

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE NORTHSIDE SPECIFIC PLAN, MAKING CERTAIN FINDINGS OF FACT RELATED THERETO, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, ALL PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the City of Riverside prepared the Northside Specific Plan to better enhance and improve the development within the Northside (“Project”); and

WHEREAS, in accordance with the requirements of the California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 et seq.), the State of California CEQA Guidelines (“State CEQA Guidelines”) (California Code of Regulations Title 14, Chapter 3, Sections 15000 et seq.) and the City of Riverside (“City”) CEQA Guidelines (collectively “CEQA Regulations”) an Environmental Impact Report (“EIR”) was prepared for the Project; and

WHEREAS, in accordance with the requirements of Section 15082(a) of the State CEQA Guidelines, on March 29, 2019, the City prepared and distributed a Notice of Preparation (“NOP”) to all appropriate responsible and trustee agencies and to all organizations and individuals requesting notice, stating that an EIR would be prepared for the Project; and

WHEREAS, on March 29, 2019, the NOP was sent to the State Clearinghouse (SCH No. 2019039168); and

WHEREAS, all responses to the NOP were considered in the preparation of the Draft EIR and interested agencies and individuals were contacted to secure their input; and

WHEREAS, the Draft EIR was completed and a Notice of Completion (“NOC”) and the Draft EIR was filed with the State Clearinghouse on or about March 26, 2020, in accordance with the provisions of section 15085 of the State CEQA Guidelines; and

WHEREAS, the Draft EIR was made available at [www.northsideplan.com](http://www.northsideplan.com) due to COVID 19 pandemic. Hard copies of the Draft EIR were not made available at City Hall or public facilities as they were closed to the public. The Notice of Availability (“NOA”) of the Draft EIR was sent to various public agencies, organizations, and to a list of interested parties; and was published in

1 the Riverside Press Enterprise, a newspaper of general circulation, and posted with the Riverside  
2 County Clerk's Office; and

3 WHEREAS, the NOC and the NOA provided a 60-day public review period commencing  
4 on March 26, 2020, and ending on May 25, 2020; and

5 WHEREAS, the City received written and oral comments from the public and responsible  
6 agencies on the Draft EIR during this public comment period, as well as after the close of the  
7 public comment period; and

8 WHEREAS, all comments on the Draft EIR concerning environmental issues that were  
9 received during the public review period, as well as those received after the public review period,  
10 were evaluated by the City as the Lead Agency in accordance with Section 15088 of the State  
11 CEQA Guidelines; and

12 WHEREAS, the City Planning Commission held a duly noticed hearing on the Draft EIR  
13 on September 3, 2020, and made certain recommendations to the City Council; and

14 WHEREAS, the Final Environmental Impact Report dated November 17, 2020, for the  
15 Project consists of a Draft EIR dated March 2020, comments and recommendations received on  
16 the Draft EIR, responses to comments on the Draft EIR, changes to the Draft EIR, and a Mitigation  
17 Monitoring and Reporting Program (collectively "FEIR"); and

18 WHEREAS, the FEIR includes comments received on the Draft EIR and written responses  
19 to those comments, the focus of which is on the disposition of significant environmental issues  
20 raised in the comments, as specified by CEQA Guidelines section 15088(b); and

21 WHEREAS, the FEIR contains the elements required by the CEQA Regulations, including,  
22 but not limited to: (a) identification, description and discussion of all potentially significant  
23 environmental effects of the proposed Project; (b) a description of mitigation measures proposed  
24 to minimize potential significant environmental effects on the project identified in the FEIR; (c) a  
25 description of those potential environmental effects which cannot be avoided or can be mitigated  
26 but not to a level of insignificance; (d) a description of a range of reasonable alternatives to the  
27 proposed Project and evaluation of the comparative merits and potential significant environmental  
28 effects of the alternatives; (e) a discussion of cumulative impacts in accordance with the

1 requirements of section 15130 of the State CEQA Guidelines; (f) a discussion of growth inducing  
2 impacts; (g) a discussion of significant irreversible environmental changes; (h) a discussion of  
3 energy conservation; and (i) a list of all federal, state and local agencies, other organizations and  
4 private individuals consulted in preparing the FEIR and the firm preparing the FEIR; and

5 WHEREAS, the City Council held a duly noticed hearing on the FEIR on November 17,  
6 2020, at which time additional written and oral testimony was received; and

7 WHEREAS, the City Council has been presented with and is familiar with the information  
8 in the administrative record, including the Staff Reports and the written and verbal testimony  
9 submitted thereon, and has reviewed and considered the information in the FEIR for completeness  
10 and compliance with the CEQA Regulations, has independently reviewed and analyzed the FEIR  
11 and has duly heard and considered the Staff Reports and all written and oral arguments presented  
12 at its meeting of November 17, 2020; and

13 WHEREAS, the City has made the written findings set forth in Findings of Fact and  
14 Statement of Overriding Considerations (“Findings/SOC”) attached hereto as Exhibit “A” and  
15 incorporated herein by reference, for each potentially significant environmental impact identified  
16 in the FEIR pursuant to State CEQA Guidelines Section 15091 based upon all of the evidence in  
17 the administrative record, including, but not limited to the FEIR, written and oral testimony given  
18 at meetings and hearings, and submission of testimony from the public, organizations and  
19 regulatory agencies, and has determined that the Findings contain a complete and accurate  
20 reporting of the environmental impacts and mitigation measures associated with the Project, as  
21 well as complete and accurate reporting of the unavoidable impacts and benefits of the Project;  
22 and

23 WHEREAS, approval of the Project will result in significant effects which are identified  
24 in the FEIR that cannot be avoided or substantially lessened; and

25 WHEREAS, the City has stated in writing the specific reasons to support its action to  
26 approve the Project, despite its significant environmental impacts, based on the FEIR and other  
27 information in the record, including in the Findings/SOC set forth in Exhibit “A” attached hereto  
28 and incorporated herein by reference; and

1 WHEREAS, the City Council certifies that (1) the FEIR for the Project has been completed  
2 in compliance with CEQA; (2) that the FEIR was presented to the City Council, and that the City  
3 Council reviewed and considered the information contained in the FEIR prior to making a decision  
4 on the Project; and (3) the FEIR reflects the City's independent judgment and analysis, and has  
5 reviewed and considered all comments received during the public review process and at the public  
6 hearings; and

7 WHEREAS, the City Council found that the Project identified in the FEIR incorporated  
8 alterations or mitigation measures that avoid or substantially lessen potentially significant  
9 environmental effects associated with the Project to the fullest extent feasible; and

10 WHEREAS, in accordance with the requirements of the CEQA Regulations, a Mitigation  
11 Monitoring and Reporting Program was prepared that identified (i) all feasible measures required  
12 to mitigate potentially significant impacts, and (ii) standards and requirements contained in  
13 Ordinances and State Laws with which the Project will be required to comply, which Mitigation  
14 Monitoring and Reporting Program is attached hereto as Exhibit "B" and incorporated herein by  
15 reference; and

16 WHEREAS, the City has not received any comments or additional information that  
17 constitutes substantial new information requiring recirculation under Public Resources Code  
18 section 21092.1 and State CEQA Guidelines section 15088.5; and

19 WHEREAS, all requirements of the CEQA Regulations have been satisfied by the City in  
20 the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects  
21 of the Project have been adequately evaluated.

22 NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Riverside,  
23 California, and making the following findings, as follows:

24 Section 1: The above recitals are hereby found and determined to be true and correct and  
25 are hereby incorporated herein as if stated in full.

26 Section 2: The City Council hereby makes the following findings and conclusions:

27 (a) The FEIR for the Project has been completed and processed in compliance with the  
28 requirements of CEQA;

1 (b) The FEIR was presented to the City Council, and the City Council, as the decision  
2 making body for the City, reviewed and considered the information contained in the FEIR and the  
3 administrative record as a whole, which includes, but is not limited to, staff reports, testimony and  
4 information received, and scientific and factual data presented in evidence during the review  
5 process, prior to approving the Project; and

6 (c) The FEIR reflects the City's independent judgment and analysis.

7 Section 3: The City Council hereby finds that any changes to the FEIR in response to  
8 comments received on the Draft EIR merely clarify, amplify or make insignificant modifications  
9 to an already adequate EIR pursuant to CEQA Guidelines Section 15088.5(b) and that no  
10 significant new information has been received that would require recirculation.

11 Section 4: The City Council finds that the Findings/SOC set forth in Exhibit "A," attached  
12 hereto and incorporated by reference herein as if stated in full, are supported by substantial  
13 evidence in the administrative record and are hereby adopted by the City Council.

14 Section 5: Potential environmental effects have been studied and, except as stated in  
15 Section 8 below, there is no substantial evidence in the record, as a whole, that supports any  
16 argument that the Project, as designed and mitigated, may cause a significant effect on the  
17 environment. No facts, reasonable assumptions predicated on facts, testimony supported by  
18 adequate factual foundation, or expert opinion supported by facts has been submitted that refute  
19 the conclusions reached by the FEIR, studies, data and reports. Nor does anything in the record  
20 alter the environmental determination, as presented, based upon investigation and independent  
21 assessment of those studies, data and reports. No new significant impacts have been raised by any  
22 commenting individual or entity, nor has any significant new information been added to the FEIR  
23 that would require recirculation under State CEQA Guidelines section 15088.5.

24 Section 6: The FEIR dated November 17, 2020, for the Project reflects the independent  
25 judgment of the City based upon the findings and conclusions stated in the FEIR, staff reports, and  
26 in consideration of testimony and information received, and scientific and factual data presented  
27 in evidence during the review process.

1        Section 7: The City Council Finds that the FEIR dated November 17, 2020, has fully  
2 examined the environmental impacts of the Project and, based on the information in the  
3 administrative record, including the analysis in the FEIR, has determined that certain impacts to  
4 Aesthetics (substantially damage scenic resources, including, but not limited to trees, rock  
5 outcroppings, and historic buildings within a state scenic highway; substantially degrade the  
6 existing visual character or quality of public views of the site and its surroundings; light or glare  
7 which would adversely affect day or nighttime views in the area); Biological Resources (Conflict  
8 with any local policies or ordinances protecting biological resources, such as a tree preservation  
9 policy or ordinance); Cultural Resources (human remains, including those interred outside of  
10 dedicated cemeteries); Energy; Geology and Soils (rupture of a known earthquake fault; strong  
11 seismic ground shaking; seismic-related ground failure, including liquefaction, landslides; soil  
12 erosion or the loss of topsoil; geologic unit or soil that is or would become unstable; expansive  
13 soil; septic tanks or alternative wastewater disposal systems); Greenhouse Gases; Hazards and  
14 Hazardous Materials (emit hazardous emissions or handle hazardous or acutely hazardous  
15 materials, substances, or waste within one-quarter mile of an existing or proposed school; airport  
16 safety hazard or excessive noise for people residing or working in the project area; implementation  
17 of or physically interfere with an adopted emergency response plan or emergency evacuation plan;  
18 expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or  
19 death involving wildland fires); Hydrology and Water Quality (violate any water quality standards  
20 or waste discharge requirements or otherwise substantially degrade surface or ground water  
21 quality; decrease groundwater supplies or interfere substantially with groundwater recharge such  
22 that the proposed plan may impede sustainable groundwater management of the basin; conflict  
23 with or obstruct implementation of a water quality control plan or sustainable groundwater  
24 management plan); Land Use and Planning (physically divide an established community);  
25 Population and Housing; Public Services; Recreation; Transportation (bicycle, pedestrian, and  
26 transit Facilities; CEQA guidelines section 15064.3(b); hazards due to a geometric design feature;  
27 emergency access); Tribal Cultural Resources; Utilities and Service Systems; and Wildfire;  
28 cumulative impacts to: Aesthetics (state scenic highways; regulations governing scenic quality;

1 light and glare); Agriculture and Forestry Resources; Biological Resources (local ordinance  
2 compliance); Energy; Geology and Soils (earthquake rupture/seismic ground shaking/ground  
3 failure and liquefaction/landslides/soil erosion and loss of topsoil/geologic instability/expansive  
4 soils/septic tanks); Greenhouse Gas Emissions; Hazards and Hazardous Materials (routine  
5 transport, use or disposal of hazardous materials; handle hazardous materials within one-quarter  
6 mile of an existing or planned school; interference with emergency response/evacuation plan);  
7 Hydrology and Water Quality (violation of water quality standard, waste discharge requirements,  
8 or degrade surface/groundwater quality; groundwater recharge; groundwater supply; substantial  
9 erosion of siltation on or off site; water quality control plans/groundwater management plans);  
10 Land Use and Planning (division of established community); Mineral Resources; Noise (stationary  
11 ambient noise levels; proximity to airports); Population and Housing; Public Services; Recreation;  
12 Transportation (bicycle, pedestrian, and transit Facilities; CEQA guidelines section 15064.3(b);  
13 hazards due to a geometric design feature; emergency access); Utilities and Service Systems; and  
14 Wildfire either have no impact, are less than significant, or are potentially significant but that with  
15 mitigation the impacts are reduced to less than significant based on the Findings/SOC set forth in  
16 Exhibit "A" attached hereto and incorporated herein by reference, as well as the findings and  
17 analysis contained in the FEIR (collectively "Findings"). The Findings are supported by  
18 substantial evidence contained therein as well as in the record, and as such, said Findings are  
19 hereby adopted by the City Council.

20 Section 8: The City Council finds that the FEIR dated November 17, 2020, has fully  
21 examined the environmental concerns associated with the Project and, based on the information in  
22 the administrative record, including the analysis in the FEIR, has determined that the following  
23 significant impacts, identified in the FEIR, cannot be mitigated to a level of insignificant:  
24 Aesthetics (effects on scenic vistas; cumulative impacts to scenic vistas), Air Quality (conflict with  
25 or obstruct air quality plan; cumulatively considerable criteria pollutant impacts in conflict with  
26 air quality plan; exposure of sensitive receptors to substantial pollutant concentrations; other  
27 emissions (such as those leading to odors) adversely affecting a substantial number of people);  
28 Biological Resources (adverse effects, either directly or through habitat modifications, on any

1 species identified as a candidate, sensitive, or special status species; jurisdictional waters; wildlife  
2 movement; MSHCP compliance; riparian habitat or other sensitive natural community; wetlands;  
3 wildlife movement or nursery site; conflict with a habitat conservation plan); Cultural Resources  
4 (historical resources; archaeological resources); Geology and Soils (unique paleontological  
5 resource or site or unique geologic feature); Hazards and Hazardous material (reasonably  
6 foreseeable upset and accident conditions involving the release of hazardous materials into the  
7 environment; hazardous materials sites listed pursuant to Government Code Section 65962.5  
8 creating a significant hazard to the public or the environment; Hydrology and Water Quality  
9 (substantially alter the existing drainage pattern of the site or area, including through the alteration  
10 of the course of a stream or river or through the addition of impervious surfaces; risk release of  
11 pollutants from inundation in flood hazard, tsunami, or seiche zones) Land Use and Planning  
12 (conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or  
13 mitigating an environmental effect); Noise; and Transportation (conflict with program, plan,  
14 ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and  
15 pedestrian facilities); cumulative impacts to: Aesthetics (scenic vistas); Air Quality (consistency  
16 with applicable air quality plan; criteria pollutants; sensitive receptors; and odors); Biology  
17 (special-status plants; special-status wildlife species; sensitive natural communities; jurisdictional  
18 waters, wildlife movement, and habitat conservation plan compliance); Cultural Resources  
19 (historical resources; archeological resources; and human remains); Geology and Soils  
20 (paleontological resources); Hazards and Hazardous Materials (upset and accident conditions  
21 involving the release of hazardous materials; hazardous material sites; airport safety hazards);  
22 Hydrology and Water Quality (increase in the rate or amount of surface runoff resulting in  
23 flooding; exceed capacity of existing/planned stormwater drainage systems/impede or redirect  
24 flood flows; flooding hazards); Land Use and Planning (consistency with adopted land use plans);  
25 Noise (construction and traffic ambient noise levels; excessive groundborne vibration or noise  
26 levels); Population and Housing; Transportation (conflict with program, plan, ordinance, or policy  
27 addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities);  
28 Tribal Cultural Resources.



1 As explained in attached Exhibit “A” Findings/SOC, the City Council finds pursuant to  
2 Public Resources Code section 21081(a)(3) that specific economic, legal, social, technological or  
3 other considerations make infeasible additional mitigation measures or alternatives that would  
4 substantially lessen such impacts. The City Council further finds, pursuant to Public Resources  
5 Code section 21081(a)(1) and as explained in the Findings/SOC (Exhibit “A”) that changes or  
6 alterations have been incorporated into the Project which mitigate or avoid those significant  
7 impacts identified in the FEIR to the fullest extent feasible.

8 Section 9: With the exception of the impacts identified in Section 8 above, the City Council  
9 finds that, the Project, including all mitigation measures, conditions, permits and approvals will  
10 not have any other significant adverse unmitigated impacts on the environment. Potential  
11 environmental effects have been studied and there is no substantial evidence in the record, as a  
12 whole, that supports any argument that the Project, as designed and mitigated, would cause a  
13 significant effect on the environment, except as to the impacts identified in Section 8. No facts,  
14 reasonable assumptions predicated on facts, testimony supported by adequate factual foundation,  
15 or expert opinion supported by facts has been submitted that refute the conclusions reached by the  
16 FEIR, studies, data and reports. Nor does anything in the record alter the environmental  
17 determination, as presented, based upon investigation and independent assessment of those studies,  
18 data and reports.

19 Section 10: The City Council finds that three (3) alternatives, including the No Project  
20 Alternative, were identified and analyzed in the FEIR and all were rejected as failing to meet most  
21 of the Project objectives (No Project Alternative and Alternatives 2 and 3), as not sufficiently  
22 reducing environmental impacts as compared to the Project (Alternatives 2, and 3), and/or as  
23 infeasible, due to specific economic, legal, social technological and other considerations (all  
24 Alternatives). These grounds are contained in the entirety of the administrative record, including  
25 the FEIR, the attached Exhibit “A” Findings/SOC, and the written and verbal testimony.  
26 Specifically:

27 (a) Alternative – No Project. This Alternative was rejected because it fails to meet most  
28 of the Project objectives, which include: develop a sustainable community through the integration

1 of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses  
2 within the key districts, and the location of residential in proximity of commercial and employment  
3 uses; mixed-use areas; residential uses closer and integrated with employment uses; revitalization  
4 of the AB Brown Sports Complex or Former Riverside Golf Course; no police station would be  
5 provided via the Northside Village Center pursuant to Objective 3; no buffers for agricultural,  
6 industrial, residential and recreation land uses to address potential land use conflicts such as noise,  
7 emissions, and dust would occur; focus on multi-modal transportation and truck routing in  
8 accordance with Objectives 4 and 5. The Trujillo Adobe and Springbrook Arroyo improvements  
9 would not be planned for. Overall, the No Project Alternative would meet two of nine project  
10 Objectives. Thus, this alternative does not meet the majority of the basic project Objectives  
11 pursuant to CEQA alternatives section criteria.

12 (b) Alternative 2 –Old Spanish Town Village District Alternative. This alternative  
13 would reduce significant and unavoidable impacts and reduce impacts to the resources areas listed  
14 above, compared to the proposed project, but fails to meet three of nine project objectives,  
15 including the critically important Objective 1, to provide housing, as explained in the attached  
16 Findings. This Alternative does not meet Objective 4, which the DEIR analyzed on the basis of  
17 transportation resource not included in the Alternative description (a trolley car). No mechanism  
18 or source was identified to provide or pay for the trolley car. Without the speculated trolley car, it  
19 is speculative that Objective 4 would be met. This alternative is not feasible.; feasibility may be  
20 determined from the desirability of the measure or alternative from a policy standpoint, as  
21 reasonably determined by the City Council. RPU currently owns Subarea 1 and the former  
22 Riverside Golf Course areas, two of the main components of this alternative. As a consumer-  
23 owned water and electric utility provider, Riverside Public Utilities must show that actions taken  
24 are in the best interested of the rate payer, and open-space development does not meet that  
25 criterion. The RPU-owned properties would have to be compensated at fair market value before  
26 they could be relied upon for non-utility uses, and there is no funding mechanism identified to  
27 obtain those lands. Other properties needed are privately-owned, with no acquisition strategy or  
28 funding source identified therefor. This alternative is rejected either because it fails to meet at

1 least two Project Objectives including the critically-important housing objective, and partially  
2 meets another (Objective 5); because it is not feasible; or both, either reason being adequate to  
3 reject this alternative.

4 (c) Alternative 3 – City of Riverside Controlled Properties Only. Alternative 3 would  
5 reduce some environmental impacts, but would still result in significant and unavoidable impacts  
6 to air quality, greenhouse gas emissions, and traffic and would have similar impacts in a majority  
7 of the resource areas, and could increase other impacts. This alternative would not meet the  
8 critically-important Objective 1 (housing), 4, 5, or 7. Alternative 3 was rejected as a project  
9 alternative on the following grounds, each of which individually provides sufficient justification  
10 for rejection of this alternative: (1) inability to avoid significant environmental impacts, and (2)  
11 failure to meet Project Objectives.

12 Section 11: The FEIR dated November 17, 2020, for the Project has been completed and  
13 processed in compliance with the requirements of the CEQA Regulations (both state and local),  
14 and based on the entirety of the administrative record is hereby certified.

15 Section 12: The City Council has balanced the benefits of the adoption of the Project  
16 against its unavoidable environmental impacts and has determined that for the reasons set forth  
17 below, the economic, legal, social, technological and other benefits of the Project outweigh the  
18 unavoidable adverse environmental effects which have been identified in attached Exhibit “A”  
19 Findings/SOC and the adverse environmental effects are therefore considered acceptable. Some  
20 of the benefits of implementing and approving the Project are summarized as follows:

21 (a) The Project provides a diverse mix of land uses including housing and employment.

22 (b) The Project provides a wide-range of housing types, including single-family and  
23 multi-family development as well as opportunities to provide housing in close proximity to  
24 shopping and jobs.

25 (c) The Project creates buffers for industrial uses from sensitive receptors such as  
26 residential and recreational uses, promotes mixed-use development that offers new housing  
27 opportunities and needed services for residents, and creates high-density mixed-use development  
28 tied to transit..

1 (d) The Project provides a mix of uses result in a promote of walking and biking, and  
2 in a reduction in vehicle miles traveled and associated energy use and greenhouse gas emissions.

3 (e) The Project includes a citrus grove within the Trujillo Adobe Heritage Village area  
4 and encourages the development of community gardens and agriculture as part of new  
5 development in the neighborhood.

6 (f) The Project would add business space in the City to serve residents and increase  
7 revenue for the City. The Project, as designed, will provide a stable and increased source of tax  
8 revenue for the City, including incremental property tax and sales tax.

9 (g) The Project is estimated to directly create additional jobs through the provision of  
10 commercial and industrial space throughout the Project area.

11 (h) The Project offers an opportunity to create a “village center” mixed-use district  
12 comprising community retail/service uses, residential development, and open space.

13 (i) The Project would assist the City in meeting their RHNA goals.

14 These findings are supported by substantial evidence and the data to support these  
15 overriding considerations are found throughout the FEIR, the supporting comments and responses  
16 section of the FEIR, and by information throughout the administrative record.

17 Section 13: Specific environmental, economic, social, legal, technical and other  
18 considerations and benefits derived from the development of the Project override and make  
19 infeasible any alternative to the Project or further mitigation measures beyond those incorporated  
20 into this Project.

21 Section 14: The City Council further finds that the Project will provide numerous  
22 benefits to the City, as stated in Section 12 above, which outweigh its unavoidable environmental  
23 impacts and therefore adopts the Statement of Overriding Considerations set forth more fully  
24 Exhibit “A” attached hereto and incorporated herein by reference.

25 Section 15: The City Council finds that all significant environmental impacts from  
26 implementation of the Project have been identified in the FEIR and, with the implementation of  
27 the mitigation measures set forth in the Mitigation Monitoring and Reporting Program contained  
28 in Exhibit “B” attached hereto and incorporated herein by reference, will be mitigated to a less-

1 than-significant level, with the exception of the impacts identified in Section 8 above. The City  
2 Council hereby adopts the Mitigation Monitoring and Reporting Program for the Project to  
3 implement the policies, goals and implementation measures identified in the FEIR as necessary to  
4 preclude the need for further mitigation measures. Said Mitigation Monitoring and Reporting  
5 Program, contained in the FEIR and attached hereto as Exhibit “B”, is hereby incorporated as part  
6 of the approval of the City Council for the adoption of the Project.

7 Section 16: The City Council hereby finds that the locations of documents and other  
8 materials which constitute the record of proceedings upon which its decision is based are the  
9 Community & Economic Development Department, Planning Division and the City Clerk’s Office  
10 located at 3900 Main Street, Riverside, California 92522, and the custodian of such records shall  
11 be the Community & Economic Development Director and the City Clerk, respectively.

12 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

13  
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15 \_\_\_\_\_  
16 WILLIAM R. BAILEY, III  
Mayor of the City of Riverside

17 Attest:

18  
19 \_\_\_\_\_  
20 COLLEEN J. NICOL  
City Clerk of the City of Riverside

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I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2020, by the following vote, to wit:

- Ayes:
- Noes:
- Abstain:
- Absent:

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
COLLEEN J. NICOL  
City Clerk of the City of Riverside

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## **EXHIBIT “A”**

### **CEQA FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PROGRAM**

This document includes the following sections:

- I. Introduction to CEQA Findings of Fact
- II. Location and Custodian of the Record
- III. Findings for Impacts that are Significant and Unavoidable
- IV. Findings Regarding Cumulative Impacts
- V. Findings Regarding Significant Irreversible Environmental Changes
- VI. Findings Regarding Growth Inducing Impacts
- VII. Findings Regarding Alternatives
- VIII. Findings Regarding No Need for Recirculation
- IX. Statement of Overriding Considerations
- X. Mitigation Monitoring and Reporting Program

#### **I. INTRODUCTION TO CEQA FINDINGS OF FACT**

These Findings of Fact are made pursuant to the California Environmental Quality Act (Pub. Res. Code §21000 et seq., “CEQA”) and the CEQA Guidelines (Cal. Code Regs. title 14, §15000 et seq.) by the City of Riverside, as the lead agency for the Northside Neighborhood & Pellissier Ranch Specific Plan (Project). These Findings of Fact pertain to the Final Environmental Impact Report (“EIR”), State Clearinghouse #2019039168.

The EIR is a Program EIR, which requires some mitigation measures to be implemented later at the project level, when applications are received and processed, and sufficient information becomes available to meaningfully analyze and address potential impacts.

These Findings of Fact also reflect compliance with new state mandates for housing, GHG and VMT. The proposed Specific Plan will include 12,681 residential units. The City of Riverside is deficient in meeting its state-mandated Regional Housing Needs Assessment (RHNA) metrics, the City and the Region need more housing; providing housing is an overarching City objective. The new units will include a wide range of densities allowing for greater choice in housing type. These residential units will be supplemented by 16.5 million square feet of employment in the immediate area to minimize VMT and reduce GHG. These benefits and others are outlined in section IX titled Statement of Overriding Consideration which outlines key reasons to support the Findings of Fact.



## A. PROJECT LOCATION

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

The SPA encompasses land within three distinct neighborhoods within the City of Riverside: the Northside, downtown Riverside, and Hunter Industrial Park. The SPA also includes an area of residential properties within the City of Riverside's Sphere of Influence (SOI), located in unincorporated areas of the County of Riverside to the west of I-215 and north of Center Street.

## B. PROJECT DESCRIPTION SUMMARY

The Project consists of the Northside Neighborhood & Pellissier Ranch Specific Plan (Specific Plan), which is intended to provide guidance for future development of the Northside Neighborhood. Currently, the majority of the SPA is urbanized. Existing uses within the SPA include residential, commercial, industrial, office, business parks, parks and recreation, schools, a cultural landmark, and vacant land. The major vacant areas consist of the former Riverside Golf Course, vacant land adjacent to Center Street, Pellissier Ranch, and vacant land between Orange Street and La Cadena Drive.

The Specific Plan establishes land use designations and zones to delineate specific land use areas and development objectives. This section describes individual land use designations and an explanation of future uses within each district. Proposed land uses under the Specific Plan include Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High-Density Residential (HDR), General Commercial / Commercial (C), Business/Office Park (B/OP), Freeway Mixed-Use (West La Cadena Drive Corridor) (FMU), Mixed-Use Neighborhood (MU), Northside Village Center (NVC), Open Space, Parks, and Trails (OS), Public Facilities/Institutional (PF), Trujillo Adobe Heritage Village (TAHV), Outdoor Commercial Recreation (OCR), Industrial Research Park (IRP), Light Industrial (M-1). The Specific Plan includes a Transition Zone Overlay (TZO) that is intended to allow for the transition of uses to the proposed destinations over time. As such, the Specific Plan could result in several different land use scenarios over time. Scenario 1 assumes the buildout in accordance with the Specific Plan land use designations, which assumes an additional 5,383 residential units and 5,227,000 square feet of employment-based uses in the Near-term, and 12,681 residential units and 15,567,120 square-feet of employment-based uses in the Buildout (year 2040) conditions. Scenario 2 assumes

that land owners utilize the TZO, which would result in additional 4,078 residential units and 10,437,000 square feet of employment-based uses in the Near-term and 11,376 residential units and 22,872,040 square-feet of employment-based uses in the Buildout (Year 2040) scenario.

The basic Specific Plan objectives are to:

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

### C. PROCEDURAL COMPLIANCE WITH CEQA

The City of Riverside published a Draft EIR on March 26, 2020, and completed a Final EIR in compliance with CEQA requirements. As allowed for in CEQA Guidelines §15084(d)(2), the City retained consultants to assist with the preparation of the environmental documents. Acting as lead agency, the City has directed, reviewed and edited as necessary all material prepared by the consultants, and such material reflects the City's independent judgment. In general, the preparation of the EIR included the following key steps and public notification efforts.

- A 30-day scoping process began with the City's issuance of the Notice of Preparation (NOP) of an EIR on March 29, 2019. The NOP was filed with the State Clearinghouse on March 29, 2019 which started a 30-day comment period that ended April 29, 2019. The City noticed and held an EIR scoping meetings during the 30-day comment period to receive perspective and input from agencies, organizations and individuals on the scope and content of the environmental information to be addressed in the EIR. The EIR scoping meeting was held on April 17, 2019 at 6 PM, at the Springbrook Clubhouse at 1011 Orange Street, Riverside, California.

- The City issued the Draft EIR by filing a Notice of Completion (NOC) with the State Clearinghouse on March 26, 2020. The Notice of Availability for the Draft EIR was posted on the Project website (<http://northsideplan.com/>) and distributed to a variety of government agencies, organizations and interested parties.
- The Draft EIR was available for a 60-day public review period beginning March 26, 2020 and ending May 25, 2020. The City held a public Planning Commission hearing on September 3, 2020, which discussed findings and information within the Draft EIR.
- Following close of the public review period, the City prepared an Errata and provided written responses addressing all significant environmental issues raised.
- As part of its Final EIR, the City responded to all timely written comments on the Draft EIR, and provided written responses to all public agencies that timely commented on the Draft EIR, consistent with the legal requirement that such agencies be provided written responses at least 10 days prior to any lead agency action to certify the EIR. A public City Council hearing was held on November 17, to consider certification of the Final EIR and approval of the Project.

#### D. INCORPORATION OF FINAL EIR BY REFERENCE

The Final EIR is hereby incorporated by reference into these Findings of Fact. The Final EIR consists of three volumes:

1. Comments and Responses to Comments on the Draft Environmental Impact Report,
2. Errata to the Draft EIR,
3. Mitigation Monitoring and Reporting Program,
4. Draft Environmental Impact Report, March 2020, and
5. Draft Environmental Impact Report Appendices, March 2020.

#### E. REQUIREMENTS FOR CEQA FINDINGS

Pursuant to Public Resources Code §21081 and CEQA Guidelines §15091, no public agency shall approve or carry out a project for which an EIR has been certified, which identifies one or more significant effects on the environment that would occur if the project is approved or carried out, unless the public agency makes one or more of the following findings with respect to each significant impact.

1. Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for

highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

For purposes of the third of these possible findings, the CEQA Guidelines define “feasible” as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” (CEQA Guidelines §15364) Thus, a decision-making body may reject a mitigation measure or project alternative as infeasible if the measure or alternative fails to meet this definition. Importantly, the courts understand the legal concept of infeasibility to encompass both (i) the ineffectiveness of a particular alternative or mitigation measure in promoting the agency’s underlying project purpose and objectives and (ii) the desirability of the measure or alternative from a policy standpoint, as reasonably determined by the decision makers. (See *City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417; *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1000-1001; *San Diego Citizenry Group v. County of San Diego* (2013) 2129 Cal.App.4th 1, 17-18.)

The City of Riverside has made one or more of these specific written findings regarding each significant impact associated with the Project. Those findings are presented below, along with a presentation of facts in support of the findings. The City certifies that these findings are based on full appraisal of all viewpoints, including all comments received up to the date of adoption of these findings, concerning the environmental issues identified and discussed. These findings are based on substantial evidence contained in the totality of the administrative record before the City, including, but not limited to, the Final EIR supporting evidence cited herein.

A full explanation of the environmental findings, conclusions, and mitigation measures referenced herein can be found in the Draft EIR and Final EIR; and these Findings of Fact hereby incorporate by reference the discussions and analyses in those documents. In making these Findings of Fact, the City hereby ratifies, adopts, and incorporates those discussions and analyses, adopting them as the City’s own.

## II. LOCATION AND CUSTODIAN OF THE RECORD

The documents and other materials that constitute the record of proceedings on which the City of Riverside’s Findings of Fact are based are located at 3900 Main Street, Riverside, California. The custodian of these documents is Patricia Brenes, Principal Planner. This information is provided in compliance with Public Resources Code § 21081.6(a)(2) and CEQA Guidelines § 15091(e).

For purposes of CEQA and these Findings of Fact, the Record of Proceedings for the Project consists of the following documents, among others:

- The Notice of Preparation and all other public notices issued by the City of Riverside and in conjunction with the Project.
- The Draft EIR and Errata, including appendices and technical studies included or referenced.
- All comments submitted by agencies or members of the public during the public comment period on the Draft EIR.

- All comments and correspondence submitted to the City of Riverside with respect to the Project.
- All responses to comments and correspondence with respect to the Project.
- The Mitigation Monitoring and Reporting Program (MMRP) for the Project.
- All Findings and resolutions adopted by the City of Riverside decision makers in connection with the Project and all documents cited or referred to therein.
- All planning documents relating to the Project prepared by Rick Engineering, consultants to the City of Riverside, including appendices and technical studies included or referenced.
- All documents and information submitted to the City of Riverside by responsible, trustee, or other public agencies, or by individuals or organizations, in connection with the Project, up through the date that the City approved the Project.
- Any documentary or other evidence submitted to the City of Riverside at such information sessions, public meetings, and public hearings.
- Matters of common knowledge to the City of Riverside, including but not limited to applicable federal, state, and local laws and regulations.
- Any documents expressly cited in these Findings of Fact, in addition to those cited above.
- Any other materials required to be in the Record of Proceedings by Public Resources Code § 21167.6(e).

### III. FINDINGS FOR IMPACTS IDENTIFIED AS SIGNIFICANT

This section identifies the significant unavoidable impacts of the Project. Based on the analysis contained in the Final EIR, and elsewhere in the records for these proceedings, the City finds that the following environmental impacts of the Project are significant and unavoidable and cannot be reduced below significance through feasible mitigation measures. These findings are explained below and are supported by substantial evidence in the record of proceedings. Consistent with Section 21081(a) of the Public Resources Code and Section 15091(a)(3) of the State CEQA Guidelines, the unavoidable Project transportation impacts are overridden by Project benefits as set forth in the statement of overriding considerations findings in Section VIII, below.

#### A. AESTHETICS

##### *1. Impacts on Scenic Vistas*

**Threshold 1:** Would the Project have a substantial adverse effect on a scenic vista?

**Finding:** Scenic vista impacts associated with future development in Subarea 1 are considered to be significant. Mitigation would be required to incorporate designs that would preserve existing east-oriented view corridors off the Santa Ana River trail to local topographical features. This impact is still significant with mitigation.

Explanation: The northernmost portion of the river trail adjacent to the SPA is situated along the vacant and undeveloped northern portion of Pellissier Ranch, which is Subarea 1. Currently designated as Light Industrial (M-1) and with a smaller sliver of Very Low Density Residential in the north (see Figure 2-5), the SP rezones the area to High Density Residential (HDR) on the west to encourage residential development, and a high-tech business zone on the east to encourage corporate research, manufacturing, office and workforce housing. The HDR in Pellissier Ranch is buffered from the Santa Ana River by a recreation/open space belt along the western Subarea 1 boundary (see Figure 2-6). For purposes of this analysis, potential future Light Industrial uses in the western extent of Subarea 2 and Subarea 1 are anticipated to display a similar character as existing one- and two-story industrial development in nearby developed areas of the City of Colton and the City. In addition, these uses would generally be set back further than existing Light Industrial uses along the trail and combined with the elevated nature of the river trail, potential future Light Industrial use is not anticipated to substantially affect east-oriented views to the Box Springs Mountain Reserve Park or northeast-oriented views to the La Loma Hills. Potential future development of HDR uses (29 to 45 du/acre and up to 60 du/acre through an impact fee) may entail the construction of multi-story residential structures greater than two stories in height. Due to the proximity of the HDR area to the trail, and the potential for multi-story residences to be constructed in Subarea 1, the currently open characteristic of east- and northeast-oriented views from this segment of the river trail could be substantially altered. The inclusion of the recreation/open space belt as a buffer between the river trail and HDR uses would soften and partially mask the visual change; however, views to the Box Springs Mountain Reserve and La Loma Hills from the river trail would be significantly blocked by a linear band of multi-story development. While neither the City nor the City of Colton have identified views from the Santa Ana River Trail to Box Spring Mountain Reserve Park or La Loma Hills as designated scenic vistas, for the purposes of this analysis, scenic vista impacts associated with future development in Subarea 1 are conservatively considered to be potentially significant. MM-AES-1 would mitigate impacts, but would not reduce the significance to a level below significance.

The following mitigation measures will be implemented:

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

The City finds that MM-AES-1 will reduce impacts, although it may not reduce impacts to a level less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed Project that mitigate or avoid the potentially significant impacts of the proposed Project related to this issue.

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

## B. AIR QUALITY

### 1. *Compliance with Air Quality Management Plan*

**Threshold 1:** Would the Project conflict with or obstruct implementation of the applicable air quality plan?

**Finding:** Implementation of the Northside Specific Plan would potentially conflict with Consistency Criterion No. 1 of the South Coast Air Quality Management District Air Quality Management Plan. Therefore, the proposed Project would conflict with or obstruct implementation of the applicable air quality plan. Impacts would be significant and unavoidable.

**Explanation:** Future development implemented in accordance with the Northside Neighborhood and Pellissier Ranch Specific Plan has the potential to result in a significant impact associated with the violation of an air quality standard. Because the Northside Neighborhood and Pellissier Ranch Specific Plan would allow for future development that would potentially result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, evident in estimated construction and operational emissions in excess of the SCAQMD emission-based significance thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> (Tables 3.2-12 through 3.2-14), the Northside Neighborhood and Pellissier Ranch Specific Plan would potentially conflict with Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook. Because the Northside Neighborhood and Pellissier Ranch Specific Plan would potentially conflict with Consistency Criterion No. 1, impacts related to the Northside Neighborhood and Pellissier Ranch Specific Plan's potential to conflict with or obstruct implementation of the applicable air quality plan is considered potentially significant (**Impact AQ-1**). Implementation of mitigation measures MM-AQ-1 through MM-AQ-7 would reduce the impact but would not reduce the significance of the impact to a level below significance.

The following mitigation measures will be implemented:

#### **MM-AQ-1 Construction Equipment Emissions Reductions.**

The following measures shall be incorporated to reduce construction criteria air pollutant emissions, including VOC, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>, generated by construction equipment used for

future development projects implemented under the proposed Northside Specific Plan. Prior to the issuance of a grading permit for projects within the Northside Specific Plan, the following shall be incorporated into the grading plan:

- a) For off-road equipment with engines rated at 50 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.<sup>1</sup> Before an exemption may be considered, the applicant shall be required to demonstrate that two construction fleet owners/operators in the region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located in the region. A copy of each unit's certified tier specification or model year specification and California Air Resources Board (CARB) or South Coast AQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. The grading permit shall include a condition to require periodic reporting and provision of written construction documents by construction contractor(s) to ensure compliance.
- b) Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions.
- c) Properly tune and maintain all construction equipment in accordance with manufacturer's specifications;
- d) Require construction equipment such as concrete/industrial saws, pumps, aerial lifts, material hoists, air compressors, forklifts, excavator, wheel loader, and soil compactors be electric or alternative-fueled (i.e. non-diesel). Information on companies and electric powered equipment that can and should be used during construction is available at: <https://www.forconstructionpros.com/construction-technology/article/21107531/electrified-construction-equipment-gaining-momentum>.
- e) To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction.

Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall include measures to reduce the number of large pieces of equipment operating simultaneously during peak construction periods, scheduling of vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling.
- f) Require the use of zero-emissions (ZE) or near-zero emissions (NZE) on-road vehicles (e.g., material delivery trucks and soil import/export) during construction, such as trucks with natural gas engines that meet the CARB's adopted optional NO<sub>x</sub> emission standard of 0.02 grams per brake horsepower-hour (g/bhp-hr). At a minimum, operators must commit to using 2010 model year or newer engines that meet California Air Resources Board

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<sup>1</sup> For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.



(CARB)'s 2010 engine emission standards of 0.01 g/bhp-hr for particulate matter (PM) and 0.20 g/bhp-hr of NO<sub>x</sub> emissions or newer, cleaner trucks and equipment. To monitor and ensure ZE, NZE, or 2010 model year or newer trucks are used, operators must maintain records of all trucks associated with the construction activities, and make these records available to the jurisdiction issuing the grading permit upon request. Alternatively, the jurisdiction may require periodic reporting and provision of written records by operators, and conduct regular inspections of the records to the maximum extent feasible and practicable to enforce the use of specific equipment.

**MM-AQ-2 Fugitive Dust Control.** The following measures shall be incorporated to further reduce construction fugitive dust emissions (PM<sub>10</sub> and PM<sub>2.5</sub>), generated by grading and construction activities of future development projects implemented under the proposed Specific Plan:

Prior to the issuance of a grading permit for projects within the Northside Specific Plan, the following shall be incorporated into the grading plan:

- a) Water or another SCAQWD-approved dust control non-toxic agent shall be utilized on the grading areas at least three times daily to minimize fugitive dust.
- b) All permanent roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as possible following site preparation and grading activities.
- c) Stabilize grading areas as quickly as possible to minimize fugitive dust.
- d) Apply chemical stabilizer, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry, and to on-site stockpiles of excavated material.
- e) Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible.
- f) Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out.
- g) Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred.
- h) Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling.
- i) Evaluate the need for reduction in dust generating activity, potential to stop work, and/or implementation of additional dust control measures if winds exceed 25 miles per hour.
- j) Enforce a 15-mile-per-hour speed limit on unpaved surfaces.
- k) Provide haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance.

- l) Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections, to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.
- m) Review and comply with any additional requirements of SCAQMD Rule 403.

**MM-AQ-3 Architectural Coating VOC Emissions.** To address the impact relative to VOC emissions, Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) shall be used during Project construction/application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, avoid application of architectural coatings during the peak smog season: July, August, and September.

**MM-AQ-4 Encourage Electric Vehicles.** Future projects within the Northside Specific Plan shall comply with the following:

- a) Designate 10% of parking spaces to be for electric and alternative fuel vehicles.
- b) Install Level 2 EV charging stations in 6% of all parking spaces.

**MM-AQ-5 Idling Restriction.** Future projects within the Northside Specific Plan shall minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location. To the extent feasible, future tenants shall restrict idling emission from trucks by using auxiliary power units and electrification. Each cold storage dock door shall provide electrification for transport refrigeration units (TRUs).

**MM-AQ-6 Energy Conservation.** The following energy conservation measures shall be incorporated into building plans of future projects:

- a) Install a solar photovoltaic rooftop system to reduce the electric demand from the local grid.
- b) Install Energy Star rated heating, cooling, lighting, and appliances.
- c) Outdoor lighting shall be light emitting diodes (LED) or other high-efficiency lightbulbs.
- d) Provide information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future tenants of the Northside Specific Plan.
- e) Non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year solar reflective index (SRI) of 64 for a low-sloped roof and 32 for a high-sloped roof.

- f) Outdoor pavement, such as walkways and patios, shall include paving materials with 3-year SRI of 0.28 or initial SRI of 0.33.
- g) Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance.
- h) Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher.
- i) Installation of water heaters with an energy factor of 0.92 or higher.
- j) Maximize the use of natural lighting and include daylighting (e.g., skylights, windows) in rooms with exterior walls that would normally be occupied.
- k) Include high-efficacy artificial lighting in at least 50% of unit fixtures.
- l) Install low-NOx water heaters and space heaters, solar water heaters, or tank-less water heaters.
- m) Use passive solar cooling/heating.
- n) Strategically plant trees to provide shade.
- o) Structures shall be equipped with outdoor electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.

**MM-AQ-7 Low-VOC/Green Cleaning Product Educational Program.** Future tenants shall develop and implement a Low-VOC/Green Cleaning Product and Paint education program.

Despite the implementation of MM-AQ-1 to MM-AQ-7, for the foregoing reasons and the reasons discussed in the EIR, implementation of the proposed Project will result in a conflict with an applicable air quality management plan, and impacts would be significant and unavoidable.

## *2. Increase of Criteria Pollutants*

**Threshold 2:** Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?

**Finding:** Implementation of the proposed Project will result in emissions that would exceed the SCAQMD thresholds for VOC, NO<sub>x</sub>, CO and PM<sub>2.5</sub> during construction, as well as VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> emission exceedances during operations. Implementation of the proposed Project will result in a cumulatively considerable net increase of criteria pollutants for which the Northside Specific Plan region is non-attainment under an applicable federal or state ambient air quality standard. Additionally, because the Northside Specific Plan would exceed the SCAQMD mass daily thresholds of VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> during construction and/or operation, the Northside Specific Plan could have a significant impact on public health. Impacts would be significant and unavoidable. (DEIR pp. 3.2-48 through 3.2-53)

**Explanation:** At this time, construction specifications for future SPA projects are not currently available; therefore, construction emissions were analyzed under a conservative scenario where maximum emissions from each assessed construction phase, as discussed in the DEIR, would

occur concurrently. Based on this analysis, estimated emissions would exceed the SCAQMD thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub> and PM<sub>2.5</sub>. Emissions of SO<sub>x</sub> are not estimated to exceed SCAQMD thresholds. Impacts associated with Specific Plan-generated construction criteria air pollutant emissions would be potentially significant (**Impact AQ-2**).

Regarding operation emissions, as shown in Table 3.2-13 and Table 3.2-14 of the DEIR, the net change in combined daily area, energy, and mobile source emissions from the Northside Neighborhood and Pellissier Ranch Specific Plan Scenarios 1 and 2 and the Baseline Scenario would exceed the SCAQMD operational thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>; SO<sub>x</sub> emissions are not anticipated to exceed SCAQMD thresholds. Therefore, impacts associated with Specific Plan-generated operational criteria air pollutant emissions would be potentially significant (**Impact AQ-3**).

Based on the Northside Specific Plan-generated construction and operational emissions of VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> the Northside Specific Plan would result in a cumulatively considerable increase in emissions of nonattainment pollutants. The Northside Specific Plan would potentially result in a cumulatively considerable net increase of criteria pollutants for which the Northside Specific Plan region is non-attainment under an applicable federal or state ambient air quality standard. Impacts would be potentially significant (**Impact AQ-4**).

Elevated levels of criteria air pollutants above adopted thresholds as a result of the Northside Specific Plan's construction and operation could cause adverse health effects associated with these pollutants. Because the Northside Specific Plan would exceed the SCAQMD mass daily thresholds of VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> during construction and/or operation, the Northside Specific Plan could have a significant impact on public health. Impacts would be potentially significant (**Impact AQ-5**).

Implementation of mitigation measures MM-AQ-1 through MM-AQ-7 would reduce these impacts but would not reduce the significance of the impact to a level below significance. See language for MM-AQ-1 through MM-AQ-7 above.

Despite the implementation of MM-AQ-1 through MM-AQ-7, for the foregoing reasons and the reasons discussed in the EIR, implementation of the proposed Project will result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and impacts would be significant and unavoidable. (DEIR pp. 3.2-65 through 3.2-67)

### *3. Exposure of Sensitive Receptors to Pollutants*

**Threshold 3:** Would the Project expose sensitive receptors to substantial pollutant concentrations?

**Finding:** Construction activities associated with future development allowed under proposed Project would generate NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> emissions in excess of site-specific localized significance thresholds (LSTs). Therefore, nearby sensitive receptors would be exposed to substantial pollutant concentrations that exceed LSTs. Additionally, implementation of the

proposed Project could result in toxic air contaminant (TAC) exposure to existing or future sensitive land uses during construction and operation. Lastly, the potential health effects associated with other criteria air pollutants would be significant, because construction and operation of the Northside Specific Plan could result in exceedances of the SCAQMD significance thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Implementation of Mitigation Measures MM-AQ-1, MM-AQ-3, MM-AQ-4, MM-AQ-5, MM-AQ-6, MM-AQ-7, MM-AQ-9, and MM-AQ-10 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 3.2-65 through 3.2-67)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3).)

Explanation: Sensitive receptors are those individuals more susceptible to the effects of air pollution than the population at large. As shown in Table 3.2-12 of the DEIR, construction activities associated with future development allowed under the Northside Specific Plan would generate NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> emissions in excess of site-specific LSTs; therefore, localized construction impacts to nearby sensitive receptors would be potentially significant (**Impact AQ-6**). The proposed Project could result in TAC exposure to existing or future sensitive land uses during construction. Diesel equipment would be subject to the CARB air toxic control measures for in-use off-road diesel fleets, which would minimize DPM emissions; however, the levels of potential emissions in relation to the location of sensitive receptors cannot be estimated with a level of accuracy, resulting in a potentially significant impact (**Impact AQ-7**). Additionally, due to the uncertainty of Specific Plan land uses and tenants, and their associated TAC emissions, as well as the potential location of additional sensitive receptors, and the effectiveness of TAC reduction measures, the Northside Specific Plan could have a potentially significant health risk impact as a result of operation (**Impact AQ-8**). Lastly, construction of future projects in accordance with the Northside Specific Plan would result in emissions that would exceed the SCAQMD thresholds for criteria air pollutants including VOC, NO<sub>x</sub>, CO and PM<sub>2.5</sub>. Implementation of the Northside Specific Plan could result in emissions that would exceed the SCAQMD thresholds for criteria air pollutants including VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Emissions of these criteria air pollutants could contribute to health effects (**Impact AQ-9**).

Implementation of mitigation measures MM-AQ-1 through MM-AQ-7, MM-AQ-8, MM-AQ-9, and MM-AQ-10 will be implemented to reduce these impacts to the maximum extent feasible but would not reduce the significance of the impacts to a level below significance. See language for MM-AQ-1 through MM-AQ-7 above.

**MM-AQ-8 Health Risk Siting.** Future projects shall minimize exposure of new sensitive receptors to toxic air contaminants (TACs), to the extent possible, and consider distance, orientation, and wind direction when siting TAC-emitting sources near sensitive land uses to minimize exposure and associated health risk.

**MM-AQ-9 Toxic Air Contaminant Reduction.** Prior to the approval of a use that would generate new sources of TAC emissions (i.e., light industrial, distribution centers, gasoline dispensing facilities, dry cleaners) in close proximity to existing sensitive land uses, require development projects to implement applicable best management practices, as necessary and feasible, that will reduce exposure to TACs. Specific reduction measures will be evaluated and determined depending on proposed land use TAC sources and feasibility.

**MM-AQ-10 Health Risk Assessment Requirements.** Consistent with the California Air Resources Board's recommendations on siting new sensitive land uses, a formal health risk assessment shall be performed for future projects if the following conditions apply:

- a) *Distribution Centers.* For any distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week located within 1,000 feet of a sensitive receptor. In addition, configuration of entry and exit points of the distribution center shall be considered to minimize exposure to sensitive receptors.
- b) *Gasoline Dispensing Facilities.* For any large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 300 feet of a sensitive receptor. For any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet of a sensitive receptor.
- c) *Dry Cleaners Using Perchloroethylene.* For any dry-cleaning operation within 300 feet of a sensitive receptor. For operations with three or more machines, consult with the South Coast Air Quality Management District for when a health risk assessment shall be prepared as the distance to the closest sensitive receptor may be less than 300 feet.
- d) *Other Sources of Toxic Air Contaminants.* For other sources of TACs, the City shall evaluate the need to prepare a health risk assessment based on the types of TACs and the distance to sensitive receptors. This includes requiring a health risk assessment for any development proposing to site sensitive receptors within 500 feet of a freeway that has 100,000 vehicles on an average day in accordance with CARB requirements.

Despite the implementation of Mitigation Measures MM-AQ-1 through MM-AQ-10, for the foregoing reasons and the reasons discussed in the EIR, implementation of the proposed Project may expose sensitive receptors to substantial pollutant concentrations, and impacts would be significant and unavoidable. (DEIR pp. 3.2-65 through 3.2-67)

#### 4. Emissions Leading to Odors

**Threshold 4:** Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Finding: Odor-generating land uses associated with future development allowed under the Northside Specific Plan have the potential to generate an odor impact that is considered potentially significant. Implementation of Mitigation Measures MM-AQ-11 and MM-AQ-12 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 3.2-65 through 3.2-67)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3).)

Explanation: Based on potential types of land uses proposed for the Northside Specific Plan, during the operational phase of the Northside Specific Plan, anticipated odors could be generated from industrial or retail land uses, including food-service odors. Because specific land uses and tenants have not been identified for the Northside Specific Plan, odor sources associated with future development allowed under the Northside Specific Plan and their potential to cause a significant impact to nearby sensitive receptors also cannot be identified. Therefore, the potential for the Northside Specific Plan to generate an odor impact is considered potentially significant (**Impact AQ-10**).

Implementation of mitigation measures MM-AQ-11 and MM-AQ-12 will be implemented to reduce this impact to the maximum extent feasible but would not reduce the significance of the impact to a level below significance.

**MM AQ-11 Odor Siting.** Future land uses that have the potential to generate objectionable odors shall be located as far away as possible and/or downwind from sensitive receptors.

**MM AQ-12 Odor Abatement Plan.** Any odor generated by a land use shall implement an Odor Abatement Plan (OAP). The OAP shall include the following:

- a) Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints.
- b) Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.
- c) Description of potential odor sources at the facility.
- d) Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications, and/or feasible add-on air pollution control equipment.
- e) Contingency measures to curtail emissions in the event of a public nuisance complaint.

Implementing of mitigation measures MM-AQ-11 and MM-AQ-12 would reduce this impact. However, the City of Riverside does not have jurisdiction over development projects that occur

within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, this impact is considered significant and unavoidable. (DEIR pp. 3.2-65 through 3.2-67)

### C. BIOLOGICAL RESOURCES

#### *1. Candidate, Sensitive, or Special Status Species and Habitats*

**Threshold 1:** Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

**Finding:** Implementation of the Project could result in direct impacts to special-status plants both within and outside of the Multiple Species Habitat Conservation Plan (MSHCP) area, could result in indirect impacts to special-status plant species, and could result in long term impacts to special-status plant species. Implementation of the Project could result in direct impacts to special-status wildlife species both within and outside of the MSHCP area, could result in indirect impacts to special-status wildlife species, and could result in long term impacts to special-status wildlife species. Implementation of mitigation measures MM-BIO-1a, MM-BIO-1b, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-5a, MM-BIO-5b, MM-BIO-6a, MM-BIO-6b, MM-BIO-7a, MM-BIO-8a, MM-BIO-8bMM-BIO-9, and MM-BIO-13 would reduce impacts to the maximum extent feasible. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, impacts would be considered significant and unavoidable. (DEIR pp. 3.3-68-75)

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3).)

**Explanation:** Implementation of the Project could result in potentially significant direct impacts to the following special status plants outside of the MSHCP: San Diego Ambrosia, thread-leaved brodiaea, smooth tarplant, and Parry's spineflower (**Impact BIO-1a**). Implementation of the Project could result in potentially significant direct impacts to special status plants within the MSHCP unless assurances are provided that future projects would implement measures consistent with the MSHCP (**Impact BIO-1b**). Implementation of the Project could result in potentially significant short-term indirect impacts to special-status plants due to construction-related activities (i.e., generation of fugitive dust, changes in hydrology, release of chemical pollutants, etc.) (**Impact BIO-2**). Additionally, the Project could result in potentially significant long-term indirect impacts due to development near special-status plant species or their suitable habitat, which can cause chemical releases such as oils and grease from vehicles that could degrade habitat; increased



invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion (**Impact BIO-3**).

Implementation of the Project could result in potentially significant direct impacts to the following special-status wildlife species outside of the MSHCP: San Bernardino kangaroo rat and Stephens' kangaroo rat (**Impact BIO-4a**); listed fairy shrimp (**Impact BIO-5a**); and coastal California gnatcatcher (**Impact BIO-6a**). Potential impacts to these listed species from future development in the SPA are potentially significant depending on presence of the species within or in the vicinity of the proposed Project area and the location and size of the impact. In addition, potential impacts to non-listed special-status species from future development in the SPA would be potentially significant, depending on the location and size of the impact as well (**Impact BIO-7a**). This includes potential impacts to burrowing owl (**Impact BIO-8a**).

Inside of the MSHCP, the potential for San Bernardino kangaroo rat, Stephens' kangaroo rat, and Riverside fairy shrimp to occur in the SPA is considered to be low; and potential for coastal California gnatcatcher to occur is considered moderate. Implementation of the Project could result in potentially significant direct impacts to the following special-status wildlife within the MSHCP: Los Angeles pocket mouse, San Bernardino kangaroo rat, and Stephens' kangaroo rat (**Impact BIO-4b**); listed fairy shrimp (**Impact BIO-5b**); coastal California gnatcatcher (**Impact BIO-6b**); and burrowing owl (**Impact BIO-8b**).

Mitigation measures MM-BIO-1a, MM-BIO-1b, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-5a, MM-BIO-5b, MM-BIO-6a, MM-BIO-6b, MM-BIO-7a, MM-BIO-7b, MM-BIO-8a, MM-BIO-8b, MM-BIO-9, and MM-BIO-13 will be implemented to reduce these impacts to the maximum extent feasible but would not reduce the significance of the impacts to a level below significance.

#### **MM-BIO-1a Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation**

**Outside of the Western Riverside County Multiple Habitat Conservation Plan (MSHCP).** Prior to ground disturbance or issuance of a grading permit involving projects on undeveloped lands in the Northside Specific Plan area (SPA) outside of the MSHCP, botanical field surveys according to 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities shall be conducted by a Qualified Biologist. If there are special-status plants, then mitigation shall be required. If State-listed plants have the potential to be impacted, the applicant shall apply for Incidental Take Permit through the California Department of Fish and Wildlife for authorization of those impacts.

For special-status plants, if 100% of the area with the species cannot be avoided, then mitigation, in the form of mitigation credits or land acquisition and conservation, would be required Agency-approved Habitat mitigation credits or

occupied replacement lands shall be purchased at a minimum 3:1 ratio (acres mitigated acres impacted).

#### **MM-BIO-1b: Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation**

**Inside the MSHCP:** The federally and state-listed species that have a low potential to occur in the SPA in the MSHCP are covered under the MSHCP, and “take” coverage and measures are included in the MSHCP as long as species-specific requirements are met. Additionally, non-listed special-status plants with a moderate potential to occur are also covered under the MSHCP and mitigated by complying with the MSHCP.

Approximately 180 acres of the SPA lies with Narrow Endemic Plant Species Survey Area (NEPSSA) No. 7. Future development in NEPSSA No. 7 would require a habitat assessment for San Diego ambrosia (low potential to occur), Brand’s phacelia (not expected to occur), and San Miguel savory (low potential to occur) (Figure 3.3-4, Western Riverside MSHCP). Therefore, a site-specific habitat assessment shall be required for all future development in the 180-acre portion of the SPA in NEPSAA No. 7 prior to construction. If a suitable habitat is found, a focused rare plant survey must be completed when the NEPSAA No. 7 species would be visible. Where survey results are positive for Narrow Endemic Plant Species, any future development with the potential to affect Narrow Endemic Plant Species shall be subject to avoidance of 90% of those portions of the project site that provide for long-term conservation value of the identified Narrow Endemic Plant Species until it is demonstrated that conservation goals for the particular species are met. Equivalency findings must be made as described in Section 6.3.2 of the MSHCP. If it is determined that the 90% threshold cannot be met and achievement of overall MSHCP conservation goals for the particular species have not yet been demonstrated, then the applicant must prepare a determination of biologically equivalent or superior preservation (DBESP) document that will include measures to reduce significant impacts similar to those as described for areas outside the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved, the applicant shall implement the DBESP measures. No additional surveys or further measures are required for special-status plants in the MSHCP.

## **MM-BIO-2 Standard Best Management Practices (BMPs)**

Prior to ground disturbance or issuance of a grading or construction permit within the Northside Specific Plan undeveloped lands or within 500 feet of such lands (including projects adjacent to the Santa Ana River), the following BMPs shall be included on grading and construction plans notes. The applicable jurisdiction (i.e., City of Colton, City of Riverside, or County of Riverside) shall have the right to access and inspect any sites of approved projects, including any restoration/enhancement area for compliance with project approval conditions including these BMPs. Within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), these measures are also consistent with MSHCP Volume I, Appendix D.

### **Lighting**

- Within 500 feet of the suitable habitat for special-status wildlife, construction performed outside the hours of 7:00 p.m. and 7:00 a.m. on weekdays and outside the hours of 5:00 p.m. and 8:00 a.m. on Saturdays (per the City's Title 7 – Noise Control ordinances) shall use minimal illumination in order to perform the work safely. All lighting shall be directed downward and shielded to focus illumination on the desired work areas only, and to prevent light spillage onto adjacent habitat.

### **Debris/Pollution**

- Fully covered trash receptacles that are animal-proof will be installed and used during construction to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Trash contained within the receptacles will be removed at least once a week from the project site.
- No litter, construction materials, or debris will be discharged into jurisdictional waters or MSHCP riparian/riverine sources.
- Construction work areas shall be kept clean of debris, trash, and construction materials.

### **Measures to Avoid Impacts to Streambed and Water Quality**

- Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
- Projects shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern, as feasible. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of riparian species.

- When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
- Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements as described in Northside Neighborhood and Pellissier Ranch Specific Plan Program Environmental Impact Report **CM-HYD-1**.

### **Vehicle and Equipment Restrictions and Maintenance**

- Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas, other sensitive habitats, and jurisdictional waters of the United States/state. These designated areas shall be located in such a manner as to prevent any runoff from entering these sensitive habitats. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city or County, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

### **Environmental Awareness Training and Biological Monitoring**

#### ***Worker Environmental Awareness Program (WEAP) and Ongoing Training***

Prior to grading, a preconstruction meeting shall be required that includes a training session for project personnel by a qualified biologist. The training shall include: (1) a description of the species of concern and its habitats; (2) the general provisions of the applicable regulations pertaining to biological resources, including the Endangered Species Act and the MSHCP; (3) the need to adhere to the provisions of the Endangered Species Act and the MSHCP and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the project; and (6) the access routes to and project site boundaries within which the project activities must be accomplished.

Additionally, WEAP shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures and any required

permits from the resource agencies shall be made available to construction personnel.

A training program, such as training video, coordinated by the project biologist, may also be used.

### ***Biological Monitoring and Compliance Documentation***

A qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources outside the project footprint.

### ***Minimization of Disturbance***

- The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
- The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
- The upstream and downstream limits of project disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
- Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

### ***Exotic Species***

- Exotic species that prey upon or displace target species of concern shall be permanently removed from the site to the extent feasible.

## **MM-BIO-3 Restoration of Temporary Impacts to Uplands with Non-Invasive Species**

Prior to ground disturbance or issuance of a grading or construction permit of projects within the Northside Specific Plan on undeveloped lands, grading and construction plans shall include the following note regarding temporary impacts to uplands:

Site construction areas subjected to temporary ground disturbance in undeveloped areas disturbance activity, and revegetated with an application of a native seed mix, if necessary, prior to or during seasonal rains to promote passive restoration of the area to pre-project conditions (except that no invasive plant species will be restored). An area subjected to “temporary” disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. If any grading occurred in areas intended to remain undeveloped, the site will be recontoured to natural grade. This measure does not apply to situations in urban/developed areas that are temporarily impacted and will be returned to an urban/developed land use. Prior to seeding temporary ground disturbance areas, the project biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.

#### **MM-BIO-4 Avoidance/Minimization of Long-term Indirect Impacts to Special-Status Species**

Prior to ground disturbance or issuance of a construction permit within 500 feet of suitable habitat for special-status species (including the Santa Ana River) with potential to occur in the Specific Plan Area (SPA), construction plans and conditions of approval shall include the following to address indirect impacts to special-status species:

***Drainage:*** Future development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

***Toxics:*** Future proposed projects that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharges. Measures such as those employed to address drainage issues shall be implemented.

***Lighting:*** Night lighting shall be directed away from suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting is not increased. Energy-efficient LPS or HPS lamps shall be used exclusively to dampen glare, in

accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), where applicable.

**Noise:** Proposed noise-generating land uses affecting suitable habitat for special-status species shall incorporate setbacks, berms, or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife should not be subject to noise that would exceed residential noise standards.

**Invasives:** When approving landscape plans for future development, invasive, non-native plant species listed on the most recent California Invasive Plant Council inventory (<https://www.cal-ipc.org/plants/inventory/>) with a rating of moderate or high shall not be included in landscaping. For future development within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), invasive, non-native species listed in MSHCP Section 6.1.4, Table 6-2, will also be prohibited in landscaping.

**Barriers:** Future development shall incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in suitable habitat for special-status wildlife. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.

**Grading/Land Development:** Manufactured slopes associated with future development within the SPA shall not extend into the Santa Ana River or other suitable habitat for special-status species that would be avoided and/or conserved.

#### **MM-BIO-5a San Bernardino Kangaroo Rat, Stephens' Kangaroo Rat, and Los Angeles Pocket Mouse Mitigation**

**Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):** Prior to ground disturbance or issuance of grading permits for projects within the Northside Specific Plan areas outside of the MSHCP on undeveloped lands, a CDFW-approved qualified biologist shall conduct pre-construction trapping surveys within suitable habitat to determine presence of SBKR, Los Angeles pocket mouse, and Stephen's kangaroo rat, following trapping protocols acceptable to California Department of Fish and Wildlife. If Los Angeles pocket mouse is present, mitigation of no less than 2:1 will be required. Additionally, the City shall prepare and implement a set of avoidance and minimization measures aimed at protecting special-status small mammals from project-related impacts. The proposed avoidance and minimization measures shall be provided to CDFW for review and approval *no fewer than 30 days prior to the initiation of project activities*. If San Bernardino kangaroo rat or Stephen's kangaroo rat is present on the site, an incidental take permit and mitigation at no less than 3:1 (replacement to impact) ratio for loss of habitat would be required, or as determined in the appropriate CESA authorization for listed species.

Construction will not proceed until appropriate authorization (i.e., CESA ITP under Fish and Game Code section 2081) is obtained.

**MM-BIO-5b San Bernardino Kangaroo Rat, Stephens' Kangaroo Rat, and Los Angeles Pocket Mouse Mitigation**

**Inside of the MSHCP.** Approximately 12 acres of the SPA are located with the San Bernardino kangaroo rat and Los Angeles pocket mouse survey area. Prior to construction, any future development in the MSHCP San Bernardino kangaroo rat and Los Angeles pocket mouse survey area would require a habitat assessment and focused surveys, if suitable habitat is present. There is no official survey protocol (assessment and trapping) required in the MSHCP; however, the MSHCP Biological Monitoring Program has developed and refined a survey protocol that should be used as a guide to assess if adequate Los Angeles pocket mouse and San Bernardino kangaroo rat surveys have been conducted (refer to Los Angeles pocket mouse and San Bernardino kangaroo rat Survey Reports at the MSHCP website: <http://wrc-rca.org/about-rca/monitoring/monitoring-surveys/>). If presence of San Bernardino kangaroo rat or Stephens' kangaroo rat is known or assumed to occur on the project site located inside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

Based on the Qualified Biologist assessment and surveys for San Bernardino kangaroo rat and/or Los Angeles pocket mouse, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided and equivalency findings shall be made as described in the Section 6.3.2 of the MSHCP. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document that proposes on measures to reduce significant impacts to these species similar to those described for other small mammals in areas outside the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future CEQA document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable. The SPA does not overlap with Stephens' kangaroo rat Core Reserve Areas designated in the SKR Habitat Conservation Plan (SKR HCP) but is located within the SKR HCP fee area. As a covered species, "take" of this species would be authorized within the SPA. Also, the applicant must pay the standard SKR HCP Development Mitigation Fee.

**MM-BIO-6a Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation**

Prior to ground disturbance or issuance of a grading permit for projects on undeveloped sites within the Northside Specific Plan, a habitat assessment shall be conducted by a Qualified Biologist to determine whether there are vernal pools or



other habitat suitable for fairy shrimp present on the site. If there is suitable habitat, then fairy shrimp surveys must be conducted pursuant to USFWS Survey Guidelines for the Listed Large Branchiopods (USFWS 2019b). If the first survey is negative for listed fairy shrimp, then an additional season (wet or dry, whichever one wasn't already conducted) of surveys shall be completed as well. If presence of listed fairy shrimp is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

***Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):*** Based on the Qualified Biologist assessment and surveys for listed fairy shrimp, creation and/or enhancement of suitable habitat for the applicable species of fairy shrimp shall be required at a minimum ratio of 2:1. This effort shall include salvage of fairy shrimp cysts from impacted habitat and relocation into the created and/or enhanced suitable habitat. The created and/or enhanced suitable habitat shall be conserved via a conservation easement or other method approved by the U.S. Fish and Wildlife (USFWS). Prior to the issuance of a grading permit, a take permit from the USFWS shall be obtained as described in Northside Specific Plan Program Environmental Impact Report **CM-BIO-1**, and measures may be refined with further input from the USFWS.

#### **MM-BIO-6b Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation**

Prior to ground disturbance or issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a habitat assessment shall be conducted by a Qualified Biologist to determine whether there are vernal pools or other habitat suitable for fairy shrimp present on the site. If there is suitable habitat, then fairy shrimp surveys must be conducted pursuant to USFWS Survey Guidelines for the Listed Large Branchiopods (USFWS 2019b). If the first survey is negative for listed fairy shrimp, then an additional season (wet or dry, whichever one wasn't already conducted) of surveys shall be completed as well. If presence of listed fairy shrimp is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

***Inside of the MSHCP:*** Based on the Qualified Biologist assessment and surveys for listed fairy shrimp, ***90% of the habitat with long-term conservation value must be avoided.*** If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document and would propose measures similar to those applicable to areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved and prior to grading or

construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

#### **MM-BIO-7a Coastal California Gnatcatcher Surveys**

**Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).** Prior to ground disturbance or issuance of a grading permit on undeveloped sites within the Northside Specific Plan a Qualified Biologist shall conduct a habitat assessment for coastal California gnatcatcher (*Poliophtila californica californica*). If there is suitable habitat for coastal California gnatcatcher present, a focused protocol-level survey using the most recent U.S. Fish and Wildlife Service (USFWS) protocol for the species, which is currently Coastal California Gnatcatcher Presence/Absence Survey Guidelines (USFWS 1997). If presence of coastal California gnatcatcher is known or assumed to occur on the project site located outside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant:

Based on the Qualified Biologist assessment and surveys for coastal California gnatcatcher, suitable habitat for the species must be conserved at a minimum of a 2:1 ratio, depending on the quality of habitat impacts and the quality of habitat conserved determined to be present by the Qualified Biologist. No clearing, grubbing, grading, or other construction activities shall occur during the coastal California gnatcatcher breeding season (March 1 to August 15). If construction activities cannot be completed outside coastal California gnatcatcher breeding season, then a pre-construction survey shall be conducted in all areas of suitable habitat, by a Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit). If found during pre-construction surveys, a 500-foot buffer will be required around the nest site. Additionally, prior to issuance of a grading permit on undeveloped sites with confirmed presence of coastal California gnatcatcher, a take permit from the USFWS would be required as described in Northside Specific Plan Program Environmental Impact Report **CM-BIO-1** and measures may be refined with future input from the USFWS.

#### **MM-BIO-7b Coastal California Gnatcatcher Surveys**

**Inside of the MSHCP.** Coastal California gnatcatcher is a covered species under the MSHCP, and no additional surveys are required for areas inside the MSHCP. Direct impacts to nesting coastal California gnatcatchers would be avoided through implementation of nesting bird surveys and seasonal restrictions on occupied habitat removal, as described in **MM-BIO-13**.

#### **MM-BIO-8a Burrowing Owl Pre-Construction Surveys and Avoidance Measures**

**Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).** Prior to ground disturbance or issuance of a grading permit on undeveloped sites outside of the MSHCP within the Northside

Specific Plan, a habitat assessment for the potential for burrowing owl to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for burrowing owl, then breeding seasons surveys as described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012) shall be conducted by a Qualified Biologist. If presence of burrowing owl is determined, the applicant shall contact California Department of Fish and Wildlife (CDFW) and conduct an impact assessment, in accordance with Staff Report on Burrowing Owl Mitigation prior to commencing project activities to determine appropriate mitigation, including the acquisition and conservation of occupied replacement habitat at no less than 2:1 ratio. In addition, following measures shall be completed prior to grading permit issuance outside of the MSHCP.

No less than 14 days prior to ground-disturbing activities (vegetation clearance, grading), a Qualified Biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction take avoidance surveys on and within 200 meters (656 feet) of the construction zone to identify occupied breeding or wintering burrowing owl burrows. The take avoidance burrowing owl surveys shall be conducted in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012) and shall consist of walking parallel transects 7 to 20 meters apart, adjusting for vegetation height and density as needed, and noting any burrows with fresh burrowing owl sign or presence of burrowing owls. Copies of the burrowing owl survey results shall be submitted to the California Department of Wildlife (CDFW) and the City of Colton.

If burrowing owls are detected on site, no ground-disturbing activities shall be permitted within 200 meters (656 feet) of an occupied burrow. A smaller buffer may be established if the qualified biologist determines a reduced buffer would not adversely affect the burrowing owl(s).

If avoidance of active burrows is infeasible, a qualified biologist shall prepare and submit a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012) to the CDFW for review/approval prior to the commencement of disturbance activities on-site. Passive relocation consists of excluding burrowing owls from occupied burrows and providing suitable artificial burrows nearby for the excluded burrowing owls. Prior to disturbance of the occupied burrows, suitable replacement of burrows shall be provided at a ratio of 2:1 and permanent conservation and management of burrowing owl habitat such that the habitat acreage, number of burrows and burrowing owl impacts are replaced consistent with the Staff Report on Burrowing Owl Mitigation including its Appendix A within designated adjacent conserved lands identified through coordination with CDFW. A qualified biologist shall confirm the natural or artificial burrow on the conservation lands are suitable for use by the owls. Monitoring and management of the replacement burrow site(s) shall be conducted and a reporting plan shall be prepared. The objective shall be to manage the replacement burrow sites for the benefit of burrowing owls (e.g.,

minimizing weed cover), with the specific goal of maintaining the functionality of the burrows for a minimum of 2 years.

#### **MM-BIO-8b Burrowing Owl Pre-Construction Surveys and Avoidance Measures**

**Inside of the MSHCP:** Approximately 252 acres of the SPA are located within the MSHCP burrowing owl survey area. Prior to ground disturbance or issuance of a grading permit within the MSHCP burrowing owl survey area, a habitat assessment and focused surveys, if suitable habitat is present, shall be completed. All burrowing owl surveys must be conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). If other methodologies are followed (e.g., CDFG 2012), the Qualified Biologist shall provide further justification regarding why the survey methods implemented yielded optimal results even when the accepted protocol was not followed. Methodology shall be separated into discussions for Step I (habitat assessment), Step II-A (focused burrow survey), and Step II-B (focused burrowing owl surveys), as applicable.

If burrowing owl are confirmed present on the project site, 90% of those portions of the site that provide for long-term conservation value for the burrowing owl shall be avoided, and equivalency findings shall be made as described in the Section 6.3.2 of the MSHCP as feasible prior to the issuance of a grading permit. If the 90% avoidance threshold cannot be met, then the application must prepare a determination of biological equivalent or superior preservation (DBESP) document that proposes measures, such as buffers similarly described for areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service (USFWS), and CDFW as described in Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Additionally, the applicant would be required to prepare a Burrowing Owl Protection and Relocation Plan. This plan would need to be coordinated with, and reviewed and approved by the USFWS and CDFW, including the state banding permit office and federal Migratory Bird Treaty Act office if active relocation is needed, prior to initiating any site-disturbing activities. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

***Pre-Construction Survey:*** Within all 252 acres of the SPA located within the MSHCP burrowing owl survey area, regardless of survey results, a pre-construction survey shall be conducted for burrowing owl in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). In accordance with these instructions, this survey would occur within 30 days prior to ground-disturbance activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, grading, equipment staging,). A minimum of one survey site visit within the described time

frame prior to any site disturbance (e.g., vegetation clearing and grubbing, tree removal, site watering, equipment staging, grading) is required to confirm presence or absence of owls on the site. Pre-construction surveys shall be conducted by a qualified biologist. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl have not colonized the site since it was last disturbed. If burrowing owl are found, the same coordination described above will be necessary. If burrowing owl are present within the survey area, take of owls and active nests shall be avoided as determined by a qualified biologist.

#### **MM-BIO-9 Special-Status Wildlife Habitat Assessment, Pre-Construction Sweep, and Monitoring**

**Habitat Assessment.** Prior to ground disturbance or issuance of a grading permit on undeveloped sites outside of the Western Riverside County Multiple Species Conservation Plan (MSHCP) within the Northside Specific Plan, a habitat assessment for the potential for special-status wildlife to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for special-status wildlife, then the project grading plan shall list, and the applicant shall implement the following pre-construction sweep and monitoring measures to minimize or avoid impacts to special-status wildlife species.

**Pre-Construction Sweep.** Prior to ground disturbance or initiation of clearing, grading or construction, a Qualified Biologist shall conduct a daily pre-construction survey sweep within areas of suitable habitat for special-status species wildlife. The Qualified Biologist shall look for special-status species that may be located within or immediately adjacent to (within 500 feet of) the project work areas, as permitted by access. Any individual special-status wildlife species observed within the project work areas during the pre-construction survey will be flushed or moved out of harm's way to avoid direct impacts to these species. If a population of special-status wildlife are observed during the pre-construction survey and cannot be avoided by the project, additional measures may be required as determined through consultation with the California Department of Fish and Wildlife (CDFW). Additional measures may include seasonal restrictions (e.g., if burrowing owl nesting burrows are identified and cannot be avoided), relocation of the species, and/or compensatory habitat-based mitigation at a minimum 1:1 ratio for the loss of occupied habitat (in which the open space areas to remain post-construction could be counted toward the overall compensatory mitigation requirements, as applicable).

**Monitoring.** A Qualified Biologist shall be present to monitor vegetation removal and topsoil salvaging and stockpiling immediately adjacent to or within suitable habitat. The Qualified Biologist shall possess an appropriate California scientific collecting permit to handle special-status species likely to occur in the project area. If special-status wildlife species are detected in the work area during the monitoring effort, the authorized Qualified Biologist will capture and relocate individuals to

nearby undisturbed areas with suitable habitat outside of the construction area, but as close to their origin as possible. All special-status wildlife moved or flushed during project activities will be documented by the biologist on site and provided to San Bernardino and Riverside Counties and/or CDFW upon completion of construction and prior to the issuance of occupancy permits.

### **MM-BIO-13 Nesting Bird Surveys**

Prior to ground disturbance or issuance of a grading or construction permit on undeveloped sites or sites within 500 feet of undeveloped areas, the grading plans and construction plans shall state the following nesting bird requirements.

A Qualified Biologist shall conduct pre-construction surveys no earlier than 14 days prior to any on-site grading and construction that may occur during the nesting/breeding season of special-status bird species. Pre-construction nesting bird surveys shall also need cover a 500-foot buffer around the site. The pre-construction surveys shall be conducted between March 1 and September 1, or as determined by the Qualified Biologist.

If occupied nests are found, then limits of construction to avoid occupied nests shall be established by the Qualified Biologist in the field with flagging, fencing, or other appropriate barriers (e.g., 250 feet around active passerine nests to 500 feet around active non-listed raptor nests), and construction personnel shall be instructed on the sensitivity of nest areas. The Qualified Biologist shall serve as a construction monitor during those periods when construction activities are to occur near active nest areas to avoid inadvertent impacts to these nests. The Qualified Biologist may adjust the 250-foot or 500-foot setback at his or her discretion depending on the species and the location of the nest (e.g., if the nest is well protected in an area buffered by dense vegetation). Once the Qualified Biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival, construction may proceed in the setback areas. If nesting raptors or migratory birds are not detected during the pre-construction survey, no further measures shall be required, and construction activities may proceed.

Implementing of these mitigation measures would reduce these impacts to a less than significant level. The City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions, however, the recommended mitigation is provided so that the County of Riverside and the City of Colton can adopt them in adopting this EIR, making them enforceable. Nonetheless, for the purposes of the City of Riverside's analysis, those impacts are considered significant and unavoidable. (DEIR pp. 3.3-68 through 3.3-75)

## 2. *Riparian Habitat or other Sensitive Natural Communities*

**Threshold 2:** Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

**Findings:** Implementation of the Project could result in direct impacts to sensitive natural communities both within and outside of the MSHCP area, could result in indirect impacts to sensitive natural communities due to construction activities, and could result in long term impacts to sensitive natural communities. Implementation of mitigation measures MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-6b, MM-BIO-11a, MM-BIO-11b, MM-BIO-12, and MM-BIO-13 would reduce impacts to the maximum extent feasible. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, impacts would be considered significant and unavoidable. (DEIR pp. 3.3-68-75)

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3).)

