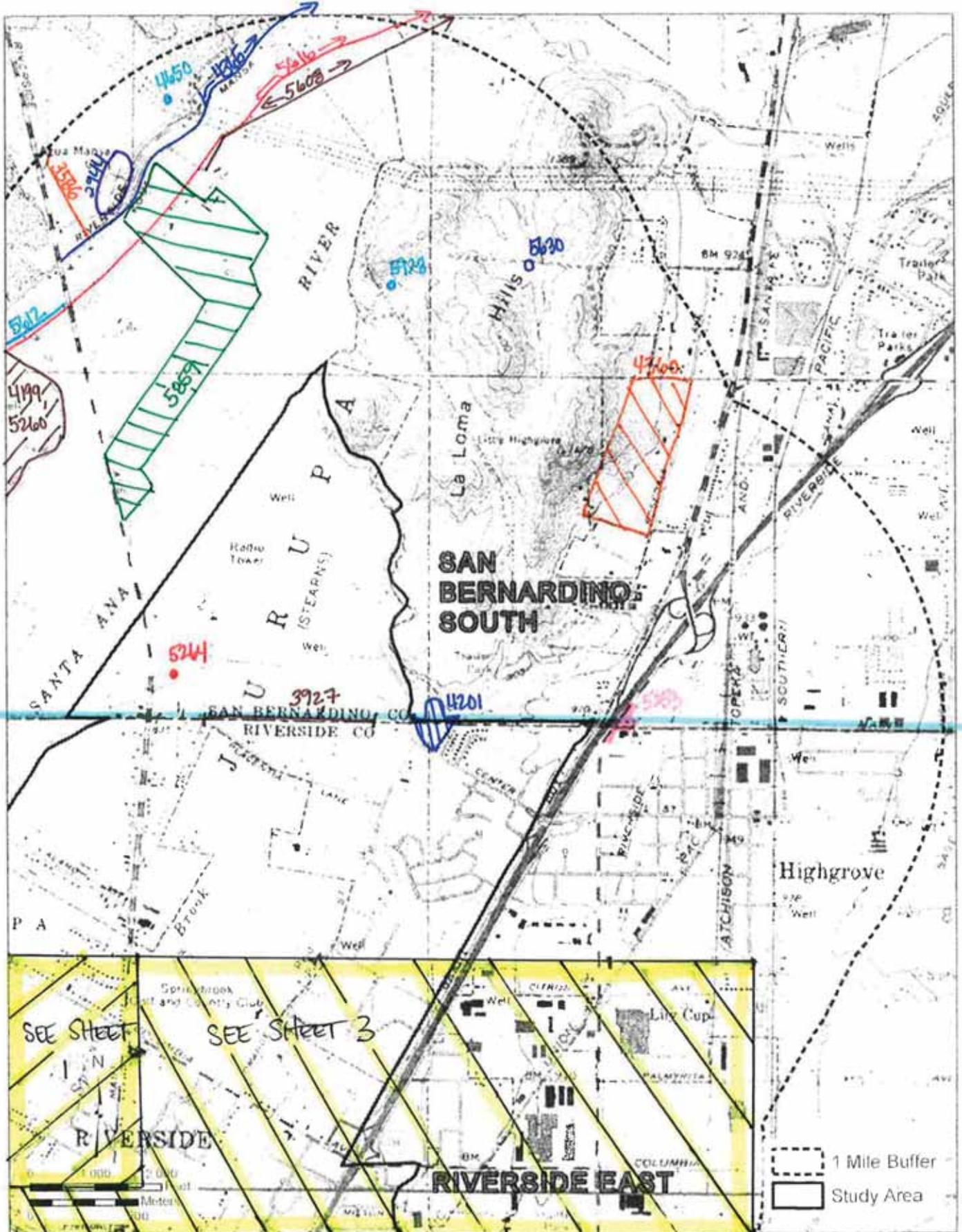
Subject: Northside Specific Plan Project, Cities of Riverside and Colton, Riverside and San Bernardino Counties, California



APPENDIX B  
*CONFIDENTIAL*  
*Records Search Results*







SOURCE: USGS 7.5-Minute Series: Riverside East, San Bernardino South Quadrangles  
 Township 1S / Range 5W / Section 36, Township 2S / Range 4W / Sections 06-07, Township 2S / Range 5W / Sections 01-02 11-14

