



Northside Neighborhood & Pellissier Ranch

SPECIFIC PLAN



Northside Neighborhood & Pellissier Ranch --- **SPECIFIC PLAN**

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PREPARED FOR:



PREPARED BY:



IN ASSOCIATION WITH:



KEYSEIL MARSTON ASSOCIATES
ARCHITECTS FOR PUBLIC PROJECTS SINCE 1954

Table of Contents

| | | |
|------------------|---|-----------------|
| Chapter 1 | Introduction | 1 |
| 1.1 | 1 Northside Storyline | 2 |
| 1.2 | 2 Specific Plan Area | 2 |
| 1.3 | 3 Property Ownership | 3 |
| 1.4 | 4 Area History | 4 |
| 1.5 | 5 Existing Conditions | 5 |
| 1.6 | 6 The Planning Process | 5 |
| 1.7 | 7 Planning Initiatives | 7 |
| Chapter 2 | Vision, Principles, & Key Plan Elements | 109 |
| 2.1 | 1 Introduction | 110 |
| 2.2 | 2 Vision | 110 |
| 2.3 | 3 Guiding Principles, Goals, & Policies | 121 |
| 2.4 | 4 Key Features & Zones in the Specific Plan | 151 |
| 2.5 | 5 Conclusion | 23 |
| Chapter 3 | Land Use & Regulatory Framework | 2526 |
| 3.1 | 1 Introduction | 2627 |
| 3.2 | 2 Relationship to City Regulations | 2627 |
| 3.3 | 3 Northside City of Riverside Land Use Designations & Zones and Development Regulations | 2730 |
| 3.4 | 4 City of Colton Land Use and Development Regulations | 35 |
| 3.5 | 5 Land Use & Zone Description Table | 29 |
| 3.5 | 5 Use Tables | 32 |
| 3.6 | 6 Parking Requirements | 36 |
| 3.7 | 7 Design Additional Edge Standards for Development Edges Within the Northside Neighborhood | 7 |
| 3.8 | 8 Design Standards & Guidelines | 338 |
| | | 4344 |

Chapter 4 **Circulation, Mobility, & Trails**
465

- 4.1 ~~1~~ Introduction
4647
- 4.2 ~~2~~ Roads
4647
- 4.3 ~~3~~ Trails & Pathways
4950
- 4.4 ~~4~~ Urban Transit Connector & Public Transportation
4950
- 4.5 ~~5~~ Complete Streets Corridors
5051

Chapter 5 **Implementation Strategy**
5657

- 5.1 ~~1~~ Introduction
5758
- 5.2 ~~2~~ Potential Funding Sources
5758
- 5.3 ~~3~~ Implementation Action Plan
5758

Appendix A **Legal Authority**
6770

Appendix B **Existing Conditions**
7174

List of Figures

| | |
|---|---------------|
| Figure 1 - 1:- Northside Boundary Map..... | 2 |
| Figure 2 - 1:- Northside Village Center Conceptual Plan | 16 |
| 15 | |
| Figure 2 - 2:- Trujillo Adobe Heritage Village Conceptual Plan | 19 |
| 18 | |
| Figure 3 - 1:- Land Use Map..... | 28 |
| 29 | |
| Figure 4 - 1:- Roadway Network Map..... | 47 |
| 48 | |
| Figure 4 - 2:- Bike Infrastructure Map..... | 48 |
| 49 | |
| Figure 4 - 3:- Open Space and Trails Map..... | 49 |
| 50 | |
| Figure 4 - 4:- Complete Street Key Map..... | 50 |
| 51 | |
| Figure 4 - 5:- Public Transit Map..... | 51 |
| 52 | |
| Figure 4 - 6:- Main Street – South of SR-60..... | 53 |
| 54 | |
| Figure 4 - 7:- Main Street – Commercial Corridor..... | 53 |
| 54 | |
| Figure 4 - 8:- Main Street – North of Golf Course..... | 53 |
| 54 | |
| Figure 4 - 9:- Center Street..... | 53 |
| 53 | |

| | | |
|----|---|----|
| 54 | Figure 4 - 10:- Columbia Avenue – On Village Center | 54 |
| 55 | Figure 4 - 11:- Columbia Avenue – East of Orange Street | 54 |
| 55 | Figure 4 - 12:- Orange Street | 55 |
| 56 | | |

List of Tables

| | | | | |
|----------------|---|---|------------------------------------|---------------|
| 3.3.1: | City of Riverside Development Standards | 4 | Land Use & Zone Description Tables | 29 |
| | | | | 30 |
| 3.3.2: | City of Riverside Permitted Uses Table | | | 31 |
| 3.3.3: | City of Riverside Parking Requirements | | | 34 |
| 3.4.1: | City of Colton Development Standards | | | 35 |
| 3.4.2: | City of Colton Permitted Uses Table | | | 36 |
| 3.4.3: | City of Colton Parking Requirements | | | 37 |
| 3.4 | 5 Use Tables | | | 32 |
| 3.5 | 6 Parking Requirements | | | 36 |
| 5--3: | Land Use & Urban Design Actions | | | 58 |
| | | | | 59 |

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Chapter 1

Introduction

1.1 Northside Storyline

In September 2016, the City of Riverside initiated the Northside Neighborhood & Pellissier Ranch Specific Plan (Specific Plan) and Program Environmental Impact Report (PEIR).

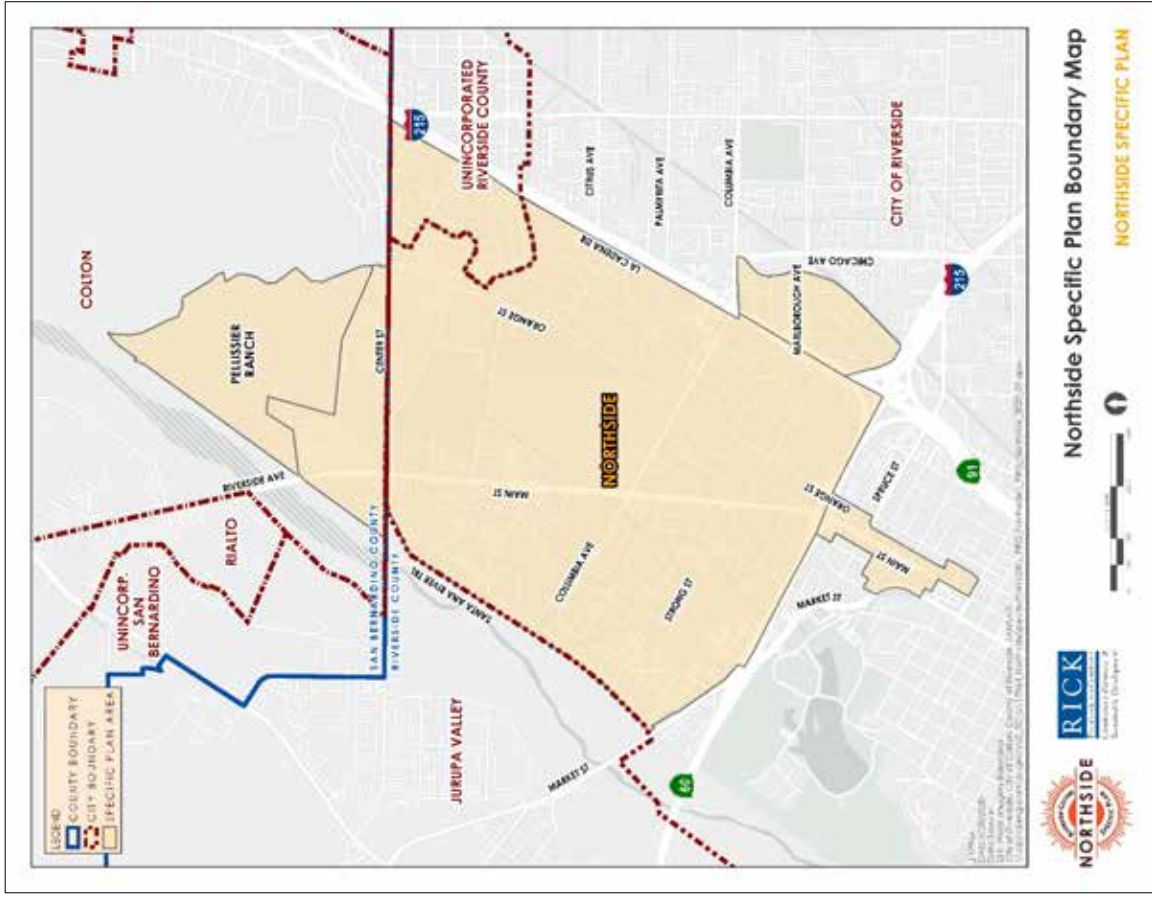
The Specific Plan and PEIR have been prepared in concert with the Northside residents, business stakeholders, property owners, and various government agencies. As an inter-jurisdictional plan, the City of Colton was also engaged and participated in the planning process.

The Northside Specific Plan (Specific Plan) provides a vision for future development in the Northside neighborhood. This chapter includes background information on the Northside history, existing conditions, and the planning process.

1.2 Specific Plan Area

The Specific Plan Area (SPA) covers approximately 2,000 acres within the City of Riverside, the City of Colton, and the unincorporated County of Riverside. The SPA is generally bound by Pellissier Ranch to the north, State Route 60 (SR-60) and portions of Main Street in Downtown Riverside to the south, Interstate 215 (I-215) and a residential area in Hunter Industrial Park to the east, and the Santa Ana River to the west.

The SPA affects three neighborhoods within the City of Riverside as defined by City's General Plan 2025: the Northside, Downtown Riverside, and Hunter Industrial Park. As shown in Figure 1-1, the SPA also includes residential properties within Riverside's Sphere of Influence that are located in the unincorporated County of Riverside ~~(Area-D)~~. This neighborhood serves as an entryway into the northeast portion of the Northside neighborhood. The SPA also includes approximately 336 acres of land within the City of Colton, including Pellissier Ranch, and an area between Pellissier Ranch the City of Riverside boundary ~~(Area-G)~~. Two areas in the City of Riverside, but ~~currently~~ **previously** outside the Northside Neighborhood, include a mostly residential area **east of the SR-91/I-215 freeway**, ~~of-adjacent to~~ the Hunter Park Neighborhood ~~(Area-B)~~, and an area ~~adjacent to~~ the Downtown Neighborhood along Main Street ~~(Area-A)~~.



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1.3 Property Ownership

The Specific Plan focuses on future development of both publicly and privately-owned properties. The Specific Plan identifies the future development potential for private properties to create a balanced community for residents in both the Cities of Riverside and Colton.

There are three properties owned by the City of Riverside in the Specific Plan area. These include Pellissier Ranch, the City's 227-acre undeveloped Riverside Public Utility property located in the City of Colton, the former Riverside Golf Course, and the Ab Brown Sports Complex located in the City of Riverside. Combined, these properties total approximately 400 acres, are vacant or underutilized, and are not supporting utility-related uses.

The Specific Plan includes potential strategies for the Riverside Public Utility properties within Northside that would ultimately benefit the City's utility ratepayers and taxpayers. Strategies the City could consider include: a negotiated sale; long-term lease; preservation and groundwater recharge; and/or other entitlement mechanisms that benefit the community while meeting the statutory requirements associated with the ratepayer investments of Riverside Public Utilities.



1.4 Area History

The Northside has been occupied for over 10,000 years, first by Native American groups, including the Gabrielino/Tongva, Cahuilla, Serrano and Luiseño, and later by the Spanish, Mexican and American settlers.

Riverside County was first chronicled in the annals of Captain Juan Bautista de Anza, a Spanish soldier and explorer, in 1774. The land was noted to be rich and fertile, and later was offered to early Spanish settlers as large land grants or “ranchos.”

In 1845, a small village called La Placita was developed by Lorenzo Trujillo in Riverside. The residents were Spanish-descended families from New Mexico, via Rancho San Bernardino near Colton, settling tracts of land given to them by Juan Bandini of Rancho Jurupa. A similar village, Agua Mansa, located on the west side of the Santa Ana River, was all but destroyed by an 1862 flood along with much of La Placita on the east side of the river.

At the time the City of Riverside was founded in 1870, stock from La Placita grazed over the land now called the Northside, linking the lands on both sides of the Counties of Riverside and San Bernardino. Water from Springbrook Arroyo was used by the earliest settlers, until they built their own water system which included a canal system drawing from the Santa Ana River. Riverside was incorporated in 1883.

La Placita continued as a group of small farms and adobe homes along Center Street and Orange Street at the bottom of La Loma Hill. La Placita, which represents the earliest European settlement of the area, had its own irrigation system called the Trujillo Ditch and as late as 1925 its own Trujillo School District. A school was located approximately 100 feet south of Center Street and “the Cantina of Spanish Town” was located just north of where Orange Street ~~turns~~ **and becomes intersects** Center Street.

The City of Colton was founded in 1875 and became incorporated in 1887. Several explorers from Mexico searched routes from Sonora, Mexico to Monterey, bringing the first Europeans to the Colton area in the 1770’s. By 1840, Colton was part of two large privately owned ranchos, the Jurupa and the San Bernardino Ranchos. The southwest section of Colton is referred to as Agua Mansa or “Gentle Waters”, the area settled by New Mexico pioneers in 1842.



IRRIGATION CANAL



THE "ELLIOTTA PLUNGE," FED BY A WHITE SULFUR SPRING, WAS TORN DOWN IN THE LATE 1930'S

As Riverside grew beyond First Street, the Northside was considered a rural area occupied by dairies, large chicken ranches, horse ranches, and groves of eucalyptus, citrus, and walnut trees. This agricultural emphasis continued through the early and mid-1900's. In the 1950's, 60's, and 70's a number of tracts of single family houses and some commercial uses were developed. Until 1963, the Market House on West La Cadena Drive, northeast of Columbia Avenue, was a thriving community gathering place with its own supermarket, variety store, nursery and gift store, beauty shop, service station and garage, and Simon's Drug Store. Long-time residents remember the Market House as a warm, friendly place, where at any time, friends and acquaintances would meet. It's also during this period that the Springbrook Golf Course and later Reid Park are developed to serve the growing population in the region.

1.5 Existing Conditions

In 2017, the Northside Baseline Report (Baseline Report) was prepared for the Northside neighborhood. The Baseline Report summarized the constraints and opportunities related to:

- Land Use
- Visual Character and Urban Design
- Mobility and Circulation
- Wastewater and Sewage Infrastructure
- Water Infrastructure
- Storm Drain/Hydrology Infrastructure
- Dry Utility Infrastructure
- Air Quality and Greenhouse Gases
- Biological Resources
- Cultural Resources
- Noise
- Public Services
- Economic/Market Conditions

Appendix B includes the ~~full Baseline Report~~ Existing Conditions and Opportunities from the Baseline Report.

1.6 The Planning Process

The planning process for the Specific Plan included the involvement of community members in the Northside neighborhoods. A Community Involvement Plan was developed at the start of the project to ensure a transparent, inclusive, and meaningful process. The Community Involvement Plan includes objectives for community engagement such as identifying issues, setting goals and assessing alternatives.