**Explanation:** While there are no known sensitive natural communities in portions of the SPA outside of the MSHCP, there are two acres of mulefat scrub which may potentially be regulated by ACOE, CDFW, and/or RWQCB that could be impacted by future projects occurring under the Project, and there is potential for future development within the SPA and outside of the MSHCP to impact sensitive communities. These impacts would be potentially significant (**Impact BIO-11a**). Additionally, while there are no known sensitive natural communities in portions of the SPA and within the MSHCP, there is potential for future development within the SPA and MSHCP to impact sensitive communities (i.e., riparian/riverine and vernal pools) inside of the MSHCP, and these potential impacts would be potentially significant (**Impact BIO-11b**).

Implementation of the Project could result in potentially significant short-term indirect impacts to sensitive vegetation communities resulting from construction activities. Impacts could occur due to the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; the adverse effect of invasive plant species; and unintentional clearing, trampling, or grading outside of the proposed construction zone (**Impact BIO-12**). Additionally, long-term indirect impacts to sensitive natural communities could result from development near such sensitive vegetation communities, due to chemical releases such as oils and grease from vehicles that could degrade habitat; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion. These potential long-term indirect impacts to sensitive vegetation communities would be potentially significant (**Impact BIO-13**).

Mitigation measures MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-6b, MM-BIO-11a, MM-BIO-11b, MM-BIO-12, and MM-BIO-13 will be implemented to reduce these impacts to the maximum extent feasible. Refer to the full text of MM-BIO-2, MM-BIO-3, MM-BIO-4, and MM-BIO-13 above.

#### **MM-BIO-6b Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation**

Prior to ground disturbance or issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a habitat assessment shall be conducted by a Qualified Biologist to determine whether there are vernal pools or other habitat suitable for fairy shrimp present on the site. If there is suitable habitat, then fairy shrimp surveys must be conducted pursuant to USFWS Survey Guidelines for the Listed Large Branchiopods (USFWS 2019b). If the first survey is negative for listed fairy shrimp, then an additional season (wet or dry, whichever one wasn't already conducted) of surveys shall be completed as well. If presence of listed fairy shrimp is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.

***Inside of the MSHCP:*** Based on the Qualified Biologist assessment and surveys for listed fairy shrimp, *90% of the habitat with long-term conservation value must be avoided.* If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document and would propose measures similar to those applicable to areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

#### **MM-BIO-11a Sensitive Vegetation Communities**

**Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):** Prior to ground disturbance or issuance of a grading permit on undeveloped sites outside the MSHCP within the Northside Specific Plan City of Colton area, a Qualified Biologist shall conduct vegetation mapping within the proposed project site. The Qualified Biologist will determine if there is a sensitive natural community per the California Department of Fish and Wildlife (CDFW 2019) present on site. If there is a sensitive natural community on site, and the community cannot be avoided, the impact must be mitigated at not less than a 1:1 ratio through conservation of the same vegetation community either on site, off site, or through an approved mitigation bank. The mitigation site shall be fenced and preserved. If on-site preservation occurs, non-native plant species listed on the most recent California Invasive Plant Council inventory (<https://www.cal->



ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in proposed landscaping. A sensitive habitat mitigation proposal will be provided by the applicant via a Qualified Biologist and approved by the City of Colton prior to the issuance of a grading permit. The sensitive habitat mitigation plan shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

### **MM-BIO-11b Sensitive Vegetation Communities**

***Inside of the MSHCP:*** For future development in the Specific Plan Area inside of the MSHCP, no mitigation is required for impacts to sensitive natural communities other than those defined in Section 6.1.2 (riparian/riverine and vernal pools) of the MSHCP, which are addressed in **MM-BIO-6** and **MM-BIO-12**.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.3-68 through 3.3-75)

### **3. Wetlands**

**Threshold 3:** Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

**Finding:** Implementation of the Project could result in potentially significant direct, indirect, and long-term indirect impacts to state and federally regulated jurisdictional waters. Implementation of mitigation measures MM-BIO-1a, MM-BIO-1b, MM-BIO-2, and MM-BIO-12 would reduce impacts to the maximum extent feasible. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, impacts would be considered significant and unavoidable. (DEIR pp. 3.3-68-75)

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3)).

**Explanation:** Multiple natural-bottomed and concrete-lined drainages were mapped within the SPA and could potentially be considered state- and federally regulated jurisdictional waters. The Project includes improvements to several channels and improvements to channels as mitigation.

Additionally, there could be jurisdictional resources present outside of currently mapped resources. Therefore, direct impacts to state and federally regulated jurisdictional waters are potentially significant (**Impact BIO-14**).

Potential short-term or temporary indirect impacts to jurisdictional waters resulting from construction may occur due to the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; the adverse effect of invasive plant species; and unintentional clearing, trampling, or grading outside of the proposed construction zone (**Impact BIO-15**). Potential long-term indirect impacts could result from development near wetlands due to pollutants that could degrade water quality and habitat; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion (**Impact BIO-16**).

Mitigation measures MM-BIO-1a, MM-BIO-1b, MM-BIO-2, and MM-BIO-12 will be implemented to reduce these impacts to the maximum extent feasible. Refer to the full text of MM-BIO-1a, MM-BIO-1b, MM-BIO-2, and MM-BIO-12 above.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.3-68 through 3.3-75)

#### *4. Wildlife Corridors and Wildlife Nursery Sites*

**Threshold 4:** Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

**Findings:** Implementation of the Project could result in a potentially significant indirect impacts to wildlife movement. Implementation of mitigation measures MM-BIO-1a, MM-BIO-1b, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-11a, MM-BIO-b, MM-BIO-12, and MM-BIO-13 would reduce impacts to the maximum extent feasible. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, impacts would be considered significant and unavoidable. (DEIR pp. 3.3-68-75)

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: Two potential wildlife linkages are located within or adjacent to the Northside Neighborhood and Pellissier Ranch Specific Plan: the Santa Ana River Corridor and the Springbrook Wash. The Santa Ana River is recognized as a regional linkage for a variety of plant and wildlife species. Future development in the SPA is not expected to interfere with the movement of any native residents or migratory fish or wildlife that uses the Santa Ana River as a regional linkage. The Santa Ana River runs adjacent to the SPA and would not be directly impacted by future development in the SPA. However, there is potential for indirect impacts to this wildlife linkage. These potential indirect impacts are described above under special-status plants (**Impacts BIO-2 and BIO-3**), special status-wildlife (**Impacts BIO-9 and BIO-10**), sensitive natural communities (**Impacts BIO-12 and BIO-13**) and jurisdictional waters (**Impacts BIO-15 and BIO-16**).

Mitigation measures MM-BIO-1a, MM-BIO-1b, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-11a, MM-BIO-b, MM-BIO-12, and MM-BIO-13 will be implemented to reduce these impacts to the maximum extent feasible. Refer to the full text of MM-BIO-1a, MM-BIO-1b, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-11a, MM-BIO-b, MM-BIO-12, and MM-BIO-13 above.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.3-68 through 3.3-75)

##### *5. Local Policy, Ordinances, or Habitat Conservation Plan*

**Threshold 6:** Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Findings: Future development allowed under the Project within the MSHCP could result in a conflict with an adopted habitat conservation plan. Implementation of mitigation measures MM-BIO-10, MM-BIO-14a, and MM-BIO-14b would reduce impacts to the maximum extent feasible. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, impacts would be considered significant and unavoidable. (DEIR pp. 3.3-68-75)

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: Least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo are not expected to occur in the SPA due to lack of suitable habitat. However, the MSHCP requires that the applicants of future development in the SPA inside the MSHCP conduct a habitat assessment for least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo, and conduct focused protocol-level surveys (if there is suitable habitat). If these riparian birds are present, and 90% of the habitat with long-term conservation value cannot be avoided, a determination of biological equivalent or superior preservation (DBESP) must be prepared and reviewed and approved by the City of Riverside or County of Riverside, US Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW). If future development does not comply with this MSHCP requirement, the Project could result in a significant impact from conflicting with a habitat conservation plan (**Impact BIO-17**).

There are approximately 43 acres of mapped Delhi sands in the SPA. However, this species is not expected to occur because there is one patch of Delhi sands mapped along the western boundary of the SPA, but this area is currently under development. However, the MSHCP requires that future development in areas containing open Delhi Sands to conduct 2 years of focused surveys for Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) that are not already fully developed (i.e., site disturbance would not be considered developed). If Delhi Sands flower-loving fly are present, and 90% of the habitat with long-term conservation value cannot be avoided, a DBESP document must be prepared and reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW. If future development does not comply with this MSHCP requirement, the Project could result in a significant impact from conflicting with a habitat conservation plan (**Impact BIO-18**).

Mitigation measures MM-BIO-10, MM-BIO-14a, and MM-BIO-14b will be implemented to reduce these impacts to the maximum extent feasible.

#### **MM-BIO-10 Least Bell's Vireo, Southwestern Willow Flycatcher, and Western Yellow-Billed Cuckoo Habitat Assessment, Focused Surveys and Mitigation**

**Inside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).** Prior to ground disturbance or issuance of a grading permit on undeveloped sites inside the MSHCP within the Northside Specific Plan, a habitat assessment for suitable habitat for least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo shall be completed by a Qualified Biologist for the project site and a 500-foot buffer area. If a project site and surrounding 500-foot buffer are evaluated to have suitable habitat (nesting and/or foraging) for these riparian bird species, then protocol-level focused surveys are required prior to the issuance of a grading permit if the habitat will not be avoided. Surveys should be conducted according to accepted U.S. Fish and Wildlife Service (USFWS) protocols specific for each species (least Bell's vireo—USFWS 2001; southwestern willow flycatcher—USFWS 2000b; western yellow-billed cuckoo—USFWS 2015). If any of these riparian birds are confirmed present within 500 feet of the project site inside of the MSHCP, then the project grading plan shall list and the applicant shall implement the following measures to

minimize or avoid impacts to least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo.

The project grading and construction activities shall avoid the breeding season for whichever riparian bird species is/are present on or within 500 feet of the project: April through July for least Bell's vireo, May through July for southwestern willow flycatcher, and June through August for western yellow-billed cuckoo, as feasible. If the breeding season cannot be avoided, then additional measures determined by a Qualified Biologist in consultation with the applicable jurisdiction shall be implemented to ensure that no indirect take occurs. Specifically, project equipment that results in noise levels above 60 decibels (dB) shall be fitted with sound dampeners or equivalent noise reduction measures shall be completed to reduce noise to below 60 dB at breeding habitat. On-site noise monitoring shall also be required to ensure that project-related activities do not result in average noise levels increasing above 60 dB at riparian bird breeding habitat during the breeding season. If any project activities exceed 60 dB, or the on-site monitor determines project activities are resulting in harassment, which could cause nest failure, the monitor would have the authority to halt activities until additional measures (such as a sound wall) can be implemented. Additionally, if any of these riparian birds are confirmed present on the project site, 90% of those portions of the site that provide for long-term conservation value for these species shall be avoided. If the 90% avoidance threshold cannot be met, the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document for these riparian birds that would include preservation, enhancement, re-establishment, and/or establishment of suitable riparian habitat at a 3:1 ratio. The DBESP shall include an analysis that demonstrates the lost functions and values of the impact will be replaced by the proposed measures. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future CEQA document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

#### **MM-BIO-14a Delhi Sands Flower-Loving Fly**

***Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):*** Delhi Sands flower-loving fly is not expected to occur outside of the MSHCP. There are no mapped Delhi Sands outside of the MSHCP in the City of Colton. Thus, no Delhi Sands flower-loving fly mitigation is required for future projects in the Northside Specific Plan outside of the MSHCP.

#### **MM-BIO-14b Delhi Sands Flower-Loving Fly**

***Inside of the MSHCP:*** Prior to ground disturbance or issuance of a grading or construction permit on in areas containing open Delhi Sands (mapped per the MSHCP), 2 years of focused surveys for the Delhi Sands flower-loving fly shall be

conducted by a Qualified Biologist. Surveys shall be conducted according to the accepted U.S. Fish and Wildlife Service (USFWS) protocol (2004); surveys shall be conducted two times per week from July 1 to September 20 for 2 consecutive years under suitable conditions. Areas that are 100% developed do not require focused surveys or further measures, but this assessment must be documented and provided to the applicable MSHCP Permittee (i.e., City of Riverside or County of Riverside). If Delhi Sands flower-loving fly are confirmed to be present on a project site, then the project grading plan shall identify, and the applicant shall implement the following Delhi Sands flower-loving fly measures prior to the issuance of a grading permit.

Based on the Qualified Biologist surveys for Delhi Sands flower-loving fly, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided, and equivalency findings shall be made. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document for Delhi Sands flower-loving fly to be reviewed and approved by the City of Riverside or County of Riverside, and USFWS prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. The DBESP shall include an analysis that demonstrates the lost functions and values of the impact will be replaced by the proposed measures. More specifically, the applicant shall mitigate the loss of mapped Delhi Soils (or occupied habitat) at a minimum of 1:1 ratio through the purchase of credits from the Colton Dunes Conservation Bank or other Wildlife Agency-approved conservation bank. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.3-68 through 3.3-75)

## D. CULTURAL RESOURCES

### 1. *Historical Resources*

**Threshold 1:** Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

**Finding:** Future development within the SPA could result in potentially significant impacts related to known historical resources and potential historic resources. Additionally, the restoration of the Trujillo Adobe could result in a potential impact. Implementation of mitigation measures MM-CUL-1 and MM-CUL-2 would reduce impacts to the maximum extent feasible. However, because the details and specific locations of future projects within the SPA are unknown at this time, and

because the details of the proposed Trujillo Adobe Heritage Village are unknown at this time, impacts would be considered significant and unavoidable. (DEIR pp. 3.4-68-69)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: Future development per the proposed Northside Neighborhood and Pellissier Ranch Specific Plan could result in potentially significant impacts related to known historical resources and potential historic resources. More specifically, changes in development allowed in Subareas 1 to 5, 7 to 12, and 16 could result in potentially significant impacts to historic resources (Impact CUL-1). Additionally, because the Trujillo Adobe is a significant historical resource, the proposed designation of a Trujillo Adobe Heritage Village and the associated anticipated restoration of the Trujillo Adobe would result in a significant historic resource impact (**Impact CUL-2**).

Mitigation measures MM-CUL-1 and MM-CUL-2 will be implemented to reduce these impacts to the maximum extent feasible.

**MM-CUL-1 Identification and Protection of Historical Resources.** Prior to issuance of any demolition, grading, or building permit for projects within the Northside Specific Plan, the City Historic Preservation Officer or Qualified Designees of the applicable jurisdiction shall determine if a historic built environment resource (e.g., buildings, structures, and objects) over 45 years of age has potential to be affected by the proposed demolition activities. If a potential historic resource is identified, a qualified architectural historian who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) shall record and evaluate any properties over 45 years old that have not been previously evaluated, or require evaluation updates due to the passage of time or changes to baseline conditions. The qualified professional will: (1) review current California Historical Resources Information System (CHRIS) records search and Historic Resources Inventory (HRI) data to ensure that previously recorded resources are identified; (2) survey the project site for potential historical resources and document the resource(s) with notes and photographs; (3) record and evaluate any potential resources, including completion of adequate background and archival research on applicable properties, establishment of an appropriate historic context, application of state and local designation criteria, and preparation of the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms); and (4) conduct an assessment of potential impacts to any identified historical resources in consideration of project-related activities that may result in substantial adverse change to the significance of an historical resource. Based on this impacts assessment and consistent with the applicable City of Colton Municipal Code Chapter 15.40 Historic Preservation and City of Riverside Municipal Code Chapter 20, as applicable, the City shall commit to avoiding historical resources or ensuring that all project-related activities with the

potential to impact historic resources are in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (NPS 2017) to the extent feasible.

**MM-CUL-2 Trujillo Adobe Historic Preservation.** Prior to issuance of any demolition, building or grading permit issuance related to the Trujillo Adobe or its immediate surroundings, the City of Colton shall ensure the applicant has retained the services of qualified historic preservation specialists to assist with additional analysis, documentation, project design review, and consultation with key local stakeholders in consideration of the proposed Trujillo Adobe restoration. The following steps shall be implemented prior to issuance of permits related to the Trujillo Adobe or adjacent properties:

- **Establish a Required Study Boundary.** The Cities of Riverside and Colton shall establish a study boundary around the Trujillo Adobe that triggers consideration of the adobe in projects that fall within the established boundary. When establishing the boundary, it is important to consider potential indirect effects from vibration and visual intrusions to the resource's setting. Prior to implementation of any project within the established study boundary, the applicant shall retain a qualified historic preservation specialist to assess the potential for indirect impacts to the adobe as a result of adjacent construction activities, including the potential for groundborne vibration and visual intrusions.
- **Updated Significance Evaluation.** The applicant shall retain a qualified architectural historian to prepare a detailed historical significance evaluation for the Trujillo Adobe in consideration of existing conditions as well as previously prepared resource documentation. The evaluation shall include a detailed historic context statement for the adobe that is developed through thorough archival research. This evaluation should identify the specific features of the Trujillo Adobe that contribute to the resource's historical significance, including its setting, paths of circulation, materials, and related features and spaces. Likewise, the report shall identify features that do not contribute to the resource's historical significance or fall outside the Trujillo Adobe's period of significance (which must be clearly defined in the evaluation). The Trujillo Adobe shall be evaluated in consideration of City, County, California Register of Historical Resources, and National Register of Historic Places designation criteria and integrity requirements. Detailed photographs of the interior, exterior, and setting shall be included as part of the evaluation. If warranted, the report shall include recommendations for additional archival-level documentation prior to project implementation. The significance evaluation shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.
- **Project Plan Development.** The applicant shall retain a qualified historic preservation architect/engineer (ideally with experience in adobe restoration) to assist in the development of the proposed restoration plans. These professionals may recommend preparation of additional studies in



order to fully understand project-specific constraints. Development of the proposed project plans will consider the findings and recommendations of the updated significance evaluation with regard to retention of important character-defining features, historic materials, and historical connections; and will also consider feedback from local stakeholders with a vested interest in the Trujillo Adobe and its future. The project plan shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.

- **Project Plan Review.** The applicant shall retain a qualified architectural historian to review the proposed design plans for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The architectural historian shall provide feedback in the form of a conformance review memorandum that provides an assessment of how the project meets the Standards, or likewise, does not meet the Standards. Based on this feedback, the applicant shall make adjustments (as warranted) to existing project plans in order to be in conformance with the Standards and avoid impacts to historical resources.
- **Development of a Protection Plan.** Upon finalization of proposed project design plans, the applicant shall work with historic preservation professionals to develop a protection plan for the Trujillo Adobe and any associated historical resources. The plan should detail methods for protecting the adobe and its important historical features from inadvertent damage during construction-related activities, in consideration of adjacent construction and stabilization of the adobe building. Issues to consider include impacts resulting from vibration, dust and debris, and heavy machinery. The plan should also detail specific protection/safety measures for working in and around historic adobe structures. The protection plan shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, because the details and specific locations of future projects within the SPA are unknown at this time, and because the details of the proposed Trujillo Adobe Heritage Village are unknown at this time the potential to impact historical resources remains significant. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.4-68 through 3.4-69)

## *2. Archaeological Resources*

**Threshold 2:** Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

**Finding:** Implementation of the Project could result in the potential for inadvertent discovery of archeological resources during construction and other ground-disturbing activities. If unanticipated discoveries are encountered, impacts to archeological resources would be potentially significant. Implementation of Mitigation Measures MM-CUL-3a, MM-CUL-3b, MM-CUL-3c,

and MM-CUL-4 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 3.4-68 through 3.4-69)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: A total of 101 previously recorded cultural resources were identified the SPA. Of the recorded sites, 17 are archaeological resources. Although archaeological sensitivity within the SPA is considered low, it is possible that intact subsurface archaeological deposits are present and could be discovered during ground-disturbing activity. If unanticipated discoveries are encountered, impacts to archaeological resources could be potentially significant (**Impact CUL-3**). Additionally, three historical archaeological resources (P-33-008650/CA-RIV-06166, P-33-004299/CA-RIV-04299, and P-33-008651/CA-RIV-06167), including one multicomponent resource, P-33-08752/CA-RIV-06237 (Riverside County), which is the same as resource P-36-09814/CA SBR-09841 (San Bernardino County), have not been evaluated to determine if they are significant resources. Thus, future project-related activities could result in significant impacts to these known archaeological resources (**Impact CUL-4**).

Mitigation measures MM-CUL-3a, MM-CUL-3b, MM-CUL-3c, and MM-CUL-4 will be implemented to reduce these impacts to the maximum extent feasible.

**MM-CUL-3a On-call Project Archaeologist:** Prior to the issuance of a grading permit for projects that would excavate previously undisturbed soils, the Property Owner/Developer shall provide a letter from a certified archaeologist and paleontologist stating that the Property Owner/Developer has retained these individuals as needed, and that the archaeologist shall be on call during all grading and other significant ground-disturbing activities in native sediments and a paleontologist shall be on call during excavations over 1,000 cubic yards within native sediments that have a high potential to yield significant fossils (see EIR Figure 3.6-2).

**MM-CUL-3b Treatment and Disposition of Cultural Resources:** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project, the following procedures will be carried out for treatment and disposition of the discoveries:

1. **Consulting Tribes Notified:** Within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the City of Riverside Community & Economic Development Department or applicable jurisdiction evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.

2. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with any tribal monitor providing oversight of the process.
3. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains, as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community & Economic Development Department or applicable jurisdiction with evidence of same:
  - a. Accommodate the process for on-site reburial of the discovered items with any consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.
  - b. A curation agreement with an appropriate qualified repository within Riverside County or San Bernardino County, as applicable, that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.
  - c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default.
  - d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the applicable jurisdiction documenting monitoring activities conducted by the project archaeologist and any Native American Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the applicable jurisdiction, Eastern Information Center, and interested tribes.

**MM-CUL-3c: Cultural Sensitivity Training:** The Secretary of Interior Standards certified archaeologist and any Native American Tribal Monitors shall attend the pre-

grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

**MM-CUL-4 Identification and Protection of Archaeological Resources.** Prior to issuance of any grading permit for projects within the Northside Specific Plan, the applicable jurisdiction (City of Riverside, City of Colton, or County of Riverside) shall ensure that archaeological resources are identified and appropriately treated. This includes recordation and evaluation of any previously unevaluated archaeological resources. A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, shall record and evaluate archaeological resources that have not been previously evaluated, or require evaluation updates due to the passage of time or changes to site conditions; this mitigation measure also applies to any archaeological resource discovered as a result of project ground-disturbance activities. The qualified professional will: (1) review current CHRIS records search to ensure that previously recorded resources are identified; (2) survey the project site for potential archaeological resources and document the resource(s) with notes and photographs; (3) record and evaluate any potential archaeological resources and apply state and local designation criteria, and preparation of the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms); and (4) conduct an assessment of potential impacts to any identified archaeological resources in consideration of project-related activities that may result in substantial adverse change to the significance of an archaeological resource. Significance shall be assessed based on California Environmental Quality Act (CEQA) Section 15064.5 criteria. If a significant resource is identified, avoidance or minimization of the of the resource shall be completed consistent with the applicable CEQA Section 21083.2, City of Colton Municipal Code Chapter 15.40 Historic Preservation and City of Riverside Municipal Code Chapter 20, as feasible. If the discovery proves significant and avoidance is not possible, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. Resources found not to be significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate DPR forms and inclusion of results in the survey and/or assessment report.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.4-68 through 3.4-69)

## E. GEOLOGY AND SOILS

### 1. *Geology Related Hazards*

**Threshold 6:** Would the proposed Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

**Finding:** Future development allowed under the Northside Neighborhood and Pellissier Ranch Specific Plan where Pleistocene-age geologic formations occur could result in a potentially significant paleontological resource impact. Implementation of MM-GEO-1 would reduce this impact to the maximum extent feasible; however, the impact would be significant and unavoidable. (DEIR pp. 3.6-21 through 3.6-22)

**Explanation:** Shallow excavations within mapped areas of younger, Holocene-age Quaternary alluvium are unlikely to uncover any significant paleontological resources. However, sedimentary deposits correlative with the Pleistocene-age may be impacted at an unknown depth below native topsoil and artificial fill, and therefore future development with mass excavation within areas with Pleistocene-age deposits may encounter important and unique paleontological resources. Thus, future development allowed under the Northside Neighborhood and Pellissier Ranch Specific Plan where Pleistocene-age geologic formations occur could result in a potentially significant paleontological resource impact (**Impact GEO-1**).

MM-GEO-1 will be implemented to reduce this impact to the maximum extent feasible.

**MM-GEO-1** Prior to issuance of a grading permit for projects within areas identified with a high paleontological sensitivity (older Quaternary alluvial deposits), a Qualified Paleontologist shall be retained per the Society of Vertebrate Paleontology guidelines (SVP 2010). The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the project. The PRIMP shall be consistent with the Society of Vertebrate Paleontology guidelines and shall outline requirements for pre-construction meeting attendance and worker environmental awareness training, where monitoring is required within the Northside Specific Plan area based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discoveries treatment, and paleontological methods (including sediment sampling for microvertebrate fossils), reporting, and collections management. The Qualified Paleontologist shall attend the pre-construction meeting, and a paleontological monitor shall be on site during rough grading and other ground-disturbing activities in previously undisturbed, fine-grained older Quaternary alluvial deposits. These deposits may be encountered at shallow depths below the surface. Within developed areas of Northside Specific Plan area, this depth is assumed to be at least 5 feet below the ground surface. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot-radius buffer. Once documentation and collection of the find is completed pursuant to the PRIMP and the Society of Vertebrate Paleontology guidelines, the monitor shall allow grading

to recommence in the area of the find. Curation and storage of salvaged specimens in an approved repository institution shall be completed for all significant resources discovered and collected.

Implementation of this mitigation measure would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.6-21 through 3.6-22)

## F. HAZARDS AND HAZARDOUS MATERIALS

### 1. *Hazards to Public or Environment*

**Threshold 2:** Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

**Finding:** Implementation of the Project could result in upset or accident condition where hazardous materials are released to the environment, resulting in a potentially significant impact. There are multiple sites identified in the SPA that have remaining contamination in soil, groundwater and/or soil vapor. Development of these sites could cause an upset or accident condition where hazardous materials are released to the environment if development is not completed in compliance with regulations and with the proper oversight. Additionally, the potential for residual pesticides and metals on the Pellissier Ranch property may have the potential to result in a significant upset or accident condition if levels are above risk-based criteria. Implementation of Mitigation Measures MM-HAZ-1, MM-HAZ-2, and MM-HAZ-3 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 3.8-22 through 3.8-23)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Development within previously contaminated sites has the potential to result in a significant upset or accident condition if not completed in compliance with regulations and with the proper oversight (**Impact HAZ-1**). Additionally, development within sites associated with regulatory cleanup cases, but that have remaining contamination that may have the potential to result in a significant upset or accident condition if future development is not completed in compliance with regulations and with the proper oversight (**Impact HAZ-2**). The potential for residual pesticides and metals on the Pellissier Ranch property may have the potential to result in a significant upset or accident condition if levels are above risk-based criteria (**Impact HAZ-3**).

Mitigation measures MM-HAZ-1, MM-HAZ-2, and MM-HAZ-3 will be implemented to reduce these impacts to the maximum extent feasible.

**MM-HAZ-1** Prior to the issuance of a grading or demolition permit for a site undergoing active remediation and environmental monitoring, the City with land use jurisdiction shall require written confirmation from the overseeing environmental agency to ensure the existing environmental contamination will not impact construction worker health and safety, future occupant health and safety, or future land use either on or nearby the site, or that a remediation plan has been developed and will be implemented in accordance with the overseeing environmental agency to ensure future activities will not exceed established regulatory thresholds for future land use either on or nearby the site.

**MM-HAZ-2** Prior to the issuance of a grading or demolition permit, sites with previously documented soil, soil vapor, and/or groundwater contamination cases that have been closed shall be reviewed by the City with land use jurisdiction to determine compliance with applicable regulatory standards for exposure limits based on the proposed land use (i.e., residential, commercial, industrial) as well as construction worker safety requirements. The applicant may be required to provide additional data (i.e., samples) and/or a health risk assessment to the City with land use jurisdiction to demonstrate such compliance prior to the issuance of a grading or demolition permit. If remaining contamination levels exceed the exposure limits for the proposed land use or worker safety, the City with land use jurisdiction shall consult the overseeing regulatory agency prior to the issuance of permits to determine an appropriate plan of action for remediation or work plan related to the potential hazards. Any remediation efforts shall ensure that potential hazardous materials are reduced to levels below the established regulatory thresholds, as needed.

**MM-HAZ-3** Prior to the issuance of a grading or construction permit within the Pellissier Ranch area (Subarea 1 or 2), the City with land use jurisdiction shall require that surface soil impacts be assessed for future development to determine if residual pesticide contamination has impacted surface soils above applicable risk-based criteria. If levels are found to be above applicable risk-based criteria for future land development or construction worker safety, the City with land use jurisdiction will require additional remedial measures are taken to ensure the contaminated media does not impact human health of construction workers or future occupants, or the environment and future land use in accordance with regulations.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.8-22 through 3.8-23)

## 2. Hazardous Materials Site

**Threshold 4:** Would the Project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

**Finding:** Implementation of the Project could result in development occurring within sites compiled pursuant to Government Code Section 65962.5, resulting in a potentially significant impact. There are two sites within the Specific Plan Area that are on the Cortese List pursuant to Government Code Section 65962.5; Alark Hard Chrome (2775 Main Street) and Snyder Trust Property (2511 Northbend Street). It is also noted that an approximately 2.3 miles of an 11.11-mile-long petroleum product (non-high volatile liquid) pipeline crosses through the northern portion of the SPA. There are multiple sites identified in the SPA that have remaining contamination in soil, groundwater and/or soil vapor. Development of these sites could cause an upset or accident condition where hazardous materials are released to the environment if development is not completed in compliance with regulations and with the proper oversight. Implementation of Mitigation Measures MM-HAZ-1 and MM-HAZ-2 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 3.8-22 through 3.8-23)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

**Explanation:** There are multiple sites identified in the SPA that have remaining contamination in soil, groundwater and/or soil vapor. Development of these sites could cause an upset or accident condition where hazardous materials are released to the environment. The contamination at these sites could also restrict the future land use, i.e., residential, without further remediation or protection measures. In addition, demolition of existing structures without proper assessment, abatement, and disposal of hazardous materials and building materials, such as lead-based paint and asbestos, could cause a release to the environment.

Development within previously contaminated sites has the potential to result in a significant upset or accident condition if not completed in compliance with regulations and with the proper oversight (**Impact HAZ-1**). Additionally, development within sites associated with regulatory cleanup cases, but that have remaining contamination that may have the potential to result in a significant upset or accident condition if future development is not completed in compliance with regulations and with the proper oversight (**Impact HAZ-2**).

Mitigation measures MM-HAZ-1 and MM-HAZ-2 will be implemented to reduce these impacts to the maximum extent feasible. Refer to the full text of MM-HAZ1 and MM-HAZ-2 above. Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the



County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.8-22 through 3.8-23)

## G. HYDROLOGY AND WATER QUALITY

### *1. Drainage, Erosion, Flooding, and Runoff*

**Threshold 3(b):** Would the proposed plan substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site.

**Finding:** Implementation of the Project could result in development of the Project area with additional urban uses, including impermeable surfaces such as roads, parking lots, and buildings, as well as increase the SPA light industrial presence. Increased impermeable surfaces would result in increased stormwater runoff, which could exacerbate existing flooding conditions, resulting in a potentially significant impact. Implementation of Mitigation Measures MM-HYD-1, MM-HYD-1a, MM-HYD-1b, MM-HYD-1c would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 3.9-37)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

**Explanation:** Creation of additional impermeable surfaces in association with SPA development could exacerbate the existing flooding issue along the Highgrove Overflow Channel. Regardless of the control of runoff rates to pre-existing conditions or better, overall volumes are expected to increase. Under flooding condition, this volume contribution would be significant considering it would increase the flooding area. Adherence to MS4 requirements, in combination with mitigation to reduce project-level drainage impacts, would reduce significant impacts related to flooding to a degree, but cannot guarantee that all combined project-level impacts would be below a level of significance, resulting in a potentially significant impact (**Impact HYD-1**). Additionally, creation of additional impermeable surfaces in association with project development could also exacerbate the existing flooding issue within Springbrook Wash if runoff peak flow rates and volumes are not controlled. Adherence to MS4 requirements, in combination with mitigation to reduce project-level drainage impacts, would reduce significant impacts related to flooding to a degree, but cannot guarantee that all combined project-level impacts would be below a level of significance, resulting in a potentially significant impact (**Impact HYD-2**). Within the northern half of the Project area, stormwater runoff occurs primarily along streets and as overland sheet flow in undeveloped areas. Creation of additional impermeable surfaces in association with SPA development without control of runoff volumes and rates could exacerbate the existing potential for flooding in these areas, resulting in a potentially significant impact (**Impact HYD-3**).

Mitigation measures MM-HYD-1, MM-HYD-1a, MM-HYD-1b, and MM-HYD-1c will be implemented to reduce these impacts to the maximum extent feasible.

**MM-HYD-1 Master Drainage Plan.** In coordination with the Riverside County Flood Control and Water Conservation District (RCFC&WCD), the City of Colton, and the County of Riverside, the City of Riverside shall develop a Master Drainage Plan – Northside Sub-Watershed to address drainage system improvement needs for future planned development within the Northside Specific Plan Area. The improvements shall be designed to ensure that the stormwater conveyance system will convey flows from a 100-year frequency flood events in a manner that ensures 100-year event flooding would not occur within structure development areas. This Master Drainage Plan shall identify when improvements would be needed and shall include information on the cost of the needed improvements, as well as a program to collect fees in order to implement the improvements at the time they are needed. Potential programs that may be utilized include a Community Facilities District, Capitol Improvement Project, or an update to the University Area Drainage Plan and associated addition of a Northside Sub-Watershed fee in accordance the County Ordinance 460. This Master Drainage Plan shall include the following improvements (i.e., Highgrove Channel, Springbrook Wash, and University Wash) at a minimum, as well as address the need for the identified “proposed facilities” in the RCFC&WCD CIP facility map that were generated based on the University Master Drainage Plan (Riverside County Flood Control District 1967).

**MM-HYD-1a Highgrove Overflow Channel.** As the future developments within the Northside Specific Plan Subareas 2, 4, 5, 6, 7, 8, 9, and 16 take place within the Highgrove Channel 100-year Federal Emergency Management Agency (FEMA) floodplain overflow area, an improvement to the Highgrove Overflow Channel should be constructed consistent with the conceptual recommendations provided by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report), to convey overtopping flow from the existing Highgrove Channel and associated flooding during high intensity rainfall events. As indicated in the recommendation, providing a regional detention facility/basin within the AB Brown Sports Complex is desirable in addition to the improvement of the Highgrove Overflow Channel. The overflow channel should be designed to receive stormwater flows in Highgrove Channel in excess of approximately 1,000 cubic feet per second, and the regional detention facility/basin should be designed such that discharge into downstream Springbrook Wash would be less than or equal to existing conditions (and/or its capacity, whichever is larger), to prevent downstream flooding impacts in developed areas. Design of the Highgrove Overflow Channel should be completed in coordination with the City of Riverside, City of Colton, Riverside County Flood Control and Water Conservation District, and Federal Emergency Management Agency (FEMA).

**MM-HYD-1b Springbrook Wash Enhancement.** As the future developments within the Northside Specific Plan Subareas 2, 4, 5, 6, 7, 8, 9, and 16 take place, the existing

Springbrook Wash drainage alignment/facility should be improved in the vicinity of the western boundary of the Former Riverside Golf Course, such that the improved Spring Wash will be aligned to flow within the open space in Subarea 8, farther away from the proposed Northside Specific Plan development, consistent with conceptual recommendations provided by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report). Design of the Springbrook Wash improvements should be completed in coordination with the City of Riverside, Riverside County Flood Control and Water Conservation District, and FEMA prior to implementation of improvements to this area.

**MM-HYD-1c University Wash Enhancement.** As the future development within the Northside Specific Plan Subarea 11 just east of Orange Street takes place, a preliminary hydraulic analysis should be completed consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report) along Springbrook Wash downstream from the confluence with University Wash in order to determine the flooding potential along this stretch of the creek prior to implementation of improvements to this area. Design of the Springbrook Wash improvements should be completed in coordination with the Riverside County Flood Control and Water Conservation District and Federal Emergency Management Agency prior to implementation of improvements to this area.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.9-37)

**Threshold 3(c):** Would the proposed plan substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

**Finding:** Implementation of the Project would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, resulting in a potentially significant impact. Implementation of Mitigation Measures MM-HYD-1, MM-HYD-1a, MM-HYD-1b, MM-HYD-1c, MM-HYD-2, and MM-HYD-3 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 3.9-37)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and

unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: Highgrove Channel and Springbrook Wash are subject to flooding and the northern half of the SPA is generally lacking local storm drain infrastructure. As is, runoff is primarily conveyed along streets until it reaches a defined drainage channel. In addition, much of the existing development predates the storm water quality treatment requirements currently in effect today for new development and redevelopment projects. Also, the SPA is lacking regional detention basins, which could potentially be used for stormwater quality treatment. While the Project proposes to improve the Springbrook Arroyo through Subarea 8 that would reduce flooding issues, this improvement is not fully funded or guaranteed to be completed at this time, the completion of this improvement may not occur prior to additional development occurring and this improvement would not resolve all flooding issues. Development and redevelopment could exacerbate current deficiencies in stormwater infrastructure by creation of additional impervious surfaces, resulting in contribution of runoff water that would exceed the capacity of existing or planned drainage systems, and provide additional sources of polluted runoff, resulting in a potentially significant impact. (**Impact HYD-4**).

Mitigation measures MM-HYD-1, MM-HYD-1a, MM-HYD-1b, MM-HYD-1c, MM0HYD-2, and MM-HYD-3 will be implemented to reduce this impact to the maximum extent feasible. Refer to the full text of MM-HYD-1, MM-HYD-1a, MM-HYD-1b, and MM-HYD-1c above.

**MM-HYD-2      Levee Accreditation.** Prior to a Development Plan Approval within the Northside Specific Plan, within the Riverside Levee 2 flood protection area, and in coordination with Federal Emergency Management Agency (FEMA) approval of Physical Map Revisions or Letter of Map Revision of the Specific Plan Area, Riverside Levee 2 should be accredited by FEMA and shown to effectively protect the Northside Specific Plan Area against 100-year flooding hazards related to the Santa Ana River.

**MM-HYD-3      Storm Drain Enhancement.** Consistent with the concept recommendations provided by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report), storm drains shall be installed in association with Northside Specific Plan development in areas currently lacking storm drains (see Figure 3.9-2, Drainage Conditions). Storm drain installation shall include, but not be limited to:

1. Extending a backbone storm drain north along Main Street from Springbrook Wash;
2. Adding a storm drain system for the proposed light industrial and high-tech business park, within the City of Colton, to safely collect and convey runoff into Highgrove Channel;
3. Adding a storm drain system in the proposed transitional business/multifamily residential and medium density residential along Center Street, to collect flows into the proposed Highgrove Overflow Channel (MM-HYD-1); and

4. Providing flood control detention to pre-project stormwater runoff conditions for all proposed new developments in the Specific Plan Area, for all design storms required by the Riverside County Flood Control and Water Conservation District.

Proposed drainage improvements shall be designed per the 1978 Riverside County Flood Control and Water Conservation District Hydrology Manual and in coordination with the Riverside County Flood Control and Water Conservation District.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.9-37)

**Threshold 3(d):** Would the proposed plan substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

**Finding:** Implementation of the Project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows, resulting in a potentially significant impact. Implementation of Mitigation Measures MM-HYD-3, MM-HYD-4, and MM-HYD-5 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 3.9-37)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

**Explanation:** Portions of the SPA are located within a 100-year flood zone. Flood waters that exceed the channels would flow southward as unchannelized, wide spreading runoff. This runoff would have negative flooding impacts on the downstream reach of Springbrook Wash through the length of the SPA. Build-out of the undeveloped land and the increase in urbanization of previously developed land would potentially impede or redirect flood flows if the volumes and runoff rates were not controlled or if drainage facility improvements are not completed. Adherence to applicable MS4 permits and associated LID requirements to control runoff, as well as determining flood levels throughout the SPA, would reduce flooding impacts, but cannot guarantee that all future project-level impacts or combined project-level impacts of the Northside Specific Plan would be below a level of significance, resulting in a potentially significant impact (**Impact HYD-5**).

Mitigation measures MM-HYD-3, MM-HYD-4, and MM-HYD-5 will be implemented to reduce this impact to the maximum extent feasible. Refer to the full text of MM-HYD-3 above.