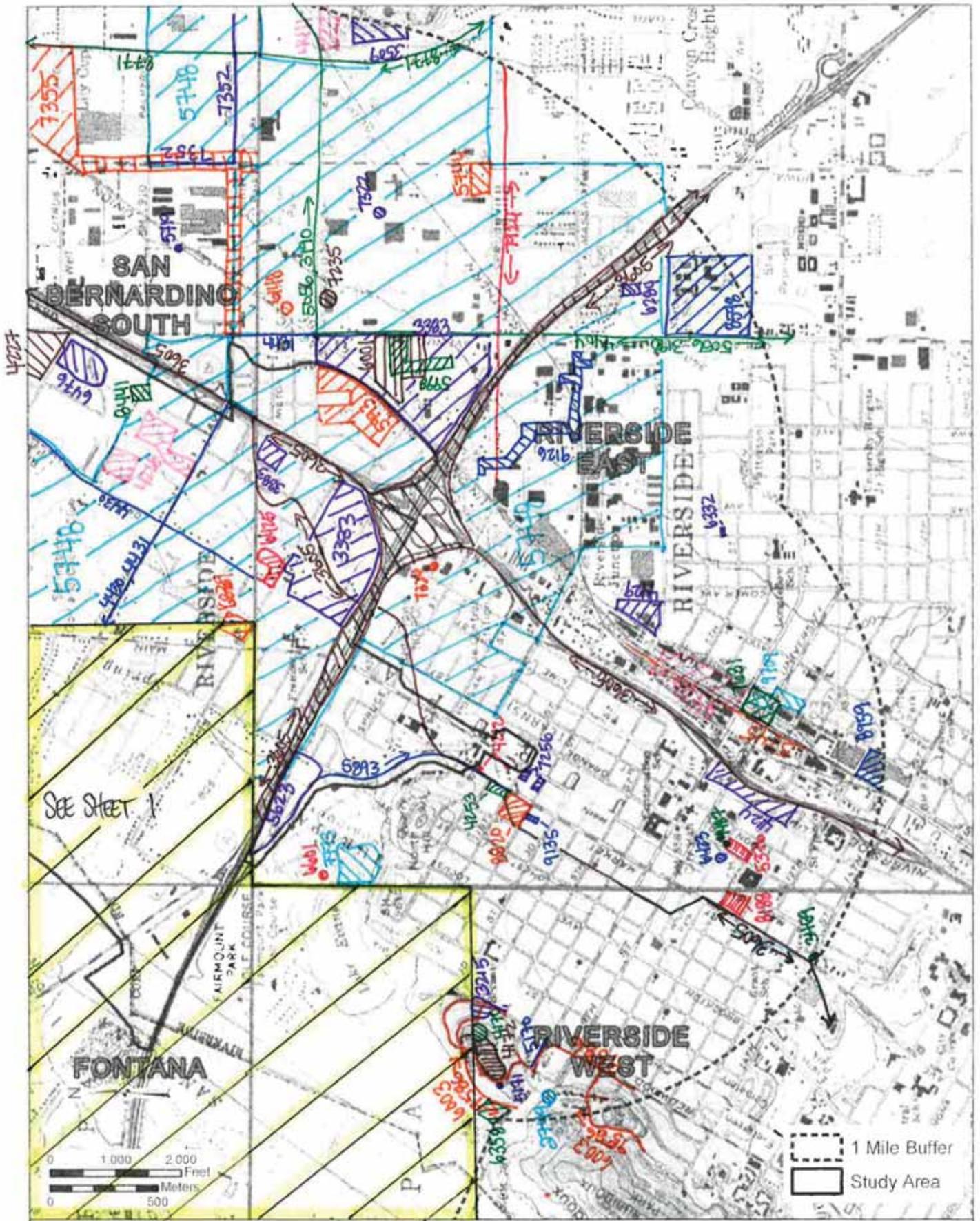
REPORTS

Records Search Map

Northside Specific Plan

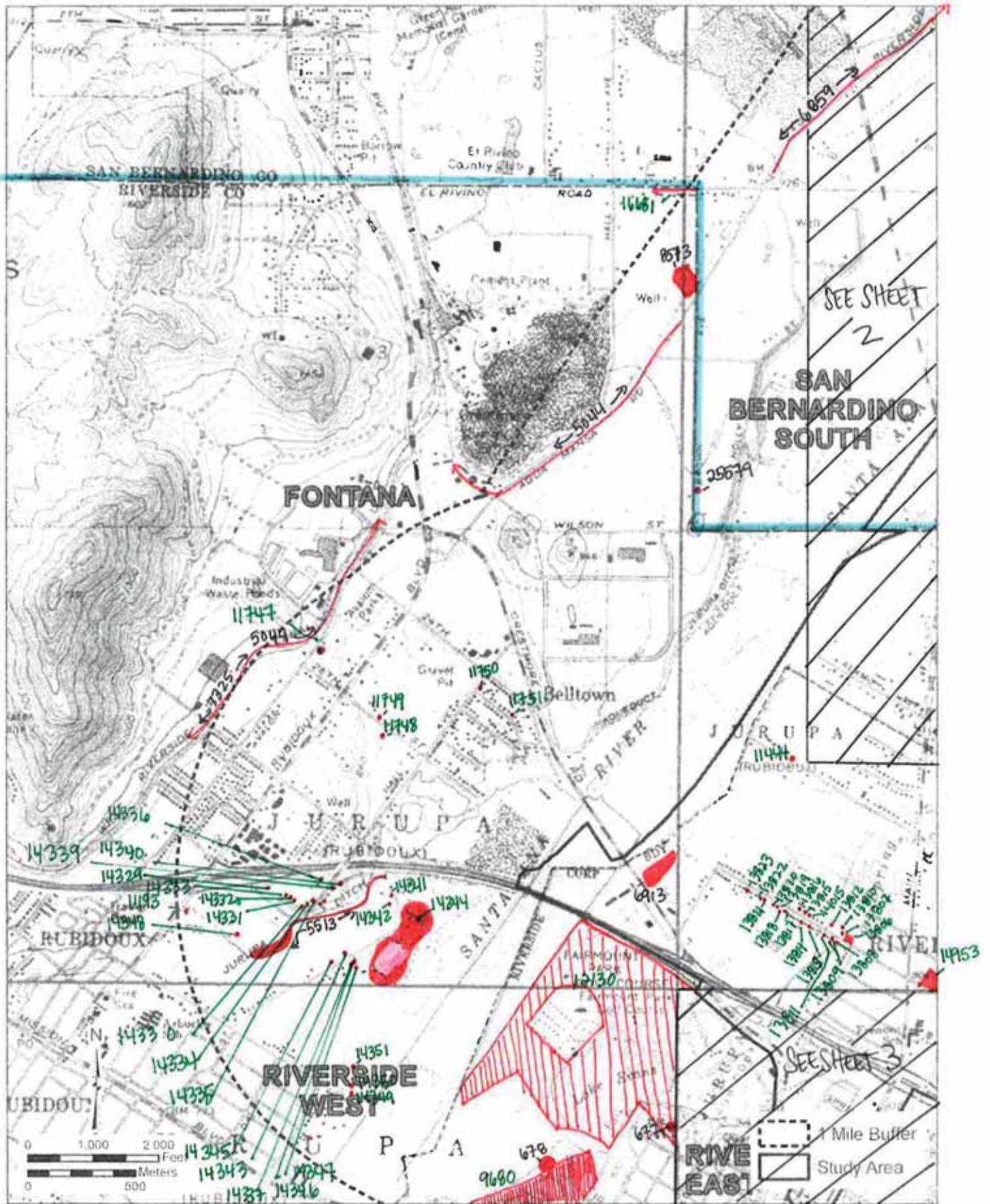
SB COUNTY: UN MAPPED GENERAL OVERVIEWS : 273, 274, 275, 447, 492, 1499, 1837, 2010, 2963

SHEET 2, B



SOURCE: USGS 7.5-Minute Series: Riverside East, San Bernardino South, Fontana Quadrangles  
 Township 2S/Range 4W/Section 07, Township 2S/Range 5W/Sections 10,11,12,13,14,15,23

Records Search Map  
 Northside Specific Plan



SOURCE: USGS 7.5-Minute Series Riverside East, San Bernardino South, Fontana Quadrangles  
 Township 2S/Range 5W/Sections 01-02, 10-15