The Specific Plan community involvement included input opportunities, through the Our Riverside Our Neighborhoods Initiative (ORON), an Asset-Based Community Development effort. This citizen-led visioning and action-oriented planning process allowed Northside residents, with the support of the City, to identify and celebrate neighborhood strengths through community involvement. Although an effort separate from the Northside Specific Plan, the ORON Initiative provided community input for the Specific Plan, and the input shaped the Plan.



Introduction

1

In Spring 2016, ORON initiated the community involvement process. Workshops were conducted with key ideas and actions identified to move the Northside neighborhood forward. Residents identified, volunteered for, and scheduled activities to strengthen neighborhood ties and improve the community. This included community events and planning annual cleanup days. The process sparked discussion of how the Northside Specific Plan provided an opportunity to address various neighborhood concerns relative to infrastructure improvements, the improvement of lifestyle amenities, and open space and watershed enhancements. While a separate process, the ORON efforts complemented the community outreach conducted as part of this Specific Plan.

The Specific Plan's Community Involvement Plan included a multi-faceted approach, giving the public opportunities to provide input in several ways. Outreach efforts included the creation of a project website, regular updates on the City's social media platforms with project information, distribution of email blasts with project updates and a series of community planning workshops. The three community workshops were key to provide hands-on stakeholder input and discussions, and they attracted a significant number of attendees. The outputs were rich and used to inform the development of the final Specific Plan. A summary of each workshop includes:

Workshop #1: The community indicated that the Specific Plan should focus on the following:

- Amenities, Services and Infrastructure Improvements
- History of Riverside and the Northside neighborhood
- Maintain a Strong Recreational Component
- Open Space and Visual Character
- Safe Streets and Improved Transportation Options



Introduction

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Workshop #2: The focus of the Specific Plan was expanded to include:

- Amenities, Services, and Infrastructure Improvements
- Agriculture and Local Agricultural Economy
- Cultural and Historical Sites
- Housing
- Industrial Uses
- Recreation
- Open Space and Visual Character
- Overall Process
- Safer Streets and Improved Transportation Options
- Springbrook Heritage Parklands and Walking Trails

Workshop #3: Input focused on the following topics:

- Existing Neighborhoods with Improvements
- Northside Village Center
- Trujillo Adobe Heritage Village (previously referred to as Spanish Town)
- West La Cadena Corridor
- Open Space, Parks, and Trails
- Pellissier Ranch Open Space and High-Tech Business Park
- Mixed-use and Residential Neighborhoods

The input gathered through the public workshops and outreach efforts was key in developing the Specific Plan.

1.7 Planning Initiatives

Beginning in the 1960s, Riverside adopted Community Plans for neighborhoods throughout the City. A Community Plan for the Northside neighborhood was prepared and approved by the Board of Supervisors in September of 1991. This plan included the Pellissier Ranch property in the City of Colton. The plan was focused on improving the overall appearance of the Northside and included goals and guidelines to help shape development.

The boundaries of the City's original Community Plans generally coincide with the City's twenty-five identified neighborhoods which now replace the Community Plan boundaries. The goals and policies of the original Northside Community Plan was integrated into General Plan 2025 in 2007 as part of the Land Use and Urban Design Element of the General Plan as a Neighborhood Plan.



Specific Plan Contents

The Specific Plan identifies the project boundaries (**Chapter 1: Introduction**) and describes the future of Northside (**Chapter 2: Vision, Principles, & Key Plan Elements**). Additionally, the Northside Baseline Report (**Appendix B: Existing Conditions**) helped identify the qualities most important to the Northside neighborhood, which has been translated into the goals, policies, and vision. Topics identified for the planning process include: Land Use, Mobility, Economic Development, Historic Character, Sustainable Development, Social Equity and Placemaking. Goals were developed for each of the topics to guide future development in the Northside Neighborhood.

A planning framework was prepared to guide the proposed land use plan that considers the vision for the Northside neighborhood in context with existing land use patterns (**Chapter 3: Land Use & Regulatory Framework**). Protecting existing residential neighborhoods is a key goal of the Northside Specific Plan. To help accomplish their protection, a Transition Zone Overlay (TZO) was developed. The Transition Zone Overlay (TZO) allows existing industrial uses in **Riverside to continue to operate** and transition over time to residential uses based on the real estate market. **In Colton, the TZO provides greater flexibility by continuing to allow the existing M-1 – Light Industrial zoning to apply, while encouraging a transition to residential and industrial research park land uses.** Preserving historic resources, including the Trujillo Adobe, creating meaningful open space, expanding parks, and supporting agriculture opportunities are also key elements of the land use and regulatory framework.

The Northside neighborhood is envisioned to be a safe, walkable community that provides the neighborhood with amenities that are easily accessible. All forms of transportation were studied as part of the planning process, including bicycle, pedestrian, automobile and public transportation, to provide choice and alternatives for the Northside Neighborhood. Trails, another important component of movement, were also considered. (**Chapter 4: Circulation, Mobility, & Trails**).

The Specific Plan includes an implementation strategy (**Chapter 5: Implementation Strategy**) that sets forth the timeline, estimated costs, and responsible party for each action to ensure implementation of the Plan in a manner that achieves its goals.



Chapter 2

Vision, Principles, & Key Plan Elements

2.1 Introduction

This chapter includes the vision for future development in the Northside neighborhood. The Specific Plan guides land use decisions to improve the area’s physical and economic environment while meeting City goals for the Northside and Pellissier Ranch areas. Detailed below are the vision, guiding principles, goals and policies, and the key features and zones defined in the Specific Plan.

2.2 Vision

The Northside Specific Plan has been designed to accommodate a safe, healthy and balanced community celebrating the history and culture of the greater Riverside area.

Residential, commercial, employment and **agriculture—community amenities** will be linked together through safe streets, connected trails, greenbelts, and bicycle corridors and result in a unique community in Riverside, Colton, and County of Riverside. The Specific Plan identifies ways to provide recreation and open space for the Northside neighborhood and region.

A special focus of the Northside neighborhood includes the creation of the Trujillo Adobe Heritage Village, the restoration and enhancement of the Springbrook Arroyo that is designed and integrated with a new neighborhood retail center and enhanced central park. The landscaping and architectural details will reflect a connection with the past, from the early settlement of La Placita and the Old Spanish Trail period, to twentieth century Riverside and Colton.

The Northside neighborhood is unique, in that it offers an opportunity to celebrate the region’s history and sports activities through new development that complements and expands on the area’s assets. The area’s history and existing conditions, as summarized in the Northside Baseline Report (Appendix B – Existing Conditions), provide context for the Northside Specific Plan Vision, Guiding Principles, Goals and Policies that will shape future development.



2.3 Guiding Principles, Goals, & Policies

Guiding principles, and the associated goals and policies, provide the overarching direction for the Specific Plan, its implementation, and future development within the Northside neighborhood. The Guiding Principles, goals and policies have been developed with support of the community, business owners, and key stakeholders.

LAND USE

Guiding Principle 1 – Attractive, diverse mix of land uses enhance the existing character of the Northside

LU Goal 1 – Offer a wide-range of housing types.

Policies:

LU 1.1 Provide for all housing types from single-family to multi-family residential development, in different settings.

LU Goal 2 – Create appropriate land use planning areas and ensure that standards emphasize the compatibility of uses.

Policies:

LU 2.1 Buffer industrial uses from sensitive receptors such as residential and recreational uses.

LU 2.2 Promote mixed-use development that offers new housing opportunities and needed services for residents.

LU 2.3 Create high-density mixed-use development tied to transit.

LU Goal 3 – Ensure that development regulations and design guidelines identify ways to achieve high quality development.

Policies:

LU 3.1 Encourage a vertical mix of uses in key districts, including the Northside Village Center, that includes retail and restaurant uses on ground floors with residential and office uses on higher floors.

LU 3.2 Promote Leadership in Energy and Environmental Design (LEED) standards for new development.

MOBILITY

Guiding Principle 2 – Mobility choices enable businesses to thrive and residents to safely access important community assets.

MB Goal 1 – Prioritize and emphasize pedestrian activity on well designed streets and trails, and in all parks.

Policies:

MB 1.1 Link mixed-use development to transit.

MB 1.2 Create “Complete Streets” that balance walking, biking, transit, ride-share and automobile use and ensure safe, comfortable travel.

MB 1.3 Expand mobility options in pedestrian and bicycle friendly corridors.

MB Goal 2 – Ensure neighborhoods are well-connected and facilitate a mix of alternative modes of transportation to reduce the impacts of traffic on residents-by-ensuring neighborhoods are well-connected and alternatives are available.

Policies:

MB 2.1 Promote alternative modes of transportation.

MB 2.2 Eliminate or minimize truck traffic through residential and commercial neighborhoods.

MB Goal 3 – Identify parking management strategies, including facilities for bikes, that facilitate mobility for all users.

Policies:

MB 3.1 Pursue parking agreements with owners of underutilized commercial centers that could provide public parking.

MB 3.2 Explore the formation of future parking districts.

ECONOMIC DEVELOPMENT

Guiding Principle 3 – New businesses support existing neighborhoods and future residents.

ED Goal 1 – Capitalize on the market potential of the Northside neighborhood.

Policies:

- ED 1.1 Collaborate with school districts and local higher educational institutions on innovation programs and projects.
- ED 1.2 Encourage the agricultural business community to invest in Northside.
- ED 1.3 Foster public/private partnerships to encourage development that enhances Northside’s identity.

ED Goal 2 – Provide opportunities for community-supporting businesses that serve Northside residents.

Policies:

- ED 2.1 Encourage new businesses with services currently unavailable in the Northside neighborhood.
- ED 2.2 Expand public and community services and infrastructure to encourage new businesses.
- ED 2.3 Encourage a range of employment opportunities that bring activity and stimulate economic development

ED Goal 3 – Encourage unique businesses to locate in the Northside.

Policies:

- ED 3.1 Encourage a complementary mix of affordable and market rate residential, commercial, and employment rich uses.
- ED 3.2 Consider incentives, such as density bonuses or expedited review for development proposals, to promote investment in the Northside.

HISTORIC CHARACTER

Guiding Principle 4 – The history of the Northside is celebrated and preserved as future projects are proposed.

HC Goal 1 – Preserve and create interpretive opportunities for important cultural and historic resources in the Northside neighborhood.

Policies:

- HC 1.1 Protect and enhance the heritage of the Trujillo Adobe and the surrounding area.
- HC 1.2 Restore the Springbrook Arroyo as a natural channel serving as a key feature for future development.
- HC 1.3 Protect the framework of the Main Street corridor, particularly south of SR-60.

SUSTAINABLE DEVELOPMENT

Guiding Principle 5 – Sustainability drives future development in the Northside.

SD Goal 1 – Include sustainability best practices that provide economic, environmental and aesthetic enhancements.

Policies:

- SD 1.1 Capitalize on sustainable environmental technologies.
- SD 1.2 Develop and implement water management strategies for the existing systems.
- SD 1.3 Utilize green infrastructure and material resources to increase project lifecycles.
- SD 1.4 Prioritize development that includes sustainability practices as part of their business structure.

SD Goal 2 – Preserve high-quality open space that supports sustainability of the Northside neighborhood.

Policy:

- SD 2.1 Increase open space connectivity throughout the Northside neighborhood and the Santa Ana River Trail.

SOCIAL EQUITY

Guiding Principle 6 – Residents in the Northside neighborhood will help shape its future.

SE Goal 1 – Engage the neighborhood on new developments.

Policies:

- SE 1.1 A variety of communication techniques and social media will be used to engage residents.
- SE 1.2 Equitable distribution of desirable public amenities, such as recreational facilities, public spaces, and other public amenities will be considered.

SE Goal 2 – Recognize environmental justice issues related to potential health impacts and identify ways to reduce potential impacts on residents regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location.

Policies:

- SE 2.1 Locate commercial infill projects near higher density residential to encourage non-motorized trips.
- SE 2.2 Identify potential air quality impacts of new development.
- SE 2.3 Ensure that low-income and minority populations are engaged in the Northside.
- SE 2.4 Encourage medical and health facilities to locate in the Northside.

PLACEMAKING

Guiding Principle 7 – Ensure excellence in architectural and cultural landscape enhancements that promote a “Sense of Place”

PM Goal 1 – Design great public spaces, including sidewalks, trails, parks, and other open spaces, that make it easier and more attractive for people to walk around the Northside neighborhood.

Policies:

- PM 1.1 Encourage Northside residents to undertake community-based projects to increase quality of place.
- PM 1.2 Prioritize pedestrians in the Northside.
- PM 1.3 Encourage vertical mixed-use in key districts, including the Northside Village Center with retail and restaurants actively encouraged on ground floors and residential and offices on higher floors.

2.4 Key Features & Zones in the Specific Plan

2.4.1 Springbrook Arroyo Trail System

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 envisions restoring the Springbrook Arroyo to a natural channel that would serve as a key feature for future park facilities. A series of multi-purpose trails will follow the arroyo through the heart of Northside.

The City has the potential to use recycled water to increase the flow of water through the Springbrook Arroyo, thereby making the arroyo a more attractive and prominent water feature throughout the Northside neighborhood. The improved arroyo will attract residents and visitors to the parks, and will contribute to the overall quality of place for people who live, work, and play in this area of Riverside.



SPRINGBROOK ARROYO TRAIL CONCEPT

2.4.4.2 Northside Village Center

The Northside residents expressed a desire to develop local grocery and shopping options for residents, and to create a new “village center.” The Northside Village Center, at the northeast corner of Main Street and Columbia Avenue, on a portion of the site of the former golf course property, will serve as the key hub for the Northside neighborhood. Uses could include a local-serving grocery, ~~other~~—community-oriented **retail** stores, restaurants, and neighborhood service providers such as a dry cleaner, bank or medical clinic. To help support the growth of local retail stores, the Northside Village Center will include a mixture of new residential units, including apartments **and** townhomes, **as well as** office space for local businesses. 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. While the Village Center will focus on uses serving the Northside neighborhood, the vitality of its walkable streets, plazas, and park spaces will appeal to visitors from throughout Riverside, Colton, and beyond.



NORTHSIDE VILLAGE CENTER CONCEPT



FIGURE 2-1: NORTHSIDE VILLAGE CENTER CONCEPTUAL PLAN

| LEGEND | |
|--------|--|
| ① | Central Esplanade |
| ② | Mixed Use Development |
| ③ | Public Facility / Residential / Private Recreation |
| ④ | Springbrook Arroyo |
| ⑤ | Existing Neighborhoods |

2.4.3 Open Space System

A system of parks, open spaces and trails will serve as part of the foundation for the Northside neighborhood. The Specific Plan envisions the re-use of the golf course property as a variety of park uses, including playing fields, cross-country facilities, naturalized areas, and playgrounds for local residents. The plan envisions the revitalization of Ab Brown Sports Complex as a key area facility that will draw participants from throughout the region. Open space corridors along the Springbrook Arroyo and the Santa Ana River will help to connect different neighborhoods within Northside through a series of trails.