**MM-HYD-4 Hydrology/Drainage Report.** Prior to the issuance of a building permit for future development within the Northside Specific Plan, a Hydrology/Drainage Report shall be prepared. The Hydrology/Drainage Report shall demonstrate that stormwater runoff flow volume or flow rate, associated with specific projects, would be less than or equal to existing conditions to prevent on- and off-site runoff and flooding. This may require an onsite flood control detention facility/basin at each of the specific projects as a mitigation measure (or regionally). The Hydrology/Drainage Report shall comply with the 1978 Riverside County Flood Control and Water Conservation District Hydrology Manual and the ordinance for storm drain planning and design calculations.

**MM-HYD-5 Flood Elevations.** Prior to a Development Plan Approval within the Northside Specific Plan, it shall be verified by the City Engineer that development is either (1) located outside the 100-year Federal Emergency Management Agency (FEMA) flood plain, or (2) that the proposed development within the revised 100-year flood plain shall be constructed a minimum of 1 foot above anticipated flood elevations, as determined by FEMA.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.9-37)

## *2. Flood Hazard Risk*

**Threshold 4:** In flood hazard, tsunami, or seiche zones, would the proposed plan risk release of pollutants due to proposed plan inundation?

**Finding:** Portions of the SPA are located within a flood hazard zone, subject to possible inundation and channel overflow. The proposed Specific Plan would result in development and renovations adjacent to the 100-year flood hazard areas. Additionally, according to the City of Colton's Flood Zone Map, the proposed plan is susceptible to inundation if the Seven Oaks Dam were to fail. Therefore, the Project would result in the risk of pollutants due to inundation, resulting in a potentially significant impact. No mitigation measures would be feasible or are proposed that would reduce this impact, and impacts would be significant and unavoidable. (DEIR pp. 3.9-37)

**Explanation:** New development within a dam inundation area cannot not be built to avoid flooding that would result from dam failure. Because portions of the SPA are located within a flood hazard zone, subject to possible inundation and channel overflow, the proposed Specific Plan would result in development and renovations adjacent to the 100-year flood hazard areas. Additionally, according to the City of Colton's Flood Zone Map, the proposed plan is susceptible to inundation

if the Seven Oaks Dam were to fail. Thus, impacts would be potentially significant (**Impact HYD-6**).

There are no feasible mitigation measures that could be implemented that would reduce this impact to a less than significant level. Thus, impacts are considered significant and unavoidable. (DEIR pp. 3.9-37)

## H. NOISE

### *1. Exceeds Established Standards*

**Threshold 1:** Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

**Finding:** Implementation of the Project could result in potential short-term construction noise impacts to noise-sensitive receptors. Construction noise would exceed applicable noise level thresholds, resulting in a potentially significant impact. Additionally, implementation of the Project would result in on-site traffic noise that could exceed significance thresholds, resulting in a potentially significant impact. Implementation of MM-NOI-1 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 3.11-41 through 3.11-42)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

**Explanation:** Temporary or periodic noise increases could result from conduct of construction projects within the SPA. Noise associated with the demolition, site preparation, and building construction for projects approved under the Northside Neighborhood and Pellissier Ranch Specific Plan could result in potential short-term noise impacts to noise-sensitive receptors that include the following: 1) existing off-site residential communities, schools, and hospitals that adjoin the Specific Plan boundary; 2) pre-existing residences, schools, and hospitals within SPA; and, 3) newly-created residences, schools, and hospitals associated with development projects implemented under the project. Although precise locations of projects and activities involving construction approved under the Northside Neighborhood and Pellissier Ranch Specific Plan are not known at this time aggregate construction phase noise emission would exceed the FTA-based 80 dBA and 85 dBA 8-hour  $L_{eq}$  thresholds for residential and commercial receptors, specifically within the City of Colton, resulting in a potentially significant impact (**Impact NOI-1**).

Regarding on-site traffic noise, while each jurisdiction requires site-specific noise analysis to be completed prior to issuance of permits, there would potentially be situations where it may not be feasible for future projects to comply with land use compatibility requirements. As new

developments and structures may be built adjacent to roadways that generate noise in excess of land use compatibility requirements, there is also potential for noise compatibility impacts to be unmitigable. On-site traffic noise impacts for the Northside Neighborhood and Pellissier Ranch Specific Plan are anticipated to be potentially significant (**Impact NOI-2**).

MM-NOI-1 will be implemented to reduce this impact to the maximum extent feasible.

**MM-NOI-1 Construction Noise Abatement Measures.** The following practices would reduce any construction equipment noise level increases to the outdoor ambient sound environment at nearby noise-sensitive residential land uses.

- Prior to approval of grading plans and/or issuance of building permits, a note shall be included on the plans requiring adherence to City of Riverside, City of Colton, or County of Riverside allowable hours of construction. The responsible project supervisor shall ensure compliance with these standards on site, and the County or municipal entity having jurisdiction shall conduct site inspections to check for compliance at its discretion.
- Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, air intakes, shrouds, etc. consistent with manufacturers' standards.
- Construction contractors shall orient and locate all stationary construction equipment (generators, compressors, pumps, etc.) in a manner that maximizes the distance to a nearest noise-sensitive receptor, and/or directs the loudest side of noise emission away from said receptor.
- As needed, such as when source-to-receptor distances have been maximized to the extent practical, on-site contractors shall install or field-erect temporary noise barriers to occlude direct paths of sound (and thus attenuate noise level) between noisy equipment and the nearest noise-sensitive receptors. Locating material or debris containers, tanks, trailers, or other solid path-occluding obstructions may also achieve comparable noise reducing effects.
- Construction contractors shall locate equipment staging in areas that will create the greatest distance between on-site noise-producing equipment, vehicles, and processes and the nearest noise-sensitive receptors to the project site.
- Construction contractors shall establish a communication channel (telephone and/or email) so that members of the public may report noise concerns. The contractors shall designate a representative (or team) to respond to such inquiries and investigate them in a timely manner. If complaints are determined to be valid and attributed to project construction activity, the representative shall inform the applicable jurisdiction and the construction contractor shall implement reasonable and feasible measures to address the complaint.

Implementation of this mitigation measure would reduce **Impact NOI-1**. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside



Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. In addition, it is not possible at the program level to determine project-specific measures, as designs and feasibility cannot be determined due to a lack of project-specific information. There are no feasible mitigation measures that could be implemented that would reduce **Impact NOI-2** to a less than significant level. Thus, impacts are considered significant and unavoidable. (DEIR pp. 3.11-42)

## *2. Excessive Groundbourne Vibration or Ground Noise Levels*

**Threshold 2:** Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?

**Finding:** Implementation of the Project could result in construction activities that, if located the proximity to sensitive receptors, could generate excessive groundborne vibration that exceed significance thresholds, resulting in a potentially significant impact. Implementation of MM-NOI-2 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 3.11-41 through 3.11-42)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

**Explanation:** Although precise locations of projects and activities involving construction approved under the Project are not known at this time, so long as the screening distances in Table 3.11-29 of the DEIR are heeded, construction vibration impacts would be considered less than significant. But if the proximity to sensitive receptors of a specific project developed as a result of Specific Plan required construction equipment comparable to those listed in Table 3.11-29 to be operated within the indicated distances, then construction-related vibration impacts would be significant (**Impact NOI-2**).

MM-NOI-2 will be implemented to reduce this impact to the maximum extent feasible.

**MM-NOI-2 Construction Vibration Abatement Measures.** If heavy construction equipment similar to those listed in Table 3.11-29 are expected to be in usage on-site and within the indicated screening distances to avoid significant impact, the following shall be implemented:

- A pre-construction condition survey shall be prepared by a qualified independent structural engineer, documenting information that includes existing conditions of the construction site in the vicinity of the off-site vibration-sensitive receptor (e.g., residence or historic structure), and observable conditions of the receiving structure (e.g., façades).

- During construction, the contractor(s) shall install and maintain at least one continuously operational automated vibration monitor at the receptor(s) of concern. The monitor(s) must be capable of being programmed with at least one pre-determined vibratory velocity level, such as a peak vector sum or single-axis alert equivalent to the following:
  - For residential structures, 0.27 inches per second (in/sec) peak particle velocity (PPV) to warn of continuous vibration approaching the 0.3 ips PPV standard.
  - For historic structures, 0.08 inches per second (in/sec) peak particle velocity (PPV) to warn of continuous vibration approaching the 0.12 ips PPV standard.

The monitoring system must produce real-time specific alerts (e.g., via text message and/or email to on-site personnel) when vibration velocities exceed the predetermined levels. In the event of an alert, feasible steps to reduce vibratory levels shall be undertaken, including but not limited to halting/staggering concurrent activities and using lower-vibratory techniques. In the event of an exceedance alert, work in the vicinity shall be suspended and the concerned building or structure visually inspected for potential damage. Results of the inspection must be logged. Work shall be resumed and re-monitored briefly after implementation of vibration-reducing means or methods. If said methods exhibit vibration velocity levels that are compliant with the standard and remain in usage or in place for the duration of the need construction activity, work may resume until its determined completion on-site. If initial vibration monitoring after installation of these methods demonstrates that threshold approach alerts continue to occur and suggest risk of exceeding the applicable standard, additional and/or better-performing measures shall be applied and then re-assessed with subsequent vibration monitoring that confirms compliance with the standard while such measures are in place and until the vibration-producing has ceased or is completed. A post-construction condition survey shall be prepared by a qualified independent structural engineer, documenting information that includes observable post-construction conditions of the concerned receiving structure(s).

Implementation of this mitigation measure would reduce these impacts. It is not possible at the program level to determine project-specific measures, as designs and feasibility cannot be determined due to a lack of project-specific information. The City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.11-41 through 3.11-42)

## I. TRANSPORTATION AND TRAFFIC

### 1. *Applicable Plan, Ordinance, or Policy Establishing Measures of Effectiveness and Compliance with a Congestion Management Plan*

**Threshold 1:** Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

**Finding:** Implementation of the Project would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. With the addition of traffic generated by the Project, multiple intersections and street segments within the SPA would operate at level at LOS E or higher, which is in conflict with the City's traffic policies, resulting in a potentially significant impact. Implementation of Mitigation Measures MM-TR-1 through MM-TR-16 would reduce impacts to the maximum extent feasible; however, impacts would be considered significant and unavoidable. (DEIR pp. 3.15-84)

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

**Explanation:** With the addition of Scenario 1 traffic, a number of intersections and roadway segments would operate at a deficient LOS (LOS E or F) under Existing Plus Project (Scenario 1) conditions: Center Street / Stephens Avenue (AM: LOS F) (**Impact TR-1a**; W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) (**Impact TR-2A**); Center Street / Highgrove Place (AM/PM: LOS F) (**Impact TR-3A**); W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) (**Impact TR-4A**); E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) (**Impact TR-5A**); Columbia Avenue / E. La Cadena Drive (AM: LOS E; PM: LOS F) (**Impact TR-6A**); Main Street / Placentia Lane-Center Street (AM/PM: LOS F) (**Impact TR-7A**); Main Street / Garner Road (AM/PM: LOS F) (**Impact TR-8A**); Main Street / Strong Street (PM: LOS E) (**Impact TR-9A**); Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM/PM: LOS D) (**Impact TR-10A**); Orange Street / Center Street (PM: LOS C) (**Impact TR-11A**); S. Riverside Avenue / Pellissier Road (PM: LOS F) (**Impact TR-12A**); and Columbia Avenue, from Primer Street to E. La Cadena Drive (**Impact TR-13A**).

With the addition of Scenario 2 traffic, a number of intersections and roadway segments would operate at a deficient LOS (LOS E or F) under Existing Plus Project (Scenario 2) conditions: Center Street / Stephens Avenue (AM: LOS F) (**Impact TR-1B**); W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) (**Impact TR-2B**); Center Street / Highgrove Place (AM/PM: LOS F) (**Impact TR-3B**); W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM: LOS E; PM: LOS F) (**Impact TR-4B**); E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) (**Impact TR-5B**); Columbia Avenue / E. La Cadena Drive (AM: LOS D; PM: LOS E) (**Impact TR-6B**); Main Street / Placentia Lane-Center Street (AM/PM: LOS F) (**Impact TR-7B**); Main Street / Garner Road (AM/PM: LOS F) (**Impact TR-8B**); Main Street / Strong Street (PM: LOS E) (**Impact TR-9B**); S. Riverside Avenue / Pellissier Road (AM/PM: LOS F)

**(Impact TR-12B)**; and Columbia Avenue, from Primer Street to E. La Cadena Drive **(Impact TR-13B)**.

With the addition of Scenario 1 traffic, a number of intersections and roadway segments would operate at a deficient LOS (LOS E or F) under Horizon Year 2040 without orange street extension (Scenario 1) conditions: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) **(Impact TR-2C)**; Center Street / Highgrove Place (AM/PM: LOS F) **(Impact TR-3C)**; W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) **(Impact TR-4C)**; E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) **(Impact TR-5C)**; Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) **(Impact TR-6C)**; Main Street / Placentia Lane-Center Street (AM/PM: LOS F) **(Impact TR-7C)**; Main Street / Garner Road (AM/PM: LOS F) **(Impact TR-8C)**; Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) **(Impact TR-10C)**; S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) **(Impact TR-12C)**; Main Street / Spruce Street (PM: LOS C) **(Impact TR-14C)**; Orange Street / Columbia Avenue (AM: LOS C) **(Impact TR-15C)**; Columbia Avenue, from Primer Street to E. La Cadena Drive **(Impact TR-13C)**; and Columbia Avenue, from Orange Street to Primer Street **(Impact TR-16C)**.

With the addition of Scenario 1 traffic, a number of intersections and roadway segments would operate at a deficient LOS (LOS E or F) under Horizon Year 2040 (Scenario 1) with orange street extension conditions: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) **(Impact TR-2D)**; W. Center Street / Highgrove Place (AM/PM: LOS F) **(Impact TR-3D)**; W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) **(Impact TR-4D)**; E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) **(Impact TR-5D)**; Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) **(Impact TR-6D)**; Main Street / Placentia Lane-Center Street (AM/PM: LOS F) **(Impact TR-7D)**; Main Street / Garner Road (AM/PM: LOS F) **(Impact TR-8D)**; Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) **(Impact TR-10D)**; S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) **(Impact TR-12D)**; Main Street / Spruce Street (PM: LOS C) **(Impact TR-14D)**; Orange Street / Columbia Avenue (AM/PM: LOS C) **(Impact TR-15D)**; Columbia Avenue, from Primer Street to E. La Cadena Drive **(Impact TR-13D)**; and Columbia Avenue, from Orange Street to Primer Street **(Impact TR-16D)**.

With the addition of Scenario 2 traffic, a number of intersections and roadway segments would operate at a deficient LOS (LOS E or F) under Horizon Year 2040 (Scenario 2) without orange street extension conditions: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) **(Impact TR-2E)**; W. Center Street / Highgrove Place (AM: LOS E) **(Impact TR-3E)**; W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) **(Impact TR-4E)**; E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) **(Impact TR-5E)**; Main Street / Placentia Lane-Center Street (AM/PM: LOS F) **(Impact TR-7E)**; Main Street / Garner Road (AM/PM: LOS F) **(Impact TR-8E)**; S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) **(Impact TR-12E)**; Columbia Avenue, from Primer Street to E. La Cadena Drive **(Impact TR-13E)**; Columbia Avenue, from Orange Street to Primer Street **(Impact TR-16E)**; and Pellissier Road, from S. Riverside Avenue to Roquet Ranch **(Impact TR-17E)**.

With the addition of Scenario 2 traffic, a number of intersections and roadway segments would operate at a deficient LOS (LOS E or F) under Horizon Year 2040 (Scenario 2) with orange street extension conditions: W. La Cadena Drive / I-215 Southbound Ramps-Stephens Avenue (AM/PM: LOS F) (**Impact TR-2F**); W. Center Street / Highgrove Place (AM/PM: LOS F) (**Impact TR-3F**); W. La Cadena Drive / I-215 Southbound Ramps-Interchange Drive (AM/PM: LOS F) (**Impact TR-4F**); E. La Cadena Drive / I-215 Northbound Ramps (AM/PM: LOS F) (**Impact TR-5F**); Columbia Avenue / E. La Cadena Drive (AM/PM: LOS E) (**Impact TR-6F**); Main Street / Placentia Lane-Center Street (AM/PM: LOS F) (**Impact TR-7F**); Main Street / Garner Road (AM/PM: LOS F) (**Impact TR-8F**); Main Street / Oakley Avenue / SR-60 WB On-Ramp (AM: LOS E) (**Impact TR-10F**); Orange Street / Center Street (PM: LOS C) (**Impact TR-11F**); S. Riverside Avenue / Pellissier Road (AM/PM: LOS F) (**Impact TR-12F**); Main Street / Spruce Street (PM: LOS C) (**Impact TR-14F**); Columbia Avenue, from Primer Street to E. La Cadena Drive (**Impact TR-13F**); and Columbia Avenue, from Orange Street to Primer Street; (**Impact TR-16F**).

Mitigation measures MM-TR-1 to MM-TR-16 will be implemented to reduce this impact to the maximum extent feasible.

#### **MM-TR-1: Center Street / Stephens Avenue**

##### *Existing Plus Project Scenarios*

The following improvements are recommended to be implemented by the end of Year 2040:

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

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

##### *Existing Plus Project and Horizon Year 2040 Scenarios*

The following improvements are recommended to be implemented by the end of Year 2040:

Install a traffic signal at the intersection.

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

### **MM-TR-3: West Center Street / Highgrove Place**

#### Existing Plus Project Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

#### Horizon Year 2040 Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

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

#### Existing Plus Project and Horizon Year 2040 Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

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

#### Existing Plus Project and Horizon Year 2040 Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

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

### Existing Plus Project Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

### Horizon Year 2040

The following improvements are recommended to be implemented by the end of Year 2040:

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

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

### Existing Plus Project Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

### Horizon Year 2040 Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

- Install a traffic signal at the intersection.
- Provide protected left-turn phasing on the northbound and southbound approaches.
- Provide permitted left-turn phasing on the eastbound and westbound approaches.
- Provide a right-turn overlap phase on the westbound approach.

## **MM-TR-8: Main Street / Garner Road**

### Existing Plus Project and Horizon Year 2040 Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

## **MM-TR-9: Main Street / Strong Street**

### Existing Plus Project Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

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

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

##### Existing Plus Project and Horizon Year 2040 Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

#### **MM-TR-11: Orange Street / Center Street**

##### Existing Plus Project Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

##### Horizon Year 2040

The following improvements are recommended to be implemented by the end of Year 2040:

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

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

##### Existing Plus Project and Horizon Year 2040 Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

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

#### **MM-TR-13: Main Street / Spruce Street**

##### Horizon Year 2040 Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:



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

#### **MM-TR-14: Orange Street / Columbia Avenue**

##### Horizon Year 2040 Scenarios

The following improvements are recommended to be implemented by the end of Year 2040:

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

**MM-TR-15: Adopt a Traffic Mitigation Fee Program.** Within 12 months of the Northside Specific Plan approval, the City shall fund and subsequently adopt a fee mitigation program based on the Nexus Study (EIR Appendix H; Rick Engineering 2020), as follows:

- a. The mitigation program shall be based on the costs identified in the nexus study for the traffic improvements **MM-TR-1** to **MM-TR-14** as well as **PDF-TR-1** to **PDF-TR-12**. the mitigation program shall identify how the funds will be collected on a per project basis (e.g., by trip generated, unit, etc.). Costs shall include program administration, project administration and management, design and engineering, regulatory compliance, and construction. As indicated **MM-TR-1** to **MM-TR-14**, the mitigation program shall require the completion of improvements by the year 2030 for all impacts occurring under the Existing Plus Project scenario, and the completion of the improvements by the year 2040 for all impacts occurring under the Horizon Year conditions consistent with the Nexus Study. In addition, **PDF-TR-1** to **PDF-TR-8** shall be required to be implemented prior to the end of Year 2030 and PDF-TR-9 to PDF-TR-12 shall be required to be implemented prior to the end of Year 2040 consistent with the Nexus Study.
- b. Once the Northside Specific Plan traffic mitigation program is established, each project shall contribute its fair share of the traffic improvements as identified in the program prior to Certificate of Occupancy Permit.
- c. The City shall deposit the funds in a specific account dedicated for the use of completing the improvements identified in the Northside Specific Plan traffic mitigation program. The funds shall be used exclusively for the purpose of implementing mitigation for the impacts associated with buildout of the Specific Plan; however, upon completion of a citywide nexus study, this program could include additional improvements related to multi-modal facilities as well.

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

**MM-TR-16: Traffic Mitigation Agreement.** Within 12 months of adoption of the Traffic Mitigation Fee Program, the City shall enter into a Traffic Mitigation Agreement with Caltrans, the City of Colton, and the County of Riverside, as needed and as feasible, for implementation of the necessary improvements identified above. Payment of fair-share fees shall be determined based on the increase in freeway traffic directly attributable buildout of the Northside Specific Plan.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 3.15-84)

## J. TRIBAL CULTURAL RESOURCES

### 1. Tribal Cultural Resources

**Threshold 1:** Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?, or
- b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

**Finding:** There is potential for unknown subsurface tribal cultural resources to be impacted by future development allowed under the Project, resulting in a potentially significant impact. Implementation of MM-TCR-1 would reduce impacts a less than significant level. (DEIR pp. 3.16-20)

Explanation: No known significant tribal cultural resources are located on the Project site based on the findings of the Project-specific cultural resources report, and on consultation. However, grading and ground-disturbing activities during project construction could impact currently unknown subsurface cultural resources of tribal or Native American importance, resulting in a potentially significant impact (**Impact TCR-1**).

MM-TCR-1 will be implemented to reduce this impact to the maximum extent feasible.

**MM-TCR-1 Inadvertent Discovery of Tribal Cultural Resources.** While no tribal cultural resources (TCRs) have been identified that may be affected by the proposed Northside Specific Plan area, if the City determines that the potential resource is a TCR (as defined by PRC, Section 21074), adherence to **MM-CUL-3b**, which identifies the treatment and disposition for the inadvertent discovery of Native American cultural resources, would be applicable for the handling of the inadvertent discovery of TCRs. **MM-CUL-3b** would require notifying tribes, in the case of TCRs, consulting under Assembly Bill 52 and Senate Bill 18 within 24 hours of discovery (**MM-CUL-3b1**); temporary curation and storage of discovered resources (**MM-CUL-3b2**); and protocol for the treatment and final disposition of the cultural resources (**MM-CUL-3b3**). If the potential resource is archaeological in nature, appropriate management requirements shall be implemented as outlined in mitigation measures **MM-CUL-3a** through **MM-CUL-3c** require that all construction work is immediately stopped until a qualified archaeologist can evaluate the significance of the find, and evaluate potentially significant impacts to archaeological resources and **MM-CUL-4** requires proper evaluation of the resource and implementation of avoidance or impact reduction. Implementation of proposed recommendations will be made based on the determination of the City that the approach is reasonable and feasible. All activities would be conducted in accordance with regulatory requirements

Implementation of this mitigation measure would reduce these impacts to the maximum extent feasible. (DEIR pp. 3.16-20)

#### IV. Findings Regarding Cumulative Impacts

##### A. Cumulative Aesthetics Impacts

Finding: Implementation of the Project would result in cumulative impacts to scenic vistas from the Santa Ana River Trail, resulting in a cumulatively significant impact. MM-AES-1 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 4.3)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified

in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: The potential future development of High Density Residential uses (29 to 45 dwelling units/acre and up to 60 dwelling units/acre through an impact fee) may entail the construction of multistory residential structures greater than two stories in height within Subarea 1 of the SPA. Due to the proximity of the High Density Residential area to the Santa Ana River trail, and the potential for multistory residences to be constructed in Subarea 1, the currently open characteristic of east- and northeast-oriented views from the segment of the river trail adjacent to Subarea 1 would be substantially altered. Thus, while neither the City of Riverside nor the City of Colton designated views from the Santa Ana River Trail to Box Spring Mountain Reserve Park or La Loma Hills as scenic vistas, scenic vista impacts associated with future development in Subarea 1 would be considered significant. In addition, the Roquet Ranch SPA Project would significantly alter a portion of the existing topography in the La Loma Hills area in the City of Colton. That aesthetic effect would combine with the Northside Neighborhood and Pellissier Ranch Northside Specific Plan development to result in a cumulative impact to the Santa Ana River trail scenic view of La Loma Hills. It is noted that the Northside Neighborhood and Pellissier Ranch Northside Specific Plan would allow for further densification resulting in greater view blockage than currently allowed, as the proposed High Density Residential would be expected to yield much denser development than the existing allowed M-1 Light Industrial. Therefore, cumulative impacts to scenic vistas from the Santa Ana River Trail would be considered cumulatively significant (**Impact AES-CUM-1**).

MM-AES-1 will be implemented to reduce this impact to the maximum extent feasible. Refer to the full text of MM-AES-1 above in Section III.A.

Implementation of this mitigation measure would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 4-3)

#### B. Cumulative Air Quality Impacts

Finding: Implementation of the Project would result in cumulative air quality impacts related to consistency with an applicable air quality management plan, criteria pollutant emissions, sensitive receptors, and odors, resulting in cumulatively significant impacts. Mitigation Measures MM-AQ-1 through MM-AQ-11 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 4.4 through 4.6)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified

in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: The Project would potentially conflict with Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook because the Northside Neighborhood and Pellissier Ranch Specific Plan would cumulatively contribute to emissions within SPA and consequently conflict with or obstruct implementation of the 2016 Air Quality Management Plan. Accordingly, cumulative impacts due to conflicts with regional air quality plans would be cumulatively significant (**Impact AQ-CUM-1**). Implementation of the Project would exceed applicable SCAQMD regional thresholds of significance for VOCs, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Therefore, the Project's contribution of air quality emissions to the SCAB would be cumulatively considerable as a result of long-term Northside Neighborhood and Pellissier Ranch Specific Plan-related operational-source emissions, and impacts would be cumulatively significant (**Impact AQ-CUM-2**). Implementation of the Project, specifically related to exceedance of Localized Significance Thresholds during construction of future projects, toxic air contaminants, and the health effects of other criteria pollutants would result in impacts to sensitive receptors and remain significant and unavoidable. Therefore, the Project's contribution of impacts to sensitive receptors would be cumulatively considerable, and impacts would be cumulatively significant after mitigation (**Impact AQ-CUM-3**). As discussed in the impact analysis for other emissions (odors), it was determined that since specific land uses and tenants cannot be identified for the Project, odor sources associated with future development allowed under the Specific Plan and their potential to cause a significant impact to nearby sensitive receptors also could not be completely identified. Thus, the potential for the Project to generate an odor impact was considered to be potentially significant. These odor impacts within the City of Colton have potential to be cumulatively significant and unavoidable (**Impact AQ-CUM-4**).

MM-AQ-1 through MM-AQ-11 will be implemented to reduce this impact to the maximum extent feasible. Refer to the full text of MM-AQ-1 through MM-AQ-11 above in Section III.B.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 4-3 through 4.6)

### C. Cumulative Biological Resource Impacts

Finding: Implementation of the Project could result in cumulative biological resource impacts related to special-status plants, special-status wildlife species, sensitive natural communities, jurisdictional waters, wildlife movement, and habitat conservation plan compliance, resulting in cumulatively significant impacts. Mitigation Measures MM-BIO-1 through MM-BIO-14 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 4.6 through 4.9)

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: Implementation of the Project could result in potentially significant direct impacts associated with the loss of the San Diego ambrosia, thread-leaved brodiaea, smooth tarplant, Parry's spineflower, and other special-status plants identified within the MSHCP located in the SPA. In addition, implementation of the Project could result in potentially significant indirect and/or long-term impacts to special-status plants associated with construction activities, operational use and spill of oils and grease, increased invasive plant species, and trampling of vegetation from humans. When considered in the context of other development projects in the cumulative biological study area, these impacts could result in cumulatively considerable significant impacts (**Impact BIO-CUM-1**). Implementation of the Project could result in potentially significant impacts to the Bernardino kangaroo rat, Stephens' kangaroo rat, Riverside fairy shrimp, and coastal California gnatcatcher. Thus, in combination with other projects that may occur within the cumulative study area, the Project could result in a potentially significant cumulative impact (**Impact BIO-CUM-2**). Regarding non-listed special-status species outside of the MSHCP, the Project could result in potentially significant direct impacts. Thus, in combination with other Projects that may occur within the cumulative study area, the Northside Neighborhood and Pellissier Ranch Specific Plan could result in a potentially significant cumulative impact (**Impact BIO-CUM-3**). Regarding direct impacts to special-status species inside of the MSHCP, the Project could result in potentially significant impacts to the Los Angeles pocket mouse and San Bernardino kangaroo rat. Thus, in combination with other projects that may occur within the cumulative study area, the Project could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-4**). Regarding direct impacts to special-status species inside of the MSHCP, the Project could result in potentially significant impacts to the burrowing owl and Riverside fairy shrimp. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Neighborhood and Pellissier Ranch Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-5**). Significant impacts to California legless lizard (Species of Special Concern [SSC]), California glossy snake (SSC), coast patch-nosed snake (SSC), pallid bat (SSC), pallid San Diego pocket mouse (SSC), western yellow bat (SSC), and pocketed free-tailed bat (SSC) were identified. Thus, in combination with other projects that may occur within the cumulative study area, the Project could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-6**). Regarding construction-related impacts, special-status wildlife species and suitable habitat for special-status wildlife species may be indirectly impacted during construction activities. Thus, in combination with other projects that may occur within the cumulative study area, the Project could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-7**). In addition, future development allowed by the Project could result in potentially significant long-term indirect impacts to special-status wildlife species. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Neighborhood and Pellissier Ranch Specific Plan could result in a potentially significant cumulative impact to these species (**Impact BIO-CUM-8**). The Project would result in potential for future development within the SPA and

MSHCP to impact sensitive communities, resulting in a potentially significant impact. Thus, in combination with other projects that may occur within the cumulative study area, the Northside Neighborhood and Pellissier Ranch Northside Specific Plan could result in a potentially significant cumulative impact to sensitive natural communities (**Impact BIO-CUM-9**). Implementation of the Project could result in potentially significant impacts to jurisdictional waters, which could result in cumulatively considerable impacts when considered in the context of other projects within the Project vicinity, resulting in a potentially significant cumulative impact (**Impact BIO-CUM-10**). There is potential for indirect impacts to the Santa Ana River wildlife linkage as a result of implementing the Project. Thus, in combination with other projects that may occur within the cumulative study area, the Project could result in a potentially significant cumulative impact to this area and to wildlife movement (**Impact BIO-CUM-11**). Regarding compliance with the MSHCP, future development allowed under the Project within the MSHCP would be potentially inconsistent with the MSHCP unless assurances are provided that future projects would implement measures consistent with the MSHCP, resulting in a potentially significant cumulative impact, since other development occurring within the cumulative study area could also result in a conflict with the adopted MSHCP (**Impact BIO-CUM-12**).

Mitigation measures MM-BIO-1 through MM-BIO-14 will be implemented to reduce this impact to the maximum extent feasible. Refer to the full text of MM-BIO-1 through MM-BIO-14 above in Section III.C.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 4.6 through 4.9)

#### D. Cumulative Cultural Resource Impacts

Finding: Implementation of the Project could result in cumulative cultural resource impacts related to historical resources, archeological resources, and human remains, resulting in cumulatively significant impacts. Mitigation Measures MM-CUL-1 through MM-CUL-5 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 4.9 through 4.10)

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: Implementation of the Project could result in significant impacts to known and unknown historical resources, as well as to the Trujillo Adobe. Thus, in combination with other projects that may occur within the cumulative study area, the Project could result in a potentially

significant cumulative impact to historical resources (**Impact CUL-CUM-1**). Regarding archeological resources, it was determined that potentially significant impacts to unknown archeological resources could occur. Thus, in combination with other projects that may occur within the cumulative study area, the Project could result in a potentially significant cumulative impact to archeological resources (**Impact CUL-CUM-2**). Regarding the disturbance of human remains, it is not anticipated that human remains would be discovered during future development allowed by the Project. However, there is potential for inadvertent finds of human remains which could lead to a significant impact if not properly handled (**Impact CUL-5**).

Mitigation measures MM-CUL-1 through MM-CUL-5 will be implemented to reduce this impact to the maximum extent feasible. Refer to the full text of MM-CUL-1 through MM-CUL-5 above in Section III.D.

Implementation of these mitigation measures would reduce these impacts. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 4.9 through 4.10)

#### E. Cumulative Geology and Soils Impacts

Finding: Implementation of the Project could result in cumulative geology and soil resource impacts related to paleontological resources, resulting in cumulatively significant impacts. Mitigation Measures MM-GEO-1 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 4.10 through 4.12)

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: Shallow excavations within mapped areas of younger, Holocene-age Quaternary alluvium are unlikely to uncover any significant paleontological resources. However, sedimentary deposits correlative with the Pleistocene-age may be impacted at an unknown depth below native topsoil and artificial fill, and therefore future development with mass excavation within areas with Pleistocene-age deposits may encounter important and unique paleontological resources throughout the cumulative study area. Thus, future development allowed under the Project, in conjunction with future development within the cumulative study area, could result in a potentially significant cumulative paleontological resource impact (**Impact GEO-CUM-1**).

MM-GEO-1 will be implemented to reduce this impact to the maximum extent feasible. Refer to the full text of MM-GEO-1 above in Section III.E.



Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 4.10 through 4.12)

#### F. Cumulative Hazards and Hazardous Materials Impacts

Finding: Implementation of the Project could result in cumulative hazards and hazardous materials impacts related to upset and accident conditions, hazardous material sites, and airport safety hazards, resulting in cumulatively significant impacts. Mitigation Measures MM-HAZ-1 through HAZ-4 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 4.12 through 4.14)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: Development occurring within sites that contain past contamination could, upon disturbance during construction, be released to the environment or, upon future occupation, cause a hazard to the public due to exposure to hazardous materials above the applicable regulatory exposure limits, resulting in a potentially significant impact. Thus, in combination with other projects that may occur within the cumulative study area, the Project could result in a potentially significant cumulative impact due to upset and accident conditions (**Impact HAZ-CUM-1**). There are multiple sites identified within the SPA that have remaining contamination in either soil, groundwater, and/or soil vapor. Development of these sites could cause an upset or accident condition where hazardous materials are released to the environment. Thus, in combination with other projects that may occur within the cumulative study area, future development occurring within the SPA could result in a potentially significant cumulative impact due to development within one of these sites (**Impact HAZ-CUM-2**). Future site-specific development projects that occur within the Airspace Protection Zone would be required to file an overflight notification document with the Federal Aviation Administration. Upon filing with the Federal Aviation Administration, the applicant of the future project would be required to receive a “Determination of No Hazard to Air Navigation” to comply with the applicable Federal Aviation Administration regulations. Future projects occurring within the cumulative study area that do not comply with this requirement could pose a hazard to air navigation at March Air Reserve Base, which could result in a significant cumulative impact (**Impact HAZ-CUM-3**).

Mitigation measures MM-HAZ-1 through MM-HAZ-4 will be implemented to reduce this impact to the maximum extent feasible. Refer to the full text of MM-HAZ-1 through MM-HAZ-4 above in Section III.F.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 4.12 through 4.14)

#### G. Cumulative Hydrology and Water Quality Impacts

Finding: Implementation of the Project could result in cumulative hydrology and water quality impacts related to an increase in the rate or amount of surface runoff resulting in flooding, exceeding the capacity of existing or planned stormwater drainage systems or impede or redirect flood flows, and flooding hazards, resulting in cumulatively significant impacts. Mitigation Measures MM-HYD-1 through MM-HYD-5 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 4.14 through 4.17)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: Implementation of the Project could result in development of the Project area with additional urban uses, including impermeable surfaces such as roads, parking lots, and buildings, as well as increase the SPA light industrial presence. Increased impermeable surfaces could result in increased stormwater runoff, which could exacerbate existing flooding conditions. Creation of additional impermeable surfaces in association with SPA development could exacerbate the existing potential for flooding in these areas. Development would be required to comply with the applicable MS4 permits and associated LID requirements to control runoff. Adherence to these requirements would reduce significant impacts related to flooding to a degree, but cannot guarantee that all future project-level impacts of the Northside Neighborhood and Pellissier Ranch Specific Plan or combined project-level impacts would be below a level of significance. Thus, cumulative impacts are considered potentially significant (**Impact HYD-CUM-1**). The geographic context for the analysis of cumulative impacts related to storm drainage is the Santa Ana River Watershed. Cumulative development within the watershed could potentially increase the amount of impervious surfaces that could cause or contribute to storm drain and creek bed capacity exceedance and/or require construction of new or expanded flood control infrastructure, resulting in a potentially significant cumulative impact (Impact HYD-CUM-2). The Project includes the buildout of industrial zones, which can use toxic chemicals and other materials that would be detrimental to the neighboring environment should flooding occur, resulting in a potentially significant cumulative impact (**Impact HYD-CUM-3**).

Mitigation measures MM-HYD-1 through MM-HYD-5 will be implemented to reduce this impact to the maximum extent feasible. Refer to the full text of MM-HYD-1 through MM-HYD-5 above in Section III.G.

Implementation of these mitigation measures would reduce these impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 4.14 through 4.17)

#### H. Cumulative Land Use Impacts

Finding: Implementation of the Project would result in cumulative land use impacts related to consistency with adopted land use plans, specifically pertaining to the South Coast Air Quality Management Plan, resulting in cumulatively significant impacts. Mitigation Measures MM-AQ-1 through MM-AQ-8 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 4.18 through 4.19)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: Implementation of the Project would create significant and unavoidable impacts due to the lack of Project-specific information available at this time. As a result, the effectiveness in reducing construction and operational emissions cannot be accurately quantified, and there would be a potential conflict with the South Coast Air Quality Management Plan. Therefore, the Northside Neighborhood and Pellissier Ranch Specific Plan would be inconsistent with the South Coast Air Quality Management Plan and could result in a cumulatively significant impact (**Impact LU-CUM-1**).

Mitigation measures MM-AQ-1 through MM-AQ-5 will be implemented to reduce this impact to the maximum extent feasible. Refer to the full text of MM-AQ-1 through MM-AQ-5 above in Section III.B.

Implementation of these mitigation measures would reduce these impacts. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 4.18 through 4.19)

#### I. Cumulative Noise Impacts

Finding: Implementation of the Project could result in cumulative noise impacts regarding ambient noise level increases due to construction noise and traffic noise, as well as excessive groundborne vibration levels, resulting in cumulatively significant impacts. Mitigation Measures MM-NOI-1

and MM-NOI-2 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 4.19 through 4.20)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: Construction activities associated with implementing the Project, especially involving heavy construction equipment, would create intermittent periods of noise when construction equipment is in operation and cause a short-term increase in ambient noise levels, resulting in a potentially significant cumulative impact (**Impact NOI-CUM-1**). Regarding traffic noise impacts, while specific information on future development sites and their locations within the Project and cumulative study area are unknown at this time, existing requirements within each jurisdiction require site-specific noise analysis to be completed prior to issuance of permits. Future projects within the SPA and cumulative study area would be required to demonstrate compatibility with respect to the appropriate jurisdictional guidance and policies, which may include project-specific acoustical analyses that evaluate the effects of adequate building sound insulation and other noise-reducing measures. However, in some cases, such predictive analyses of proposed development may conclude that noise impacts may be significant and unavoidable. For this reason, on-site traffic noise impacts for the project are anticipated to be potentially significant and unavoidable, while off-site (cumulative study area) traffic noise impacts would be potentially significant and unavoidable as well (**Impact NOI-CUM-2**). Vibration levels associated with future development short-term construction activities within the SPA have the potential to result in significant impacts. In addition, other cumulative projects in the vicinity of the project could result in a cumulatively considerable impact regarding ground-borne vibration and ground-borne noise during construction (**Impact NOI-CUM-3**).

Mitigation measures MM-NOI-1 and MM-NOI-2 will be implemented to reduce this impact to the maximum extent feasible. Refer to the full text of MM-NOI-1 and MM-NOI-2 above in Section III.H.

Implementation of these mitigation measures would reduce Impact NOI-CUM-1 and Impact NOI-CUM-3. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. No feasible mitigation measures are available to reduce Impact NOI-CUM-2, and this impact is considered significant and unavoidable (DEIR pp. 4.18 through 4.19)

## J. Cumulative Transportation Impacts

Finding: Implementation of the Project would result in cumulative traffic impacts due to the addition of traffic within the Project area, resulting in cumulatively significant impacts. Mitigation

Measures MM-TR-1 and MM-TR-16 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 4.24)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: The addition of traffic generated by the Project would result in significant cumulative impacts to intersections and roadway segments due to the generation of an increase in average daily trips. Additionally, under the Horizon Year (2040) traffic analysis, significant impacts to intersections and roadway segments would also occur. The projected increase in average daily trips and potentially significant impacts identified for the Project, taken in conjunction with cumulative development in the City of Colton and County of Riverside, would result in a potentially significant cumulative traffic (**Impact TR-CUM-1**).

Mitigation measures MM-TR-1 through MM-TR-16 will be implemented to reduce these impacts to the maximum extent feasible. Refer to the full text of MM-NOI-1 and MM-NOI-2 above in Section III.I.