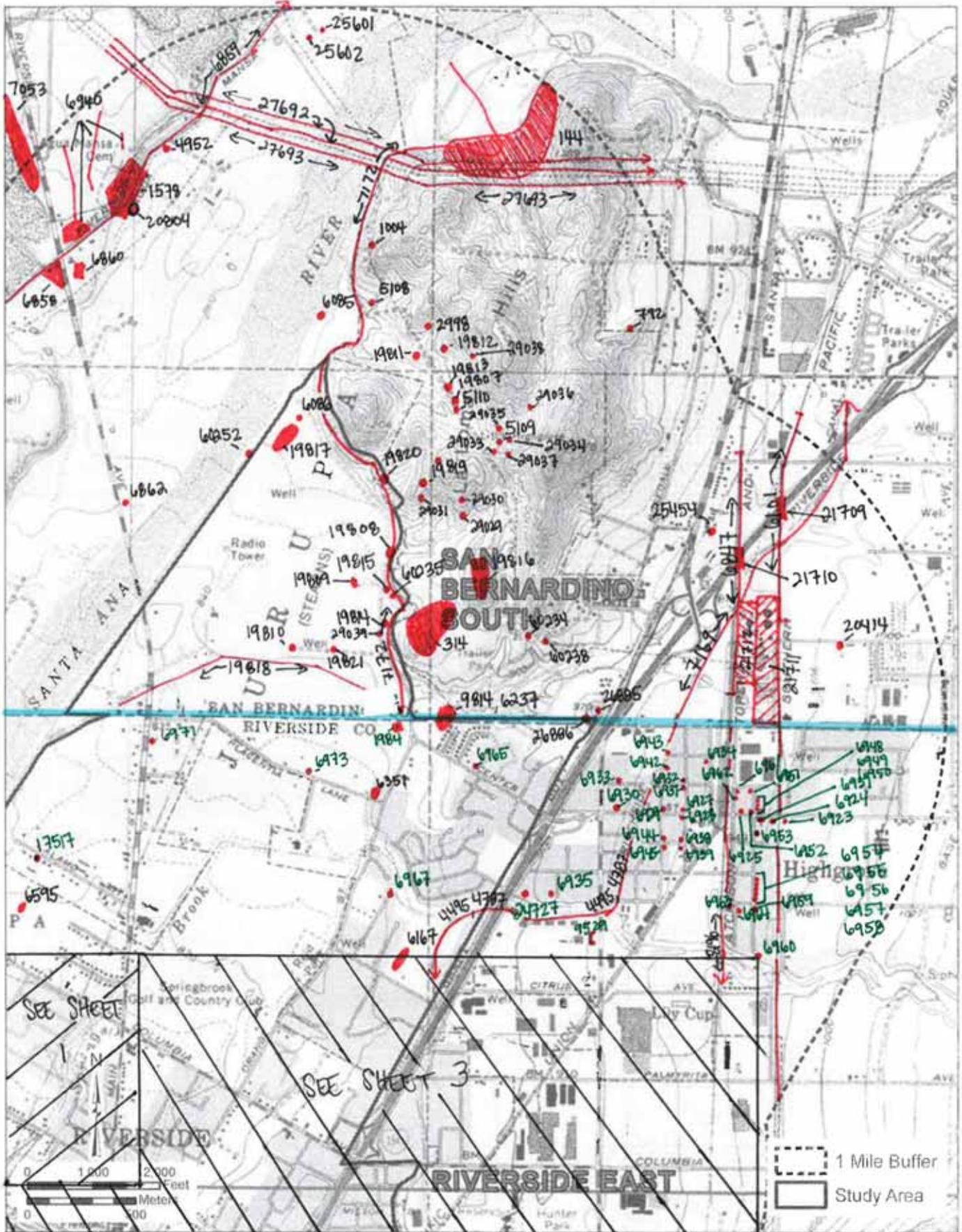
## Records Search Map

Northside Specific Plan

### RESOURCES

FOR RESOURCES IN BIN COUNTY: # = PRIMARY  
 # = TRINOMIAL

SHEET 1-A



SOURCE: USGS 7.5-Minute Series Riverside East, San Bernardino South Quadrangles  
 Township 1S / Range 5W / Section 36, Township 2S/Range 4W/Sections 06-07, Township 2S/Range 5W/Sections 01-02, 11-14