New development within Northside, including the Northside Village Center and Pellissier Ranch, will feature various small park and civic areas that will provide green spaces interspersed with buildings to enhance the attractiveness and marketability of the different **development opportunity districts**. The system of parks, open space, and trails will connect residential neighborhoods with new services and amenities. A Central Park has been identified in the Specific Plan to include portion of the former Riverside Golf Course, the Ab Brown soccer complex, and Reid Park. This Central Park features a restored Springbrook Arroyo as its center piece. Trails along the arroyo allow community members to enjoy the arroyo's natural beauty.

The Specific Plan identifies approximately 227 acres of parkland. 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.

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.

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.

The Northside trail system will also connect the Central Park, including Reid Park, with Northside Heritage Meadows, which is located at the terminus of Clark Street, south of Chase Road. Heritage Meadows is an 8 to 10-acre facility that provides the community with open space, nursery, community garden, and agri-trade training.

OPEN SPACE SYSTEM CONCEPTUAL PLAN



2.4.4 Trujillo Adobe Heritage Village (TAHV)

The area around the Trujillo Adobe represents the origins of the Northside neighborhood and the settlement of the region. The Trujillo Adobe is one of the most significant historical buildings in the Inland Empire and has been preserved to the extent possible. The Specific Plan envisions the refurbishment of 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. The residents envision the creation of 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. The residents envision the Trujillo Adobe Heritage Village evolving into a key historic resource for the region, and a tourist and event destination in this part of the Inland Empire. **There is also a potential to explore a closure of Orange Street north of Center Street to allow for a larger, more cohesive cultural destination. However, this should not be considered until such time that an adequate alternative transportation corridor is provided for the properties and developments to the north in Colton.**



TRUJILLO ADOBE HERITAGE VILLAGE CONCEPT



FIGURE 2-2: TRUJILLO ADOBE HERITAGE VILLAGE CONCEPTUAL PLAN

| LEGEND | |
|--------|-------------------------------|
| ① | Preserved Trujillo Adobe |
| ② | Plaza |
| ③ | Agriculture/Community Gardens |
| ④ | Visitors Center |
| ⑤ | History Center |
| ⑥ | Restaurants/Retail |
| ⑦ | Event Center/Retail |
| ⑧ | Parking |

2.4.5 Pellissier Ranch Redevelopment

Industrial Research Park (IRP), Medium Density Residential (MDR), Outdoor Commercial Recreation (OCR)

The Specific Plan envisions the development of Pellissier Ranch in the City of Colton into a high-quality development that includes a mix of light industrial, business park, residential and recreational land uses. Drawing input from the community, the vision for Pellissier Ranch calls for high-quality projects with high standards related to façades, landscaping and streetscapes (including sidewalks and trails for people walking and biking). An open space system linking uses, including green trails along the north, east and western edges, will connect the Santa Ana River to the Springbrook Arroyo and the Trujillo Adobe Heritage Village. **The Center Street corridor is another key link that will allow east-west travel throughout the Northside. This corridor shall also provides a connection to the neighboring Roquet Ranch Specific Plan area within the City of Colton via Orange Street, until such which time that another east-west corridor is built in Colton to accommodate the traffic.** Development of Pellissier Ranch will meet the guidelines of the City of Colton and this Specific Plan ~~document~~ to ensure a high-quality mixed-use community that exceeds the expectations of “normal” development in the Inland Empire.

Pellissier Ranch will also provide the opportunity to create an Industrial Research Park that will feature best practices in sustainable urban design and green building, with a focus on supporting the economic “lifecycle” of research, clean-tech and green businesses. An area at the most northern edge of Pellissier Ranch will be dedicated for commercial recreation uses, such as a recreational vehicle park, campground, equestrian stables, or other commercial activity oriented toward the Santa Ana River.

2.4.6 Residential Zones

High Density Residential (HDR)

The High Density Residential provides opportunities develop row houses, condominiums and apartments that could include senior housing and multifamily. High Density Residential adjacent to the Central Park encourages use of the public facility, and an eyes-on presence. High Density Residential is also located within the City of Colton on the Pellissier Ranch property, adjacent to the Santa Ana River. **The Transition Zone Overlay, which is**

discussed in Section 2.4.10 below, has also been applied to the new High Density Residential ~~designation Zone to allow the continuation of the existing industrial uses also includes the Transition Zone Overlay, which is discussed in Section 2.4.10 below.~~

Medium High Density Residential (MHDR)

Existing Medium High Density Residential neighborhoods in the Northside neighborhood will be maintained in the Specific Plan. The existing Medium High Density Residential neighborhoods include areas east of Orange Street and north of Columbia Avenue, and several parcels on either side of Main Street, to the south of Columbia Avenue.

The Specific Plan includes a new area of Medium High Density Residential in the City of Riverside, south of Center Street, between Main Street and Orange Street. **The Transition Zone Overlay, which is discussed in Section 2.4.10 below, has also been applied to this new area includes the Transition Zone Overlay, which is discussed in Section 2.4.10 below.**

Medium Density Residential (MDR)

Existing Medium Density Residential (MDR) areas in the Northside neighborhood will also be protected under the Specific Plan. Located primarily in the southern and eastern portions of the Northside neighborhood, south of the former golf course and east of Orange Street, these neighborhoods will be maintained.

A new Medium Density Residential area is proposed on land on the west side of Orange Street, south of the proposed Trujillo Adobe Heritage Village and north of Reid Park. This new residential area is proposed for residential uses to be consistent with existing residences on the east side of Orange Street, Reid Park and the Trujillo Adobe center.

2.4.7 Mixed Use Zones

Freeway Mixed Use (FMU)

The Freeway Mixed Use area provides a buffer between the freeway and existing neighborhoods. The West La Cadena corridor, adjacent to the I-215 freeway, currently includes a mix of commercial and residential uses. The Specific Plan identifies a transition from Business/Office Park and Office General Plan land uses to residential and commercial uses. This change will allow the corridor to redevelop into a mixed-use neighborhood with residential uses along the backside of West La Cadena Drive. The redevelopment of the corridor with high-quality development will improve the image of Riverside from the I-215 freeway.

The Freeway Mixed Use areas in the Specific Plan provide retail opportunities to serve residents, while also allowing freeway-oriented commercial, office, hotel, and other uses that benefit from freeway adjacency.

Mixed Use Neighborhoods (MU)

Mixed Use Neighborhoods in the Specific Plan provide for a variety of uses, including retail, professional offices, service-oriented businesses, single and multi-family residences, and combinations of these uses within mixed use developments. The Mixed Use Neighborhood **designations-Zoned properties** along Main Street, south of SR-60 provide for an area of transition from Downtown to the Northside neighborhood.



20 MIXED USE ZONES CONCEPT

2.4.8 Commercial Zones

General Commercial (C-2)

General Commercial areas allow a range of retail and commercial services, professional offices, and medical facilities. The General Commercial **designations-Zone** supports higher-intensity commercial uses such as fast-food and sit-down restaurants, offices, auto services, and community-wide and regional retail establishments. Because of the scale of the uses, areas identified in the Specific Plan provide regional exposure, high traffic visibility, and sites capable of accommodating expansive floor area and customer parking. The General Commercial **designations-Zone** correlates with the City of Colton's existing C-2 zone. The **Residential Overlay Zone, discussed in Section 2.4.10 below, has also been applied to the properties within the General Commercial Zone to allow the transition of commercial uses into residential designations also includes the Residential Overlay Zone, which is discussed in Section 2.4.10 below.**

Commercial (C)

Commercial parcels within the Northside neighborhood will be maintained in the Specific Plan. Existing retail areas at the intersection of Main Street and Strong Street, and the north side of Oakley Avenue (near the SR-60 freeway), between Main Street and Orange Street, will accommodate **these types of commercial, retail, and neighborhood service uses.**

Outdoor Commercial Recreation (OCR)

Outdoor Commercial Recreation (OCR) includes a small area in the far northern portion of Pellissier Ranch in the City of Colton. This area is adjacent to the Santa Ana River and is geared toward a recreational vehicle (RV) park, camping, equestrian or similar commercial land uses that are complemented by the river and adjacent La Loma Hills. **This area, and may allow for limited residential uses dwellings to support these uses, such as rental cabins, and 24 hour ranger facilities, and campground offices to support the commercial recreation uses.** The **Residential Overlay Zone, discussed in Section 2.4.10 below, has also been applied to the properties within the Outdoor**

Commercial Recreation ~~designationZone~~ also includes the Residential Overlay Zone, which is discussed in Section 2.4.10 below.

The Industrial Research Park is located in ~~the portion of~~ the City of Colton known as Pellissier Ranch. The Industrial Research Park ~~designationZone~~ also includes the Transition Zone Overlay, which is discussed in Section 2.4.10 below.

2.4.9 Industrial Zones

Light Industrial (M-1)

Light Industrial uses can include fabrication, manufacturing, logistics/warehouses, assembly, utility distribution facilities including energy generation and storage, and warehouse uses and, to a lesser degree, supporting commercial and office uses. These uses are compatible with those in nearby commercial and residential ~~districtsZones~~, and do not produce substantial environmental nuisances such as noise, odor, dust/smoke or glare. Future development will be attractive, reflect high-quality development standards, provide adequate buffering from less-intensive land uses, and provide access to major transportation routes. The Light Industrial ~~designationZone~~ correlates with the City of Colton's existing M-1 zone. The Light Industrial ~~designationZone~~ also includes the Residential Overlay Zone, which is discussed in Section 2.4.10 below.

Industrial Research Park (IRP)

The Industrial Research Park uses can include many of the same uses included in the Light Industrial ~~designationZone~~, including fabrication, manufacturing, assembly, warehouse uses, and supporting commercial and office uses. Industrial Research Park uses also can include research and development facilities, laboratories, and similar uses ~~found in research parks across the country~~. A key objective of the Industrial Research Park is to encourage innovation and a full range of corporate enterprise. These uses are compatible with those in nearby commercial and residential ~~districtsZones~~, and do not produce substantial environmental nuisances such as noise, odor, dust, smoke, or glare. Future developments should be attractive, reflect high-quality development standards, provide adequate buffering from less intensive land uses, and provide access to major transportation routes.





Business/Office Park (B/OP)

Business/Office Park areas in the Northside neighborhood are located north of SR-60 and on the west side of Main Street. These areas provide for single or mixed light industrial uses that do not create nuisances due to odor, dust, noise, or heavy truck traffic. Uses could include corporate and general business offices, research and development, light manufacturing, light industrial and small warehouse uses. Development will include high quality design, building materials, and landscaping.

2.4.10 Overlay Zones

Transition Zone Overlay (TZO)

Where applied, the Transition Zone Overlay ~~allows~~ **authorizes** the existing industrial land uses to transition to new ~~zones~~ **uses** as established by the Specific Plan's base zoning designations.

In the City of Riverside, the TZO ~~allows~~ **authorizes for Business/Office Park existing and entitled industrial land uses** to continue and expand as legal, conforming land uses, until ~~which~~ **such** time the real estate market allows the properties to transition to their base zone, which is multi-family residential. Existing and entitled industrial land uses in the TZO overlay area generally include outdoor storage and warehouses. Properties currently developed with outdoor storage can be used for vehicle parking and storage, contractor storage yards, tow/impound lots and the other similar uses.

In the City of Colton, the TZO ~~allows~~ **authorizes** for the continuation of the zone in effect at the time the Northside Specific Plan is adopted ~~existing~~ **and**

~~entitled~~ **Light Industrial land uses to continue and expand**, until ~~which~~ **such** time the real estate market allows the properties to transition to their base zone **identified in this Specific Plan**, 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. However, all NSP development standards shall apply.~~

Over time, it is expected that existing industrial uses in Riverside and Colton will transition to meet the Plan's vision, at which time the ~~T~~ **Transition Z** ~~one~~ **Overlay** would be ~~permanently~~ removed.

Mobile Home Overlay (MH) Zone

In the City of Riverside, the Mobile Home Overlay establishes Mobile Home parks subject to the granting of a conditional use permit. Refer to the Development Standards in the Zoning Code (Title 19 of the Riverside Municipal Code).

Colton Residential Overlay (R-O) Zone

In the City of Colton, an overlay zone is added to allow light industrial, commercial or office uses to be developed with higher-density residential development. The overlay promotes high-quality market rate and affordable housing in areas where residents can easily walk to shops, services, and transit stops. Residential development may occur as part of a mixed-use development or as stand-alone multi-family housing.

2.4.11 Public Facilities/Institutional (PF)

Public Facilities/Institutional uses will enhance the quality of life in the Northside neighborhood and provide space for educational, cultural, and governmental activities. Both public and quasi-public uses, such as educational facilities, libraries, utility operations and administrative offices, and governmental institutions would generally be located in these areas.

2



2.4.12 Potential Maximum Buildout of Specific Plan Area 2.5 Conclusion The Northside neighborhood is unique, in that it offers an opportunity to celebrate the region’s history and sports activities through new development that complements and expands on the area’s assets. The area’s history and existing conditions, as summarized in the Northside Baseline Report (Appendix B – Existing Conditions), provide context for the Northside Specific Plan Vision, Guiding Principles, Goals and Policies that will shape future development.