Implementation of these mitigation measures would reduce impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 4.24)

#### K. Cumulative Tribal Cultural Resource Impacts

Finding: Implementation of the Project could result in cumulative tribal cultural resource impacts due to the disturbance of previously unknown subsurface tribal cultural resources, resulting in cumulatively significant impacts. MM-TCR-1 would reduce impacts to the maximum extent feasible; however, impacts would be significant and unavoidable. (DEIR pp. 4.24)

Changes or alterations have been required in, or incorporated into, the Project which attempt to avoid or substantially lessen the significant environmental effects identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) However, impacts would still remain significant and unavoidable. Specific economic, legal, social, technological, or other considerations, as identified in the EIR and elsewhere in the record, make infeasible the mitigation measure or Project alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3))

Explanation: While the City has determined that no known tribal cultural resources (TCRs) are present within the SPA, future development could result in a significant impact TCRs, as there exists the potential for unknown subsurface TCRs to be impacted by future development allowed

under the Project. Cumulative development in the City of Riverside, City of Colton, and County of Riverside creates the potential for additional impacts to TCRs (**Impact TCR-CUM-1**).

MM-TCR-1 will be implemented to reduce these impacts to the maximum extent feasible. Refer to the full text of MM-TCR-1 above in Section IV.A.

Implementation of this mitigation measure would reduce impacts to a less than significant level. However, the City of Riverside does not have jurisdiction over development projects that occur within the Northside Neighborhood and Pellissier Ranch Specific Plan areas within the County of Riverside or City of Colton; thus, the City of Riverside cannot legally impose this mitigation measure within those jurisdictions. For this reason, these impacts are considered significant and unavoidable. (DEIR pp. 4.24)

## V. Findings Regarding Significant Irreversible Environmental Changes

Sections 15126(c) and 15126.2(d) of the CEQA Guidelines requires EIRs to contain a discussion of significant irreversible environmental changes which would be caused by the proposed Project should it be implemented. Generally, a project would result in significant irreversible environmental changes if any of the following would occur:

- The Project would involve a large commitment of non-renewable resources;
- The primary and secondary impacts of the Project would generally commit future generations to similar uses;
- The Project involves uses in which irreversible damage could result from any potential environmental accidents; or
- The proposed consumption of resources are not justified.

This section addresses the use of non-renewable resources during initial and continued phases of the Project, the commitment of future generations to environmental changes or impacts because of the proposed Project, and any irreversible damage from environmental accidents associated with the proposed Project.

Per Section 15127, irreversible changes are only required to be addressed in EIRs when connected with the adopted amendment of a local plan, policy or ordinance; adoption by a local agency formation commission of a resolution making determinations, or when the Project is subject to National Environmental Policy Act and requires an environmental impact statement.

Implementation of the Northside Specific Plan would allow future generations access to a master-planned mixed-use neighborhood with an increase of 4,854 to 6,072 dwelling units in the City of Riverside, 900 to 1,120 dwelling units in the City of Colton, and 259 to 393 dwelling units in the County of Riverside. In addition to this, approximately 16.5 million square feet of commercial, office, business/office, and industrial uses would be designated within the Northside Specific Plan. The implementation of the Northside Specific Plan would allow for construction and operations of new structures and areas, which would require the use of resources that include but are not limited to soils, gravel, concrete, and asphalt; lumber and other related forest products; petrochemical construction materials; steel, copper, and other metals;

water; fuels; and energy. Because the Northside Specific Plan would result in an increase in population and the number of people entering the SPA (for employment or leisure), it would result in an increase in the consumption of resources such as water, fuels, and electricity during long-term operation and occupancy. As such, the Northside Specific Plan would result in the long-term use of fossil fuels and other nonrenewable resources.

## VI. Findings Regarding Growth Inducing Impacts

Section 15126.2(e) of the CEQA Guidelines requires a discussion of a proposed Project's potential to foster economic or population growth, including ways in which a Project could remove an obstacle to growth. Growth must not be assumed as beneficial, detrimental, or of little significance to the environment. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed Project's growth inducing potential is therefore considered significant if Project-induced growth could result in significant physical effects in one or more environmental issue areas.

### A. Population Growth

The Northside Specific Plan is a programmatic document. It does not provide details on development, but rather serves as a guide for potential future development in the region. The proposed land use designation changes would result in the addition of approximately 4,854 to 6,072 dwelling units in the City of Riverside, 900 to 1,120 dwelling units in the City of Colton, and 259 to 393 dwelling units in the County of Riverside. The potential increase in dwelling units coincides with an estimated introduction of 16,504 to 20,645 residents to the City of Riverside, 2,961 to 4,606 residents to the City of Colton, and 845 to 1,282 residents in the County of Riverside. However, the Northside Specific Plan would not introduce a population beyond what is planned for the City of Riverside, the City of Colton, and other related regions. The Northside Specific Plan's contribution towards growth is consistent with the Southern California Association of Governments' growth projections for both cities and the County of Riverside, as well as both cities' Regional Housing Needs Assessment goals. The Northside Specific Plan would construct additional housing and commercial development within the Project boundary, but that growth is considered by the City of Riverside's General Plan 2025, the City of Colton's General Plan, the Northside Specific Plan, and zoning codes. The Northside Specific Plan would result in growth consistent with the planned growth for the area.

### B. Requiring Extension or Expansion of Utilities

Growth-inducing impacts may result from extension or expansion of public services to a project site. As stated earlier, the Northside Specific Plan is a programmatic document. It does not provide details about development, but rather serves as a guide for potential future development in the region. The Pellissier Ranch area of the SPA is an undeveloped portion of land and therefore contains minimal water lines, sewer lines, storm drain infrastructure, and dry utility infrastructure. Implementation of the Northside Specific Plan would require the extension and expansion of utilities largely into the Pellissier Ranch region. In addition, other utility improvements would be required (see Section 3.9, Hydrology and Water Quality, and Section 3.17, Utilities and Service

Systems of the Draft EIR). The majority of the SPA is surrounded by developed and urbanized land; therefore, utility improvements are not likely to induce growth by providing more opportunities for infrastructure connections beyond that already planned for. Pellissier Ranch is bordered to the west by the Santa Ana River and a developed industrial area of the City of Colton. To the east, Pellissier Ranch is bordered largely by La Loma Hills. The La Loma Hills area is anticipated to be developed due to the approval of the Roquet Ranch Specific Plan, and development of Pellissier Ranch property would support the approved Roquet Ranch Specific Plan. According to the City of Colton's General Plan, the Pellissier Ranch area is currently identified for industrial development, but is also identified as a Planning Focus Area that could accommodate lower density or clustered residences. Therefore, the Pellissier Ranch area has been planned for potential future development (City of Colton 2013). Due to these factors, utility improvements in Pellissier Ranch are not likely to induce growth beyond that planned for by providing more opportunities for infrastructure connections. The proposed utility improvements would be intended to serve the Northside Specific Plan only, and are not considered to trigger additional growth beyond that already planned for.

### C. Economic Growth

One criterion by which growth inducement can be measured involves economic growth. Economic growth considerations range from a demand for temporary and permanent employees, to an increase in the overall revenue base for an area, to a new demand for supporting services such as retail, restaurant, and entertainment uses.

The Northside Specific Plan would induce economic growth by introducing temporary employment opportunities associated with construction of the plan. Additionally, the Northside Specific Plan would induce economic growth by resulting in a yield of commercial, business/office park, and industrial land uses to approximately 16.5 million square feet. The Northside Specific Plan would provide recurring revenues that would include property taxes and sales taxes. Consumer spending by new residents would also support the generation of new revenues from local commercial establishments throughout the Northside Specific Plan Area. This everyday spending would cause an increase in the volume of dollars flowing through the cities' economies, resulting in a multiplicative economic benefit. The Northside Specific Plan would also introduce permanent jobs associated with ongoing maintenance and operations of the residences and commercial uses. While the Northside Specific Plan would include these additional employment opportunities, these opportunities are intended for existing and planned residents of the Northside Specific Plan community and surrounding area. As indicated in the Northside Specific Plan, the intent of the Northside Specific Plan is to develop a more sustainable mix of uses. This includes maintaining or improving employment and business opportunities within the Project area, and creating a housing and employment balance. Thus, these additional jobs generated would not be considered growth-inducing.



## VII. Findings Regarding Alternatives

### A. Legal Requirements for Alternatives

Section 15126.6 of the CEQA Guidelines requires EIRs to consider and discuss alternatives to the proposed actions. Subsection (a) states:

- (a) An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.

Subsection 15126.6(b) states the purpose of the alternatives analysis:

- (b) Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

In subsection 15126.6(c), the CEQA Guidelines describe the selection process for a range of reasonable alternatives:

- (c) The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the Project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts.

The range of alternatives required is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed Project. Alternatives are limited to ones that would avoid or substantially lessen any of the significant effects of the Project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the Project.

“Feasible” means “capable of being accomplished in a reasonable period of time taking into account economic, environmental, legal, social and technological factors” (CEQA Guidelines § 15364). The concept of feasibility also encompasses whether a particular alternative promotes the Project’s underlying goals and objectives, and whether an alternative is impractical or undesirable from a policy standpoint. (See *City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417; *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001 (CNPS).)

The issue of alternatives feasibility arises twice in the CEQA process, once when the EIR is prepared and again when CEQA findings are adopted. When assessing feasibility in an EIR, the EIR preparer evaluates whether an alternative is “potentially” feasible. Potentially feasible alternatives are suggestions by the EIR preparers that may or may not be adopted by lead agency decision makers. When CEQA findings are made, the lead agency decision making body independently evaluates whether the alternatives are actually feasible based on all the evidence in the record, including whether an alternative is impractical or undesirable from a policy standpoint. (See *CNPS*, *supra*, 177 Cal.App.4th at p. 999.)

If a significant impact can be avoided or substantially lessened (i.e., mitigated to a less than significant level) by adoption of mitigation measures, lead agency findings need not focus on the feasibility of alternatives to reduce that impact. (See *Laurel Hills Homeowners Association v. City Council* (1978) 83 Cal.App.3d 515, 521.) Nevertheless, Section 6 of the Draft EIR and these Findings of Fact do consider the effectiveness of the potentially feasible alternatives set forth in the EIR to substantially reduce all of the Project’s significant impacts.

## B. Summary of Project Alternatives and Objectives

The State CEQA Guidelines (§15126.6 *et. seq.*) require that a reasonable range of alternatives to the Project be evaluated, provided they would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project. CEQA Guidelines further require the analysis of the “No Project” Alternative, wherein the Project would not be approved and implemented. A number of Project alternatives were considered but ultimately rejected for infeasibility or failure to lessen environmental effects.

The proposed alternatives were selected for review in the EIR because of their potential to avoid or substantially lessen certain Project impacts, or because they were required under CEQA Guidelines (e.g., the No Project alternative). The Project and alternatives are described in more detail in the Northside Specific Plan Final EIR and Appendices thereto.

The three alternatives considered and analyzed within the Northside Specific Plan EIR are:

**Alternative 1:** No Project Alternative

**Alternative 2:** Old Spanish Town Village District Alternative

**Alternative 3:** City of Riverside Alternative

Alternative 1 was determined to be the environmentally superior alternative. However, if the environmentally superior alternative is the No Project alternative, CEQA requires the EIR shall also identify an environmentally superior alternative among the other alternatives (CEQA

Guidelines Section 15126.6). Alternative 2, the Old Spanish Town Village District Alternative, was determined to be Environmentally Superior to the Project consistent with *CEQA Guidelines*. However, all of the alternatives are rejected for the reasons stated below in Section VIII.C.

State CEQA Guidelines Section 15124(b) requires that a project description contain a statement of objectives including the underlying purpose of the project. The objectives of the Northside Specific Plan Project include:

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

### C. Alternatives Considered but Rejected from Further Consideration

The CEQA Guidelines state that the EIR needs to examine in detail only the alternatives the lead agency determines could feasibly attain most of the basic objectives of the project. Further, the EIR should identify any alternatives that were considered by the lead agency but were rejected and briefly explain the reasons underlying the lead agency's determination. Among the factors used to eliminate alternatives from detailed consideration in the EIR are: failure to meet most of the basic project objectives; technical, legal, or economic infeasibility; and inability to avoid or lessen the significant environmental effects of the Project. (State CEQA Guidelines, § 15126.6(c)).

Alternatives considered but rejected for this Project include an alternative Project location, an increased density alternative, and a historic building preservation alternative, as detailed below.

#### *1. Alternative Project Location*

In accordance with CEQA Guidelines Section 15126.6(f)(2), an alternative location for a project should be considered if development of another site is feasible and if such development would

avoid or substantially lessen the significant impacts of the project. Factors that may be considered when identifying an alternative site location include the size of the site, its location, the General Plan land use designation, and availability of infrastructure. CEQA Guidelines Section 15126.6(f)(2)(A) states that a key question in addressing an off-site alternative is “whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location.”

As the basic purposes of the Project is to guide development in the Northside Community, it is not potentially feasible to complete this Project in an alternative Project location. The Project is specifically intended to guide development in a specific area. As such, the Alternative Project Location was considered but rejected from further analysis due to infeasibility and ability to meet the basic Project objectives.

## *2. Increased Residential Alternative*

Due to the general need for housing, an earlier iteration of the Project in 2019 included designating Subarea 2 east of Riverside Avenue as High Density Residential (HDR). This Increased Residential Alternative also designated the area south of Pellissier Road west of Riverside Avenue as Commercial. A Transition Overlay Zone would be included over all of Subarea 2 under this alternative. All other aspects of this alternative would be the same as the Northside Specific Plan, including the inclusion of Village Center, increased mixed-use areas, Springbrook Arroyo realignment, and complete streets components (see Chapter 2, Project Description). The designation of this area as HDR would be expected to yield an increase in residential units and reduction in industrial uses. Based on coordination with the City of Colton, the Project has since been revised to include a base zone of Light Industrial with a Residential Overlay in this Subarea. This change was made due to allow flexible of future development in this area that can be adjusted based on market demands for housing. Without this flexibility, there was potential that the Project would force these areas to be undeveloped until the market allowed for this change to occur. For these feasibility reasons, an increased residential alternative has been rejected from further consideration.

## *3. Historic Building Preservation Alternative*

In order to avoid potentially significant and unmitigated impacts associated with impacts to historic resources, the City considered a potential alternative where all existing historic buildings must be retained and remain unmodified. As discussed in Section 3.4, Cultural Resources, there are significant historic resources and potentially significant historic resources located within the Northside Specific Plan Area. Due to the nature of these resources and inability to guarantee that impacts to such resources could be mitigated at the project level, the only feasible way to avoid all significant historic resource impacts would be to retain such resources in place and not allow future modifications to such resources. However, it would not be reasonable to assume no changes would occur to historic buildings. This is due to more recent requirements for building code potentially triggering changes to the historical resources, resulting in potentially significant impacts. In addition, no changes or repairs being completed also has the potential to result in continued deterioration of historic buildings to the point that impacts could occur. As an example, the Trujillo adobe condition is deteriorating over time and decreasing in integrity. Completing no restoration

or preventing continued deterioration has potential to impact historic resources relative to a restoration plan completed in accordance with the SHPO requirements. For this feasibility reason, a Historic Building Preservation Alternative has been rejected from further consideration.

#### D. Alternatives Carried Forward for Further Analysis

##### *1. Alternative 1: No Project Alternative*

###### Description

Under the No Project Alternative, the area would be developed in accordance with the existing General Plan uses and zoning.

###### Summary of Impacts

The Project would result in significant and unavoidable impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, and tribal cultural resources. The No Project Alternative would reduce impacts associated with aesthetics, air quality, biological resources (Impact BIO-14), cultural resources (Impact CUL-1), geology and soils, noise (Impact NOI-1 and Impact NOI-2), and transportation. Impacts that would be increased would be cultural resources (Impact CUL-2) and hydrology and water quality (Impact HYD-1, Impact HYD-2, Impact HYD-3, Impact HYD-5). Impacts that would remain the same would be biological resources (Impacts BIO-1 through Impact BIO-13 and Impact BIO-15 through Impact BIO-18), cultural resources (Impact CUL-3, Impact CUL-4, and Impact CUL-5), hazards and hazardous materials, hydrology and water quality (Impact HYD-4 and Impact HYD-5), noise (Impact NOI-3), and tribal cultural resources.

###### Relationship to Project Objectives

The No Project Alternative would not meet the basic Project objectives. The No Project Alternative would not meet Objective 1 to develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses. Under this Alternative, there would be minimal mixed-use areas, and the goal to provide residential uses closer and integrated with employment uses would not occur. This Alternative would not include the revitalization of the AB Brown Sports Complex or Former Riverside Golf Course identified in Objective 2, as these areas would remain as-is. Thus, this alternative would not meet Objective 2. Infrastructure improvements would be completed via the applicable DIF programs, and thus would meet Objective 3. However, no police station would be provided via the Northside Village Center pursuant to Objective 3, and thus would meet this objective to a lesser extent. A focus on multi-modal transportation and truck routing in accordance with Objectives 4 and 5 would also not be provided by the No Project Alternative and would therefore not meet these objectives. Since no land use changes would occur under the No Project Alternative, no buffers for agricultural, industrial, residential and recreation land uses to address potential land use conflicts such as noise, emissions, and dust would occur. Therefore, this alternative would not meet Objective 6. For Objectives 7 and 8, the Trujillo Adobe and Springbrook Arroyo improvements would not be planned for under this alternative and would therefore not meet these objectives. Regarding Objective 9, the No Project Alternative would maintain employment and business

opportunities to the extent feasible under the exiting land use plans and would therefore meet Objective 9. Overall, the No Project Alternative would meet two of nine Project Objectives.

### Finding

The City finds that while Alternative 1 would reduce some environmental impacts, Alternative 1 would still result in significant and unavoidable impacts to biological resources, cultural resources, hazard and hazardous materials, hydrology and water quality, noise, and tribal cultural resources. The City rejects Alternative 2 as a Project alternative on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) inability to avoid significant environmental impacts, and (2) failure to meet Project Objectives 2 through 8.

#### *2. EIR Alternative 2: Old Spanish Town Village District Alternative*

### Description

The Old Spanish Town Village District Alternative was developed based on the Notice of Preparation (NOP) comment provided by the Springbrook Heritage Alliance. The intent of this alternative is to increase the cultural and tribal heritage resource preservation and enhancement, preservation of visual resources and community character, increase in community amenities, protection of water resources and reduction of flooding issues, provision of biological enhancement, and reduction of conflicts between land uses. The intent also includes providing a cohesive historical village district. Specific components of this alternative include: Old La Placita Historic Park; an expanded Trujillo Adobe restoration, museum, and historic use area; an expanded Ab Brown Sports Complex; additional community space; reuse of the former Riverside Golf Course as the Springbrook Arroyo Park; the provision of a network of walking trails and marked routes connecting the entire Springbrook Arroyo Watershed, Santa Ana River Trail and Parkway, Old Spanish Trail and Agua Mansa, to the top of Pigeon Pass, the peaks of Box Springs Mountains, Blue Mountain, La Loma Hills, and Mt. Rubidoux; a bike trail along the Santa Ana River and connections through the area; and restoration of the Springbrook Arroyo.

### Summary of Impacts

The Project could result in significant and unavoidable impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, and tribal cultural resources. The Old Spanish Town Village District Alternative would reduce all impacts as compared to the Project, except for biological resources (Impact BIO-14, which would be the same as the Project), cultural resources (Impact CUL-2 and Impact CUL-5, which would be the same as the Project), hazards and hazardous materials impacts, all of which would be the same as the Project, hydrology and water quality (Impact HYD-5, which would be the same as the Project), noise (Impact NOI-3, which would be the same as the Project), and tribal cultural resources.

### Relationship to Project Objectives

This alternative critically does not meet Objective 1, as it would separate land uses and reduce the provision of housing near commercial and employment uses. The City of Riverside is behind in

meeting its state-imposed RHNA housing goals, which can result in penalties. Given the acknowledged regional shortage in housing, the state mandate for the City of Riverside to increase its RHNA housing inventory, and the demand for housing within the City of Riverside, Objective 1 is particularly important. As this alternative would improve community amenities with a focus on the heritage of the area and sensitive of place, the Old Spanish Town Village District Alternative would meet Objective 2, but it would do so for fewer residents. The intent of this alternative is also to provide for adequate public services and infrastructure as it is needed, and therefore meets Objective 3. With the inclusion of a trolley car, bike trail and pedestrian connections, it was assumed that this alternative could meet the multi-modal intent of Objective 4; however, given that a trolley does not exist in the area, and that no means to provide a trolley car are identified, it is speculative to presume a trolley will exist, and therefore evidence is insufficient that Objective 4 would be met. The origin of the “trolley car” is a suggestion made in a comment letter, and that suggestion was couched in uncertain terms. This alternative does not identify truck routes, but would minimize truck traffic in residential areas by the elimination of the potential mixed residential and industrial area in Pellissier Ranch. Thus, this alternative is assumed to meet Objective 5, although to a lesser extent than the Northside Specific Plan. This alternative includes the elimination of additional industrial and residential mixed uses, identifies that offices should not be mixed within other areas, eliminates the Village Center area, and designates for potential agricultural uses away from residential; thereby meeting Objective 6. The Old Spanish Town Village District Alternative also is aimed at cultural and historic resources, and would meet Objective 7. This alternative also restores the Springbrook Arroyo and eliminates much of the development within the floodplain, and therefore meets Objective 8. This alternative does not meet Objective 9, as it eliminates much of the areas intended for future commercial and industrial uses and would not achieve additional economic growth beyond that of the existing applicable plans. Overall, the Old Spanish Town Village District Alternative would meet six of nine Project Objectives.

### Finding

The City finds that while Alternative 2 would reduce environmental impacts, Alternative 2 would still result in significant and unavoidable impacts to biological resources, cultural resources, hazard and hazardous materials, hydrology and water quality, noise, and tribal cultural resources. The City rejects Alternative 2 as a Project alternative on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) inability to avoid significant environmental impacts, and (2) failure to meet Project Objectives 1, and 9. This alternative is further rejected for failure to meet Objective 4.

### *3. EIR Alternative 3: City of Riverside Alternative*

#### Description

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

Riverside Alternative consist of: Subarea 1 with High Density Residential, and Light Industrial with the Transition Overlay Zone; Subarea 8 retained as Open Space, Parks & Trails with restoration and realignment of the Springbrook Arroyo; and Subarea 9 redeveloped into the 41-acre Northside Village Center. The City of Riverside Alternative would not include the Trujillo Adobe Heritage Village (Subarea 16), increases in mixed-use areas (Subareas 10 and 11), increased residential (Subareas 3 to 6), complete streets components, or other changes included in the Northside Specific Plan.

### Summary of Impacts

The Project could result in significant and unavoidable impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, and tribal cultural resources. The City of Riverside Alternative would reduce impacts associated with air quality, cultural resources (Impact CUL-1), geology and soils, hazards and hazardous materials (Impact HAZ-4), noise (Impact NOI-1 and Impact NOI-2), and transportation. This alternative could result in increased impacts associated with hydrology and water quality (Impact HYD-1 and Impact HYD-3) and cultural resources (Impact CUL-2). Impacts associated with aesthetics, biological resources, cultural resources (Impact CUL-3, Impact CUL-4, and Impact CUL-5), hazards and hazardous materials (Impact HAZ-1, Impact HAZ-2, and Impact HAZ-3), hydrology and water quality (Impact HYD-2, Impact HYD-4, Impact HYD-5, and Impact HYD-6), noise (Impact NOI-3), and tribal cultural resources would be the same as the Project under this alternative.

### Relationship to Project Objectives

This alternative does not meet Objective 1, as it would not create a sustainable community by placing employment near residential uses, or integrate residential uses to create mixed-use areas. Also, the majority of the SPA would be unchanged. This alternative would improve the quality of life for residents through the creation of a sense of place, the revitalization of Ab Brown Sports Complex and redevelopment of the former Riverside Golf Course, and thus would meet Objective 2. This alternative could provide for adequate public services and infrastructure as it is needed, and therefore meets Objective 3. This alternative would not include multi-modal pedestrian and bicycle improvements, and thus would not meet the intent of Objective 4. This alternative does not identify truck routes or changes to roadways, so it would not meet Objective 5. This alternative would include buffers within the areas changed, and would meet Objective 6. This alternative would not include the Trujillo Adobe Heritage Village area and thus would not meet Objective 7. This alternative would restore the Springbrook Arroyo and eliminates much of the development within the floodplain, and therefore meets Objective 8. This alternative would meet Objective 9, as it would maintain areas intended for commercial and industrial uses and would achieve additional economic growth. Overall, the City of Riverside Alternative would meet five of nine Project Objectives.

### Finding

The City finds that while Alternative 3 would reduce some environmental impacts, Alternative 3 would still result in significant and unavoidable impacts to aesthetics, biological resources, cultural



resources, hazard and hazardous materials, hydrology and water quality, noise, and tribal cultural resources.

The City rejects Alternative 3 as a Project alternative on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) inability to avoid significant environmental impacts, and (2) failure to meet Project Objectives 1, 4, 5, and 7.

#### E. Environmentally Superior Alternative

CEQA requires the identification of the environmentally superior alternative among the options studied. The environmentally superior alternative must be an alternative to the proposed Project that reduces some of the environmental impacts of the proposed Project, regardless of the financial costs associated with that alternative. Identification of the environmentally superior alternative is an informational procedure and the alternative identified as environmentally superior may not be the one that best meets the goals or needs of the proposed Project.

As shown in Table 6-2 of the Draft EIR, Comparison of Significant Impacts, implementation of the Old Spanish Town Village District Alternative could result in the greatest reduction in significant impacts when compared to the Northside Specific Plan, considering that this Alternative would result in the least development within the SPA. This alternative would fully avoid the significant aesthetics impact, and significantly reduce impacts associated with air quality, biological resources, cultural resources, paleontological resources, hydrology and water quality, noise, and transportation. Thus, this alternative is considered to be the environmentally superior alternative. However, as shown in Table 6-3, Comparison of Alternatives Relative to Project Objectives, the Old Spanish Town Village District Alternative would not meet Project Objectives 1, 4, and 9. As discussed above, providing housing is of critical importance to the City of Riverside. Furthermore, this Alternative is not feasible. The funds needed to acquire the large open space areas supporting this Alternative are not identified. No feasible implementation strategy has been offered or identified.

### VIII. Findings Regarding No Need for Recirculation

Section 2 of the Final EIR includes the comments received on the Draft EIR and responses to those comments. The focus of the responses to comments is on the disposition of significant environmental issues as raised in the comments, as specified by CEQA Guidelines § 15088(b), as well as to provide clarification regarding environmental issues raised.

CEQA Guidelines 15088.5 provides that recirculation of an EIR is only required in limited circumstances where new or substantially increased significant impacts are identified; where a new feasible mitigation measure or alternative is needed to reduce or avoid significant impacts, but is not adopted; or where the EIR circulated for review was so fundamentally inadequate that environmental review was precluded. However, Section 15088.5 confirms that “recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.” It is for those reasons, that recirculation is the exception, not the rule. (*Laurel Heights Improvement Ass’n of S.F. v. Regents of Univ. of Cal.* (1993) 6 Cal.4th 1112, 1132.)

Here, the minor revisions shown in the Final EIR and Errata merely clarify and amplify the already-adequate discussions and mitigation previously presented in the Draft EIR, and do not identify or demonstrate any new significant impacts or substantially increased environmental impacts. Similarly, no new mitigation measures for new significant impacts or alternatives are necessary because no new significant impacts exist. Thus, recirculation is not required under Guidelines 15088.5.

## IX. Statement of Overriding Considerations

Pursuant to Public Resources Code Section 21081(b) and State CEQA Guidelines section 15093(a) and (b), the City is required to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed Project against its unavoidable environmental risks when determining whether to approve the Project. If the specific economic, legal, social, technological or other benefits of the Project, including region-wide or statewide environmental benefits, outweigh the unavoidable adverse environmental effects, those effects may be considered “acceptable.” (CEQA Guidelines, §15093 (a).) CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record. (CEQA Guidelines, §15093(b).)

Courts have upheld overriding considerations that were based on a variety of policy considerations including, but not limited to, new jobs, stronger tax base, and implementation of an agency’s economic development goals, growth management policies, redevelopment plans, the need for housing and employment, conformity to community plan, and provision of construction jobs, See *Towards Responsibility in Planning v. City Council* (1988) 200 Cal App. 3d 671; *Dusek v. Redevelopment Agency* (1985) 173 Cal App. 3d 1029; *City of Poway v City of San Diego* (1984) 155 Cal App. 3d 1037; *Markley v. City Council* (1982) 131 Cal App.3d 656.

As explained above, aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, transportation and tribal cultural resource impacts remain significant and unavoidable for the Project despite the proposed mitigation measures. The City finds that all feasible mitigation measures identified in the Final EIR that are within the purview of the City will be implemented with the Project, and that the remaining significant unavoidable effects are outweighed and are found to be acceptable due to the following specific overriding economic, legal, social, technological, or other benefits, based upon the facts set forth in these Findings, the Final EIR, and the administrative record.

The City finds that the Project will have the following economic, legal, social, technological, or other overriding benefits, including region-wide or statewide environmental benefits. Each of the benefits cited below constitutes a separate and independent basis that justifies approval of the Project and outweighs the unavoidable adverse environmental effects of approving the Project and thus make the adverse environmental effects acceptable. Thus, even in the absence of one or more of the reasons set forth below, the City has determined that each remaining reason by itself, or any combinations of reasons, is a sufficient basis for approving the project, notwithstanding the significant and unavoidable impacts that may occur.

- 1) **Benefits from the Development of a Diverse Mix of Land Uses:** The Project area currently includes residential, commercial, industrial, office, business parks, parks and recreation, schools, a cultural landmark, and vacant land. Development of the Project is anticipated to result in the addition of 10,938 to 12,510 dwelling units, as well as up to 16.5 million square feet of employment-based uses. The Specific Plan offers a wide-range of housing types, including single-family and multi-family development as well as opportunities to provide affordable housing in close proximity to shopping and jobs. As explained above, the City of Riverside is behind in meeting its state-imposed RHNA housing goals, which can result in penalties. Given the acknowledged regional shortage in housing, the state mandate for the City of Riverside to increase its RHNA housing inventory, and the demand for housing within the City of Riverside, additional housing is an important benefit. The Specific Plan also creates buffers for industrial uses from sensitive receptors such as residential and recreational uses, promotes mixed-use development that offers new housing opportunities and needed services for residents, and creates high-density mixed-use development tied to transit. Providing a mix of uses result in a promote of walking and biking, and in a reduction in vehicle miles traveled and associated energy use and greenhouse gas emissions.
- 2) **Benefits of Parks:** The Northside Specific Plan would include providing parkland, totaling approximately 227 acres. Development of the parkland could include a public-private partnership with the City of Riverside to improve the existing Ab Brown Sports Complex, which could include a privately-owned sports complex linked to Reid Park, public open spaces, the Springbrook Arroyo trail, and surrounding housing. Based on the community needs, competitive cross-country running facilities will be integrated into the Northside neighborhood trail system, linking the Northside Village Center to the Ab Brown Sports Complex.
- 3) **Agricultural Benefits:** The Specific Plan includes a citrus grove within the Trujillo Adobe Heritage Village area and encourages the development of community gardens and agriculture as part of new development in the neighborhood.
- 4) **Benefits from Job Creation:** The Project is estimated to directly create additional jobs through the provision of commercial and industrial space throughout the Project area. The Northside Specific Plan would provide 16.5 million square feet of employment-based uses in both the Cities of Riverside and Colton. The Project has been designed to encourage new businesses with services that are currently unavailable within the Project area, including Industrial Research Park intending to provide high quality job opportunities. The Project will also boost the local economy by supporting construction related jobs.
- 5) **Benefits of Economic Development:** The Project has been designed to allow for new businesses to be built or started within the Project area which would help support existing neighborhoods and future residents. It has also been designed to expand public and community services and infrastructure to encourage new business development, and serves to encourage a range of

employment opportunities that would stimulate economic development. As detailed in the Northside Specific Plan Baseline Report (2017), the inclusion of the proposed land use designations would provide the potential to recapture retail sales leakage through development of neighborhood retail and eating/drinking establishments.

- 6) **Ability to Create a Village Center:** The former Riverside Golf Course property offers an opportunity to create a “village 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 Northside Specific Plan. The local community envisions the Village Center as an active and walkable mixed-use environment, in which residents are able to enjoy local stores, services and civic gathering spaces, such as plazas and a small park within the Village Center. Offering this central town center area would be a benefit to the surrounding area, as well as revitalize the area. In addition, the Village Center will include a police facility to serve the neighborhood.
- 7) **Benefits of Mobility Improvements:** The Project provides mobility choices that enable businesses to thrive and residents to safely access important community assets. The plan prioritizes pedestrian activity through well designed streets and trails utilizing complete streets that provide buffers for pedestrians and cyclists from automobiles. The Project provides a linked transit system that brings together mixed-use development to transit, promotes alternative modes of transportation, eliminates and/or minimizes truck traffic through residential and commercial neighborhoods. The Northside Specific Plan would provide connectivity of the Northside Community to the Downtown area. In addition, the Northside Specific Plan will include measures to direct heavy truck traffic away from neighborhoods and towards Center Street to the interstate. A restriction will be provided along Main Street to restrict vehicles with three or more axles between Center Street and Columbia Avenue. In addition, the Northside Specific Plan will allow for traffic calming measures along Main Street to further discourage semi-trucks from travelling south to Columbia Avenue to access the I-215 freeway (at the Columbia Avenue interchange).
- 8) **Fiscal and Tax Benefits:** The Project, as designed, will provide a stable and increased source of tax revenue for the City, including incremental property tax and sales tax. The Project will also contribute Development Impact Fees that help fund and partially offset the City’s future infrastructure improvements. These fees include School Fees, Park Fees, Thoroughfare Traffic Fees, Drainage Fees, and Public Facilities Fees. In addition, the Project would result in additional property tax revenue. Such revenue may be spent by the City to improve vital services including police and fire facilities, parks, roads and other infrastructure in the City. Money added to the General Fund will positively impact the City as a whole.
- 9) **Housing Production Benefit:** The Project will provide housing opportunities, totaling up to 12,510 dwelling units, which will help accommodate anticipated population growth and future housing needs within the City. SCAG is the agency responsible for allocating the region’s

future housing needs to jurisdictions, taking into account: the market demand for housing; employment opportunities; availability of suitable sites and public facilities; commuting patterns; type and tenure of housing; loss of units in assisted housing developments; over-concentration of lower income households; and geographical and topographical constraints.

The Regional Housing Needs Assessment (RHNA) 5th Cycle allocated a housing production need number to the City of Riverside, the City of Colton, and the County of Riverside to meet their housing needs in the midst of California's housing crisis. The 5th Cycle Regional Housing Needs Assessment Final Allocation (SCAG 2016), the City of Riverside needs a total housing production need of 8,283 housing units, the City of Colton needs a total of 1,923 housing units, and the unincorporated regions of County of Riverside needs a total of 30,303 housing units over the 5th Cycle. While the RHNA 6th Cycle (October 2021 through October 2029) is currently underway, it is noted that the current proposed methodology as of February 14, 2020 identifies a need for 18,419 units in the City of Riverside, 2,918 units in the City of Colton, and 40,765 units for the unincorporated County of Riverside (SCAG 2020b). As such, the housing needs within the region are expected to continue to increase. The Project would assist the City in meeting their RHNA goals.

- 10) Greenhouse Gas Emissions:** The Northside Specific Plan will improve sustainability. As indicated above, this includes providing complete street improvements to encourage walking and biking as modes of transportation. In addition, the Project is intended to reduce vehicle miles travelled by providing a mix of land uses and locating employment-based uses in proximity to housing. The proposed change in land uses the proposed changes in land uses would result in a reduction in greenhouse gas emissions. As detailed in the EIR Section 3.7, the net change in emissions is estimated to be -33,709 and -27,866 MT CO<sub>2</sub>e per year, respectively for Scenarios 1 and 2.
- 11) Springbrook Arroyo and Flood Control Improvements:** The Springbrook Arroyo serves as one of the key foundations of the Northside neighborhood and extends from areas to the north and east of the neighborhood, through the middle of the former golf course property and into Fairmount Park to the south. The Specific Plan provides a programmatic plan to provide for the future restoration of the Springbrook Arroyo to a natural channel that would serve as a key feature for future park facilities. In addition, the Springbrook Arroyo restoration would include hydrologic improvements. On that note, the Northside Specific Plan area currently experiences flooding in some areas (see EIR Section 3.9, Hydrology and Water Quality). The proposed Northside Specific Plan will include the preparation of a Master Drainage Plan and an associated program to provide for flood control improvements.
- 12) Cultural Heritage:** The Trujillo Adobe is one of the most significant historical buildings in the Inland Empire and integrated into a cultural center. The Specific Plan provides a programmatic vision to refurbish the Adobe, along with the development of a cultural resource

center in the area around it, to serve as the foundation for the Trujillo Adobe Heritage Village. Trujillo Adobe Heritage Village is intended to provide a realization of the community's want to emphasize the cultural heritage of the area, and may include a museum and cultural interpretive center that could include small shops selling goods and gifts that draw from the historical significance of the Northside neighborhood. The area around the Adobe could also include a reconstructed "cantina" and "schoolhouse," and will incorporate an agricultural element that leverages the picturesque backdrop of the restored Adobe.

**13) Built-in Flexibility to Adjust to Market Over Time:** The Northside Specific Plan is intended to be built out over the next 20 years. The Specific Plan recognizes that real estate conditions and markets will shift over time, and includes a Transition Zone Overlay (TZO) accordingly. Where applied, the Transition Zone Overlay authorizes existing land uses to transition to new uses as established by the Specific Plan's base zoning designations. In the City of Riverside, the TZO authorizes existing and entitled land uses to continue and expand, until which time the real estate market allows the properties to transition to their base zone, which is multi-family residential. In the City of Colton, the TZO authorizes the existing and entitled uses to continue and expand, until which time the real estate market allows the properties to transition to their base zone, which is either High Density Residential or Industrial Research Park. Such existing and entitled uses are authorized to continue as legally conforming uses, without being required to obtain additional discretionary approvals, and to expand until such time the use is replaced by a base-zoning use.

## X. Mitigation Monitoring and Reporting Program

### A. General Finding

Pursuant to Section 21081.6 of the Public Resources Code, the City, in adopting these Findings, also adopts the MMRP for the Project. The MMRP is designed to ensure that, during Project implementation, the City and other responsible parties will comply with the mitigation measures adopted in these Findings. The City hereby binds itself to cause the various feasible mitigation measures described in the MMRP to be implemented in accordance with the Final EIR and MMRP. The mitigation measures constitute a binding set of obligations upon the City's certification and approvals identified herein.

The City hereby finds that the MMRP, which is incorporated into the Project conditions of approval, meets the requirements of Public Resources Code Section 21081.6 by providing for the implementation and monitoring of Project conditions intended to mitigate potentially significant environmental effects of the Project.

### B. Regulatory Compliance

Federal, state, regional, and local laws contain certain regulatory compliance measures that must be adhered to in implementing the Project. The Final EIR describes the regulatory setting within each chapter, which includes the details of regulatory compliance measures. Where regulatory

compliance measures are required by law, the City has not separately proposed or adopted mitigation requiring regulatory compliance (as it would be declaratory of existing law). Nonetheless, the City finds that the Project must comply with all applicable regulatory compliance measures. Refer to the Project description in the EIR for additional details.