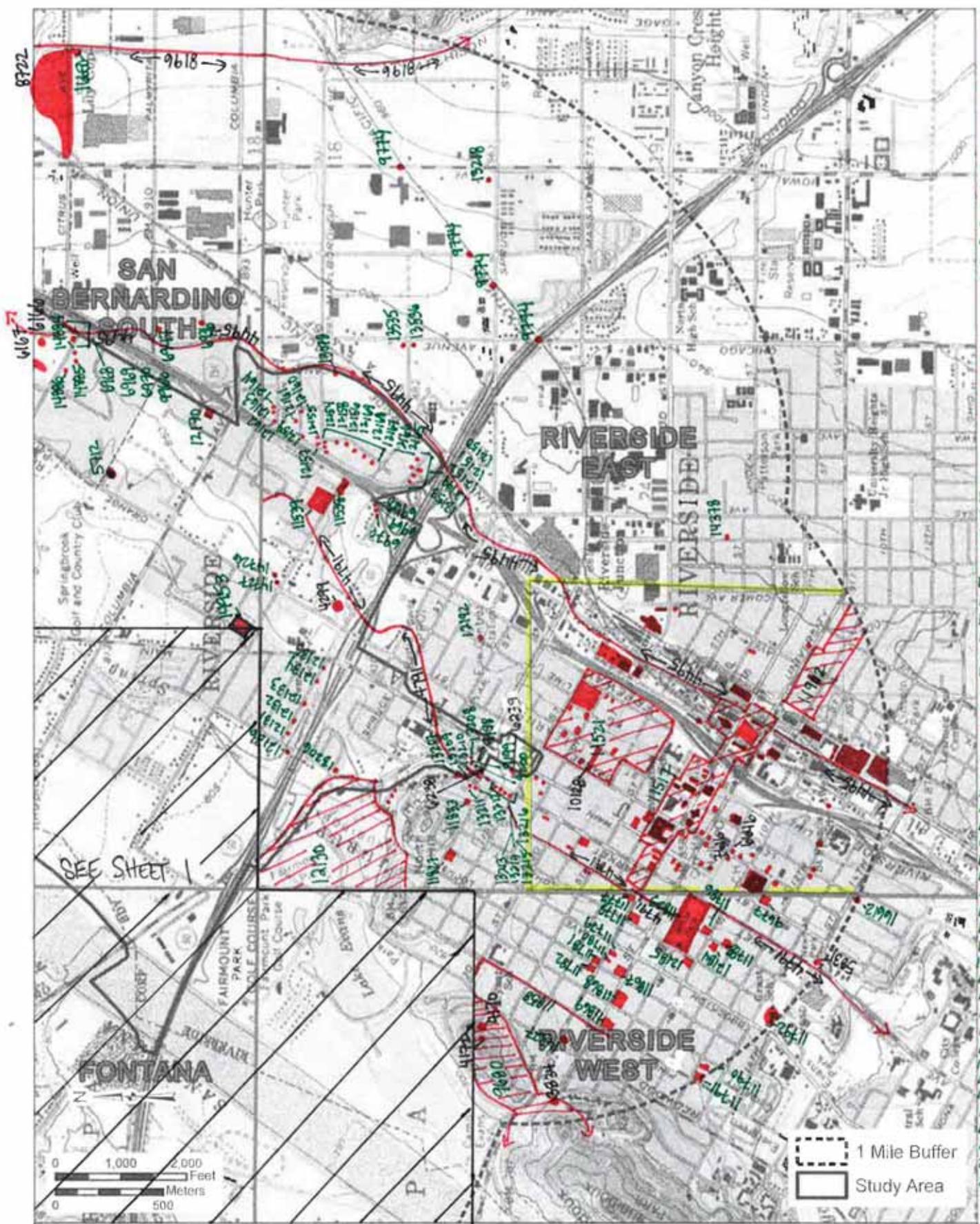
## Records Search Map

Northside Specific Plan

SHEET 2

### RESOURCES

FOR RESOURCES IN RIV COUNTY: # = PRIMARY  
 # = TRINOMIAL



- 5391
- 8153
- 8163
- 8164
- 8810
- 8811
- 8904
- 8905
- 9465
- 9525
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- 12530
- 12832
- 13079
- 14392
- 14717
- 16213
- 16819
- 16820
- 17345
- 17346
- 17347
- 17720
- 23968
- 23958
- 21086

SOURCE: USGS 7.5-Minute Series Riverside East, San Bernardino South, Fontana Quadrangles  
 Township 2S/Range 4W/Section 07, Township 2S/Range 5W/Sections 10, 11, 12, 13, 14, 15, 23

RESOURCES

### Records Search Map

Northside Specific Plan

FOR RESOURCES IN RIV COUNTY: # = PRIMARY  
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SHEET 3