CITY OF RIVERSIDE

| LAND USE & ZONE DESCRIPTION | LOCATION | TOTAL ACREAGE / SIZE | RESIDENTIAL UNITS | DENSITY UNITS/ACRE | COMMERCIAL, CULTURAL, AND ANCILLARY USES | OFFICE, RESEARCH, MANUFACTURING, INDUSTRIAL USES |
|--|---|----------------------|-------------------|------------------------------|--|--|
| Transition Zone Overlay (TZO) | Northern portion of the City of Riverside, east of Main Street and south of Center Street | 82 acres | N/A | N/A | 54,500 SF - Commercial | N/A |
| Northside Village Center | Former Riverside Golf Course on the northside of Columbia Avenue, between Main and Orange Streets | 41 acres | 1,200 | 30 - 40 | 461,000 SF - Commercial | N/A |
| Trujillo Adobe Heritage Village (TAHV) | Four corners of the intersection of Orange and Center Streets | 8 acres | N/A | N/A | 36,000 SF – Retail 9,300 SF - Trujillo Interpretive and Museum Center | N/A |
| Freeway Mixed Use (FMU) | West side of West La Cadena Drive, adjacent to I-215 | 70 acres | 812 – 1,260 | 29 - 45 | 914,700 SF – Commercial | N/A |
| Mixed Use Neighborhood (MU) | Both sides of Main Street, south of SR-60 | 36 acres | 1,162 | 18 - 24 | 603,200 SF | N/A |
| | North and west intersection of SR-60 and I-215 | 35 acres | 400 – 500 | 18 - 24 | 39,500 SF Retail 250 hotel keys | N/A |
| Business Office Park (B/OP) | North of SR-60 on the west side of Main Street. | 136 acres | N/A | N/A | Varies - Ancillary and convenience retail/dining | 9,000,000 SF |
| High Density Residential (HDR) | East side of Main Street, between Placentia Lane and Witt Avenue | 51 acres | 1,111 - 1,723 | 29 - 45 Up to 60 with CUP | N/A | N/A |

| LAND USE & ZONE DESCRIPTION | LOCATION | TOTAL ACREAGE / SIZE | RESIDENTIAL UNITS | DENSITY UNITS/ACRE | COMMERCIAL, CULTURAL, AND ANCILLARY USES | OFFICE, RESEARCH, MANUFACTURING, INDUSTRIAL USES |
|--|---|----------------------|-------------------|--------------------|---|--|
| Medium High Density Residential (MHDR) | Existing areas east of Orange Street and North of Columbia Avenue; and both sides of Main Street to the south of Columbia Avenue; New designations between Placentia Lane and Center Street, west of Orange Street. | 72 acres | 992 | 14 | N/A | N/A |
| | Southern portions below Columbia Avenue; northeast portion east of Orange Street and north of Reid Park. | 589 acres | 4,521 | 8 | N/A | N/A |
| Commercial (C) | At the intersection of Main Street and Strong Street | 5 acres | N/A | N/A | 108,900 SF | N/A |
| | Former Golf Course | 88 acres | N/A | N/A | N/A | N/A |
| Open Space, Parks, and Trails (OS) | Ab Brown Soccer Complex | 52 acres | N/A | N/A | Ancillary use to support a public / private venture | N/A |
| | Reid Park | 44 acres | N/A | N/A | N/A | N/A |
| Public Facilities / Institutional (PF) | Northside Heritage Meadows | 8 acres | N/A | N/A | N/A | N/A |
| | North of SR-60 and both sides of Main Street | 20 acres | N/A | N/A | 871,200 SF | N/A |
| Mobile Home Overlay (MH) | South of Center Street, east of Orange Street | 13 acres | N/A | N/A | N/A | N/A |

CITY OF COLTON

| LAND USE & ZONE DESCRIPTION | LOCATION | TOTAL ACREAGE / SIZE | RESIDENTIAL UNITS | DENSITY UNITS/ACRE | COMMERCIAL, CULTURAL, & ANCILLARY USES | OFFICE, RESEARCH, MANUFACTURING, INDUSTRIAL USES |
|--|--|----------------------|-------------------|--------------------|---|--|
| Transition Zone Overlay (TZO) | Property known as Pellissier Ranch in the City of Colton, and currently owned by City of Riverside | 186 | N/A | N/A | N/A | Details to be determined at time of development |
| Colton Residential Overlay (R-O) | North of Center Street between Riverside Avenue and Orange Street | 108 | 2,430 | 30 | N/A | N/A |
| Industrial Research Park | Northern portion of Pellissier Ranch area, within City of Colton. | 152 | N/A | N/A | N/A | 2,500,000 SF |
| Light Industrial (M-1) | Industrial Area North of Center Street - Privately-owned properties. | 91 | N/A | N/A | N/A | 1,500,000 SF |
| General Commercial (C-2) | Northwest of Main Street (Riverside Avenue) and Placentia Lane intersection. | 17 | N/A | N/A | 555,400 SF | N/A |
| High Density Residential (HDR) | Along the east side of Riverside Avenue, between Center Street and the Santa Ana River. | 31 | 900 - 1,120 | 29 - 36 | N/A | N/A |
| Outdoor Commercial Recreation (OCR) | Far northern portion of Pellissier Ranch in City of Colton. | 3 | N/A | N/A | Details to be determined at time of development | N/A |
| Agricultural Buffer (AB) | Eastern edges of Pellissier Ranch | 41 | N/A | N/A | N/A | N/A |

NOTE: A majority of the Intensity calculations were based on approximate developability factor of 75%

Chapter 3

Land Use & Regulatory Framework

3.1 Introduction

This chapter provides the primary land use and zoning requirements for the Northside to ensure consistency with the City of Riverside General Plan 2025 and the City of Colton General Plan. In addition to specifying the primary land use and zoning requirements for the Northside, this chapter includes design guidelines and standards that Riverside and Colton will use to guide the implementation of the Specific Plan.

For the portions of Northside within the City of Riverside limits, the regulations in the Northside Specific Plan supplement Title 19 – Zoning of the City of Riverside Municipal Code (“Title 19 - Riverside”). When adopted by the Riverside City Council, the Specific Plan supersedes the requirements of Title 19 – Riverside. If provisions of the Specific Plan require different or additional development standards from Title 19 – Riverside, the provisions of the Specific Plan will be applied. Any item not specifically covered in the Specific Plan will be subject to Title 19 – Riverside, the Riverside Municipal Code or, if required, interpretation by Riverside’s Community & Economic Development Director.

For portions of the Northside within the City of Colton limits, the regulations in the Northside Specific Plan are in addition to those in Title 18 – Zoning of the City of Colton Municipal Code (“Title 18 – Colton”). When adopted by the Colton City Council, the Specific Plan supersedes the requirements of Title 18 – Colton. If provisions of the Specific Plan require different or additional development standards from Title 18 – Colton, the provisions of the Specific Plan will be applied. These provisions include greater restrictions on uses, or other additional restrictions or limitations on development than those required by Title 18 – Colton. Any item not specifically covered in the Specific Plan will be subject to Title 18 – Colton, the Colton Municipal Code, or, if required, interpretation by Colton’s Development Department Director.

In interpreting this Specific Plan, it is understood that “shall” is mandatory, and “should” and “may” are permissive.

Design Standards

Design Standards included in the Specific Plan are mandatory requirements for all projects in the Northside neighborhood. The Specific Plan includes flexibility in the development process, and these mandatory requirements are limited to those that allow the overall Guiding Principles to be realized.

Design Guidelines

Design Guidelines included in the Specific Plan are included to encourage creative approaches to project designs. The Design Guidelines provide flexibility based on the neighborhood context, specific project site conditions and the market. The Specific Plan regulations will help direct future development in the Northside to protect the overall quality of place that is evident in an attractive, economically viable and improved environment.

3.2 Relationship to City Regulations

When adopted, the Northside Specific Plan will be the regulatory document for the Northside neighborhood. **The Northside Specific Plan also authorizes existing and entitled uses to continue as legally conforming uses, without being required to obtain additional discretionary approvals.**

The following summarizes how the Specific Plan will be administered:

Conflict with Other Regulations

The Specific Plan provisions shall apply when more restrictive regulations than the Zoning Code have been developed.

Clarification of Ambiguity

When there is ambiguity within the specific plan, interpretations related to site development standards shall be defined by the Zoning Code.

Statutory Authority in Case of Conflicting Provisions

Nothing in this Specific Plan shall be deemed to affect, annul or abrogate any ordinances pertaining or applicable to the public health and safety of properties and areas identified in this Specific Plan.

Findings Regarding the Specific Plan

~~Findings shall be made for any subdivision of land, required entitlement for use, and/or public improvements as authorized in the Specific Plan. Final approvals shall be contingent upon a determination of substantial compliance with the applicable provisions of this Specific Plan, the Zoning Code, the General Plan and subdivision regulations.~~

Project Approval

Final approvals shall be contingent upon a determination of substantial compliance with the applicable provisions of this Specific Plan, the Zoning Code, the General Plan and subdivision regulations. All development projects, unless specifically exempt, shall be subject to **the Approving and Appeal Authority identified within the Zoning Code approval authorities.**

Substantial Conformance

Substantial conformance with the development standards of this Specific Plan may be approved by the **City of Riverside** Community & Economic Development Department Director **or the City of Colton Development Services Director**, or designee, upon demonstration that the proposed change complies with previously approved conditions.

Amendments to the Specific Plan

Changes to the Specific Plan shall be subject to a Zoning Code Amendment and/or Specific Plan Amendment process, as determined by the applicable City's Municipal Code.

3.3 Northside Land Use Designations & Zones

As described in Chapter 2, the following land use designations and zones are hereby established as part of the Northside Specific Plan:

City of Riverside:

- Northside Village Center (NVC)
- Trujillo Adobe Heritage Village (TAHV)
- Open Space, Parks, and Trails (OS)
- Freeway Mixed Use (FMU)
- Mixed Use Neighborhoods (MU)
- High Density Residential (HDR)
- Medium High Density Residential (MHDR)
- Medium Density Residential (MDR)
- Business Office Park (B/OP)
- Commercial (C)
- Public Facilities/Institutional (PF)
- Transition Zone Overlay (TZO)
- **Mobile Home Overlay (MH)**

City of Colton:

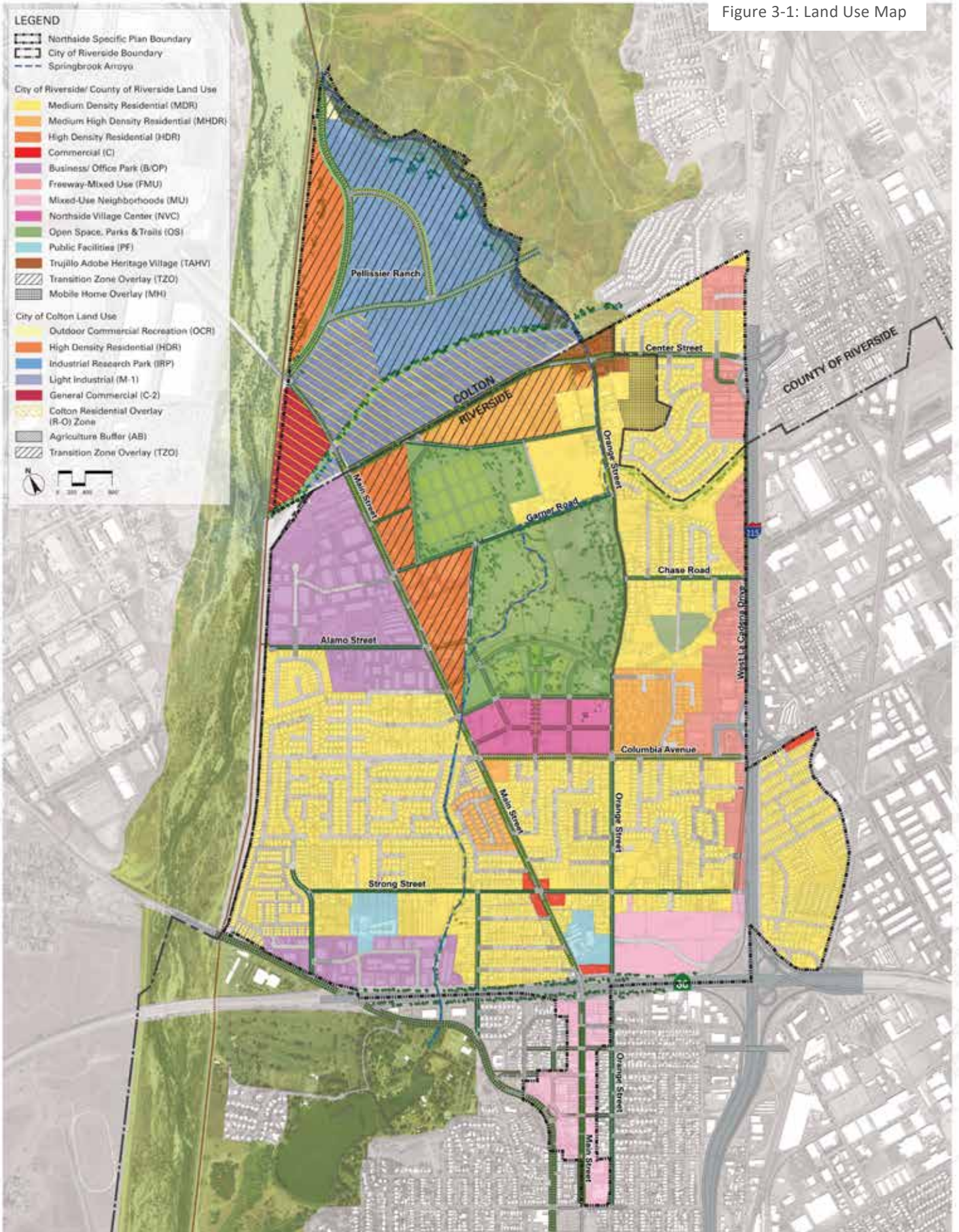
- Outdoor Commercial Recreation (OCR)
- Industrial Research Park (IRP)
- High Density Residential (HDR)
- Light Industrial (M-1)
- General Commercial (C-2)
- Transition Zone Overlay (TZO)
- Residential Overlay (R-O)

Locations of the land use designations and zones are shown in Figure 3-1.

NOTE: The County of Riverside is not bound to City of Riverside regulations until if or when those properties are annexed into the City.

Land Use & Regulatory Framework

Figure 3-1: Land Use Map



3

3.3 City of Riverside Land Use and Development Regulations

Table 3.43.1: City of Riverside Land Use & Zone Description-Development Standards Tables

The following table establishes the development standards for zones in the Northside Specific Plan Area that fall within the City of Riverside. Equivalent Zones within the Zoning Code have been identified for certain Specific Plan zones. Only those development standards of the Specific Plan zones that differ from the Equivalent Zones are listed below. Where a development standard has not been provided in the tables below, please refer to the Equivalent Zone within the Zoning Code of the appropriate jurisdiction. Section 3.7 also includes additional development standards for properties that front on certain development edges including streets and land use interfaces. The following tables establish the land uses and zones in the Northside.