## 4 Mitigation Monitoring and Reporting Program

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### 4.1 Introduction

California Public Resources Code Section 21081.6 requires that, upon certification of an environmental impact report, “the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures (MMs) and compliance measures (CMs) are successfully implemented for the for the proposed Northside Neighborhood & Pellissier Ranch Specific Plan (Northside Specific Plan). The implementing/monitoring entities may vary between future projects depending on their location and the applicable jurisdiction. The City of Riverside is the lead agency for the proposed program and is responsible for implementation of the MMRP within its jurisdiction. If the City of Colton or County of Riverside choose to adopt the Northside Specific Plan, they shall also be responsible for implementing the MMRP within their jurisdiction as responsible agencies. The City of Riverside and the responsible agencies must adopt this MMRP, or an equally effective program, if it approves the proposed Northside Specific Plan with the mitigation measures that were adopted or made conditions of program approval. This MMRP has been developed in compliance with California Public Resources Code Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.), and includes the following information:

- A list of mitigation measures and CMs
- The timing for implementation of the mitigation measures or CMs
- The entity responsible for ensuring that each mitigation measure or CM is implemented and that monitoring and reporting activities occur
- Monitoring or reporting method for implementation of the mitigation measures or CMs



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Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>Aesthetics</b>			
<b>Compliance Measures</b>			
<b>CM-AES-1: Lighting Design</b>			
Future development shall comply with the Section 19.556.020 of the City of Riverside’s Municipal Code that contains the City’s lighting design and development standards including regulations surrounding the use of directed, oriented, and shielded lighting to prevent light from shining onto adjacent properties, onto public rights-of-way and into driveway areas. Future development within the jurisdiction of City of Colton or County of Riverside shall comply with the appropriate requirements related to lighting.	Prior to issuance of building permits	Approval of Site Plan	All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Planning Division  City of Colton or County of Riverside
<b>CM-AES-2: Lighting Intensity</b>			
Future development within the City of Riverside would be required to comply with Section 19.590.707, Light and Glare, that contains regulations regarding the minimum and maximum lighting intensity requirements.	Prior to issuance of building permits	Approval of Site Plan	City of Riverside - Community & Economic Development Department – Planning Division
<b>CM-AES-3: Lighting and Glare</b>			
Future development within the City of Colton would be required to comply with Chapter 18.42, Performance Standards, Section 18.42.090, Light, and Section 18.42.100, Glare, of the City of Colton’s Zoning Code that regulates lighting and glare.	Prior to issuance of building permits	Approval of Site Plan	City of Colton
<b>CM-AES-4: Solar Design</b>			
Per the City of Colton’s standard practice, future solar development shall undergo discretionary architectural and site plan review and approval to ensure the inclusion of adequate design measures to avoid visual impacts. This review shall ensure that the tilt angle and the angle of the solar arrays would be adjusted during the design phase to minimize glare experienced at uses in the vicinity to the satisfaction of the City of Colton.	Prior to issuance of building permits	Approval of Site Plan	City of Colton
<b>Mitigation Measures</b>			
<b>MM-AES-1 View Corridors and Recessed Facades</b>			
As individual residential projects are proposed in Subarea 1, design shall preserve existing east-oriented view corridor off the Santa Ana River Trail and local topographical features such as the Box Springs Mountain Reserve Park to the extent feasible. Building design features may include recessed facades on upper floors to reduce building scale and allow for mountainous topography to remain visible from the Santa Ana River Trail and local topographical features.	Prior to issuance of building permits	Approval of Site Plan and Building Elevations	City of Riverside - Community & Economic Development Department – Planning Division
<b>Air Quality</b>			
<b>Compliance Measures</b>			
<b>CM-AQ-1: Fugitive Dust Control</b>			
Prior to the issuance of a grading permit for a project within the Northside Specific Plan, grading plans shall identify dust control measures consistent with SCAQMD Rule 403, with a goal of retaining dust on the site.	Prior to issuance of grading permit	Approval of Grading Plan	All applicable jurisdictions: City of Riverside - Community & Economic Development Department Planning Division and Public Works Department  City of Colton or County of Riverside
<b>CM-AQ-2: Architectural Coating VOC Emissions</b>			
Prior to the issuance of a building permit for a project within the Northside Specific Plan, building plans shall identify the VOC content limits for architectural coatings consistent with SCAQMD’s Rule 1113 (Architectural Coatings) on the building plans.	Prior to issuance of building permit	Approval of Construction Plans	All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Building & Safety Division  City of Colton or County of Riverside

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>CM-AQ-3: Title 24 Building Energy Efficiency Standards</b>			
Prior to the issuance of a building permit, building plans shall demonstrate compliance with the Title 24 Building Energy Efficiency Standards applicable at the time of project implementation.	Prior to issuance of building permit	Approval of Construction Plans	All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Building & Safety Division  City of Colton or County of Riverside
<b>CM-AQ-4: Air Quality Management District Compliance</b>			
Future developments involving stationary and area sources of air pollutant emissions developed under the Northside Specific Plan shall comply with applicable SCAQMD rules and regulations, and obtain a permit from the SCAQMD to construct and a permit to operate. Prior to issuance of occupancy permits, future commercial and industrial businesses shall obtain applicable permits from South Coast Air Quality Management District.	Prior to release of occupancy	Submit evidence that all applicable permits have been obtained from SCAQMD	South Coast Air Quality Management District (SCAQMD)  All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Planning Division  City of Colton or County of Riverside.
<b>CM-AQ-5: Transportation Demand Management Regulations</b>			
Prior to issuance of a certificate of occupancy, future development projects within the City of Riverside shall comply with the City of Riverside Municipal Code Chapter 19.880, and shall prepare a transportation demand management plan as applicable.	Prior to release of occupancy	Submit a transportation demand management plan, as applicable	City of Riverside
<b>CM-AQ-6: Vehicle Miles Travelled Guidelines - Transportation Demand Management</b>			
Per the City of Colton Vehicle Miles Traveled (VMT) Guidelines, future development shall reduce trip lengths and / or number of trips to a project using Transportation Demand Management (TDM) measures as applicable.	Prior to release of occupancy	Submit evidence that all applicable permits have been obtained from SCAQMD	City of Colton
<b>CM-AQ-7: Transportation Demand Management Regulation</b>			
Prior to issuance of a certificate of occupancy, future development projects within the County of Riverside shall comply with the County of Riverside Ordinance No. 726, and shall prepare a transportation demand management plan as applicable.	Prior to release of occupancy	Submit evidence that all applicable permits have been obtained from SCAQMD	County of Riverside
<b>Mitigation Measures</b>			
<b>MM-AQ-1: Construction Equipment Emissions Reductions</b>			
The following measures shall be incorporated to reduce construction criteria air pollutant emissions, including VOC, NO <sub>x</sub> , PM <sub>10</sub> , and PM <sub>2.5</sub> , generated by construction equipment used for future development projects implemented under the proposed Northside Specific Plan. Prior to the issuance of a grading permit for projects within the Northside Specific Plan, the following shall be incorporated into the grading plan: a) For off-road equipment with engines rated at 50 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. <sup>1</sup> Before an exemption may be considered, the applicant shall be required to demonstrate that two construction fleet owners/operators in the region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located in the region. A copy of each unit's certified tier specification or model year specification and California Air Resources Board (CARB) or South Coast AQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. The grading permit shall include a condition to require periodic reporting and provision of written construction documents by construction contractor(s) to ensure compliance.	Prior to the issuance of a grading permit	Submit evidence that all off road equipment meets or exceeds United States Tier 4 interim.	All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Planning Division and Public Works Department  City of Colton or County of Riverside.

<sup>1</sup> For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<p>b) Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions.</p> <p>c) Properly tune and maintain all construction equipment in accordance with manufacturer’s specifications;</p> <p>d) Require construction equipment such as concrete/industrial saws, pumps, aerial lifts, material hoists, air compressors, forklifts, excavator, wheel loader, and soil compactors be electric or alternative-fueled (i.e. non-diesel). Information on companies and electric powered equipment that can and should be used during construction is available at: <a href="https://www.forconstructionpros.com/construction-technology/article/21107531/electrified-construction-equipment-gaining-momentum">https://www.forconstructionpros.com/construction-technology/article/21107531/electrified-construction-equipment-gaining-momentum</a>.</p> <p>e) To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction.</p> <p>Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall include measures to reduce the number of large pieces of equipment operating simultaneously during peak construction periods, scheduling of vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling.</p> <p>f) Require the use of zero-emissions (ZE) or near-zero emissions (NZE) on-road vehicles (e.g., material delivery trucks and soil import/export) during construction, such as trucks with natural gas engines that meet the CARB’s adopted optional NO<sub>x</sub> emission standard of 0.02 grams per brake horsepower-hour (g/bhp-hr). At a minimum, operators must commit to using 2010 model year or newer engines that meet California Air Resources Board (CARB)’s 2010 engine emission standards of 0.01 g/bhp-hr for particulate matter (PM) and 0.20 g/bhp-hr of NO<sub>x</sub> emissions or newer, cleaner trucks and equipment. To monitor and ensure ZE, NZE, or 2010 model year or newer trucks are used, operators must maintain records of all trucks associated with the construction activities, and make these records available to the jurisdiction issuing the grading permit upon request. Alternatively, the jurisdiction may require periodic reporting and provision of written records by operators, and conduct regular inspections of the records to the maximum extent feasible and practicable to enforce the use of specific equipment.</p>			
<b>MM-AQ-2: Fugitive Dust Control</b>			
<p>The following measures shall be incorporated to further reduce construction fugitive dust emissions (PM10 and PM2.5), generated by grading and construction activities of future development projects implemented under the proposed Specific Plan:</p> <p>Prior to the issuance of a grading permit for projects within the Northside Specific Plan, the following shall be incorporated into the grading plan:</p> <p>a) Water or another SCAQWD-approved dust control non-toxic agent shall be utilized on the grading areas at least three times daily to minimize fugitive dust.</p> <p>b) All permanent roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as possible following site preparation and grading activities.</p> <p>c) Stabilize grading areas as quickly as possible to minimize fugitive dust.</p> <p>d) Apply chemical stabilizer, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry, and to on-site stockpiles of excavated material.</p> <p>e) Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible.</p> <p>f) Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out.</p> <p>g) Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred.</p> <p>h) Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling.</p> <p>i) Evaluate the need for reduction in dust generating activity, potential to stop work, and/or implementation of additional dust control measures if winds exceed 25 miles per hour.</p> <p>j) Enforce a 15-mile-per-hour speed limit on unpaved surfaces.</p> <p>k) Provide haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance.</p>	<p>Prior to begin construction and grading</p>	<p>Submit evidence to the City that SCAQMD Form 403-N has been submitted to SCAQMD and that all applicable permits have been obtained from SCAQMD</p> <p>Periodic inspection by Building or Public Works Inspector</p>	<p>South Coast Air Quality Management District (SCAQMD)</p> <p>All applicable jurisdictions: City of Riverside - Community &amp; Economic Development Department Building &amp; Safety Division and Public Works Department</p> <p>City of Colton, or County of Riverside</p>

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<div><div>l) Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections, to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.</div><div>m) Review and comply with any additional requirements of SCAQMD Rule 403.</div></div>			
<b>MM-AQ-3: Architectural Coating VOC Emissions</b>			
To address the impact relative to VOC emissions, Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) shall be used during Project construction/application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, avoid application of architectural coatings during the peak smog season: July, August, and September. Procure architectural coatings from a supplier in compliance with the requirements of SCAQMD’s Rule 1113 (Architectural Coatings).	Prior to issuance of building permits	Include a construction schedule on the construction plans demonstrating application of architectural coatings will not occur during the peak smog season	<div>All applicable jurisdictions: City of Riverside - Community &amp; Economic Development Department – Planning Division and Public Works Department</div> <div>City of Colton, or County of Riverside</div>
<b>MM-AQ-4: Encourage Electric Vehicles</b>			
<div>Future projects within the Northside Specific Plan shall comply with the following:</div> <div><div>a) Designate 10% of parking spaces to be for electric and alternative fuel vehicles.</div><div>b) Install Level 2 EV charging stations in 6% of all parking spaces.</div></div>	Project design and prior to grading/building permit issuance	Approval of Site Plan	<div>All applicable jurisdictions: City of Riverside - Community &amp; Economic Development Department – Building &amp; Safety Division and Public Works Department</div> <div>City of Colton, or County of Riverside</div>
<b>MM-AQ-5: Idling Restriction</b>			
Future projects within the Northside Specific Plan shall minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location. To the extent feasible, future tenants shall restrict idling emission from trucks by using auxiliary power units and electrification. Each cold storage dock door shall provide electrification for transport refrigeration units (TRUs).	Prior to release of occupancy	Inspection prior to issuance of a Certificate of Occupancy	<div>All applicable jurisdictions: City of Riverside - Community &amp; Economic Development Department – Planning Division and Building &amp; Safety Division</div> <div>City of Colton, or County of Riverside</div>
<b>MM-AQ-6: Energy Conservation</b>			
<div>The following energy conservation measures shall be incorporated into building plans of future projects:</div> <div><div>a) Install a solar photovoltaic rooftop system to reduce the electric demand from the local grid.</div><div>b) Install Energy Star rated heating, cooling lighting, and appliances.</div><div>c) Outdoor lighting shall be light emitting diodes (LED) or other high efficiency lightbulbs.</div><div>d) Provide information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future tenants of the Northside Specific Plan.</div><div>e) Non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year solar reflective index (SRI) of 64 for a low-sloped roof and 32 for a high-sloped roof.</div><div>f) Outdoor pavement, such as walkways and patios, shall include paving materials with 3-year SRI of 0.28 or initial SRI of 0.33.</div><div>g) Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance.</div><div>h) Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher.</div><div>i) Installation of water heaters with an energy factor of 0.92 or higher.</div><div>j) Maximize the use of natural lighting and include daylighting (e.g., skylights, windows) in rooms with exterior walls that would normally be occupied.</div><div>k) Include high-efficacy artificial lighting in at least 50% of unit fixtures.</div><div>l) Install low-NOx water heaters and space heaters, solar water heaters, or tank-less water heaters.</div></div>	Prior to issuance of building permits and release of occupancy	Approval of building plans Inspection prior to issuance of Certificate of Occupancy	<div>All applicable jurisdictions: City of Riverside - Community &amp; Economic Development Department – Planning Division and Building &amp; Safety Division</div> <div>City of Colton, or County of Riverside</div>

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
m) Use passive solar cooling/heating. n) Strategically plant trees to provide shade. o) Structures shall be equipped with outdoor electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.			
<b>MM-AQ-7: Low-VOC/Green Cleaning Product Educational Program</b>			
Future tenants shall develop and implement a Low-VOC/Green Cleaning Product and Paint education program.	Prior to issuance of building permits	Provide documentation of the green cleaning product and paint education program	All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Planning Division and Building & Safety Division  City of Colton or County of Riverside
<b>MM-AQ-8: Health Risk Siting</b>			
Future projects shall minimize exposure of new sensitive receptors to toxic air contaminants (TACs), to the extent possible, and consider distance, orientation, and wind direction when siting TAC-emitting sources near sensitive land uses to minimize exposure and associated health risk.	Prior to entitlement approval.	Approval of site plan	All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Planning Division  City of Colton or County of Riverside
<b>MM-AQ-9: Toxic Air Contaminant Reduction</b>			
Prior to the approval of a use that would generate new sources of TAC emissions (i.e., light industrial, distribution centers, gasoline dispensing facilities, dry cleaners) in close proximity to existing sensitive land uses, require development projects to implement applicable best management practices, as necessary and feasible, that will reduce exposure to TACs. Specific reduction measures will be evaluated and determined depending on proposed land use TAC sources and feasibility.	Prior to entitlement approval	Approval of site plan	All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Planning Division  City of Colton, or County of Riverside).
<b>MM-AQ-10: Health Risk Assessment Requirements</b>			
Consistent with the California Air Resources Board’s recommendations on siting new sensitive land uses, a formal health risk assessment shall be performed for future projects if the following conditions apply: a) <i>Distribution Centers</i> . For any distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week located within 1,000 feet of a sensitive receptor. In addition, configuration of entry and exit points of the distribution center shall be considered to minimize exposure to sensitive receptors. b) <i>Gasoline Dispensing Facilities</i> . For any large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 300 feet of a sensitive receptor. For any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet of a sensitive receptor. c) <i>Dry Cleaners Using Perchloroethylene</i> . For any dry-cleaning operation within 300 feet of a sensitive receptor. For operations with three of more machines, consult with the South Coast Air Quality Management District for when a health risk assessment shall be prepared as the distance to the closest sensitive receptor may be less than 300 feet. d) <i>Other Sources of Toxic Air Contaminants</i> . For other sources of TACs, the City shall evaluate the need to prepare a health risk assessment based on the types of TACs and the distance to sensitive receptors. This includes requiring a health risk assessment to for any development proposing to site sensitive receptors within 500 feet of a freeway that has 100,000 vehicles on an average day in accordance with CARB requirements.	Prior to entitlement approval	Approval of site plan and acceptance of the Health Risk Assessment	South Coast Air Quality Management District (SCAQMD)  All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Planning Division  City of Colton or County of Riverside
<b>MM-AQ-11: Odor Siting</b>			
Future land uses that have the potential to generate objectionable odors shall be located as far away as possible and/or downwind from sensitive receptors.	Prior to entitlement approval or building permit if no entitlement is required	Approval of site plan	All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Planning Division and Building & Safety Division

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
			City of Colton or County of Riverside
<b>MM-AQ-12: Odor Abatement Plan</b>			
Any odor generated by a land use shall implement an Odor Abatement Plan (OAP). The OAP shall include the following: a) Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints. b) Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond. c) Description of potential odor sources at the facility. d) Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications, and/or feasible add-on air pollution control equipment. e) Contingency measures to curtail emissions in the vent of a public nuisance complaint.	Prior to issuance of building permits	Submit the Odor Abatement Plan for approval	All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Planning Division and Building & Safety Division  City of Colton or County of Riverside
<b>Biological Resources</b>			
<b>Compliance Measures</b>			
<b>CM-BIO-1: Federal Endangered Species Act Compliance</b>			
Future development shall comply with the Federal Endangered Species Act (FESA). Typically, future development that would result in “take” of any federally listed threatened or endangered species would be required to obtain authorization from the National Marine Fisheries Service and/or the U.S. Fish and Wildlife Service (USFWS) through either Section 7 (if there is a federal nexus) or Section 10(a) (incidental take permit). However, FESA does not protect plants unless there is a federal nexus.	Prior to ground disturbance or issuance of grading permits	Provide evidence of issuance of regulatory permits related to potential impacts to protected species	California Department of Fish & Wildlife  United States Fish & Wildlife Service  National Marine Fisheries Service  Qualified Biologist  All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Planning Division  City of Colton or County of Riverside
<b>CM-BIO-2: Wetland Regulatory Agency Compliance</b>			
Future development shall comply with the requirements of the wetland regulatory agencies and obtain permits, when applicable, including the following permits: (1) a Section 404 permit from the U.S. Army Corps of Engineers; (2) a Section 401 permit from the Regional Water Quality Control Board; and (3) a Streambed Alteration Agreement from the California Department of Fish and Game.	Prior to ground disturbance, or issuance of grading permits	Provide evidence of issuance of regulatory permits related to potential impacts to wetlands	California Department of Fish & Wildlife  United States Fish & Wildlife Service  United States Army Corps of Engineers  Santa Ana Regional Water Quality Control Board  All applicable jurisdictions: City of Riverside - Community & Economic Development Department – Planning Division  City of Colton or County of Riverside

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>CM-BIO-3: Vegetation Ordinance Compliance</b>			
Future development within the City of Colton shall obtain permits from the City’s Public Works Director for any impacts to trees, shrubs, or plants covered under Municipal Code 12.20 as described in section 12.20.040 of the code.	Prior to ground disturbance, or issuance of grading permits	Provide evidence of issuance of regulatory permits related to potential impacts to vegetation	California Department of Fish & Wildlife  City of Colton
<b>Mitigation Measures</b>			
<b>MM-BIO-1a: Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation</b>			
<b>Outside of the Western Riverside County Multiple Habitat Conservation Plan (MSHCP).</b> Prior to ground disturbance or issuance of a grading permit involving projects on undeveloped lands in the Northside Specific Plan area (SPA) outside of the MSHCP, botanical field surveys according to 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities shall be conducted by a Qualified Biologist. If there are special-status plants, then mitigation shall be required. If State-listed plants have the potential to be impacted, the applicant shall apply for Incidental Take Permit through the California Department of Fish and Wildlife for authorization of those impacts.  For special-status plants, if 100% of the area with the species cannot be avoided, then mitigation, in the form of mitigation credits or land acquisition and conservation, would be required Agency-approved Habitat mitigation credits or occupied replacement lands shall be purchased at a minimum 3:1 ratio (acres mitigated acres impacted).	Prior to ground disturbance or issuance of grading permits.	Provide evidence of issuance of regulatory permits related to potential impacts to vegetation	California Department of Fish & Wildlife  County of Riverside
<b>MM-BIO-1b: Special-Status Plant Habitat Assessment, Focused Surveys, and Mitigation</b>			
<b>Inside the MSHCP:</b> The federally and state-listed species that have a low potential to occur in the SPA in the MSHCP are covered under the MSHCP, and “take” coverage and measures are included in the MSHCP as long as species-specific requirements are met. Additionally, non-listed special-status plants with a moderate potential to occur are also covered under the MSHCP and mitigated by complying with the MSHCP.  Approximately 180 acres of the SPA lies with Narrow Endemic Plant Species Survey Area (NEPSSA) No. 7. Future development in NEPSSA No. 7 would require a habitat assessment for San Diego ambrosia (low potential to occur), Brand’s phacelia (not expected to occur), and San Miguel savory (low potential to occur) (Figure 3.3-4, Western Riverside MSHCP). Therefore, a site-specific habitat assessment shall be required for all future development in the 180-acre portion of the SPA in NEPSAA No. 7 prior to construction. If a suitable habitat is found, a focused rare plant survey must be completed when the NEPSAA No. 7 species would be visible. Where survey results are positive for Narrow Endemic Plant Species, any future development with the potential to affect Narrow Endemic Plant Species shall be subject to avoidance of 90% of those portions of the project site that provide for long-term conservation value of the identified Narrow Endemic Plant Species until it is demonstrated that conservation goals for the particular species are met. Equivalency findings must be made as described in Section 6.3.2 of the MSHCP. If it is determined that the 90% threshold cannot be met and achievement of overall MSHCP conservation goals for the particular species have not yet been demonstrated, then the applicant must prepare a determination of biologically equivalent or superior preservation (DBESP) document that will include measures to reduce significant impacts similar to those as described for areas outside the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved, the applicant shall implement the DBESP measures. No additional surveys or further measures are required for special-status plants in the MSHCP.	Prior to ground disturbance or issuance of grading permits.	Submit a Special Status Habitat Assessment and DBESP, if applicable, for acceptance by the applicable jurisdiction and regulatory agency  Provide evidence of issuance of regulatory permits related to potential impacts to vegetation	California Department of Fish & Wildlife  United States Fish & Wildlife Service  All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Planning Division  County of Riverside
<b>MM-BIO-2: Standard Best Management Practices (BMPs)</b>			
Prior to ground disturbance or issuance of a grading or construction permit within the Northside Specific Plan undeveloped lands or within 500 feet of such lands (including projects adjacent to the Santa Ana River), the following BMPs shall be included on grading and construction plans notes. The applicable jurisdiction (i.e., City of Colton, City of Riverside, or County of Riverside) shall have the right to access and inspect any sites of approved projects, including any restoration/enhancement area for compliance with project approval conditions including these BMPs. Within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), these measures are also consistent with MSHCP Volume I, Appendix D.  <b>Lighting</b>	Prior to ground disturbance or issuance of grading permits or construction permit	Submit evidence of the completed training session  Approval of Erosion Control Plan showing location of equipment and staging areas  Periodic inspections	California Department of Fish & Wildlife  United States Fish & Wildlife Service  United States Army Corps of Engineers



Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<div><ul style="list-style-type: none"><li>Within 500 feet of the suitable habitat for special-status wildlife, construction performed outside the hours of 7:00 p.m. and 7:00 a.m. on weekdays and outside the hours of 5:00 p.m. and 8:00 a.m. on Saturdays (per the City’s Title 7 – Noise Control ordinances) shall use minimal illumination in order to perform the work safely. All lighting shall be directed downward and shielded to focus illumination on the desired work areas only, and to prevent light spillage onto adjacent habitat.</li></ul></div> <div><b>Debris/Pollution</b><ul style="list-style-type: none"><li>Fully covered trash receptacles that are animal-proof will be installed and used during construction to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Trash contained within the receptacles will be removed at least once a week from the project site.</li><li>No litter, construction materials, or debris will be discharged into jurisdictional waters or MSHCP riparian/riverine sources.</li><li>Construction work areas shall be kept clean of debris, trash, and construction materials.</li></ul></div> <div><b>Measures to Avoid Impacts to Streambed and Water Quality</b><ul style="list-style-type: none"><li>Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.</li><li>Projects shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern, as feasible. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of riparian species.</li><li>When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.</li><li>Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements as described in Northside Specific Plan Program Environmental Impact Report <b>CM-HYD-1</b>.</li></ul></div> <div><b>Vehicle and Equipment Restrictions and Maintenance</b><ul style="list-style-type: none"><li>Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas, other sensitive habitats, and jurisdictional waters of the United States/state. These designated areas shall be located in such a manner as to prevent any runoff from entering these sensitive habitats. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city or County, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.</li></ul></div> <div><b>Environmental Awareness Training and Biological Monitoring</b></div> <div><b>Worker Environmental Awareness Program (WEAP) and Ongoing Training</b><p>Prior to grading, a preconstruction meeting shall be required that includes a training session for project personnel by a qualified biologist. The training shall include: (1) a description of the species of concern and its habitats; (2) the general provisions of the applicable regulations pertaining to biological resources, including the Endangered Species Act and the MSHCP; (3) the need to adhere to the provisions of the Endangered Species Act and the MSHCP and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the project; and (6) the access routes to and project site boundaries within which the project activities must be accomplished.</p><p>Additionally, WEAP shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures and any required permits from the resource agencies shall be made available to construction personnel.</p><p>A training program, such as training video, coordinated by the project biologist, may also be used.</p></div>			<div>Santa Ana Regional Water Quality Control Board</div> <div>Biological monitor</div> <div>Construction Superintendent</div> <div>All applicable jurisdictions: City of Riverside – Community &amp; Economic Development Department – Planning Division and Public Works Department</div> <div>City of Colton or County of Riverside</div>

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<p><b>Biological Monitoring and Compliance Documentation</b></p> <p>A qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources outside the project footprint.</p> <p><b>Minimization of Disturbance</b></p> <ul style="list-style-type: none"><li>• The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.</li><li>• The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.</li><li>• The upstream and downstream limits of project disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.</li><li>• Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.</li></ul> <p><b>Exotic Species</b></p> <ul style="list-style-type: none"><li>• Exotic species that prey upon or displace target species of concern shall be permanently removed from the site to the extent feasible.</li></ul>			
<b>M-BIO-3: Restoration of Temporary Impacts to Uplands with Non-Invasive Species</b>			
<p>Prior to ground disturbance or issuance of a grading or construction permit of projects within the Northside Specific Plan on undeveloped lands, grading and construction plans shall include the following note regarding temporary impacts to uplands:</p> <p>Site construction areas subjected to temporary ground disturbance in undeveloped areas disturbance activity, and revegetated with an application of a native seed mix, if necessary, prior to or during seasonal rains to promote passive restoration of the area to pre-project conditions (except that no invasive plant species will be restored). An area subjected to “temporary” disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. If any grading occurred in areas intended to remain undeveloped, the site will be recontoured to natural grade. This measure does not apply to situations in urban/developed areas that are temporarily impacted and will be returned to an urban/developed land use. Prior to seeding temporary ground disturbance areas, the project biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.</p>	<p>Prior to ground disturbance, issuance of a grading or construction permit.</p>	<p>Approval of grading plan</p>	<p>Biologist</p> <p>All applicable jurisdictions: City of Riverside – Community &amp; Economic Development Department – Planning Division and Public Works Department</p> <p>City of Colton or County of Riverside</p>
<b>MM-BIO-4: Avoidance/Minimization of Long-term Indirect Impacts to Special-Status Species</b>			
<p>Prior to ground disturbance or issuance of a construction permit within 500 feet of suitable habitat for special-status species (including the Santa Ana River) with potential to occur in the Specific Plan Area (SPA), construction plans and conditions of approval shall include the following to address indirect impacts to special-status species:</p> <p><b>Drainage:</b> Future development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.</p> <p><b>Toxics:</b> Future proposed projects that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharges. Measures such as those employed to address drainage issues shall be implemented.</p>	<p>Prior to ground disturbance, issuance of a building permit within 500 feet of suitable habitat for special-status species, issuance of a grading permit</p> <p>Operation</p>	<p>Approval of Storm Water Prevention Plan (SWPPP) Approval of Water Quality Management Plan (WQMP) Approval of site plan Approval of lighting plan</p>	<p>All applicable jurisdictions: City of Riverside – Community &amp; Economic Development Department – Planning Division, Building &amp; Safety Division, and Public Works Department, Parks, Recreation, and Community Services Department,</p> <p>City of Colton or County of Riverside</p>

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<p><b>Lighting:</b> Night lighting shall be directed away from suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting is not increased. Energy-efficient LPS or HPS lamps shall be used exclusively to dampen glare, in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), where applicable.</p> <p><b>Noise:</b> Proposed noise-generating land uses affecting suitable habitat for special-status species shall incorporate setbacks, berms, or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife should not be subject to noise that would exceed residential noise standards.</p> <p><b>Invasives:</b> When approving landscape plans for future development, invasive, non-native plant species listed on the most recent California Invasive Plant Council inventory (<a href="https://www.cal-ipc.org/plants/inventory/">https://www.cal-ipc.org/plants/inventory/</a>) with a rating of moderate or high shall not be included in landscaping. For future development within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), invasive, non-native species listed in MSHCP Section 6.1.4, Table 6-2, will also be prohibited in landscaping.</p> <p><b>Barriers:</b> Future development shall incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in suitable habitat for special-status wildlife. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.</p> <p><b>Grading/Land Development:</b> Manufactured slopes associated with future development within the SPA shall not extend into the Santa Ana River or other suitable habitat for special-status species that would be avoided and/or conserved.</p>			
<b>MM-BIO-5a: San Bernardino Kangaroo Rat, Stephens’ Kangaroo Rat, and Los Angeles Pocket Mouse Mitigation</b>			
<p><b>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):</b> Prior to ground disturbance or issuance of grading permits for projects within the Northside Specific Plan areas outside of the MSHCP on undeveloped lands, a CDFW-approved qualified biologist shall conduct pre-construction trapping surveys within suitable habitat to determine presence of SBKR, Los Angeles pocket mouse, and Stephen’s kangaroo rat, following trapping protocols acceptable to California Department of Fish and Wildlife. If Los Angeles pocket mouse is present, mitigation of no less than 2:1 will be required. Additionally, the City shall prepare and implement a set of avoidance and minimization measures aimed at protecting special-status small mammals from project-related impacts. The proposed avoidance and minimization measures shall be provided to CDFW for review and approval no fewer than 30 days prior to the initiation of project activities. If San Bernardino kangaroo rat or Stephen’s kangaroo rat is present on the site, an incidental take permit and mitigation at no less than 3:1 (replacement to impact) ratio for loss of habitat would be required, or as determined in the appropriate CESA authorization for listed species. Construction will not proceed until appropriate authorization (i.e., CESA ITP under Fish and Game Code section 2081) is obtained.</p>	Thirty days prior to any ground disturbance, or issuance of grading permit	Submit a Pre-construction survey report for acceptance by the application jurisdiction	California Department of Fish & Wildlife  City of Colton
<b>MM-BIO-5b: San Bernardino Kangaroo Rat, Stephens’ Kangaroo Rat, and Los Angeles Pocket Mouse Mitigation</b>			
<p><b>Inside of the MSHCP.</b> Approximately 12 acres of the SPA are located with the San Bernardino kangaroo rat and Los Angeles pocket mouse survey area. Prior to construction, any future development in the MSHCP San Bernardino kangaroo rat and Los Angeles pocket mouse survey area would require a habitat assessment and focused surveys, if suitable habitat is present. There is no official survey protocol (assessment and trapping) required in the MSHCP; however, the MSHCP Biological Monitoring Program has developed and refined a survey protocol that should be used as a guide to assess if adequate Los Angeles pocket mouse and San Bernardino kangaroo rat surveys have been conducted (refer to Los Angeles pocket mouse and San Bernardino kangaroo rat Survey Reports at the MSHCP website: <a href="http://wrc-rca.org/about-rca/monitoring/monitoring-surveys/">http://wrc-rca.org/about-rca/monitoring/monitoring-surveys/</a>). If presence of San Bernardino kangaroo rat or Stephens’ kangaroo rat is known or assumed to occur on the project site located inside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.</p> <p>Based on the Qualified Biologist assessment and surveys for San Bernardino kangaroo rat and/or Los Angeles pocket mouse, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided and equivalency findings shall be made as described in the Section 6.3.2 of the MSHCP. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document that proposes on measures to reduce significant impacts to these species similar to those described for other small mammals in areas outside the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and CDFW as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future CEQA document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of</p>	Prior to issuance of a grading permit and prior to construction	Submit a Habitat Assessment and Focus Survey for acceptance by the applicable jurisdiction and regulatory agencies	California Department of Fish & Wildlife  United States Fish & Wildlife Service  All applicable jurisdictions: City of Riverside - – Community & Economic Development Department – Planning Division, Building & Safety Division, and Public Works Department  County of Riverside

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
approval, as applicable. The SPA does not overlap with Stephens’ kangaroo rat Core Reserve Areas designated in the SKR Habitat Conservation Plan (SKR HCP) but is located within the SKR HCP fee area. As a covered species, “take” of this species would be authorized within the SPA. Also, the applicant must pay the standard SKR HCP Development Mitigation Fee.			
<b>MM-BIO-6a: Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation</b>			
<p>Prior to ground disturbance or issuance of a grading permit for projects on undeveloped sites within the Northside Specific Plan, a habitat assessment shall be conducted by a Qualified Biologist to determine whether there are vernal pools or other habitat suitable for fairy shrimp present on the site. If there is suitable habitat, then fairy shrimp surveys must be conducted pursuant to USFWS Survey Guidelines for the Listed Large Branchiopods (USFWS 2019b). If the first survey is negative for listed fairy shrimp, then an additional season (wet or dry, whichever one wasn’t already conducted) of surveys shall be completed as well. If presence of listed fairy shrimp is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.</p> <p><b>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):</b> Based on the Qualified Biologist assessment and surveys for listed fairy shrimp, creation and/or enhancement of suitable habitat for the applicable species of fairy shrimp shall be required at a minimum ratio of 2:1. This effort shall include salvage of fairy shrimp cysts from impacted habitat and relocation into the created and/or enhanced suitable habitat. The created and/or enhanced suitable habitat shall be conserved via a conservation easement or other method approved by the U.S. Fish and Wildlife (USFWS). Prior to the issuance of a grading permit, a take permit from the USFWS shall be obtained as described in Northside Specific Plan Program Environmental Impact Report <b>CM-BIO-1</b>, and measures may be refined with further input from the USFWS.</p>	Prior to ground disturbance or issuance of a grading permit.	Submit a Habitat Assessment and Focus Survey for acceptance by the applicable jurisdiction and regulatory agencies	<p>United States Fish &amp; Wildlife Service</p> <p>All applicable jurisdictions: City of Riverside - – Community &amp; Economic Development Department – Planning Division, Building &amp; Safety Division, and Public Works Department</p> <p>County of Riverside</p>
<b>MM-BIO-6b: Vernal Pools and Fairy Shrimp Habitat Assessment, Focused Surveys, and Mitigation</b>			
<p>Prior to ground disturbance or issuance of a grading permit on undeveloped sites within the Northside Specific Plan, a habitat assessment shall be conducted by a Qualified Biologist to determine whether there are vernal pools or other habitat suitable for fairy shrimp present on the site. If there is suitable habitat, then fairy shrimp surveys must be conducted pursuant to USFWS Survey Guidelines for the Listed Large Branchiopods (USFWS 2019b). If the first survey is negative for listed fairy shrimp, then an additional season (wet or dry, whichever one wasn’t already conducted) of surveys shall be completed as well. If presence of listed fairy shrimp is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant.</p> <p><b>Inside of the MSHCP:</b> Based on the Qualified Biologist assessment and surveys for listed fairy shrimp, <b>90% of the habitat with long-term conservation value must be avoided.</b> If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document and would propose measures similar to those applicable to areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.</p>	Prior to ground disturbance or issuance of a grading permit.	Submit a Habitat Assessment and Fairy Shrimp Survey, if applicable, for acceptance by the applicable jurisdiction and regulatory agencies	<p>United States Fish &amp; Wildlife Service</p> <p>All applicable jurisdictions: City of Riverside - – Community &amp; Economic Development Department – Planning Division, Building &amp; Safety Division, and Public Works Department</p> <p>County of Riverside</p>
<b>MM-BIO-7a: Costal California Gnatcatcher Surveys</b>			
<p><b>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).</b> Prior to ground disturbance or issuance of a grading permit on undeveloped sites within the Northside Specific Plan a Qualified Biologist shall conduct a habitat assessment for coastal California gnatcatcher (<i>Polioptila californica californica</i>). If there is suitable habitat for coastal California gnatcatcher present, a focused protocol-level survey using the most recent U.S. Fish and Wildlife Service (USFWS) protocol for the species, which is currently Coastal California Gnatcatcher Presence/Absence Survey Guidelines (USFWS 1997). If presence of coastal California gnatcatcher is known or assumed to occur on the project site located outside of the MSHCP, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant:</p> <p>Based on the Qualified Biologist assessment and surveys for coastal California gnatcatcher, suitable habitat for the species must be conserved at a minimum of a 2:1 ratio, depending on the quality of habitat impacts and the quality of habitat conserved determined to be present by the Qualified Biologist. No clearing, grubbing, grading, or other construction activities shall occur during the coastal California gnatcatcher breeding season (March 1 to August 15). If construction activities cannot be completed outside coastal California gnatcatcher breeding season, then a pre-construction survey shall be conducted in all areas of suitable habitat, by a Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit). If found during pre-construction surveys, a 500-foot buffer will be</p>	Prior to ground disturbance or issuance of a grading permit.	Submit a Habitat Assessment and Focused Protocol-Level Survey for the coastal California gnatcatcher for acceptance by the applicable jurisdiction and regulatory agencies	<p>United States Fish &amp; Wildlife Service</p> <p>All applicable jurisdictions: City of Riverside - – Community &amp; Economic Development Department – Planning Division, Building &amp; Safety Division, and Public Works Department</p> <p>County of Riverside</p>

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
required around the nest site. Additionally, prior to issuance of a grading permit on undeveloped sites with confirmed presence of coastal California gnatcatcher, a take permit from the USFWS would be required as described in Northside Specific Plan Program Environmental Impact Report CM-BIO-1 and measures may be refined with future input from the USFWS.			
<b>MM-BIO-7b: Coastal California Gnatcatcher Surveys</b>			
<b>Inside of the MSHCP.</b> Coastal California gnatcatcher is a covered species under the MSHCP, and no additional surveys are required for areas inside the MSHCP. Direct impacts to nesting coastal California gnatcatchers would be avoided through implementation of nesting bird surveys and seasonal restrictions on occupied habitat removal, as described in MM-BIO-13.	Prior to issuance of a grading or construction permit. Refer to MM-BIO-13	Payment of impact fees. If applicable, submit Nesting Bird Survey for acceptance by the applicable jurisdiction	All applicable jurisdictions: City of Riverside - – Community & Economic Development Department – Planning Division, and Building & Safety Division
<b>MM-BIO-8a: Burrowing Owl Pre-Construction Surveys and Avoidance Measures</b>			
<b>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).</b> Prior to ground disturbance or issuance of a grading permit on undeveloped sites outside of the MSHCP within the Northside Specific Plan, a habitat assessment for the potential for burrowing owl to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for burrowing owl, then breeding seasons surveys as described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012) shall be conducted by a Qualified Biologist. If presence of burrowing owl is determined, the applicant shall contact California Department of Fish and Wildlife (CDFW) and conduct an impact assessment, in accordance with Staff Report on Burrowing Owl Mitigation prior to commencing project activities to determine appropriate mitigation, including the acquisition and conservation of occupied replacement habitat at no less than 2:1 ratio. In addition, following measures shall be completed prior to grading permit issuance outside of the MSHCP. No less than 14 days prior to ground-disturbing activities (vegetation clearance, grading), a Qualified Biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction take avoidance surveys on and within 200 meters (656 feet) of the construction zone to identify occupied breeding or wintering burrowing owl burrows. The take avoidance burrowing owl surveys shall be conducted in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012) and shall consist of walking parallel transects 7 to 20 meters apart, adjusting for vegetation height and density as needed, and noting any burrows with fresh burrowing owl sign or presence of burrowing owls. Copies of the burrowing owl survey results shall be submitted to the California Department of Wildlife (CDFW) and the City of Colton. If burrowing owls are detected on site, no ground-disturbing activities shall be permitted within 200 meters (656 feet) of an occupied burrow. A smaller buffer may be established if the qualified biologist determines a reduced buffer would not adversely affect the burrowing owl(s).. If avoidance of active burrows is infeasible, a qualified biologist shall prepare and submit a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012) to the CDFW for review/approval prior to the commencement of disturbance activities on-site. Passive relocation consists of excluding burrowing owls from occupied burrows and providing suitable artificial burrows nearby for the excluded burrowing owls. Prior to disturbance of the occupied burrows, suitable replacement of burrows shall be provided at a ratio of 2:1 and permanent conservation and management of burrowing owl habitat such that the habitat acreage, number of burrows and burrowing owl impacts are replaced consistent with the Staff Report on Burrowing Owl Mitigation including its Appendix A within designated adjacent conserved lands identified through coordination with CDFW. A qualified biologist shall confirm the natural or artificial burrow on the conservation lands are suitable for use by the owls. Monitoring and management of the replacement burrow site(s) shall be conducted and a reporting plan shall be prepared. The objective shall be to management the replacement burrow sites for the benefit of burrowing owls (e.g., minimizing weed cover), with the specific goal of maintaining the functionality of the burrows for a minimum of 2 years.	Fourteen days prior any vegetation removal or ground-disturbing activities or issuance of a grading permit	Submit a Preconstruction Survey for burrowing owls for acceptance by the applicable jurisdiction	California Department of Fish & Wildlife  All applicable jurisdictions: City of Riverside - – Community & Economic Development Department – Planning Division, Building & Safety Division, and Public Works Department
<b>MM-BIO-8b: Burrowing Owl Pre-Construction Surveys and Avoidance Measures</b>			
<b>Inside of the MSHCP:</b> Approximately 252 acres of the SPA are located within the MSHCP burrowing owl survey area. Prior to ground disturbance or issuance of a grading permit within the MSHCP burrowing owl survey area, a habitat assessment and focused surveys, if suitable habitat is present, shall be completed. All burrowing owl surveys must be conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). If other methodologies are followed (e.g., CDFG 2012), the Qualified Biologist shall provide further justification regarding why the survey methods implemented yielded optimal results even when the accepted protocol was not followed. Methodology shall be separated into discussions for Step I (habitat assessment), Step II-A (focused burrow survey), and Step II-B (focused burrowing owl surveys), as applicable.  If burrowing owl are confirmed present on the project site, 90% of those portions of the site that provide for long-term conservation value for the burrowing owl shall be avoided, and equivalency findings shall be made as described in the Section 6.3.2 of the MSHCP as feasible prior to the issuance of a grading permit. If the 90% avoidance threshold cannot be met, then the application must prepare a determination	Thirty days prior to any vegetation removal or ground-disturbance activities or issuance of a grading permit	Submit a Preconstruction Survey for burrowing owls for acceptance by the applicable jurisdiction	California Department of Fish & Wildlife  All applicable jurisdictions: City of Riverside - – Community & Economic Development Department – Planning Division, and Building & Safety Division and Public Works Department

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<p>of biological equivalent or superior preservation (DBESP) document that proposes measures, such as buffers similarly described for areas outside of the MSHCP. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, U.S. Fish and Wildlife Service (USFWS), and CDFW as described in Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. Additionally, the applicant would be required to prepare a Burrowing Owl Protection and Relocation Plan. This plan would need to be coordinated with, and reviewed and approved by the USFWS and CDFW, including the state banding permit office and federal Migratory Bird Treaty Act office if active relocation is needed, prior to initiating any site-disturbing activities. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.</p> <p><b>Pre-Construction Survey:</b> Within all 252 acres of the SPA located within the MSHCP burrowing owl survey area, regardless of survey results, a pre-construction survey shall be conducted for burrowing owl in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). In accordance with these instructions, this survey would occur within 30 days prior to ground-disturbance activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, grading, equipment staging,). A minimum of one survey site visit within the described time frame prior to any site disturbance (e.g., vegetation clearing and grubbing, tree removal, site watering, equipment staging, grading) is required to confirm presence or absence of owls on the site. Pre-construction surveys shall be conducted by a qualified biologist. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl have not colonized the site since it was last disturbed. If burrowing owl are found, the same coordination described above will be necessary. If burrowing owl are present within the survey area, take of owls and active nests shall be avoided as determined by a qualified biologist.</p>			
<b>MM-BIO-9: Special-Status Wildlife Habitat Assessment, Pre-construction Sweep, and Monitoring</b>			
<p><b>Habitat Assessment.</b> Prior to ground disturbance or issuance of a grading permit on undeveloped sites outside of the Western Riverside County Multiple Species Conservation Plan (MSHCP) within the Northside Specific Plan, a habitat assessment for the potential for special-status wildlife to occur shall be conducted by a Qualified Biologist. If there is suitable habitat for special-status wildlife, then the project grading plan shall list, and the applicant shall implement the following pre-construction sweep and monitoring measures to minimize or avoid impacts to special-status wildlife species.</p> <p><b>Pre-Construction Sweep.</b> Prior to ground disturbance or initiation of clearing, grading or construction, a Qualified Biologist shall conduct a daily pre-construction survey sweep within areas of suitable habitat for special-status species wildlife. The Qualified Biologist shall look for special-status species that may be located within or immediately adjacent to (within 500 feet of) the project work areas, as permitted by access. Any individual special-status wildlife species observed within the project work areas during the pre-construction survey will be flushed or moved out of harm’s way to avoid direct impacts to these species. If a population of special-status wildlife are observed during the pre-construction survey and cannot be avoided by the project, additional measures may be required as determined through consultation with the California Department of Fish and Wildlife (CDFW). Additional measures may include seasonal restrictions (e.g., if burrowing owl nesting burrows are identified and cannot be avoided), relocation of the species, and/or compensatory habitat-based mitigation at a minimum 1:1 ratio for the loss of occupied habitat (in which the open space areas to remain post-construction could be counted toward the overall compensatory mitigation requirements, as applicable).</p> <p><b>Monitoring.</b> A Qualified Biologist shall be present to monitor vegetation removal and topsoil salvaging and stockpiling immediately adjacent to or within suitable habitat. The Qualified Biologist shall possess an appropriate California scientific collecting permit to handle special-status species likely to occur in the project area. If special-status wildlife species are detected in the work area during the monitoring effort, the authorized Qualified Biologist will capture and relocate individuals to nearby undisturbed areas with suitable habitat outside of the construction area, but as close to their origin as possible. All special-status wildlife moved or flushed during project activities will be documented by the biologist on site and provided to San Bernardino and Riverside Counties and/or CDFW upon completion of construction and prior to the issuance of occupancy permits.</p>	Prior to ground disturbance, or issuance of a grading permit.	Submit a Preconstruction Survey for special-status species wildlife for acceptance by the applicable jurisdiction	California Department of Fish & Wildlife  Qualified Biologist  All applicable jurisdictions: City of Riverside - – Community & Economic Development Department – Planning Division, and Building & Safety Division and Public Works Department
<b>MM-BIO-10: Least Bell’s Vireo, Southwestern Willow Flycatcher, and Western Yellow-Billed Cuckoo Habitat Assessment, Focused Surveys and Mitigation</b>			
<p><b>Inside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).</b> Prior to ground disturbance or issuance of a grading permit on undeveloped sites inside the MSHCP within the Northside Specific Plan, a habitat assessment for suitable habitat for least Bell’s vireo, southwestern willow flycatcher, and western yellow-billed cuckoo shall be completed by a Qualified Biologist for the project site and a 500-foot buffer area. If a project site and surrounding 500-foot buffer are evaluated to have suitable habitat (nesting and/or foraging) for these riparian bird species, then protocol-level focused surveys are required prior to the issuance of a grading permit if the habitat will not be avoided. Surveys should be conducted according to accepted U.S. Fish and Wildlife Service (USFWS) protocols specific</p>	Prior to ground disturbance or issuance of a grading permit (Refer to mitigation measure for breeding season)	Submit a Habitat Assessment for least Bell’s vireo, southwestern willow flycatcher, and western yellow-billed cuckoo for acceptance by the applicable jurisdiction	United States Fish & Wildlife Service  California Department of Fish & Wildlife  Qualified Biologist

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<p>for each species (least Bell’s vireo—USFWS 2001; southwestern willow flycatcher—USFWS 2000b; western yellow-billed cuckoo—USFWS 2015). If any of these riparian birds are confirmed present within 500 feet of the project site inside of the MSHCP, then the project grading plan shall list and the applicant shall implement the following measures to minimize or avoid impacts to least Bell’s vireo, southwestern willow flycatcher, and western yellow-billed cuckoo.</p> <p>The project grading and construction activities shall avoid the breeding season for whichever riparian bird species is/are present on or within 500 feet of the project: April through July for least Bell’s vireo, May through July for southwestern willow flycatcher, and June through August for western yellow-billed cuckoo, as feasible. If the breeding season cannot be avoided, then additional measures determined by a Qualified Biologist in consultation with the applicable jurisdiction shall be implemented to ensure that no indirect take occurs. Specifically, project equipment that results in noise levels above 60 decibels (dB) shall be fitted with sound dampeners or equivalent noise reduction measures shall be completed to reduce noise to below 60 dB at breeding habitat. On-site noise monitoring shall also be required to ensure that project-related activities do not result in average noise levels increasing above 60 dB at riparian bird breeding habitat during the breeding season. If any project activities exceed 60 dB, or the on-site monitor determines project activities are resulting in harassment, which could cause nest failure, the monitor would have the authority to halt activities until additional measures (such as a sound wall) can be implemented. Additionally, if any of these riparian birds are confirmed present on the project site, 90% of those portions of the site that provide for long-term conservation value for these species shall be avoided. If the 90% avoidance threshold cannot be met, the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document for these riparian birds that would include preservation, enhancement, re-establishment, and/or establishment of suitable riparian habitat at a 3:1 ratio. The DBESP shall include an analysis that demonstrates the lost functions and values of the impact will be replaced by the proposed measures. The DBESP shall be reviewed and approved by the City of Riverside or County of Riverside, USFWS, and California Department of Fish and Wildlife as described in the Section 6.1.2 of the MSHCP prior to the issuance of a grading permit or, as applicable, any future CEQA document approvals. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.</p>		<p>Submit Protocol-Level Focused Surveys may be required</p> <p>Submit Nesting Bird Survey for acceptance by the applicable jurisdiction</p>	<p>All applicable jurisdictions: City of Riverside - – Community &amp; Economic Development Department – Planning Division, and Building &amp; Safety Division and Public Works Department</p>
<b>MM-BIO-11a: Sensitive Vegetation Communities</b>			
<p><b>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):</b> Prior to ground disturbance or issuance of a grading permit on undeveloped sites outside the MSHCP within the Northside Specific Plan City of Colton area, a Qualified Biologist shall conduct vegetation mapping within the proposed project site. The Qualified Biologist will determine if there is a sensitive natural community per the California Department of Fish and Wildlife (CDFW 2019) present on site. If there is a sensitive natural community on site, and the community cannot be avoided, the impact must be mitigated at not less than a 1:1 ratio through conservation of the same vegetation community either on site, off site, or through an approved mitigation bank. The mitigation site shall be fenced and preserved. If on-site preservation occurs, non-native plant species listed on the most recent California Invasive Plant Council inventory (<a href="https://www.cal-ipc.org/plants/inventory/">https://www.cal-ipc.org/plants/inventory/</a>) with a rating of moderate or high shall not be included in proposed landscaping. A sensitive habitat mitigation proposal will be provided by the applicant via a Qualified Biologist and approved by the City of Colton prior to the issuance of a grading permit. The sensitive habitat mitigation plan shall be incorporated into the grading and construction plans and conditions of approval, as applicable.</p>	<p>Prior to any vegetation removal, ground disturbance or issuance of a grading permit.</p>	<p>Submit a Sensitive Habitat Mitigation Plan for acceptance by the City of Colton</p>	<p>California Department of Fish &amp; Wildlife</p> <p>Qualified Biologist</p> <p>City of Colton</p>
<b>MM-BIO-11b: Sensitive Vegetation Communities</b>			
<p><b>Inside of the MSHCP:</b> For future development in the Specific Plan Area inside of the MSHCP, no mitigation is required for impacts to sensitive natural communities other than those defined in Section 6.1.2 (riparian/riverine and vernal pools) of the MSHCP, which are addressed in <b>MM-BIO-6</b> and <b>MM-BIO-12</b>.</p>	<p>Prior to any vegetation removal or issuance of a grading permit. Refer to MM-BIO-12</p>	<p>Refer to MM-BIO-12</p>	<p>All applicable jurisdictions: City of Riverside - – Community &amp; Economic Development Department – Planning Division, and Building &amp; Safety Division and Public Works Department</p> <p>County of Riverside</p>
<b>MM-BIO-12: Jurisdictional Waters and Riparian/Riverine</b>			
<p>Prior to ground disturbance or issuance of a grading permit on undeveloped land within the Northside Specific Plan, a Qualified Biologist shall assess the site to determine if there is potential for U.S. Army Corps of Engineers (ACOE-), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB) jurisdictional waters of the United States/state on the project site. If the project is in the <i>Western Riverside County Multiple Species Habitat Conservation Plan</i> (MSHCP), the Qualified Biologist will also map any riparian/riverine resources that occur on the site and surrounding vicinity. If there is potential for these resources to occur, a formal delineation of these resources shall be conducted in accordance with each agency’s requirements, guidance, and standards prior to</p>	<p>Prior to ground disturbance within jurisdictional areas or issuance of a grading permit.</p>	<p>Provide evidence of issuance of regulatory permits related to impacts to jurisdictional waters</p>	<p>California Department of Fish &amp; Wildlife</p> <p>United States Fish &amp; Wildlife Service</p>



Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<p>issuance of a grading permit. If there are jurisdictional waters located on a project site, then the project grading plan shall identify and the applicant shall implement the following jurisdictional waters measures prior to the issuance of a grading permit.</p> <p>If avoidance of impacts to potentially jurisdictional areas is not practicable, then the project applicant shall obtain the applicable permits to impact these resources, such as a 404 permit from ACOE, a Streambed Alteration Agreement from CDFW, and a 401 Water Quality Certification from the RWQCB as described in Northside Specific Plan Program Environmental Impact Report <b>CM-HYD-1</b>. Final mitigation requirements for the impact shall be established by these agencies, and a final wetlands/waters mitigation plan shall be prepared prior to issuance of a grading permit. However, at a minimum, the following requirements shall be met:</p> <ol style="list-style-type: none"><li>1. All temporary impacts to jurisdictional waters will be restored on site. Restoration will include recontouring and erosion control with a native seed mix. Prior to seeding temporary ground disturbance areas, the Qualified Biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur, and that the mix is appropriate for the area.</li><li>2. Compensatory mitigation for permanent impacts to jurisdictional waters shall occur at no less than 1:1 ratio for the impacts to jurisdictional waters. A waters mitigation and monitoring plan shall be prepared that outlines the compensatory mitigation in coordination with the ACOE, CDFW, and RWQCB. Mitigation shall include creation, enhancement, and/or restoration, and will be either completed on site or off site. The mitigation program shall be designed to replace the functions and values of the jurisdictional resources impacted, with requirements to achieve specific success criteria. The mitigation areas shall be designed to have similar vegetative characteristics (excluding exotic species) to those of the affected areas. If creation is provided, the site shall be designed to emulate the density and structure of the affected areas once the establishment areas have met the mitigation success criteria. As applicable, the qualified biologist shall determine the appropriate planting and seeding palettes.</li></ol> <p>In addition to the requirements above for all future projects in the Specific Plan Area, projects within the MSHCP must prepare a determination of biologically equivalent or superior preservation, reviewed and approved by the City of Riverside or the County of Riverside, USFWS, and CDFW, to ensure replacement of any lost functions and values of riparian/riverine habitat as it related to covered species prior to the issuance of a grading permit; refer to MSHCP Section 6.1.2 for more information.</p> <p>Additionally, if a jurisdictional water of the United States/State is avoided by the project, the grading and construction plans shall identify that waters will be fenced off where humans can enter the site prior to the issuance of a grading or construction permit. If on-site avoidance occurs, it shall be verified prior to the issuance of a construction permit that non-native plant species listed on the most recent California Invasive Plant Council inventory (<a href="https://www.cal-ipc.org/plants/inventory/">https://www.cal-ipc.org/plants/inventory/</a>) with a rating of moderate or high shall not be included in landscaping.</p>			<p>United States Army Corps of Engineers</p> <p>Santa Ana Regional Water Quality Control Board</p> <p>Biological monitor</p> <p>Construction Superintendent</p> <p>All applicable jurisdictions: City of Riverside – Community &amp; Economic Development Department – Planning Division and Public Works Department</p> <p>County of Riverside</p>
<b>MM-BIO-13: Nesting Bird Surveys</b>			
<p>Prior to ground disturbance or issuance of a grading or construction permit on undeveloped sites or sites within 500 feet of undeveloped areas, the grading plans and construction plans shall state the following nesting bird requirements.</p> <p>A Qualified Biologist shall conduct pre-construction surveys no earlier than 14 days prior to any on-site grading and construction that may occur during the nesting/breeding season of special-status bird species. Pre-construction nesting bird surveys shall also need cover a 500-foot buffer around the site. The pre-construction surveys shall be conducted between March 1 and September 1, or as determined by the Qualified Biologist.</p> <p>If occupied nests are found, then limits of construction to avoid occupied nests shall be established by the Qualified Biologist in the field with flagging, fencing, or other appropriate barriers (e.g., 250 feet around active passerine nests to 500 feet around active non-listed raptor nests), and construction personnel shall be instructed on the sensitivity of nest areas. The Qualified Biologist shall serve as a construction monitor during those periods when construction activities are to occur near active nest areas to avoid inadvertent impacts to these nests. The Qualified Biologist may adjust the 250-foot or 500-foot setback at his or her discretion depending on the species and the location of the nest (e.g., if the nest is well protected in an area buffered by dense vegetation). Once the Qualified Biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival, construction may proceed in the setback areas. If nesting raptors or migratory birds are not detected during the pre-construction survey, no further measures shall be required, and construction activities may proceed.</p>	<p>Prior to ground disturbance or issuance of a grading or construction permit, require survey 14-days prior to construction (Refer to Mitigation Measure for breeding season)</p>	<p>Submit Nesting Bird Survey for acceptance by the applicable jurisdiction</p>	<p>All applicable jurisdictions: City of Riverside – Community &amp; Economic Development Department – Planning Division, Building &amp; Safety Division, and Public Works Department</p> <p>County of Riverside</p>



Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>MM-BIO-14a: Delhi Sands Flower-Loving Fly</b>			
<b>Outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):</b> Delhi Sands flower-loving fly is not expected to occur outside of the MSHCP. There are no mapped Delhi Sands outside of the MSHCP in the City of Colton. Thus, no Delhi Sands flower-loving fly mitigation is required for future projects in the Northside Specific Plan outside of the MSHCP.	n/a	n/a	n/a
<b>MM-BIO-14b: Delhi Sands Flower-Loving Fly</b>			
<p><b>Inside of the MSHCP:</b> Prior to ground disturbance or issuance of a grading or construction permit on in areas containing open Delhi Sands (mapped per the MSHCP), 2 years of focused surveys for the Delhi Sands flower-loving fly shall be conducted by a Qualified Biologist. Surveys shall be conducted according to the accepted U.S. Fish and Wildlife Service (USFWS) protocol (2004); surveys shall be conducted two times per week from July 1 to September 20 for 2 consecutive years under suitable conditions. Areas that are 100% developed do not require focused surveys or further measures, but this assessment must be documented and provided to the applicable MSHCP Permittee (i.e., City of Riverside or County of Riverside). If Delhi Sands flower-loving fly are confirmed to be present on a project site, then the project grading plan shall identify, and the applicant shall implement the following Delhi Sands flower-loving fly measures prior to the issuance of a grading permit.</p> <p>Based on the Qualified Biologist surveys for Delhi Sands flower-loving fly, 90% of those portions of the site that provide for long-term conservation value for the species shall be avoided, and equivalency findings shall be made. If the 90% avoidance threshold cannot be met, then the applicant must prepare a determination of biological equivalent or superior preservation (DBESP) document for Delhi Sands flower-loving fly to be reviewed and approved by the City of Riverside or County of Riverside, and USFWS prior to the issuance of a grading permit or, as applicable, any future California Environmental Quality Act document approvals. The DBESP shall include an analysis that demonstrates the lost functions and values of the impact will be replaced by the proposed measures. More specifically, the applicant shall mitigate the loss of mapped Delhi Soils (or occupied habitat) at a minimum of 1:1 ratio through the purchase of credits from the Colton Dunes Conservation Bank or other Wildlife Agency-approved conservation bank. Once the DBESP is approved and prior to grading or construction permit issuance, the DBESP measures shall be incorporated into the grading and construction plans and conditions of approval, as applicable.</p>	Prior to ground disturbance or issuance of a grading or construction permit on in areas containing open Delhi Sands (Refer to the Mitigation Measure for breeding season).	Conduct two years of focused surveys for the Delhi Sands flower-loving fly for acceptance by the applicable jurisdiction	United States Fish & Wildlife Service  California Department of Fish & Wildlife  Qualified Biologist  All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Planning Division, and Building & Safety Division and Public Works Department  County of Riverside
<b>Cultural Resources</b>			
<b>Compliance Measures</b>			
<b>CM-CUL-1</b>			
<p><b>Inadvertent Discovery of Human Remains.</b> Prior to issuance of any grading permit within the Northside Specific Plan, the applicable jurisdiction (City of Riverside, City of Colton or County of Riverside) shall verify the grading plan states the following:</p> <p>In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the applicable County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.</p>	Prior to issuance of grading permit.	Approval of grading permit	All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Planning Division, HPO, and Public Works Department  City of Colton or County of Riverside
Mitigation Measures			
<b>MM-CUL-1: Identification and Protection of Historical Resources</b>			
Prior to issuance of any demolition, grading, or building permit for projects within the Northside Specific Plan, the City Historic Preservation Officer or Qualified Designees of the applicable jurisdiction shall determine if a historic built environment resource (e.g., buildings, structures, and objects) over 45 years of age has potential to be affected by the proposed demolition activities. If a potential historic resource is identified, a qualified architectural historian who meets the Secretary of the Interior’s Professional Qualification Standards (36 CFR 61) shall record and evaluate any properties over 45 years old that have not been previously evaluated, or require evaluation updates due to the passage of time or changes to baseline conditions. The qualified professional will: (1) review current California Historical Resources Information System (CHRIS) records search and Historic Resources Inventory (HRI) data to ensure that previously recorded resources are identified; (2) survey the project site for potential historical resources and document the resource(s)	Prior to issuance of any demolition, grading, or building permit.	Submit evaluation of properties over 45 years old, prepared by a qualified architectural historian, if determined to be historic and not previously evaluated.  Provide evaluation updates as specified in the mitigation measure. .	Qualified Architectural Historian  All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Planning Division, HPO, Building & Safety Division, and Public Works Department

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
with notes and photographs; (3) record and evaluate any potential resources, including completion of adequate background and archival research on applicable properties, establishment of an appropriate historic context, application of state and local designation criteria, and preparation of the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms); and (4) conduct an assessment of potential impacts to any identified historical resources in consideration of project-related activities that may result in substantial adverse change to the significance of an historical resource. Based on this impacts assessment and consistent with the applicable City of Colton Municipal Code Chapter 15.40 Historic Preservation and City of Riverside Municipal Code Chapter 20, as applicable, the City shall commit to avoiding historical resources or ensuring that all project-related activities with the potential to impact historic resources are in conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (NPS 2017) to the extent feasible.			City of Colton or County of Riverside
<b>MM-CUL-2: Trujillo Adobe Historic Preservation</b>			
<p>Prior to issuance of any demolition, building or grading permit issuance related to the Trujillo Adobe or its immediate surroundings, the City of Colton shall ensure the applicant has retained the services of qualified historic preservation specialists to assist with additional analysis, documentation, project design review, and consultation with key local stakeholders in consideration of the proposed Trujillo Adobe restoration. The following steps shall be implemented prior to issuance of permits related to the Trujillo Adobe or adjacent properties:</p> <ul style="list-style-type: none"><li>• <b>Establish a Required Study Boundary.</b> The Cities of Riverside and Colton shall establish a study boundary around the Trujillo Adobe that triggers consideration of the adobe in projects that fall within the established boundary. When establishing the boundary, it is important to consider potential indirect effects from vibration and visual intrusions to the resource’s setting. Prior to implementation of any project within the established study boundary, the applicant shall retain a qualified historic preservation specialist to assess the potential for indirect impacts to the adobe as a result of adjacent construction activities, including the potential for groundborne vibration and visual intrusions.</li><li>• <b>Updated Significance Evaluation.</b> The applicant shall retain a qualified architectural historian to prepare a detailed historical significance evaluation for the Trujillo Adobe in consideration of existing conditions as well as previously prepared resource documentation. The evaluation shall include a detailed historic context statement for the adobe that is developed thorough archival research. This evaluation should identify the specific features of the Trujillo Adobe that contribute to the resource’s historical significance, including its setting, paths of circulation, materials, and related features and spaces. Likewise, the report shall identify features that do not contribute to the resource’s historical significance or fall outside the Trujillo Adobe’s period of significance (which must be clearly defined in the evaluation). The Trujillo Adobe shall be evaluated in consideration of City, County, California Register of Historical Resources, and National Register of Historic Places designation criteria and integrity requirements. Detailed photographs of the interior, exterior, and setting shall be included as part of the evaluation. If warranted, the report shall include recommendations for additional archival-level documentation prior to project implementation. The significance evaluation shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.</li><li>• <b>Project Plan Development.</b> The applicant shall retain a qualified historic preservation architect/engineer (ideally with experience in adobe restoration) to assist in the development of the proposed restoration plans. These professionals may recommend preparation of additional studies in order to fully understand project-specific constraints. Development of the proposed project plans will consider the findings and recommendations of the updated significance evaluation with regard to retention of important character-defining features, historic materials, and historical connections; and will also consider feedback from local stakeholders with a vested interest in the Trujillo Adobe and its future. The project plan shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.</li><li>• <b>Project Plan Review.</b> The applicant shall retain a qualified architectural historian to review the proposed design plans for conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The architectural historian shall provide feedback in the form of a conformance review memorandum that provides an assessment of how the project meets the Standards, or likewise, does not meet the Standards. Based on this feedback, the applicant shall make adjustments (as warranted) to existing project plans in order to be in conformance with the Standards and avoid impacts to historical resources.</li><li>• <b>Development of a Protection Plan.</b> Upon finalization of proposed project design plans, the applicant shall work with historic preservation professionals to develop a protection plan for the Trujillo Adobe and any associated historical resources. The plan should detail methods for protecting the adobe and its important historical features from inadvertent damage during construction-related activities, in consideration of adjacent construction and stabilization of the adobe building. Issues to consider include impacts resulting from vibration, dust and debris, and heavy machinery. The plan should also detail specific protection/safety measures for working in and around historic adobe structures. The protection plan shall be subject to the approval of the City Historic Preservation Officer or Qualified Designees.</li></ul>	<p>Prior to issuance of any demolition, building or grading permit related to the Trujillo Adobe or its immediate surroundings.</p>	<p>Approval of plans for conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties</p> <p>Submit a study boundary around the Trujillo Adobe, prepared by a qualified historic preservation specialist</p> <p>Submit a detailed historical significance evaluation for the Trujillo Adobe</p> <p>Develop a protection plan for the Trujillo Adobe and any associated historical resources</p>	<p>Qualified Architectural Historian</p> <p>Qualified Historic Preservation Specialist</p> <p>Qualified Historic Preservation Architect/Engineer</p> <p>All applicable jurisdictions: City of Riverside – Community &amp; Economic Development Department – Planning Division and HPO</p> <p>City of Colton</p>

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>MM-CUL-3a: On-call Project Archaeologist</b>			
Prior to the issuance of a grading permit for projects that would excavate previously undisturbed soils, the Property Owner/Developer shall provide a letter from a certified archaeologist and paleontologist stating that the Property Owner/Developer has retained these individuals as needed, and that the archaeologist shall be on call during all grading and other significant ground-disturbing activities in native sediments and a paleontologist shall be on call during excavations over 1,000 cubic yards within native sediments that have a high potential to yield significant fossils (see EIR Figure 3.6-2) .	Prior to the issuance of a grading permit.	Provide a letter for the retention of a certified archaeologist and paleontologist	Certified Archaeologist and Paleontologist  All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Planning Division and HPO  City of Colton or County of Riverside
<b>MM-CUL-3b: Treatment and Disposition of Cultural Resources</b>			
In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries: 1. <b>Consulting Tribes Notified:</b> Within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the City of Riverside Community & Economic Development Department or applicable jurisdiction evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. 2. <b>Temporary Curation and Storage:</b> During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with any tribal monitor providing oversight of the process. 3. <b>Treatment and Final Disposition:</b> The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains, as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community & Economic Development Department or applicable jurisdiction with evidence of same: a. Accommodate the process for on-site reburial of the discovered items with any consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed. b. A curation agreement with an appropriate qualified repository within Riverside County or San Bernardino County, as applicable, that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation. c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default. d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the applicable jurisdiction documenting monitoring activities conducted by the project archaeologist and any Native American Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the applicable jurisdiction, Eastern Information Center, and interested tribes.	During grading and construction	Provide evidence of notification to consulting tribes  Report prepared that documents the finding and disposition of any Native American cultural resources  Provide a copy of the curation agreement if resources are found and curated  Provide a copy of the completed Phase IV Monitoring Report	Qualified Archeological Monitor  All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Planning Division and HPO  City of Colton or County of Riverside
<b>MM-CUL-3c: Cultural Sensitivity Training</b>			
The Secretary of Interior Standards certified archaeologist and any Native American Tribal Monitors shall attend the pre-grading meeting with the developer/permit holder’s contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.	Prior to grading	Provide a copy of the completed Phase IV Monitoring Report	Qualified Archeological Monitor, and Native American Monitor  All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Planning Division and HPO  City of Colton or County of Riverside

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>MM-CUL-4: Identification and Protection of Archaeological Resources</b>			
Prior to issuance of any grading permit for project within the Northside Specific Plan, the applicable jurisdiction (City of Riverside, City of Colton, or County of Riverside) shall ensure that archaeological resources are identified and appropriately treated. This includes recordation and evaluation of any previously unevaluated archaeological resources. A qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, shall record and evaluate archaeological resources that have not been previously evaluated, or require evaluation updates due to the passage of time or changes to site conditions; this mitigation measure also applies to any archaeological resource discovered as a result of project ground-disturbance activities. The qualified professional will: (1) review current CHRIS records search to ensure that previously recorded resources are identified; (2) survey the project site for potential archaeological resources and document the resource(s) with notes and photographs; (3) record and evaluate any potential archaeological resources and apply state and local designation criteria, and preparation of the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms); and (4) conduct an assessment of potential impacts to any identified archaeological resources in consideration of project-related activities that may result in substantial adverse change to the significance of an archaeological resource. Significance shall be assessed based on California Environmental Quality Act (CEQA) Section 15064.5 criteria. If a significant resource is identified, avoidance or minimization of the of the resource shall be completed consistent with the applicable CEQA Section 21083.2, City of Colton Municipal Code Chapter 15.40 Historic Preservation and City of Riverside Municipal Code Chapter 20, as feasible. If the discovery proves significant and avoidance is not possible, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. Resources found not to be significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate DPR forms and inclusion of results in the survey and/or assessment report.	Prior to issuance of grading permit.	Submit recordation and evaluation of any previously unevaluated archaeological resources  Complete avoidance or minimization of the of the resource if a significant resource is identified, consistent with the applicable CEQA Section 21083.2	Qualified Archaeologist  All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Planning Division and HPO  City of Colton or County of Riverside
<b>Geology and Soils</b>			
<b>Compliance Measures</b>			
<b>CM-GEO-1</b>			
Prior to the issuance of any building permit, it shall be confirmed that future building plans shall be prepared in accordance with the California Building Code, including (but are not limited to) the requirements for foundation and soil investigations (Sections 1803 and 1803A); excavation, grading, and fill (Sections 1804 and 1804A); damp-proofing and water-proofing (Sections 1805 and 1805A); allowable load-bearing values of soils (Sections 1806 and 1806A); the design of foundation walls, retaining walls, embedded posts and poles (Sections 1807 and 1807A), and foundations (Sections 1808 and 1808A); and design of shallow foundations (Sections 1809 and 1809A) and deep foundations (Sections 1810 and 1810A). Future building plans shall also specifically confirm to the California Green Building Standards Code standards.	Prior to the issuance of building permit.	Approval of Construction drawings	All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Building & Safety Division  City of Colton or County of Riverside
<b>CM-GEO-1a</b>			
Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the City of Riverside Building Code.	Prior to the issuance of building permit.	Approval of Construction drawings	City of Riverside – Community & Economic Development Department – Building & Safety Division
<b>CM-GEO-1b</b>			
Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the City of Colton Building Code.	Prior to the issuance of building permit.	Approval of Construction drawings	City of Colton
<b>CM-GEO-1c</b>			
Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the County of Riverside Building Code.	Prior to the issuance of building permit.	Approval of Construction drawings	County of Riverside
<b>CM-GEO-2a</b>			
Prior to the issuance of any grading permit, it shall be confirmed that grading plans shall be prepared in accordance with the City of Riverside Municipal Code, including Riverside Municipal Code Title 17 and 18 pertaining to grading requirements. In addition, grading shall adhere to the City’s General Plan 2025 Public Safety Element Objectives PS-1 and associated Policies PS1.1, 1.2, and 1.4.	Prior to the issuance of grading permit.	Approval of Grading Plan	City of Riverside – Community & Economic Development Department – Planning Division and Building & Safety Division
<b>CM-GEO-2b</b>			
Prior to the issuance of any grading permit, it shall be confirmed that grading plans shall be prepared in accordance with the City of Colton Municipal Code Chapter 16.72, Grading and Erosion Control. In addition, grading shall adhere to the City of Colton General Plan Safety Element policies related to inspections of building sites related to geologic concerns.	Prior to the issuance of grading permit.	Approval of Grading Plan	City of Colton

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>CM-GEO-2c</b>			
Prior to the issuance of any grading permit, it shall be confirmed that grading plans shall be prepared in accordance with the County of Riverside Municipal Code, Fault Ordinance, and General Plan Safety Element policies S 2.1 to 2.7 and S 3.1 to 3.8.	Prior to the issuance of grading permit.	Approval of Grading Plan	County of Riverside
<b>Mitigation Measures</b>			
<b>MM-GEO-1</b>			
Prior to issuance of a grading permit for projects within areas identified with a high paleontological sensitivity (older Quaternary alluvial deposits), a Qualified Paleontologist shall be retained per the Society of Vertebrate Paleontology guidelines (SVP 2010). The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the project. The PRIMP shall be consistent with the Society of Vertebrate Paleontology guidelines and shall outline requirements for pre-construction meeting attendance and worker environmental awareness training, where monitoring is required within the Northside Specific Plan area based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discoveries treatment, and paleontological methods (including sediment sampling for microvertebrate fossils), reporting, and collections management. The Qualified Paleontologist shall attend the pre-construction meeting, and a paleontological monitor shall be on site during rough grading and other ground-disturbing activities in previously undisturbed, fine-grained older Quaternary alluvial deposits. These deposits may be encountered at shallow depths below the surface. Within developed areas of Northside Specific Plan area, this depth is assumed to be at least 5 feet below the ground surface. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot-radius buffer. Once documentation and collection of the find is completed pursuant to the PRIMP and the Society of Vertebrate Paleontology guidelines, the monitor shall allow grading to recommence in the area of the find. Curation and storage of salvaged specimens in an approved repository institution shall be completed for all significant resources discovered and collected.	Prior to ground disturbance or issuance of a grading permit within areas identified with a high paleontological sensitivity.	Submit a Paleontological Resources Impact Mitigation Program (PRIMP) for the project.	Qualified Paleontologist  Paleontological Monitor  All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Planning Division and HPO  City of Colton or County of Riverside
<b>Hazards and Hazardous Materials</b>			
<b>Compliance Measures</b>			
<b>CM-HAZ-1</b>			
All businesses shall comply with a California Health and Safety Code (HSC), Division 20, Chapter 6.95, Sections 25500–25520, and shall prepare and implement a hazardous materials business plan in coordination with the appropriate Certified Unified Program Agency.	Prior to opening of businesses within the Northside Specific Plan.	Approval of Construction Drawings	All applicable jurisdictions: City of Riverside – Fire Department  City of Colton or County of Riverside
<b>CM-HAZ-2</b>			
The transport of hazardous materials shall be in compliance with Title 13 CCR, Division 2, Chapter 6 of the California Highway Patrol, which requires safety measures and labels to identify and safely transport hazardous materials.	Prior to transport of any hazardous materials	Approval by Police Department	All applicable jurisdictions: City of Riverside – Police Department  City of Colton or County of Riverside
<b>CM-HAZ-3</b>			
Prior to the issuance of any demolition permit of a structure built before 1978, lead-based paint (LBP) testing shall be completed to determine if any surface coatings contain lead equal to or greater than 1.0 milligram per square centimeter of surface area, or 0.5 percent by weight or 5,000 parts per million by weight, as defined by the USEPA mandating licensed abatement actions. If testing identifies the presence of LBP above these thresholds, then activities shall follow applicable sections in OSHA 29 CFR 1910.1025, 29 CFR 1926.62, the EPA Renovation, Repair and Painting (RRP) Rule and the SI Construction Specification Section 028300, “Work Activities Impacting Lead Containing Materials”. Requirements outlined in HUD 24 CFR Part 35 Lead Safe Housing Rule shall apply for activities conducted in residential housing. Abatement and interim control work that disturbs LBP on more than 2 square feet of interior surface, 20 square feet on exterior surfaces, or 10 percent of the total surface area on an interior or exterior type of component with a small surface area shall be completed by a certified and licensed lead abatement contractor.	Prior to the issuance of any demolition permit of a structure built before 1978.	Approval by Riverside County Health Department	Riverside County Health Department  City of Colton or County of Riverside
<b>CM-HAZ-4</b>			
Prior to the issuance of any demolition permit of a structure built before 1989, asbestos-containing material (ACM) testing shall be completed to determine if asbestos is present at a rate over 1 percent. If ACMs are present, then activities shall be required to comply with the Environmental Protection Agency Asbestos Worker Protection Rule (40 CFR Part 763, Subpart G), and Asbestos National Emission	Prior to the issuance of any demolition permit of a structure was built before 1989.	AQMD Asbestos and Demolition Notification	Air Quality Management District (AQMD)  All applicable jurisdictions:

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
Standard for Hazardous Air Pollutants (NESHAP) Regulations (40 CFR Part 61, Subpart M), as well as Occupational Safety and Health Administration general regulations regarding asbestos (29 CFR 1910.1001) and construction standards (29 CFR 1926.1101).			City of Riverside - -- Community & Economic Development Department -- Building & Safety Division  City of Colton or County of Riverside
<b>CM-HAZ-5</b>			
Prior to the issuance of any building permit or site entitlements for future development occurring within designated Zone E or Airspace Protection Surfaces for the March Air Reserve Base, the City of Riverside shall review and ensure consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.	Prior to the issuance of any building permit or development entitlements within designated Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.	Compatibility Determination by the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.	City of Riverside - -- Community & Economic Development Department -- Planning Division
<b>Mitigation Measures</b>			
<b>MM-HAZ-1</b>			
Prior to the issuance of a grading or demolition permit for a site undergoing active remediation and environmental monitoring, the City with land use jurisdiction shall require written confirmation from the overseeing environmental agency to ensure the existing environmental contamination will not impact construction worker health and safety, future occupant health and safety, or future land use either on or nearby the site, or that a remediation plan has been developed and will be implemented in accordance with the overseeing environmental agency to ensure future activities will not exceed established regulatory thresholds for future land use either on or nearby the site.	Prior to the issuance of a grading or demolition permit	Approval of Remediation Plan	Riverside County Environmental Health Department  California Environmental Protection Agency  Santa Ana Regional Water Quality Control Board  All applicable jurisdictions: City of Riverside - -- Community & Economic Development Department -- Planning Division, Public Works Department, and Fire Department  City of Colton or County of Riverside
<b>MM-HAZ-2</b>			
Prior to the issuance of a grading or demolition permit, sites with previously documented soil, soil vapor, and/or groundwater contamination cases that have been closed shall be reviewed by the City with land use jurisdiction to determine compliance with applicable regulatory standards for exposure limits based on the proposed land use (i.e., residential, commercial, industrial) as well as construction worker safety requirements. The applicant may be required to provide additional data (i.e., samples) and/or a health risk assessment to the City with land use jurisdiction to demonstrate such compliance prior to the issuance of a grading or demolition permit. If remaining contamination levels exceed the exposure limits for the proposed land use or worker safety, the City with land use jurisdiction shall consult the overseeing regulatory agency prior to the issuance of permits to determine an appropriate plan of action for remediation or work plan related to the potential hazards. Any remediation efforts shall ensure that potential hazardous materials are reduced to levels below the established regulatory thresholds, as needed.	Prior to the issuance of a grading or demolition permit	Approval of Remediation Plan	Riverside County Environmental Health Department  California Environmental Protection Agency  Santa Ana Regional Water Quality Control Board  All applicable jurisdictions: City of Riverside - -- Community & Economic Development Department -- Planning Division, Public Works Department, and Fire Department  City of Colton or County of Riverside