LAND USE & ZONE DESCRIPTION TABLE -- CITY OF RIVERSIDE/COUNTY OF RIVERSIDE

| LAND USE & ZONE DESCRIPTION | ZONING CODE EQUIVALENT ZONE ¹ | LOT AREA MIN ² | LOT WIDTH MIN (FEET) ² | LOT DEPTH MIN (FEET) ² | SETBACKS (FEET) ² | BUILDING HEIGHT (STORIES) ² | | DENSITY MAX | BUILDING SIZE MAX (SQ. FT.) |
|---|--|---------------------------|-----------------------------------|-----------------------------------|------------------------------|--|-----|--|-----------------------------|
| | | | | | | MIN | MAX | | |
| Transition Zone Overlay (TZO) ³ | N/A | | | | | | | 0.5 FAR | 50,000 |
| Northside Village Center | MU-U | | | | | 3 | 5 | | |
| Trujillo Adobe Heritage Village (TAHV) Details to be determined at time of development | CR | | | | | | | | |
| Freeway Mixed Use (FMU) | MU-V | 6,000 sf | | 80 | | 3 | 5 | 45 DU/AC Residential 0.5 FAR All Other Uses | |
| Mixed Use Neighborhood (MU) | MU-V | 7,000 sf | 60 | | | 2 | 3 | 24 DU/AC Residential 0.5 FAR All Other Uses | |
| Business Office Park (B/OP) | BMP | | | | | | | 1.5 FAR | 50,000 |

Land Use & Regulatory Framework



| LAND USE & ZONE DESCRIPTION | ZONING CODE EQUIVALENT ZONE ¹ | LOT AREA MIN ² | LOT WIDTH MIN (FEET) ² | LOT DEPTH MIN (FEET) ² | SETBACKS (FEET) ² | BUILDING HEIGHT (STORIES) ² | | DENSITY MAX | BUILDING SIZE MAX (SQ. FT.) |
|---|--|---------------------------|-----------------------------------|-----------------------------------|------------------------------|--|-----|---------------------------------------|-----------------------------|
| | | | | | | MIN | MAX | | |
| High Density Residential (HDR) | R-4 | | | | | 2 | 4 | 45 DU/AC (Up to 60 DU/AC with CUP) | |
| Medium High Density Residential (MHDR) | R-3-3000 | | | | | | | 14 DU/AC | |
| Medium Density Residential (MDR) | R-1-7000 | | | | | | | 8 DU/AC | |
| Commercial (C) | CR | | | | | | | 0.5 FAR | |
| Open Space, Parks, and Trails (OS) Ancillary use to support a public / private venture | N/A (Also See WC Overlay) | | | | | | | | |
| Public Facilities / Institutional (PF) | PF | | | | | | | 1.0 FAR | |
| Mobile Home Overlay (MH) | MH Overlay | | | | | | | | |

1. Refer to the development standards of the equivalent zone in the Zoning Code (Title 19 of the RMC) for any standards not listed in Section 3.4. Refer to Section 3.5 for Permitted Uses.
2. Also refer to Section 3.7 - Additional Standards for Development Edges Within the Northside Neighborhood.
3. Only applies to expansions of uses existing or approved as of the effective date of this Specific Plan. TZO to be removed upon development of residential.

Table 3.3.2: City of Riverside Permitted Uses Table

The following table establishes the permitted land uses in the Northside Specific Plan Area that fall within the City of Riverside. If a use is not listed, please refer to the Zoning Code (Title 19).

| LAND USE ACTIVITY | NVC | TAHV | FMU | MU | B / OP | HDR | MHDR | MDR | C | OS | PF | TZO ¹ |
|---|-----|------|-----|----|--------|-----|------|-----|---|----|----|------------------|
| Agricultural Uses – No retail, field stands | | P | | | | | | P | P | P | P | |
| Agricultural Uses – With retail, field stands | | P | | | | | | | P | | | |
| Assemblies of People - Entertainment - Not Including Adult-Oriented Businesses (e.g., Theater - Live Performance, Motion Picture, Auditoriums, Banquet Halls, Nightclubs, etc.) | C | C | C | C | C | | | | | | | |
| Assemblies of People - Non-entertainment | C | C | C | C | C | C | | | C | | C | |

Land Use & Regulatory Framework

| LAND USE ACTIVITY | NVC | TAHV | FMU | IMU | B / OP | HDR | MHDR | MDR | C | OS | PF | TZO ¹ |
|--|-----|------|-----|-----|--------|-----|------|-----|----|----|----|------------------|
| (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.) | | | | | | | | | | | | |
| Assisted Living (Residential Care Facilities) | C | | C | | | C | C | C | C | | | |
| Banks and Financial Institutions / Services including Brokerages (no drive-thru) | P | P | P | P | P | | | | P | | | |
| Bars, Saloons, Cocktail Lounges, Taverns, & Nightclubs ¹ | MC | MC | C | C | | | | | MC | | | |
| Bed and Breakfast | P | P | P | P | | | | C | P | | | |
| Day Care Centers | C | C | C | C | C | C | C | C | C | | C | |
| Energy Production and Storage, and Utility Distribution Facilities | | | | | P | | | | | | P | |
| Farmers Markets - Certified | P | P | P | P | P | | | | P | P | P | |
| Home Occupations | P | P | P | P | | P | P | P | | | | |
| Hospital | P | | | P | P | | | | | | | |
| Hotel | P | P | P | P | | | | | P | | | |
| Laboratories and Research | | | | | P | | | | | | | |
| Libraries | P | P | P | P | | | | | P | | P | |
| Mobile Home Park | | | | | | | | C | | | | |
| Museums | P | P | P | P | | | | | P | | P | |
| Offices (Administrative, Business, Executive and Professional, Medical) | P | P | P | P | P | | | | P | | | |
| Parking Lot or Parking Structure (Stand Alone) | P | P | P | P | P | P | P | P | P | P | P | |
| Parks / Community Gardens | P | P | P | P | P | P | P | P | P | P | P | |
| Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, etc.) | P | P | P | P | | | | | P | | | |
| Plant Nurseries - Retail | P | P | P | P | | | | | P | | | |
| Public Safety Facilities | P | P | P | P | P | P | P | P | P | P | P | |
| Rail and Bus Transit Stations | P | P | P | P | P | P | P | P | P | P | P | |
| Recreational Facilities – Commercial: | | | | | | | | | | | | |
| Bowling Alleys | P | P | P | P | | | | | P | | | |
| Skate Facility | P | P | P | P | | | | | P | | | |
| Health and Fitness, music, dance, or martial arts studios | P | P | P | P | MC | | | | P | | | |

Land Use & Regulatory Framework

| LAND USE ACTIVITY | NVC | TAHV | FMU | IMU | B / OP | HDR | MHDR | IMDR | C | OS | PF | TZO ¹ |
|---|-----|------|-----|-----|--------|-----|------|------|-----|-----|-----|------------------|
| Other Indoor or Outdoor Facilities | MC | MC | MC | MC | MC | | | | MC | MC | | |
| Residential Uses | | | | | | | | | | | | |
| Multiple-Family Dwelling | P | P | P | P | P | P | P | | | | | |
| Single Family Dwelling - Attached | P | P | P | P | P | P | P | | | | | |
| Single Family Dwelling - Detached | | | | | | | | P | | | | |
| Restaurants (Sit-Down and Take-Out, without Drive Thru) | P | P | P | P | P | | | | P | | | |
| Retail Sales | P | P | P | P | | | | | P | | | |
| Schools - Private (Grades K-12) | C | C | C | C | | | | | C | | C | |
| Storage Facility | | | | | | | | | | | | |
| Tasting Facility (may include Brewery / Winery / Distillery) | MC | MC | MC | MC | | | | | MC | | | |
| Vehicle Fuel Stations (i.e., Gas Stations) | € | | | C | | | | € | | | | |
| Vehicle Fuel Stations (i.e., Gas Stations) when at intersection of arterials or arterial and collector | | | C | | C | | | | | | | |
| Vehicle Repair Facilities fully screened | | | | | MC | | | | | | | |
| Warehousing & Wholesale and Distribution Facilities Centers (Buildings limited to 50,000) - See Chapter 19.435 and refer to BMP standards of Chapter 19.130 within the Zoning Code. | | | | | P | | | | | | | |
| 10,000 sq. ft. or less | | | | | P/MC | | | | | | | |
| Greater than 10,000 sq. ft. and up to 50,000 sq. ft | | | | | MC/C | | | | | | | |
| Greater than 50,000 sq. ft. - Prohibited | | | | | | | | | | | | |
| Wireless Communication Facilities and Related Support Structure (See Chapter 19.530 of the Zoning Code) | P/C | P/C | P/C | P/C | P/C | P/C | P/C | | P/C | P/C | P/C | |

P = Permitted Use by the Director

C = Subject to the granting of a conditional use permit (CUP) per Chapter 19.760 of the Zoning Code

Land Use & Regulatory Framework

MC = Subject to the granting of Minor Conditional Use Permit (MCUP) per Chapter 19.730 of the Zoning Code
 Blank = Prohibited use
 Please refer to Title 19 of the City of Riverside Municipal Code for the Mobile Home Overlay (MH) and other uses not listed herein.

1. Uses permitted in the TZO only include those uses legally established or permitted (**entitled**) prior to the effective date of the Northside Specific Plan. These uses shall be considered legal, conforming uses and may include parking lots, tow yards, contractor storage yards, lumber yards and building materials, equipment sales and rental, and the like. The TZO will be removed from a site when uses consistent with the Specific Plan's base zones are developed.

Table 3.3.3: City of Riverside Parking Requirements

The following summarizes the parking requirements for uses in the Northside neighborhood of the City of Riverside. If a use is not listed, please refer to the Parking and Loading standards within the Zoning Code. In some instances, a maximum parking ratio has been established to encourage more efficient use of land and discourage overparking.

| USE | MINIMUM PARKING REQUIREMENT | MAXIMUM PARKING RATIO | RIVERSIDE ZONING CODE EQUIVALENT USE |
|--|---|-----------------------|---|
| Multiple-Family Dwelling - 1br | 1 space/unit | 2 spaces/unit | Multiple-family dwelling |
| Multi-Family Dwelling - 2br | 1.5 spaces/unit | 3 spaces/unit | Multiple-family dwelling |
| Multi-Family Dwelling - 3+br | 2 spaces/unit | 5 spaces/unit | Multiple-family dwelling |
| Bank | 1 space / 333 sf | 1 space / 200 sf | Banks and Financial Service |
| Bar | 1 space / 250 sf | N/A | Bars, saloons, cocktail lounges, and taverns |
| Brewery/Winery Tasting Room | 1 space / 250 sf | N/A | Restaurant |
| Day care | 1 space / employee plus 2 guest spaces | N/A | Day Care Facilities |
| General merchandise | 1 space / 333 sf | 1 space / 200 sf | Retail sales |
| Grocery store | 1 space / 333 sf | 1 space / 200 sf | Retail sales |
| Library | 1 space / 333 sf | N/A | N/A |
| Medical office | 1 space / 333 sf | N/A | Medical office |
| Museum | 1 space / 333 sf | N/A | N/A |
| Nightclub | 1 space / 250 sf | N/A | Assemblies of People - Entertainment |
| Nursery (retail) | 1 space / 333 sf | N/A | Plant nursery |
| Personal services | 1 space / 333 sf | 1 space / 200 sf | Personal services |
| Professional offices | 1 space / 333 sf | 1 space / 200 sf | Office |
| Studio (art, dance, karate, music) | 1 space / 333 sf | 1 space / 200 sf | Specialty non-degree (dance and martial arts) |
| Studio (educational) | 1 space / 333 sf | N/A | Tutoring center |
| Private Elementary School or Middle School | 1 space / employee; AND 5 guest spaces AND 1 space / 200 for assembly area / auditorium / gym | N/A | School, elementary / middle |
| Theater | 1 space / 3 fixed seats | N/A | Assemblies of people - entertainment |

Land Use & Regulatory Framework

| USE | MINIMUM PARKING REQUIREMENT | MAXIMUM PARKING RATIO | RIVERSIDE ZONING CODE EQUIVALENT USE |
|------------|-----------------------------|-----------------------|--------------------------------------|
| Restaurant | 1 space / 250 sf | N/A | Restaurant |

3.4 City of Colton Land Use and Development Regulations ~~LAND USE & ZONE DESCRIPTION TABLE~~ - CITY OF COLTON



Table 3.4.1: City of Colton Development Standards

The following tables establish the development standards for zones in the Northside Specific Plan Area that fall within the City of Colton. Equivalent Zones within the Zoning Code have been identified for certain Specific Plan zones. Only those development standards of the Specific Plan zones that differ from the Equivalent Zones are listed below. Where a development standard has not been provided in the tables below, please refer to the Equivalent Zone within the Zoning Code. Section 3.7 also includes additional development standards for properties that front on certain development edges including streets and land use interfaces.

| LAND USE & ZONE DESCRIPTION | ZONING CODE EQUIVALENT ZONE ¹ | LOT AREA MIN (SQ. FT.) ² | LOT WIDTH MIN (FEET) ² | LOT DEPTH MIN (FEET) ² | SETBACKS (FEET) ² | BUILDING HEIGHT (STORIES) ² | | DENSITY MAX |
|--|--|-------------------------------------|-----------------------------------|-----------------------------------|------------------------------|--|-----|-------------|
| | | | | | | MIN | MAX | |
| Transition Zone Overlay (TZO) ³ | M-1 | | | | | | | |
| Colton Residential Overlay (R-O) | R-O | | | | | | | 30 DU/AC |
| Industrial Research Park | I | | | | | 2 | 4 | .75 FAR |
| Light Industrial (M-1) | M-1 | | | | | | | .5 FAR |
| General Commercial (C-2) | C-2 | | | | | | | 1.0 FAR |
| High Density Residential (HDR) | R-4 | 1,000 | 100 | 150 | | 2 | 4 | 30 DU/AC |
| Outdoor Commercial Recreation (OCR) | N/A | 1 | | | 15 | 1 | 2 | |
| Agricultural Buffer (AB) | N/A | | | | | | | |

1. Refer to the development standards of the equivalent zone in the Zoning Code (Title 18 of the Colton Code of Ordinances) for any standards not listed in Section 3.4. Refer to Section 3.5 for Permitted Uses.
2. Also refer to Section 3.7 - Additional Standards for Development Edges Within the Northside Neighborhood.
3. TZO to be removed upon development of residential.

Land Use & Regulatory Framework

Table 3.4.2: PERMITTED LAND USES TABLE – CITY OF RIVERSIDE COLTON 3-5 Use Tables Permitted Uses Table

The following table establishes the permitted land uses for properties in the Northside neighborhood in the City of Riverside Specific Plan Area that fall within the City of Colton. If a use is not listed, please refer to Title 19 – Riverside the Zoning Code (Title 18). When a use is not specifically listed in this Specific Plan, it shall be understood that the use may be permitted if it is determined by the Development Services Director that the use is similar to other uses listed. Such determination shall be pursuant to Section 18.06.060-K-1 of the Zoning Code.

| LAND USE ACTIVITY | OCR | HDR | IRP | AB | M-1 ¹ | C-2 ¹ | R-O ¹ | TZO ² |
|--|-----|-----|-----|----|------------------|------------------|------------------|------------------|
| Agricultural Uses, Retail and Field Stands | | | | P | | | | |
| Animal Keeping | P | | | P | | | | |
| Assisted Living (Residential-Care-Facilities) | | | | | | | | |
| Day-Care-Centers | | | | | | | | |
| Energy Production and Storage, and Utility Distribution Facilities | | | CUP | | | | | |
| Farmers Markets – Certified | | | P | P | | | | |
| Home-Occupations | | | | | | | | |
| Hospital | | | P | | | | | |
| Laboratories and Research | | | P | | | | | |
| Manufacturing - Custom | | | P | | | | | |
| Manufacturing - Light | | | P | | | | | |
| Offices (Administrative, Business, Executive and Professional, Medical) | | | P | | | | | |
| Parking Lot or Parking Structure (Stand-Alone) as accessory to the primary use | P | | P | P | | | | |
| Parks / Community Gardens | P | | P | P | | | | |
| Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, etc.) | | | P | | | | | |
| Plant-Nurseries – Retail | | | | | | | | |
| Public Safety Facilities | P | | P | | | | | |
| Rail and Bus Transit Stations | | | CUP | | | | | |
| Recreational Facilities - Commercial | | | | | | | | |
| Bowling Alleys | | | C | | | | | |
| Skate Facility | | | C | | | | | |
| Health and Fitness, music, dance, or martial arts studios | | | C | | | | | |
| Other Indoor or Outdoor Facilities | | | C | | | | | |
| Residential Uses | | | | | | | | |
| Multiple-Family Dwelling | | P | P | | | | | |
| Single Family Dwelling - Attached | | P | P | | | | | |
| Single-Family-Dwelling – Detached | | | | | | | | |

Land Use & Regulatory Framework

| LAND USE ACTIVITY | OCR | HDR | IRP | AB | M-1 ¹ | C-2 ¹ | R-O ¹ | TZO ² |
|--|-----|-----|-----|----|------------------|------------------|------------------|------------------|
| Restaurants (Sit-Down and Take-Out, without Drive Thru) | | | P | | | | | |
| Retail | | | C | | | | | |
| Storage Facility | | | | | | | | |
| Tasting Facility (may include Brewery / Winery / Distillery) | | | MC | | | | | |
| Warehousing | | | P | | | | | |
| Wireless Communication Facilities and Related Support Structure (See Chapter 19.530 of the Zoning Code) | | | P/C | | | | | |
| Wholesaling | | | | | | | | |
| Vehicle Fuel Stations (i.e., Gas Stations) when at intersection of arterials or arterial and collector | | | | | | | | |

P = Permitted Use by the Director

C = Subject to the granting of a conditional use permit (CUP) per Chapter 19.760-18.58.969 of the Zoning Code

MC = Subject to the granting of Minor Conditional Use Permit (MCUP) per Chapter 19.730-18.58.060 of the Zoning Code

Blank = Prohibited use

1. For R-O, M-1, and C-2 zones, please refer to Title 18 of the City of Colton Municipal Code for permitted uses.
2. The Transition Zone Overlay (TZO) allows the continuation of the zone in effect at the time the Northside Specific Plan is adopted, except that all NSP development standards shall apply. The TZO will be removed from a site when uses consistent with the Specific Plan's base zones are developed.

Table 3.4.3-6: City of Colton Parking Requirements

The following summarizes the parking requirements for uses in the Northside neighborhood within the City of Colton. If a use is not listed, please refer to Title 18-Riverside and Title 18-Colton the Zoning Code (Title 18). In some instances, a maximum parking ratio has been established to encourage more efficient use of land and discourage overparking.

| USE | MINIMUM PARKING REQUIREMENT | MAXIMUM PARKING RATIO | COLTON ZONING CODE EQUIVALENT USE |
|--------------------------------|--|-----------------------|---|
| Multiple-Family Dwelling - 1br | 1 space/unit | 2 spaces/unit | Multiple-family dwelling |
| Multi-Family Dwelling - 2br | 1.5 spaces/unit | 3 spaces/unit | Multiple-family dwelling |
| Multi-Family Dwelling - 3+br | 2 spaces/unit | 5 spaces/unit | Multiple-family dwelling |
| Bank | 1 space / 333 sf | 1 space / 200 sf | General Commercial |
| Bar | 1 space / 250 sf | N/A | Eating and Drinking Establishments |
| Brewery/Winery Tasting Room | 1 space / 250 sf | N/A | Eating and Drinking Establishments |
| Day care | 1 space / employee plus 2 guest spaces | N/A | Child Care Facilities/Family Day Care—Large |
| General merchandise | 1 space / 333 sf | 1 space / 200 sf | General Commercial |
| Grocery store | 1 space / 333 sf | 1 space / 200 sf | General Commercial |
| Library | 1 space / 333 sf | N/A | N/A |
| Medical office | 1 space / 333 sf | N/A | Office Uses including medical uses |

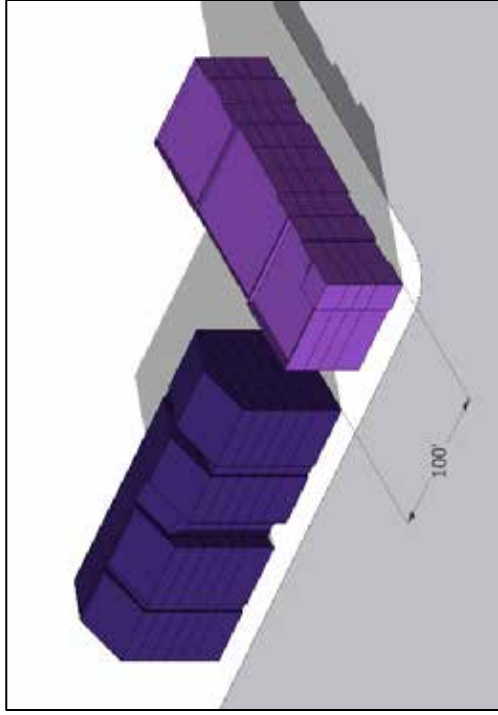
Land Use & Regulatory Framework

| USE | MINIMUM PARKING REQUIREMENT | MAXIMUM PARKING RATIO | COLTON ZONING CODE EQUIVALENT USE |
|--|---|-----------------------|------------------------------------|
| Museum | 1 space / 333 sf | N/A | N/A |
| Nightclub | 1 space / 250 sf | N/A | Places of Assembly |
| Nursery (retail) | 1 space / 333 sf | N/A | General Commercial |
| Personal services | 1 space / 333 sf | 1 space / 200 sf | General Commercial |
| Professional offices | 1 space / 333 sf | 1 space / 200 sf | Office Uses including medical uses |
| Studio (art, dance, karate, music) | 1 space / 333 sf | 1 space / 200 sf | General Commercial |
| Studio (educational) | 1 space / 333 sf | N/A | General Commercial |
| Private Elementary School or Middle School | 1 space / employee; AND 5 guest spaces AND 1 space / 200 for assembly area / auditorium / gym | N/A | N/A |
| Theater | 1 space / 3 fixed seats | N/A | Movie Theaters |
| Restaurant | 1 space / 250 sf – Take Out 1 space/100 sf – Dine In (indoor and outdoor dining areas) | N/A | Eating and Drinking Establishments |

3.7.5 Design-Additional Standards for Development Edges Within the Northside Neighborhood

The Design Standards for Development Edges illustrate how buildings on the edges of the various districts would interact with the public realm of key corridors along the edges. The standards outline how buildings, open and spaces and parking facilities tie in with the public streetscape designs along the corridors. Definitions for the standards identified for each development edge are the same as those included in Title 19 – Zoning within the City of – Riverside -and Title 18 – Zoning within the City of – Colton-including Off-Street Parking Lot Placement.

Edge condition standards ensure that development or redevelopment addresses the interface with adjacent corridors, open space, and existing neighborhoods appropriately. Building height (measured in number of floors, not in feet), mass, setbacks, and the location of parking are the key considerations for these edges. The design standards provide design requirements for the edges as defined to ensure the interface between the public and private realms, independent of the land uses involved, helps achieve the vision for the Northside neighborhood.



NOTE: Roadway configurations shown in Pellissier Ranch are conceptual, please refer to Chapter 4: Circulation, Mobility, & Trails for additional details.



NOTE: Roadway configurations shown in Pellissier Ranch are conceptual, please refer to Chapter 4: Circulation, Mobility, & Trails for additional details.

Land Use & Regulatory Framework

EDGE TYPE TRANSITION FOR BUILDING HEIGHTS

When a property is affected by two edge types, the transition from a lower building height edge condition to a taller building height edge condition occurs 100' from the front setback of the lower height edge treatment. All other standards shall apply per the applicable edge treatments.

Land Use & Regulatory Framework

Edge Type A - Central Park Edge Development Standards

Maximum 6 Stories



Intent: The Central Park development edge allows for higher density development near the park system. The greater levels of density along those parks “frame” these parks.

| Building Form | |
|--|--------------------------------|
| Height | |
| Main Building | 6 Floors Max. 3 Floors Min. |
| Ground floor active uses in specific areas to enhance the pedestrian experience. | |

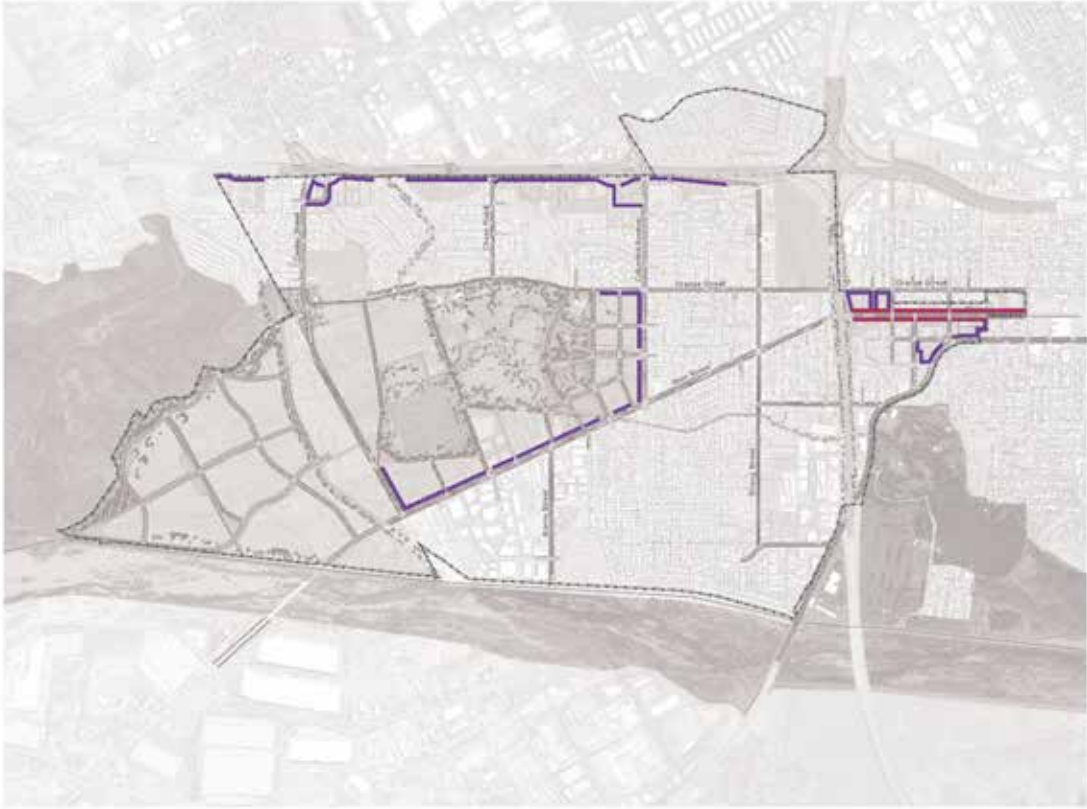
| Lot Size | |
|--|----------|
| Width | N/A |
| Depth | N/A |
| Building Placement | |
| Setbacks (Distance from ROW/Lot Line) | |
| Front | 20' Min. |
| Side Street | 15' Min. |
| Side Interior | |
| Main Building | 0' Min. |
| Accessory Structure | N/A Min. |
| Rear | |
| Main Building | N/A |
| Accessory Structure | N/A |
| Off-street Parking Lot Placement | |
| Location (Distance from ROW/Lot Line) | |
| Front Setback | 35' Min. |
| Side Street Setback | 20' Min. |
| Rear Setback | 3' Min. |
| Parking should be placed behind buildings where possible or screened with street trees and understory landscape. | |

Land Use & Regulatory Framework

Edge Type B - Commercial Area—Edge Development Standards

Maximum 4 Stories

3



| Building Form | |
|--|--------------------------------|
| Height | |
| Main Building | 4 Floors Max. 2 Floors Min. |
| An adaptive reuse of existing building that is 1 floor can remain. | |

| Lot Size | |
|--|----------|
| Width | N/A |
| Depth | N/A |
| Building Placement | |
| Setbacks (Distance from ROW/Lot Line) | |
| Front | 15' Min. |
| Side Street | 15' Min. |
| Side Interior | |
| Main Building | 0' |
| Accessory Structure | N/A |
| Rear | |
| Main Building | 10' |
| Accessory Structure | 5' |
| Off-street Parking Lot Placement | |
| Location (Distance from ROW/Lot Line) | |
| Front Setback | 20' |
| Side Street Setback | 20' |
| Rear Setback | 3' |
| Parking should be placed behind buildings where possible or screened with street trees and understory landscape. | |

Intent: The Commercial Area development edge balances the character of existing neighborhoods with commercial uses, located across the street. This allows for sufficient building heights to attract high quality, market appropriate development.

Land Use & Regulatory Framework

Edge Type C - Residential-Edge Development Standards

Maximum 3 Stories

3



| Building Form | |
|---------------|----------------------------|
| Height | |
| Main Building | 3 Floors Max. 4 |
| | 2 Floors 4 |

| | |
|--|----------|
| Lot Size | |
| Width | N/A |
| Depth | N/A |
| Building Placement | |
| Setbacks (Distance from ROW/Lot Line) | |
| Front | 15' Min. |
| Side Street | 10' Min. |
| Side Interior | |
| Main Building | 0' |
| Accessory Structure | N/A |
| Rear | |
| Main Building | 10' Min. |
| Accessory Structure | 5' Min. |
| Off-street Parking Lot Placement | |
| Location (Distance from ROW/Lot Line) | |
| Front Setback | 20' |
| Side Street Setback | 10' |
| Rear Setback | 3' |
| Parking should be placed behind buildings where possible or screened with street trees and understory landscape. | |

Intent: The Residential edge development minimizes building heights along the edges of residential areas to better integrate development or redevelopment into the existing neighborhood context.