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>MM-HAZ-3</b>			
Prior to the issuance of a grading or construction permit within the Pellissier Ranch area (Subarea 1 or 2), the City with land use jurisdiction shall require that surface soil impacts be assessed for future development to determine if residual pesticide contamination has impacted surface soils above applicable risk-based criteria. If levels are found to be above applicable risk-based criteria for future land development or construction worker safety, the City with land use jurisdiction will require additional remedial measures are taken to ensure the contaminated media does not impact human health of construction workers or future occupants, or the environment and future land use in accordance with regulations.	Prior to the issuance of a grading or construction permit within the Pellissier Ranch area (Subarea 1 or 2).	Approval of Remediation Plan	Riverside County Environmental Health Department  California Environmental Protection Agency  Santa Ana Regional Water Quality Control Board  All applicable jurisdictions: City of Riverside - – Community & Economic Development Department – Planning Division, Public Works Department, and Fire Department  City of Colton or County of Riverside
<b>Hydrology and Water Quality</b>			
<b>Compliance Measures</b>			
<b>CM-HYD-1</b>			
Prior to the issuance of a grading permit for an area over one acre, all future development shall prepare a Stormwater Pollution Prevention Plan that identifies Best Management Practices to be implemented to control runoff and water quality in compliance with the Regional Water Quality Control Board Construction General Permit in effect at the time of permit issuance.	Prior to the issuance of a grading permit	Prepare a Stormwater Pollution Prevention Plan for projects over one acre	All applicable jurisdictions: City of Riverside –Public Works Department  City of Colton or County of Riverside
<b>CM-HYD-2a</b>			
Prior to approval of development entitlements for priority projects as defined by the Regional Water Quality Control Board, a Water Quality Management Plan shall be prepared and Low Impact Development (LID) measures shall be included pursuant to the applicable NPDES MS4 Permit in effect at the time of permit issuance. For portions of the SPA located in Riverside County, Low Impact Development (LID) features shall be included in the design of individual projects proposed under the Northside Specific Plan. The LID features shall be designed to maximize infiltration, harvest/reuse, evapotranspiration, and treatment, consistent with the Design Handbook for Low Impact Development Best Management Practices (County of Riverside 2011), Water Quality Management Plan for the Santa Ana Region of Riverside County (County of Riverside 2012), and California Green Building Standards Code (CalGreen 2019). The design shall include Source Control and Treatment Best Management Practices (BMPs) and an Operations & Maintenance Plan for the proposed BMPs. The LID features shall address long-term effects on water quality within the Santa Ana River Watershed and ensure BMPs and LID designs minimize potential water quality concerns to the maximum extent practicable.	Prior to approval of development entitlements	Water Quality Management Plan (WQMP)	All applicable jurisdictions: City of Riverside – Community & Economic Development Department – Planning Division, and Public Works Department  City of Colton or County of Riverside
<b>CM-HYD-2b</b>			
Prior to the issuance of a construction permit for priority projects as defined by the Regional Water Quality Control Board, a Water Quality Management Plan shall be prepared and Low Impact Development (LID) measures shall be included pursuant to the applicable NPDES MS4 Permit in effect at the time of permit issuance. For portions of the SPA located in San Bernardino County, LID features shall be included in the design of individual projects proposed under the Northside Specific Plan. The LID features shall be designed to maximize infiltration, harvest/reuse, evapotranspiration, and treatment, consistent with the City of Colton Water Quality Management Plan Procedures (City of Colton 2003), the Technical Guidance Document for Water Quality Management Plans (WQMP) (County of San Bernardino Stormwater Program 2011), and California Green Building Standards Code (CalGreen 2019). The design shall include Source Control and Treatment BMPs and an Operations & Maintenance Plan for the proposed BMPs. The LID features shall address long-term effects on water quality within the Santa Ana River Watershed and ensure BMPs and LID designs minimize potential water quality concerns to the maximum extent practicable.	Prior to the issuance of a construction permit	Water Quality Management Plan (WQMP)	City of Colton

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>Mitigation Measures</b>			
<b>MM-HYD-1: Master Drainage Plan.</b>			
In coordination with the Riverside County Flood Control and Water Conservation District (RCFC&WCD), the City of Colton, and the County of Riverside, the City of Riverside shall develop a Master Drainage Plan – Northside Sub-Wastershed to address drainage system improvement needs for future planned development within the Northside Specific Plan Area. The improvements shall be designed to ensure that the stormwater conveyance system will convey flows from a 100-year frequency flood events in a manner that ensures 100-year event flooding would not occur within structure development areas. This Master Drainage Plan shall identify when improvements would be needed and shall include information on the cost of the needed improvements, as well as a program to collect fees in order to implement the improvements at the time they are needed. Potential programs that may be utilized include a Community Facilities District, Capitol Improvement Project, or an update to the University Area Drainage Plan and associated addition of a Northside Sub-Wastershed fee in accordance the County Ordinance 460. This Master Drainage Plan shall include the following improvements (i.e., Highgrove Channel, Springbrook Wash, and University Wash) at a minimum, as well as address the need for the identified “proposed facilities” in the RCFC&WCD CIP facility map that were generated based on the University Master Drainage Plan (Riverside County Flood Control District 1967).	Upon adoption of the Specific Plan		All applicable jurisdictions: City of Riverside –Public Works Department  City of Colton or County of Riverside
<b>MM-HYD-1a: Highgrove Overflow Channel.</b>			
As the future developments within the Northside Specific Plan Subareas 2, 4, 5, 6, 7, 8, 9, and 16 take place within the Highgrove Channel 100-year Federal Emergency Management Agency (FEMA) floodplain overflow area, an improvement to the Highgrove Overflow Channel should be constructed consistent with the conceptual recommendations provided by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report), to convey overtopping flow from the existing Highgrove Channel and associated flooding during high intensity rainfall events. As indicated in the recommendation, providing a regional detention facility/basin within the AB Brown Sports Complex is desirable in addition to the improvement of the Highgrove Overflow Channel. The overflow channel should be designed to receive stormwater flows in Highgrove Channel in excess of approximately 1,000 cubic feet per second, and the regional detention facility/basin should be designed such that discharge into downstream Springbrook Wash would be less than or equal to existing conditions (and/or it’s capacity, whichever is larger), to prevent downstream flooding impacts in developed areas. Design of the Highgrove Overflow Channel should be completed in coordination with the City of Riverside, City of Colton, Riverside County Flood Control and Water Conservation District, and Federal Emergency Management Agency (FEMA).	As the future developments within the Northside Specific Plan Subareas 2, 4, 5, 6, 7, 8, 9, and 16 take place		All applicable jurisdictions: City of Riverside –Public Works Department  City of Colton or County of Riverside
<b>MM-HYD-1b: Springbrook Wash Enhancement.</b>			
As the future developments within the Northside Specific Plan Subareas 2, 4, 5, 6, 7, 8, 9, and 16 take place, the existing Springbrook Wash drainage alignment/facility should be improved in the vicinity of the western boundary of the Former Riverside Golf Course, such that the improved Spring Wash will be aligned to flow within the open space in Subarea 8, farther away from the proposed Northside Specific Plan development, consistent with conceptual recommendations provided by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report). Design of the Springbrook Wash improvements should be completed in coordination with the City of Riverside, Riverside County Flood Control and Water Conservation District, and FEMA prior to implementation of improvements to this area.	As the future developments within the Northside Specific Plan Subareas 2, 4, 5, 6, 7, 8, 9, and 16 take place.		All applicable jurisdictions: City of Riverside –Public Works Department  City of Colton or County of Riverside
<b>MM-HYD-1c: University Wash Enhancement.</b>			
As the future development within the Northside Specific Plan Subarea 11 just east of Orange Street takes place, a preliminary hydraulic analysis should be completed consistent with recommendations by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report) along Springbrook Wash downstream from the confluence with University Wash in order to determine the flooding potential along this stretch of the creek prior to implementation of improvements to this area. Design of the Springbrook Wash improvements should be completed in coordination with the Riverside County Flood Control and Water Conservation District and Federal Emergency Management Agency prior to implementation of improvements to this area.	As the future development within the Northside Specific Plan Subarea 11 just east of Orange Street takes place.		All applicable jurisdictions: City of Riverside –Public Works Department  City of Colton or County of Riverside
<b>MM-HYD-1d: FEMA Revisions.</b>			
A Federal Emergency Management Agency (FEMA) Physical Map Revision or a Letter of Map Revision of the Specific Plan Area should be completed, based on modeling by the Riverside County Flood Control and Water Conservation District, prior to Development Plan Approval of future projects located within the 100-year FEMA flood plain in the Northside Specific Plan Area. Hydrologic modelling in support of the revisions should include, but not be limited to, stormwater runoff within Highgrove Channel, the Highgrove Channel Overflow Channel, Springbrook Wash, and University Wash.	As development occurs within the 100-year FEMA Flood plain		All applicable jurisdictions: City of Riverside –Public Works Department  City of Colton or County of Riverside



Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>MM-HYD-2: Levee Accreditation</b>			
Prior to a Development Plan Approval within the Northside Specific Plan, within the Riverside Levee 2 flood protection area, and in coordination with Federal Emergency Management Agency (FEMA) approval of Physical Map Revisions or Letter of Map Revision of the Specific Plan Area, Riverside Levee 2 should be accredited by FEMA and shown to effectively protect the Northside Specific Plan Area against 100-year flooding hazards related to the Santa Ana River.	Prior to a Development Plan Approval within the Riverside Levee 2 flood protection area		All applicable jurisdictions: City of Riverside –Public Works Department  City of Colton or County of Riverside
<b>MM-HYD-3: Storm Drain Enhancement</b>			
Consistent with the concept recommendations provided by Rick Engineering (2019, Program Environmental Impact Report Appendix F, Hydrology and Water Quality Letter Report), storm drains shall be installed in association with Northside Specific Plan development in areas currently lacking storm drains (see Figure 3.9-2, Drainage Conditions). Storm drain installation shall include, but not be limited to: 1. Extending a backbone storm drain north along Main Street from Springbrook Wash; 2. Adding a storm drain system for the proposed light industrial and high-tech business park, within the City of Colton, to safely collect and convey runoff into Highgrove Channel; 3. Adding a storm drain system in the proposed transitional business/multifamily residential and medium density residential along Center Street, to collect flows into the proposed Highgrove Overflow Channel (MM-HYD-1); and 4. Providing flood control detention to pre-project stormwater runoff conditions for all proposed new developments in the Specific Plan Area, for all design storms required by the Riverside County Flood Control and Water Conservation District. 5. Proposed drainage improvements shall be designed per the 1978 Riverside County Flood Control and Water Conservation District Hydrology Manual and in coordination with the Riverside County Flood Control and Water Conservation District.	As development occurs.		All applicable jurisdictions: City of Riverside –Public Works Department  City of Colton or County of Riverside
<b>MM-HYD-4: Hydrology/Drainage Report.</b>			
Prior to the issuance of a building permit for future development within the Northside Specific Plan, a Hydrology/Drainage Report shall be prepared. The Hydrology/Drainage Report shall demonstrate that stormwater runoff flow volume or flow rate, associated with specific projects, would be less than or equal to existing conditions to prevent on- and off-site runoff and flooding. This may require an onsite flood control detention facility/basin at each of the specific projects as a mitigation measure (or regionally). The Hydrology/Drainage Report shall comply with the 1978 Riverside County Flood Control and Water Conservation District Hydrology Manual and the ordinance for storm drain planning and design calculations.	As development occurs		All applicable jurisdictions: City of Riverside –Public Works Department  City of Colton or County of Riverside
<b>MM-HYD-5: Flood Elevations.</b>			
Prior to a Development Plan Approval within the Northside Specific Plan, it shall be verified by the City Engineer that development is either (1) located outside the 100-year Federal Emergency Management Agency (FEMA) flood plain, or (2) that the proposed development within the revised 100-year flood plain shall be constructed a minimum of 1 foot above anticipated flood elevations, as determined by FEMA.	As development occurs		All applicable jurisdictions: City of Riverside –Public Works Department  City of Colton or County of Riverside
<b>Noise</b>			
<b>Compliance Measures</b>			
<b>CM-NOI-1: Site-specific Noise Analysis</b>			
Prior to approval of development entitlements, the applicant shall complete a site-specific noise analysis to demonstrate compliance with the City’s General Plan 2025 Noise Element Land Use Compatibility for Community Noise Exposure standards, as deemed necessary by the City of Riverside.	Prior to approval of development entitlements.	Approval of Noise Study as deemed necessary by the City of Riverside	City of Riverside – Community & Economic Development Department – Planning Division
<b>CM-NOI-2: Site-specific Noise Analysis</b>			
Prior to the approval of development entitlements, the applicant shall complete a site-specific noise analysis, as deemed necessary by the City of Colton. to demonstrate compliance with Colton’s General Plan Noise Element Land Use Compatibility Criteria.	Prior to the approval of development entitlements.	Approval of Noise Study as deemed necessary by the City of Colton	City of Colton
<b>CM-NOI-3: Site-specific Noise Analysis</b>			
Prior to the approval of development entitlements, the applicant shall complete a site-specific noise analysis, as deemed necessary by the County of Riverside. to demonstrate compliance with the County’s General Plan Noise Element Land Use Compatibility for Community Noise Exposure guidelines.	Prior to the approval of development entitlements.	Approval of Noise Study as deemed necessary by the County of Riverside	County of Riverside

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>CM-NOI-4: Site-specific Noise Analysis</b>			
Prior to the approval of development entitlements, the applicant shall complete a site-specific noise analysis, as deemed necessary by the City of Riverside. to demonstrate compliance with Riverside’s Municipal Code Sections 7.25.010 and 7.30.015.	Prior to the approval of development entitlements.	Approval of Noise Study as deemed necessary by the City of Riverside	City of Riverside – Community & Economic Development Department – Planning Division
<b>CM-NOI-5: Site-specific Noise Analysis</b>			
Prior to the issuance of any building permit, the applicant shall complete a site-specific noise analysis to demonstrate compliance with the City of Colton Municipal Code Sections 18.42.040 and 18.42.050.	Prior to the approval of development entitlements.	Approval of Noise Study as deemed necessary by the City of Colton	City of Colton
<b>CM-NOI-6: Site-specific Noise Analysis</b>			
Prior to the issuance of any building permit, the applicant shall complete a site-specific noise analysis to demonstrate compliance with the County of Riverside Ordinance 847.	Prior to the approval of development entitlements.	Approval of Noise Study as deemed necessary by the County of Riverside	County of Riverside
<b>Mitigation Measures</b>			
<b>MM-NOI-1: Construction Noise Abatement Measures</b>			
<p>The following practices would reduce any construction equipment noise level increases to the outdoor ambient sound environment at nearby noise-sensitive residential land uses.</p> <ul style="list-style-type: none"><li>• Prior to approval of grading plans and/or issuance of building permits, a note shall be included on the plans requiring adherence to City of Riverside, City of Colton or County of Riverside allowable hours of construction. The responsible project supervisor shall ensure compliance with these standards on site, and the County or municipal entity having jurisdiction shall conduct site inspections to check for compliance at its discretion.</li><li>• Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, air intakes, shrouds, etc. consistent with manufacturers’ standards.</li><li>• Construction contractors shall orient and locate all stationary construction equipment (generators, compressors, pumps, etc.) in a manner that maximizes the distance to a nearest noise-sensitive receptor, and/or directs the loudest side of noise emission away from said receptor.</li><li>• As needed, such as when source-to-receptor distances have been maximized to the extent practical, on-site contractors shall install or field-erect temporary noise barriers to occlude direct paths of sound (and thus attenuate noise level) between noisy equipment and the nearest noise-sensitive receptors. Locating material or debris containers, tanks, trailers, or other solid path-occluding obstructions may also achieve comparable noise reducing effects.</li><li>• Construction contractors shall locate equipment staging in areas that will create the greatest distance between on-site noise-producing equipment, vehicles, and processes and the nearest noise-sensitive receptors to the project site. Construction contractors shall establish a communication channel (telephone and/or email) so that members of the public may report noise concerns. The contractors shall designate a representative (or team) to respond to such inquiries and investigate them in a timely manner. If complaints are determined to be valid and attributed to project construction activity, the representative shall inform the applicable jurisdiction and the construction contractor shall implement reasonable and feasible measures to address the complaint.</li></ul>	<p>Prior to approval of grading plans and/or issuance of building permits.</p> <p>During Construction</p>	<p>Approval of plans showing location and materials of temporary barrier, if deemed to be necessary</p> <p>Inspection of installed barrier, if deemed to be necessary</p> <p>Periodic inspections during construction</p> <p>Submittal of plans showing staging areas</p>	<p>Contractor</p> <p>All applicable jurisdictions: City of Riverside – Community &amp; Economic Development Department Planning Division and Building &amp; Safety Division</p> <p>City of Colton or County of Riverside</p>
<b>MM-NOI-2: Construction Vibration Abatement Measures</b>			
<p>If heavy construction equipment similar to those listed in Table 3.11-29 are expected to be in usage on-site and within the indicated screening distances to avoid significant impact, the following shall be implemented:</p> <ul style="list-style-type: none"><li>• A pre-construction condition survey shall be prepared by a qualified independent structural engineer, documenting information that includes existing conditions of the construction site in the vicinity of the off-site vibration-sensitive receptor (e.g., residence or historic structure), and observable conditions of the receiving structure (e.g., façades).</li><li>• During construction, the contractor(s) shall install and maintain at least one continuously operational automated vibration monitor at the receptor(s) of concern. The monitor(s) must be capable of being programmed with at least one pre-determined vibratory velocity level, such as a peak vector sum or single-axis alert equivalent to the following:<ul style="list-style-type: none"><li>○ For residential structures, 0.27 inches per second (in/sec) peak particle velocity (PPV) to warn of continuous vibration approaching the 0.3 ips PPV standard.</li><li>○ For historic structures, 0.08 inches per second (in/sec) peak particle velocity (PPV) to warn of continuous vibration approaching the 0.12 ips PPV standard.</li></ul></li></ul> <p>The monitoring system must produce real-time specific alerts (e.g., via text message and/or email to on-site personnel) when vibration velocities exceed the predetermined levels. In the event of an alert, feasible steps to reduce vibratory levels shall be</p>	Prior and During construction.	Prepare a Pre-construction Condition Survey	<p>Qualified Independent Structural Engineer</p> <p>Contractor</p> <p>All applicable jurisdictions: City of Riverside – Community &amp; Economic Development Department Planning Division</p> <p>City of Colton or County of Riverside</p>

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
undertaken, including but not limited to halting/staggering concurrent activities and using lower-vibratory techniques. In the event of an exceedance alert, work in the vicinity shall be suspended and the concerned building or structure visually inspected for potential damage. Results of the inspection must be logged. Work shall be resumed and re-monitored briefly after implementation of vibration-reducing means or methods. If said methods exhibit vibration velocity levels that are compliant with the standard and remain in usage or in place for the duration of the need construction activity, work may resume until its determined completion on-site. If initial vibration monitoring after installation of these methods demonstrates that threshold approach alerts continue to occur and suggest risk of exceeding the applicable standard, additional and/or better-performing measures shall be applied and then re-assessed with subsequent vibration monitoring that confirms compliance with the standard while such measures are in place and until the vibration-producing has ceased or is completed. A post-construction condition survey shall be prepared by a qualified independent structural engineer, documenting information that includes observable post-construction conditions of the concerned receiving structure(s).			
<b>Public Services</b>			
<b>Compliance Measure</b>			
<b>CM-SRV-1: Payment of Development Impact Fees (City of Colton)</b>			
Prior to the issuance of any building permit, the applicant shall provide the appropriate payment of Developer Impact Fees towards police, fire, and library services as well as Water and Wastewater Capacity Fees stipulated by the City of Colton’s Impact Fee Summary. City of Colton’s Municipal Code Section 12.32 and associated Ordinance 02-20.	Prior to the issuance of any building permit.	Payment of fees	City of Colton
<b>CM-SRV-2: Payment of Development Impact Fees (County of Riverside)</b>			
Prior to the issuance of any building permit, the applicant shall provide the appropriate payment of Developer Impact Fees towards police, fire, and library services stipulated by the County of Riverside Municipal Code Section 4.60.070.	Prior to the issuance of any building permit.	Payment of fees	County of Riverside
<b>CM-SRV-3: Payment of School Fees</b>			
Prior to the issuance of a building permit, the applicant shall provide the payment of applicable school fees in accordance with Senate Bill 50 and Government Code Section 65995.	Prior to the issuance of any building permit.	Payment of fees	All applicable jurisdictions: City of Riverside – Community & Economic Development Department Planning Division and Building & Safety  City of Colton or County of Riverside
<b>Recreation</b>			
<b>Compliance Measures</b>			
<b>CM-REC-1a: Payment of Park Fees (City of Riverside)</b>			
Prior to the issuance of any building permit, the applicant shall provide the appropriate payment or allocation of parkland in lieu of payment as stipulated by the Local Park and Development fee in the City of Riverside’s Municipal Code, Chapter 16.60.	Prior to the issuance of any building permit.	Payment of fees	All applicable jurisdictions: City of Riverside – Park, Recreation and Community Services Department and Community & Economic Development Department Building & Safety
<b>CM-REC-1b: Payment of Trails Fees (City of Riverside)</b>			
Prior to the issuance of any building permit, the applicant shall provide the appropriate payment or allocation of land in lieu of payment as stipulated by the Trails Development fee in the City of Riverside’s Municipal Code, Chapter 16.76.	Prior to the issuance of any building permit.	Payment of fees	All applicable jurisdictions: City of Riverside – Park, Recreation and Community Services Department and Community & Economic Development Department Building & Safety

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>CM-REC-2 Payment of Park Fees (City of Colton)</b>			
Prior to the issuance of any building permit, the applicant shall provide the appropriate payment or allocation of parkland in lieu of payment as stipulated by the park impact fee in the City of Colton’s Municipal Code, Chapter 16.58.	Prior to the issuance of any building permit.	Payment of fees	City of Colton
<b>CM-REC-3 Payment of Park Fees (County of Riverside)</b>			
Prior to the issuance of any building permit, the applicant shall provide the appropriate payment as stipulated by the development impact fee in the County of Riverside Municipal Code Section 4.60.070.	Prior to the issuance of any building permit.	Payment of fees	County of Riverside
<b>Transportation</b>			
<b>Mitigation Measures</b>			
<b>MM-TR-1: Center Street / Stephens Avenue</b>			
<u>Existing Plus Project Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach.</li><li>Widen west leg of intersection to construct one left-turn lane, one through lane, and one right-turn lane on the eastbound approach.</li><li>Provide protected left-turn phasing on the eastbound and westbound approaches.</li></ul>	By the end of year 2030.	Approval of Street Improvement Plan	County of Riverside
<b>MM-TR-2: W La Cadena Drive / I-215 SB Ramps / Stephens Avenue</b>			
<u>Existing Plus Project and Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Install a traffic signal at the intersection.</li><li>Restripe south leg of intersection to provide one left-turn lane and one shared through/ right-turn lane on the northbound approach.</li><li>Restripe north leg of intersection to provide one left-turn lane and one shared through/ right-turn lane on the southbound approach.</li><li>Widen west leg of intersection to construct one shared left-turn/through lane and one right-turn lane on the eastbound approach.</li><li>Provide protected left-turn phasing on the northbound and southbound approaches.</li><li>Provide split phasing on the eastbound and westbound approaches.</li></ul>	By the end of year 2030.	Approval of Street Improvement Plan	County of Riverside
<b>MM-TR-3: West Center Street / Highgrove Place</b>			
<u>Existing Plus Project Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Install a traffic signal at the intersection.</li><li>Provide permitted left-turn phasing on all four approaches.</li><li>Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach (Does not apply to impacts under the Horizon Year 2040 scenarios</li><li>Widen west leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the eastbound approach. (Does not apply to impacts under the Horizon Year 2040 scenarios</li></ul> <u>Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2040: <ul style="list-style-type: none"><li>Install a traffic signal at the intersection.</li><li>Provide permitted left-turn phasing on all four approaches</li></ul>	By the end of year 2030 and 2040.	Approval of Street Improvement Plan	County of Riverside
<b>MM-TR-4: W La Cadena Drive / I-215 SB Ramps / Interchange Drive</b>			
<u>Existing Plus Project and Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Install a traffic signal at the intersection.</li><li>Widen north leg of intersection to construct one left-turn lane, one shared left-turn/ through lane, and one right-turn lane on the southbound approach.</li><li>Widen westbound approach (Southbound I-215 Off-Ramp) to construct one shared left-turn/through lane and one shared through/right-turn lane.</li></ul>	By the end of year 2030.	Approval of Street Improvement Plan	City of Riverside - Public Works Department

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<ul style="list-style-type: none"><li>Provide split phasing for all four intersection approaches.</li><li>Provide a right-turn overlap phase on the southbound approach.</li></ul>			
<b>MM-TR-5: E La Cadena Drive / I-215 NB Ramps</b>			
<u>Existing Plus Project and Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Install a traffic signal at the intersection.</li><li>Restripe northbound approach to provide one left-turn lane and one shared left-turn/through lane.</li><li>Restripe the Northbound I-215 On-Ramp to eliminate the existing southbound channelized right-turn movement and provide a second receiving lane for the recommended second northbound left-turn lane.</li><li>Provide split phasing on the northbound and southbound approaches.</li></ul>	By the end of year 2030.	Approval of Street Improvement Plan	City of Riverside – Public Works Department
<b>MM-TR-6: Columbia Avenue / E La Cadena Drive</b>			
<u>Existing Plus Project Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Modify signal phasing to provide a right-turn overlap phase on the westbound approach.</li></ul> <u>Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2040: <ul style="list-style-type: none"><li>Modify signal phasing to provide a right-turn overlap phase on the westbound approach.</li><li>Restripe eastbound approach to convert the existing right-turn lane to a shared through/right-turn lane, which will provide three through lanes on the eastbound approach.</li></ul>	By the end of year 2030 and 2040.	Approval of Street Improvement Plan	City of Riverside – Public Works Department
<b>MM-TR-7: Main Street / Placentia Lane-Center Street</b>			
<u>Existing Plus Project Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Install a traffic signal at the intersection.</li><li>Provide protected left-turn phasing on the northbound and southbound approaches.</li><li>Provide permitted left-turn phasing on the eastbound and westbound approaches.</li><li>Provide a right-turn overlap phase on the westbound approach.</li><li>Widen east leg of intersection to construct one shared left-turn/through lane and one right-turn lane on the westbound approach.</li></ul> <u>Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2040: <ul style="list-style-type: none"><li>Install a traffic signal at the intersection.</li><li>Provide protected left-turn phasing on the northbound and southbound approaches.</li><li>Provide permitted left-turn phasing on the eastbound and westbound approaches.</li><li>Provide a right-turn overlap phase on the westbound approach.</li></ul>	By the end of year 2030 and 2040.	Approval of Street Improvement Plan	City of Riverside – Public Works Department
<b>MM-TR-8: Main Street / Garner Road</b>			
<u>Existing Plus Project and Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Install a traffic signal at the intersection.</li><li>Provide protected left-turn phasing on the northbound and southbound approaches.</li><li>Provide split phasing on the eastbound and westbound approaches.</li></ul>	By the end of year 2030.	Approval of Street Improvement Plan	City of Riverside – Public Works Department
<b>MM-TR-9: Main Street / Strong Street</b>			
<u>Existing Plus Project Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Restripe the eastbound approach to provide one left-turn lane and one shared through/ right-turn lane.</li><li>Restripe the westbound approach to provide one left-turn lane and one shared through/ right-turn lane.</li></ul> <b>Note: The Roquet Ranch Specific Plan and The Exchange projects are both required to implement the recommended improvements described above at the intersection of Main Street / Strong Street. Therefore, project responsibility would be shared between the Northside Specific Plan and these two projects.</b>	By the end of year 2030.	Approval of Street Improvement Plan	City of Riverside – Public Works Department

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>MM-TR-10: Main Street / Oakley Avenue / SR60 WB On Ramp</b>			
<u>Existing Plus Project and Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Restripe westbound approach to provide one shared left-turn/through/right-turn lane and one right-turn lane.</li></ul>	By the end of year 2030.	Approval of Street Improvement Plan	City of Riverside – Public Works Department
<b>MM-TR-11: Orange Street / Center Street</b>			
<u>Existing Plus Project Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Widen east leg of intersection to construct one left-turn lane and one shared through/ right-turn lane on the westbound approach, and construct two eastbound receiving lanes.</li><li>Widen and restripe west leg of intersection to provide one shared left-turn/through lane and one shared through/right-turn lane on the eastbound approach.</li></ul> <u>Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2040: <ul style="list-style-type: none"><li>Restripe westbound approach to provide one left-turn lane, one through lane and one right-turn lane.</li></ul>	By the end of year 2030 and 2040	Approval of Street Improvement Plan	City of Riverside – Public Works Department
<b>MM-TR-12: South Riverside Avenue / Future Pellissier Road</b>			
<u>Existing Plus Project and Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2030: <ul style="list-style-type: none"><li>Install a traffic signal at the intersection.</li><li>Construct one left-turn lane and one right-turn lane on the westbound approach.</li><li>Provide protected left-turn phasing on the southbound approach.</li></ul> <b>Note: It is recommended that the City enter into a Memorandum of Understanding (MOU) with the City of Colton to allow for the transfer of fair share fees and promote completion of the identified improvements at the South Riverside Avenue / Pellissier Road intersection.</b>	By the end of year 2030	Approval of Street Improvement Plan	City of Colton
<b>MM-TR-13: Main Street / Spruce Street</b>			
<u>Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2040: <ul style="list-style-type: none"><li>Transition the existing shared through/right-turn lane to a dedicated right-turn lane. The other Specific Plan scenarios assume a single shared through/right-turn lane per proposed road diet on Main Street.</li></ul>	By the end of year 2040	Approval of Street Improvement Plan	City of Riverside – Public Works Department
<b>MM-TR-14: Orange Street / Columbia Avenue</b>			
<u>Horizon Year 2040 Scenarios</u> The following improvements are recommended to be implemented by the end of Year 2040: <ul style="list-style-type: none"><li>Restripe the north leg of intersection to provide one left-turn lane and one shared through/right-turn lane on the southbound approach.</li><li>Restripe the south leg of intersection to provide one left-turn lane and one shared through/right-turn lane on the northbound approach.</li><li>Widen westbound approach to construct a dedicated right-turn lane (<i>Scenario One With Orange Street Extension Only Impact TR-15D</i>).</li></ul>	By the end of year 2040	Approval of Street Improvement Plan	City of Riverside– Public Works Department
<b>MM-TR-15: Adopt a Traffic Mitigation Fee Program</b>			
Within 12 months of the Northside Specific Plan approval, the City shall fund and subsequently adopt a fee mitigation program based on the Nexus Study (EIR Appendix H; Rick Engineering 2020), as follows: <ul style="list-style-type: none"><li>a. The mitigation program shall be based on the costs identified in the nexus study for the traffic improvements <b>MM-TR-1</b> to <b>MM-TR-14</b> as well as <b>PDF-TR-1</b> to <b>PDF-TR-12</b>. The mitigation program shall identify how the funds will be collected on a per project basis (e.g., by trip generated, unit, etc.). Costs shall include program administration, project administration and management, design and engineering, regulatory compliance, and construction. As indicated <b>MM-TR-1</b> to <b>MM-TR-14</b>, the mitigation program shall require the completion of improvements by the year 2030 for all impacts occurring under the Existing Plus Project scenario, and the completion of the improvements by the year 2040 for all impacts occurring under the Horizon Year conditions consistent with the Nexus Study. In addition, <b>PDF-TR-1</b> to <b>PDF-TR-8</b> shall be required to be implemented prior to the end of Year 2030 and PDF-TR-9 to PDF-TR-12 shall be required to be implemented prior to the end of Year 2040 consistent with the Nexus Study.</li></ul>	Within 12 months of the Northside Specific Plan approval.	Adopt a Mitigation Fee Program  Complete an annual public report on the Northside Specific Plan traffic mitigation program	Qualified Traffic Engineer  City of Riverside – Public Works Department

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<p>b. Once the Northside Specific Plan traffic mitigation program is established, each project shall contribute its fair share of the traffic improvements as identified in the program prior to Certificate of Occupancy Permit.</p> <p>c. The City shall deposit the funds in a specific account dedicated for the use of completing the improvements identified in the Northside Specific Plan traffic mitigation program. The funds shall be used exclusively for the purpose of implementing mitigation for the impacts associated with buildout of the Specific Plan; however, upon completion of a citywide nexus study, this program could include additional improvements related to multi-modal facilities as well.</p> <p>d. The City shall complete an annual public report on the Northside Specific Plan traffic mitigation program within 180 days of the completion of the fiscal year pursuant to the Mitigation Fee Act (California Government Code Section 66000 et seq.). Considering the Nexus Study estimates improvement costs based on the Year 2020 (i.e., 2020 dollars), an evaluation of improvement costs (see part “a” above) shall be completed by a qualified Traffic Engineer in this annual assessment and approved by the applicable jurisdiction’s Traffic Engineer to determine if changes in fees are necessary to ensure adequate funds are collected to complete the identified improvements within the identified timeframes.</p>			
<b>MM-TR-16: Traffic Mitigation Agreement</b>			
Within 12 months of adoption of the Traffic Mitigation Fee Program, the City shall enter into a Traffic Mitigation Agreement with Caltrans, the City of Colton, and the County of Riverside, as needed and as feasible, for implementation of the necessary improvements identified above. Payment of fair-share fees shall be determined based on the increase in freeway traffic directly attributable buildout of the Northside Specific Plan.	Within 12 months of the adoption of the Traffic Mitigation Fee Program	Traffic Mitigation Agreement with Caltrans, the City of Colton, and the County of Riverside	City of Riverside – Public Works Department  City of Colton and County of Riverside
<b>Utilities and Service Systems</b>			
<b>Compliance Measures</b>			
<b>CM-US-1a: Drainage Fees (City of Riverside)</b>			
Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Subdivision Code Drainage Fees in the City of Riverside’s Municipal Code, Title 18.	Prior to the issuance of any construction permit.	Payment of fees	City of Riverside – Community & Economic Development Department Building & Safety Division and Public Works Department
<b>CM-US-1b: Storm Drain Facilities Fees (City of Colton)</b>			
Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Storm Drain Facilities Fee for Drainage Benefit Area No.1 in the City of Colton’s Municipal Code, Chapter 12.34	Prior to the issuance of any construction permit.	Payment of fees	City of Colton
<b>CM-US-1c: Sewer and Water Fees (County of Riverside)</b>			
Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Determination of Charges for Sewer and Domestic Water Services in the County of Riverside’s Municipal Code, Chapter 4.48.070.	Prior to the issuance of any construction permit.	Payment of fees	County of Riverside
<b>CM-US-2a: Sewer Fees (City of Riverside)</b>			
Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Sewer Service Charges in the City of Riverside’s Municipal Code, Chapter 14.04.	Prior to the issuance of any construction permit.	Payment of fees	City of Riverside– Community & Economic Development Department Building & Safety Division and Public Works Department

Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>CM-US-2b: Sewer Fees (City of Colton)</b>			
Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Sewer Service Charges in the City of Colton’s Municipal Code, Chapter 13.16, and appropriate water and wastewater fees (City of Colton 2016a, b).	Prior to the issuance of any construction permit.	Payment of fees	City of Colton
<b>CM-US-2c: Drainage Fees (County of Riverside)</b>			
Prior to the issuance of any construction permit, the applicant shall provide the appropriate payment as stipulated by the Fees (for drainage) in the County of Riverside’s Municipal Code, Chapter 12.08.070.	Prior to the issuance of any construction permit.	Payment of fees	County of Riverside– Community & Economic Development Department Building & Safety Division and Public Works Department
<b>CM-US-3a: Wireless Telecommunications Guidelines (City of Riverside)</b>			
Prior to the issuance of any construction permit, the applicant shall abide by the guidelines as stipulated in the Wireless Telecommunication Facilities in the City of Riverside’s Municipal Code, Chapter 19.530.	Prior to the issuance of any construction permit.	Payment of fees	City of Riverside– Community & Economic Development Department Building & Safety Division
<b>CM-US-3b: Wireless Telecommunications Guidelines (City of Colton)</b>			
Prior to the issuance of any construction permit, the applicant shall abide by the guidelines as stipulated in the Telecommunication and Antenna Towers in the City of Colton’s Municipal Code, Chapter 18.39.	Prior to the issuance of any construction permit.	Payment of fees	City of Colton
<b>Tribal Cultural Resources</b>			
<b>Mitigation Measures</b>			
<b>MM-TCR-1: Inadvertent Discovery of Tribal Cultural Resources</b>			
While no tribal cultural resources (TCRs) have been identified that may be affected by the proposed Northside Specific Plan area, if the City determines that the potential resource is a TCR (as defined by PRC, Section 21074), adherence to <b>MM-CUL-3b</b> , which identifies the treatment and disposition for the inadvertent discovery of Native American cultural resources, would be applicable for the handling of the inadvertent discovery of TCRs. <b>MM-CUL-3b</b> would require notifying tribes, in the case of TCRs, consulting under Assembly Bill 52 and Senate Bill 18 within 24 hours of discovery ( <b>MM-CUL-3b1</b> ); temporary curation and storage of discovered resources ( <b>MM-CUL-3b2</b> ); and protocol for the treatment and final disposition of the cultural resources ( <b>MM-CUL-3b3</b> ). If the potential resource is archaeological in nature, appropriate management requirements shall be implemented as outlined in mitigation measures <b>MM-CUL-3a</b> through <b>MM-CUL-3c</b> require that all construction work is immediately stopped until a qualified archaeologist can evaluate the significance of the find, and evaluate potentially significant impacts to archaeological resources and <b>MM-CUL-4</b> requires proper evaluation of the resource and implementation of avoidance or impact reduction. Implementation of proposed recommendations will be made based on the determination of the City that the approach is reasonable and feasible. All activities would be conducted in accordance with regulatory requirements.	Prior to ground disturbance or issuance of grading permit	Refer to MM-CUL-3b through MM-CUL-4	Refer to MM-CUL-3b through MM-CUL-4  All applicable jurisdictions: City of Riverside – Community & Economic Development Department Planning Division and HPO  City of Colton or County of Riverside
<b>Wildfire</b>			
<b>Compliance Measures</b>			
<b>CM-WDF-1a: Emergency Operations Plan</b>			
Prior to the issuance of any building permit, it shall be confirmed that the operations of the development is in accordance with the City of Riverside 2017 Emergency Operations Plan for all construction and operation.	Prior to the issuance of any building permit.	Demonstrate compliance with City of Riverside Emergency Operations Plan	City of Riverside – Fire Department
<b>CM-WDF-1b: City of Colton Local Hazard Mitigation Plan</b>			
Prior to the issuance of any building permit, it shall be confirmed that the operations of the development is in accordance with the Mitigation Actions included in Table 6-2 of the City of Colton Local Hazard Mitigation Plan.	Prior to the issuance of any building permit.	Demonstrate compliance with City of Colton Local Hazard Mitigation Plan	City of Colton
<b>CM-WDF-1c: Riverside Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan</b>			
Prior to the issuance of any building permit, it shall be confirmed that the operations of the development is in accordance with the goals, and objectives included in Section 8.0 of the Riverside Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan.	Prior to the issuance of any building permit.	Demonstrate compliance with Riverside Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan	County of Riverside



Applicant Proposed Measures/Mitigation Measures	Monitoring Timing	Monitoring Reporting Method	Responsible Party
<b>CM-WDF-2a</b>			
Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the City of Riverside Fire Code.	Prior to the issuance of any building permit.	Demonstrate compliance with the City's Fire Code	City of Riverside – Fire Department
<b>CM-WDF-2b</b>			
Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the City of Colton Fire Code.	Prior to the issuance of any building permit.	Demonstrate compliance with the City's Fire Code	City of Colton
<b>CM-WDF-2c</b>			
Prior to the issuance of any building permit, it shall be confirmed that building plans shall be prepared in accordance with the County of Riverside Uniform Fire Code.	Prior to the issuance of any building permit.	Demonstrate compliance with the County's Fire Code	County of Riverside
<b>CM-WDF-3a</b>			
Prior to project approval, the applicant shall submit a Fire Protection Plan for approval by the City of Riverside Development Services Department that demonstrates that the proposed development can provide fire services that meet the minimum travel times identified in City of Riverside General Plan, which is 5 minutes for Riverside's urbanized areas.	Prior to project approval.	Approval of Fire Protection Plan	City of Riverside – Fire Department
<b>CM-WDF-3b</b>			
Prior to project approval, the applicant shall submit a Fire Protection Plan for approval by the City of Colton Development Services Department that demonstrates that the proposed development complies with fire safety standards identified in Title 15 of the Colton Municipal Code and State Wildland-Urban Interface code requirements.	Prior to the issuance of any building permit.	Approval of Fire Protection Plan	City of Colton
<b>CM-WDF-3c</b>			
Prior to project approval, the applicant shall submit a Fire Protection Plan for approval by the County of Riverside Development Services Department that demonstrates that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.	Prior to project approval.	Approval of Fire Protection Plan	County of Riverside
<b>CM-WDF-4</b>			
Prior to the issuance of any building permit, it shall be confirmed that building plans are in accordance with the Compliance with 2019 California Fire Code Standards (such as incorporation of sprinklers, maintenance of all flammable vegetation or other combustible growth within 30 feet of buildings, and other building code requirements).	Prior to the issuance of any building permit.	Approval of construction plans	All applicable jurisdictions: City of Riverside – Fire Department  City of Colton or County of Riverside
<b>CM-WDF-5</b>			
Prior to the issuance of any building permit, it shall be confirmed that all dead-end fire access roads in excess of 150-feet in length shall be provided with approved provisions that allow emergency apparatus to turn around. A cul-de-sac shall be provided in residential areas where the access roadway serves more than two structures. The minimum, unobstructed paved radius width for a cul-de-sac shall be provided in accordance with each jurisdiction's standards applicable at the time of approval.	Prior to the issuance of any building permit.	Approval of construction plans	All applicable jurisdictions: City of Riverside – Fire Department  City of Colton or County of Riverside
<b>CM-WDF-6</b>			
Prior to the issuance of any building permit, it shall be confirmed that all fuel modifications shall be installed prior to the final inspection for issuance of a certificate of occupancy. Roadway access, water supply system, and vegetation fuel modification of common roadway access areas shall be completed in each phase before a building permit is issued for any parcel within the phase.	Prior to the issuance of any building permit.	Approval of construction plans	All applicable jurisdictions: City of Riverside – Fire Department  City of Colton or County of Riverside

## 4.2 References

14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

California Public Resources Code, Section 21000–21177. California Environmental Quality Act, as amended.

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