Land Use & Regulatory Framework

Edge Type D - Industrial-Edge Development Standards

Maximum 2 Stories

3

| Building Form | |
|---------------|---------------|
| Height | |
| Main Building | 2 Floors Max. |
| | N/A Min. |

| | |
|--|----------|
| Lot Size | |
| Width | N/A |
| Depth | N/A |
| Building Placement | |
| Setbacks (Distance from ROW/Lot Line) | |
| Front | 10' Min. |
| Side Street | 10' Min. |
| Side Interior | |
| Main Building | 0' |
| Accessory Structure | N/A |
| Rear | |
| Main Building | 10' |
| Accessory Structure | 5' |
| Off-street Parking Lot Placement | |
| Location (Distance from ROW/Lot Line) | |
| Front Setback | 20' |
| Side Street Setback | 10' |
| Rear Setback | 3' |
| Parking should be placed behind buildings where possible or screened with street trees and understory landscape. | |
| Landscaping | |
| Landscaping required for 20% of lot size | |



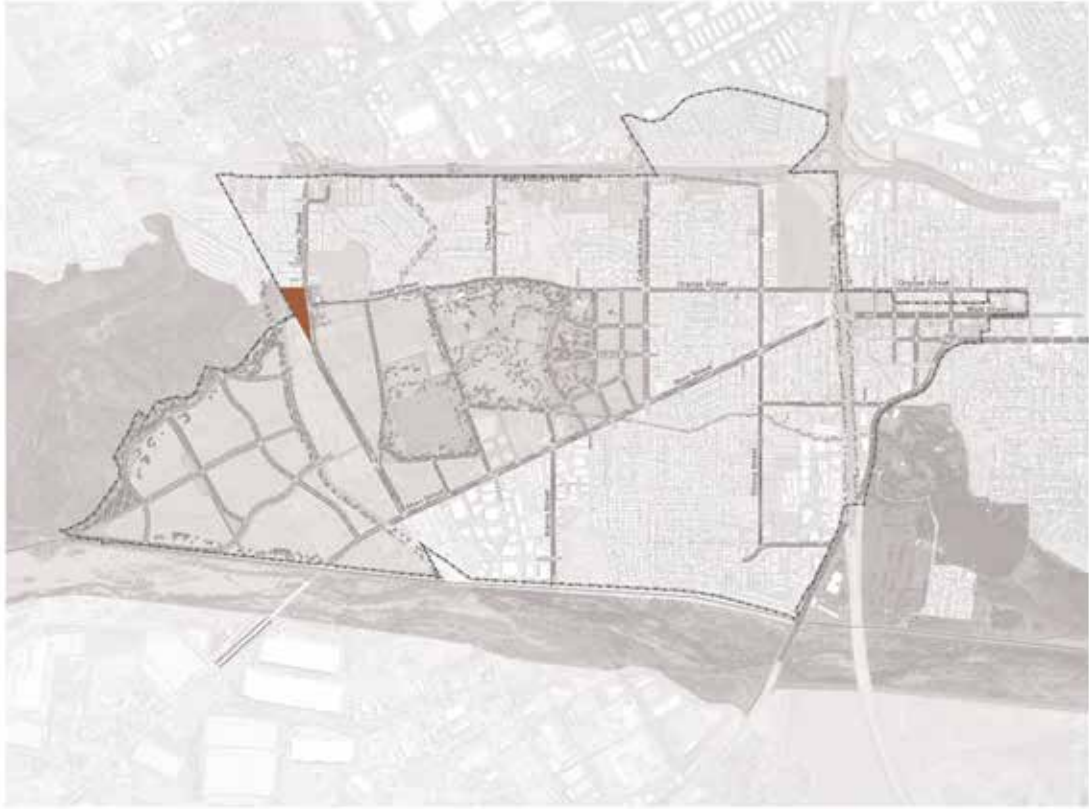
Intent: The Industrial edge development for uses in Pellissier Ranch ensures that building heights on the edges do not block views of the nearby hills from Northside neighborhood.

Land Use & Regulatory Framework

Edge Type E - Trujillo Adobe—Edge Development Standards

Trujillo Adobe Heritage Village

3



Intent: The Trujillo Adobe edge development provides sensitive transitions from surrounding land uses to the Trujillo Adobe Heritage Village.

| Building Form | |
|---------------|-----|
| Height | |
| Main Building | N/A |

| Lot Size | |
|---------------------------------------|---------------------------------------|
| Width | 20' min. E |
| Depth | 40' min. F |
| Building Placement | |
| Setbacks (Distance from ROW/Lot Line) | |
| Front | 10' min.; 20' max G |
| Side Street | 5' min.; 10' max H |
| Side Interior | 0' I |
| Rear | J |
| Adjacent to existing residential | 15' or 1:1 ratio whichever is greater |
| Adjacent to all other zone(s) | 10' |
| Off-street Parking Lot Placement | |
| Location | |
| Front Setback | 20' |
| Side Street Setback | 0' |
| Rear Setback | 3' |
| K | |

3.8-6 Design Standards & Guidelines

The Northside Neighborhood is made up of a collection of unique neighborhoods. The design standards and guidelines help to ensure that the Guiding Principles, Goals and Policies of the Specific Plan are met. They also create a high quality of place by integrating new development with existing neighborhoods to foster future economic development.

HISTORIC CHARACTER

Guidelines

- Local artists and themes should highlight and emphasize the cultural assets and history of the Northside neighborhood.

SUSTAINABLE DEVELOPMENT

Standards

- Any development within the floodplain shall conform to the City of Riverside requirements and shall be approved by the ~~District~~**Riverside County Flood Control District** and the City Engineer.

SOCIAL EQUITY

Standards

- Landscaped areas shall be planned as an integral part of the overall project and not simply located in leftover areas within the site.

Guidelines

- Parks, plazas and other gathering spaces should be linked to the open space network by sidewalks or trails.

PLACEMAKING

Standards

- Projects located along Major and Secondary Highways shall provide a sidewalk or trail corridor of at least 10 feet in width.
- Parks, plazas and open spaces shall be shaded using landscaping, public art or shade structures.
- Existing mature trees with a caliper greater than 24" shall be protected either in place or relocated on site.
- Solid walls shall be used only when screening is required.
- Chain link fences shall not be used.

Guidelines

- Public art should be encouraged to create interest in the public realm.
- Outdoor patios and dining areas should be encouraged.
- Designs should incorporate materials such as concrete pavers with a visual interest in patterning, color and brushing on sidewalks adjacent to major commercial development.
- Native and drought tolerant plant materials should be used to reduce water usage.
- Fences should incorporate changes in materials, texture, and/or landscaping to avoid the construction of solid, uninterrupted walls.
- Where security fencing is required, a combination of solid walls with pilasters and decorative view ports, or short solid wall segments with open wrought iron grille work, should be used.
- Gateways at SR-60 and I-215 entrances/exits, crossings of the Santa Ana River, Main Street at Northside/Downtown and other key intersections should include landscaping, artwork and signage.
- Gateways to key destinations, such as the Village Center, Trujillo Abode Heritage Village, and Pellissier Ranch, should include landscaping, artwork and signage.

LAND USE

Standards

- Corner locations shall be reserved for the placement of buildings, and parking at corners is prohibited.
- Commercial ground floors shall provide clear and unobstructed windows that are free from reflective coatings.
- For commercial buildings in pedestrian oriented areas
 - Building facades shall include vertical breaks and pedestrian scaled storefront bays.
 - Buildings shall have a base, middle and top.
 - Building shall use articulation for blank facades longer than 50 feet.
- Entrances and windows shall include overhead architectural features such as awnings, canopies, trellises, or cornice treatments to provide shade and reduce daytime heat gain.

- Building entrances shall be clearly defined and oriented toward the public realm.
- The fronts of buildings shall be placed along streets that have higher levels of pedestrian traffic.
- The back sides of buildings shall not face major public spaces or parks.
- Landscaping shall be used to help define outdoor spaces, soften a structure's appearance, and to screen parking, loading, storage, and equipment areas. Landscape design shall:
 - Orient open spaces to the angle of the sun and key views and create a sense of enclosure for users while also providing a safe place.
 - Link open spaces to other activity areas where people gather to sit, eat, or watch other people.
- Above-ground utility equipment shall be placed in landscaped areas and screened with landscaping or public art.

Guidelines

- Building design should apply transitions in building materials, from one area of a building to another, purposefully and in a manner corresponding to the associated variations in building mass.
- Up-lighting should be used to enhance the appearance of the building.
- For transitions from single to multi-family housing, site design should mitigate negative shade / shadow and privacy impacts by providing for greater setbacks on upper floors.
- Site design should ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhoods.
- Architectural elements such as entries, porticoes, cornices, and awnings should be compatible in scale with the building massing. Building designs should:
 - Incorporate and alternate different textures, colors, materials, and distinctive architectural treatments that add visual interest and avoid the creation of dull and repetitive facades.
 - Incorporate windows and doors with well-designed trims and details as character-defining features, in order to reflect an architectural style or theme consistent with other façade elements.
 - Integrate varied roof lines using sloping roofs, modulated building heights, step-backs, or other innovative solutions.

- Reinforce building articulation in the existing façade rhythm along adjoining streets by using architectural elements such as trim, material changes, paved walkways, and other design treatments that are consistent with those of surrounding buildings.

MOBILITY

Standards

- In all industrial and commercial zones:
 - On-site parking shall be located to the side or rear of buildings.
 - On-site parking shall be screened from the public right-of-way with landscaping and walls.
 - Parking structures shall be wrapped with active uses on the ground floor when adjacent to public ROWs.
 - Parking structures shall incorporate the architectural elements of existing or proposed buildings.
 - Drive-thru shall not be visible from the street.

Guidelines

- Curb extensions and bump outs should be used to improve visibility for pedestrians in crosswalks and at intersections.
- In commercial zones
 - Shared parking and access are encouraged.
 - On-street parking is encouraged for short term, convenient parking near shop entrances.
 - On-site parking curb cuts should minimize impacts with pedestrian circulation.
 - In pedestrian oriented areas, on-street parking is encouraged to provide a physical barrier between moving cars and pedestrians.
- Mid-block crossings should be considered to reduce the travel distance for pedestrians.
- Vehicular access for corner properties should be provided from side streets or alleys, wherever possible. Driveways should be located on secondary streets wherever possible, to minimize conflicts between vehicular and pedestrian movement.

Chapter 4

Circulation, Mobility, & Trails

4.1 Introduction

The Northside Specific Plan is designed for residents and visitors to move about the community safely and efficiently. The overall width and design of corridors are determined to connect the community and accommodate pedestrians, bicyclists, transit users and auto users. The following chapter describes the design for the roads, bikeways, trails, and Complete Streets Corridors.

4.2 Roads

As shown in Figure 4-1, the Northside includes three road classifications: Local Streets, Collector Streets, and Arterials.

Local Streets

Local Streets principally provide vehicular, pedestrian and bicycle access to property directly abutting the public right-of-way (ROW), through traffic is discouraged. Local streets are designated to be 36 feet wide, curb to curb, within a 66-foot right-of-way and have two through lanes (one in each direction).

In the Northside Neighborhood, roads with this classification will remain unchanged.

Collector Streets

Collector Streets are intended to serve as intermediate routes to handle traffic at volumes between those of Local Streets and streets of higher classification. Collector Streets provide access to abutting property and have two lanes. Collector Streets may handle some local through traffic, but the primary purpose is to connect the local street system to the arterial network.

In Riverside, Collector Streets can be 40 feet wide, curb to curb, within a 66-foot right-of-way or 40 feet wide, curb to curb, within an 80-foot right-of-way.

The Northside Neighborhood includes five Collector Streets: West La Cadena Drive (66 feet wide); Orange Street (66 feet wide); Strong Street (66 feet wide); Rivera Street (66 feet wide); and Marlborough Avenue (66 feet wide).

Arterial Streets

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

The City of Riverside has five Arterial classifications:

- 88 feet of right-of-way with 64 feet of paving and four lanes
- 100 feet of right-of-way with 80 feet of paving, a raised median and four lanes
- 110 feet of right-of-way with 86 feet of paving, a raised median and four lanes
- 120 feet of right-of-way with 100 feet of paving, a raised median and six lanes
- 144 feet of right-of-way with 124 feet of paving, a raised median and eight lanes.

Based on the Northside Specific Plan, the Northside will have four Arterial Streets, including: Center Street (88 feet wide); Columbia Avenue (88 feet wide); Main Street (100 feet wide); and Market Street (100 to 120 feet wide).

Two new arterial street will also be located in the City of Colton, one of which will run north-south and parallel to the Santa Ana River, the other runs east-west and connects Riverside Avenue with Roquet Ranch.

Several arterials will be reconfigured to fit the character of the Northside community. Heavy vehicles are currently restricted along Main Street between Columbia Avenue and SR-60. An additional restriction will be adopted along Main Street, to restrict vehicles with 3 or more axes between Center Street and Columbia Avenue. Additional traffic calming measures along Main Street will further discourage semi-trucks from travelling south to Columbia Avenue to access the I-215 freeway (at the Columbia Avenue interchange). As a result of this restriction, 3+ Axle vehicles heading southbound along Main Street via Colton will be required to make a left turn at Center Street to reach I-215. Center Street will also include pavement improvements at major intersections to replace asphalt with more durable concrete to reduce the impact of heavy vehicles braking & accelerating at intersections..

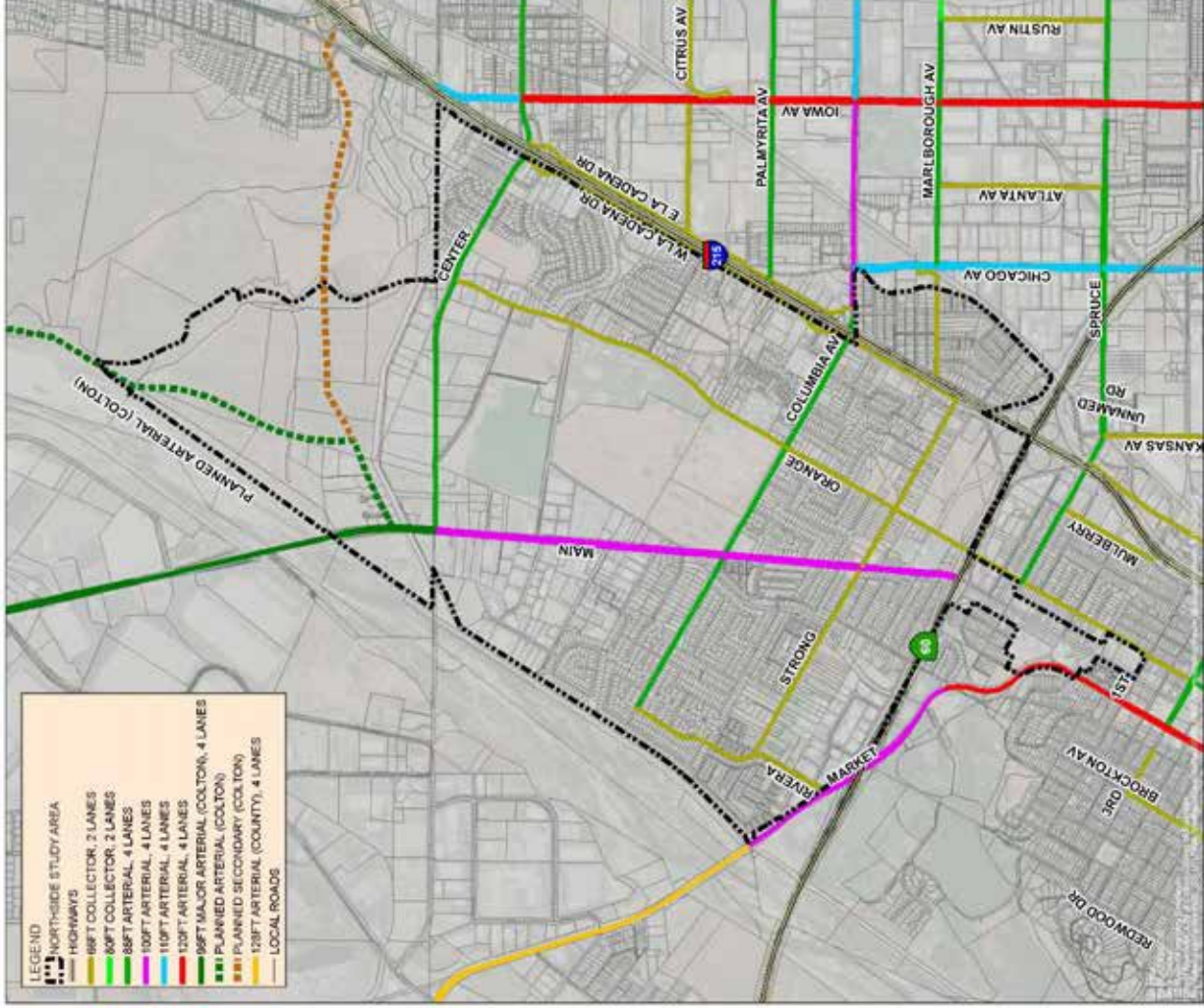


FIGURE 4-1: ROADWAY NETWORK MAP

Bicycles & Pedestrians

The Northside community will include sidewalks and bike lanes so community members can safely and easily access the nearby parks and amenities in the local neighborhoods.

As shown in Figure 4-2, the community will have 2.3 miles of Class I bike paths, 5.2 miles of Class II bike lanes, 2.5 miles of Class IV cycle tracks (buffered, contraflow bike lanes), and 9.5 miles of sidewalks.

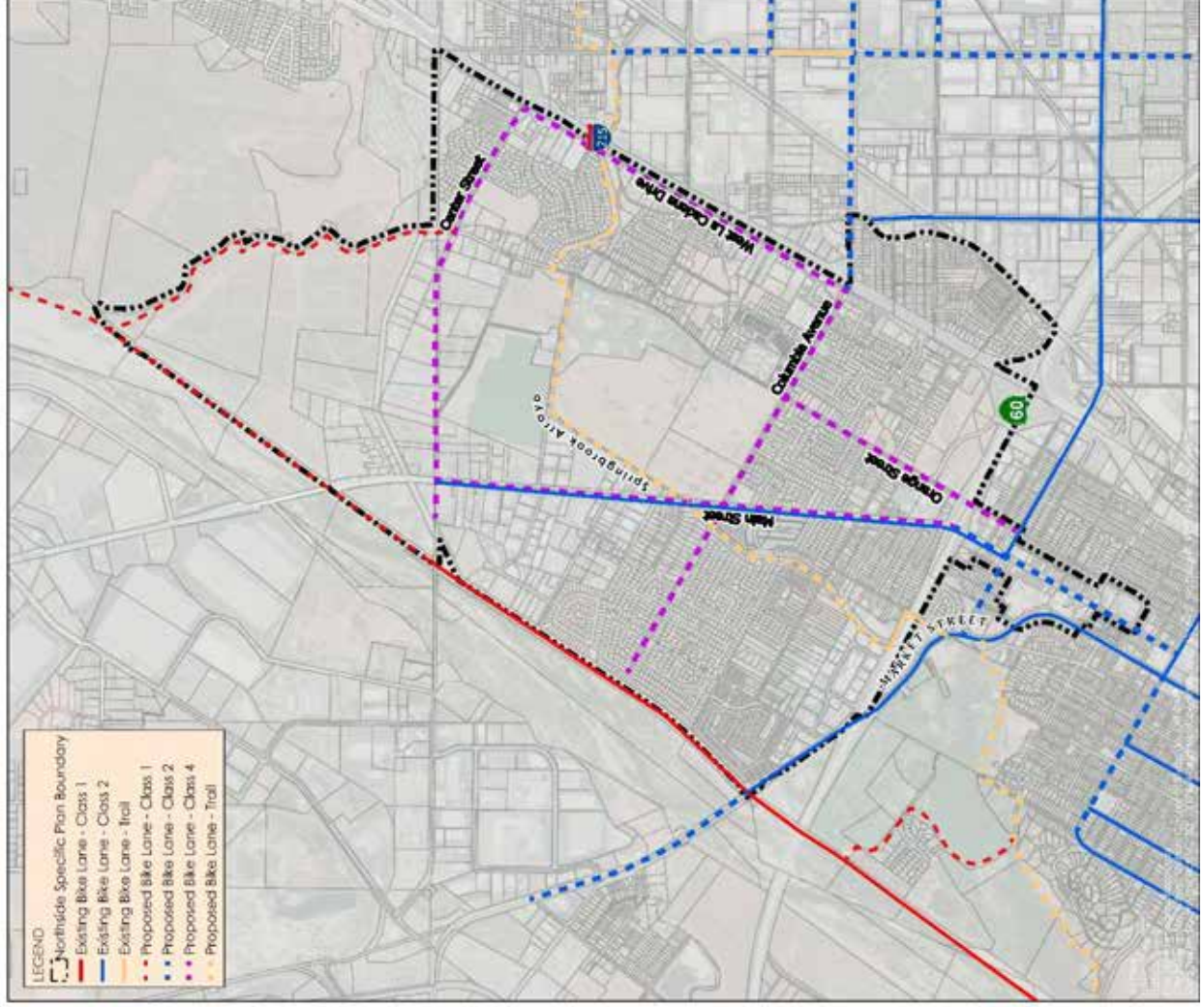


FIGURE 4-2: BIKE INFRASTRUCTURE MAP

4

4.3 Trails & Pathways

Conceptual trails and pathway **locations** are shown in Figure 4-3 with some trails complying with cross country running design standards. The trails and pathways will link residential areas with the Santa Ana River, parks, Village Center, Trujillo Adobe Heritage Village, and Downtown Riverside. The trail leading east-west in Pellissier Ranch will link the Trujillo Adobe Heritage Village with the Santa Ana River.

4.4 Urban Transit Connector & Public Transportation

4.4.1 Urban Transit Connector

To link Downtown with the Northside Neighborhood, an Urban Connector could include transportation methods such as: electric jitneys, Bus Rapid Transit (BRT), or a streetcar, as shown in Figure 4-5. An Urban Transit Connector **is expected to** may be developed at such time it is appropriate and feasible for the Northside Neighborhood.

Public Transportation

Implementation of best practices in public transportation is recommended along Main Street to improve bus service quality and headways through the Northside, including bus prioritization at traffic signals, dedicated bus lanes, queue jumpers, and improved traffic signal synchronization. In addition to the bus routes, bus stops, and Metrolink stations, the Plan will also conform to the Riverside County Transportation Commission (RCTC) Long Range Transportation Study (LRTS) that was completed in December 2019. The LRTS reviewed projects on the state highway, regional arterials, active transportation, and rail, bus, and freight networks.

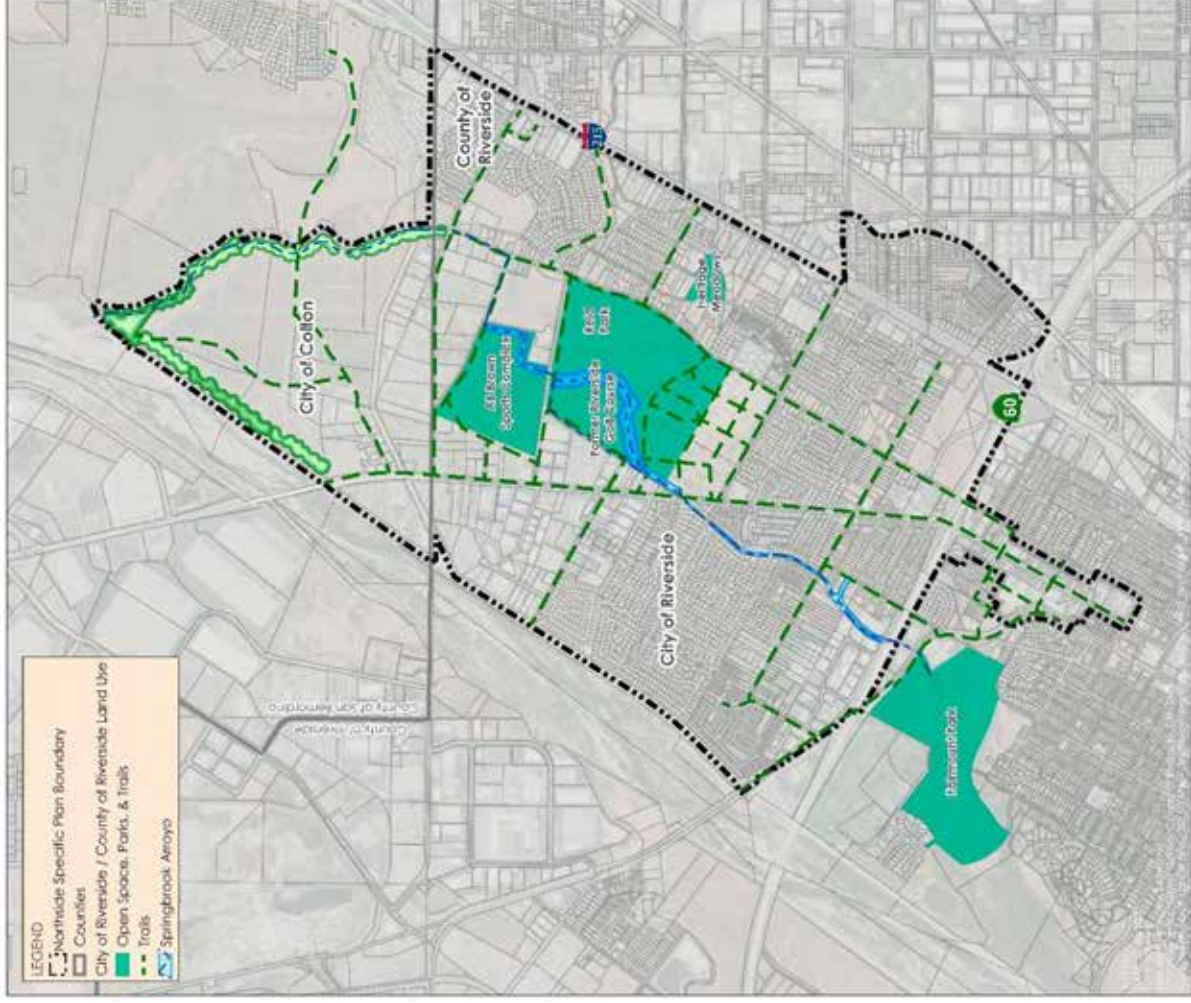


FIGURE 4-3: OPEN SPACE AND TRAILS MAP

4.5 Complete Streets Corridors

Complete Streets promotes roads that accommodate vehicles, bicyclists, and pedestrians in a safe, comfortable way that supports surrounding land uses. Complete Streets include bike lanes, ~~plant~~**buffers**~~landscaped~~ **parkways**, angled parking, reduced widths for vehicular lanes, and turn lanes with medians.

Complete Streets are designed for stormwater management and include amenities such as plantings, seating areas, enhanced lighting, wide sidewalks, and, in some cases, spaces designed for festivals or outdoor dining.

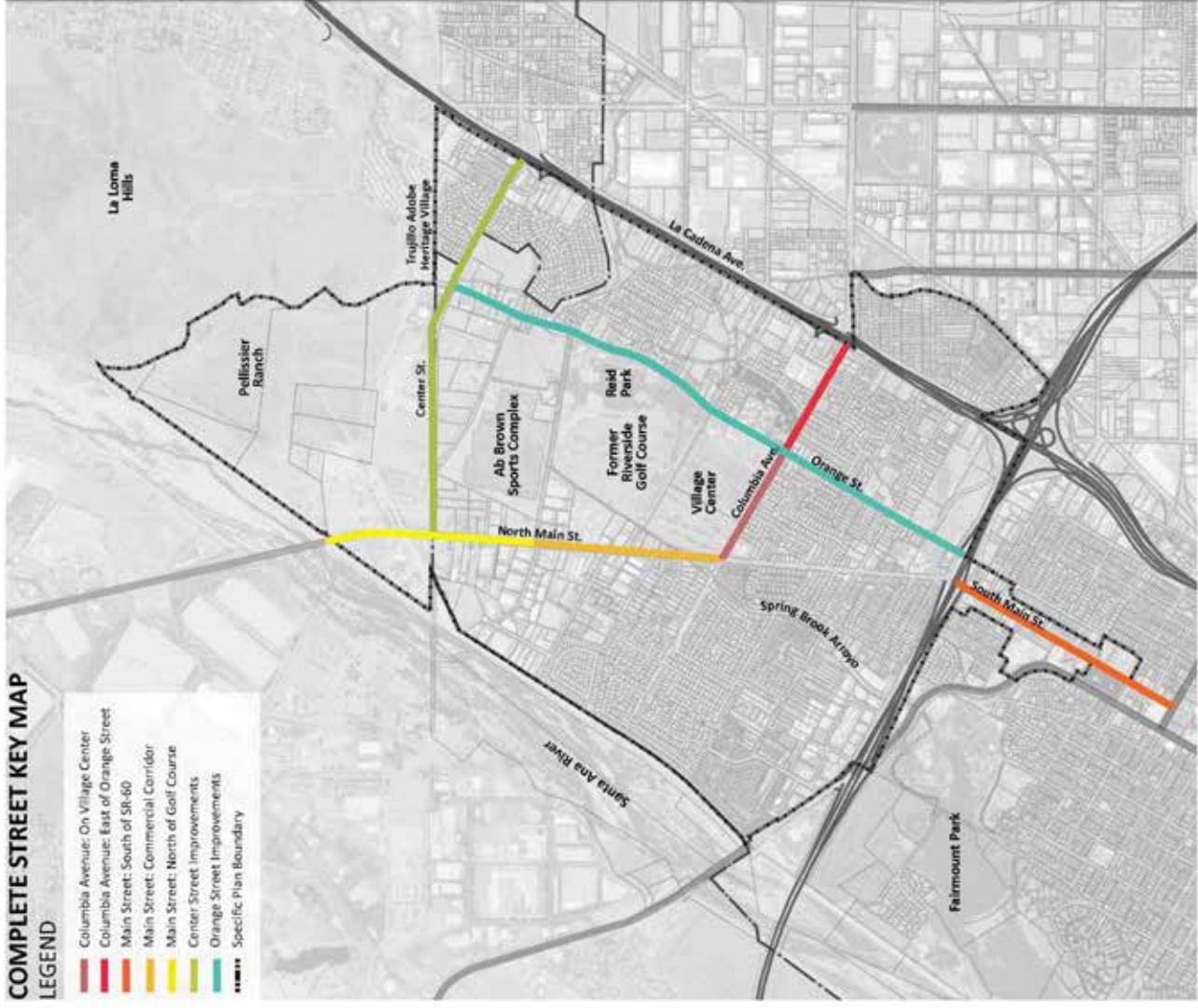


FIGURE 4-4: COMPLETE STREET KEY MAP

Circulation, Mobility, & Trails

The Northside Plan includes four Complete Streets Corridors (Main Street, Alamo Street, Center Street, Orange Street, and Columbia Avenue), as described in the following subsections and shown in Figure 4-4.

The corridors and associated designs are correlated with the edge development described in Chapter 3: Land Use & Regulatory Framework.

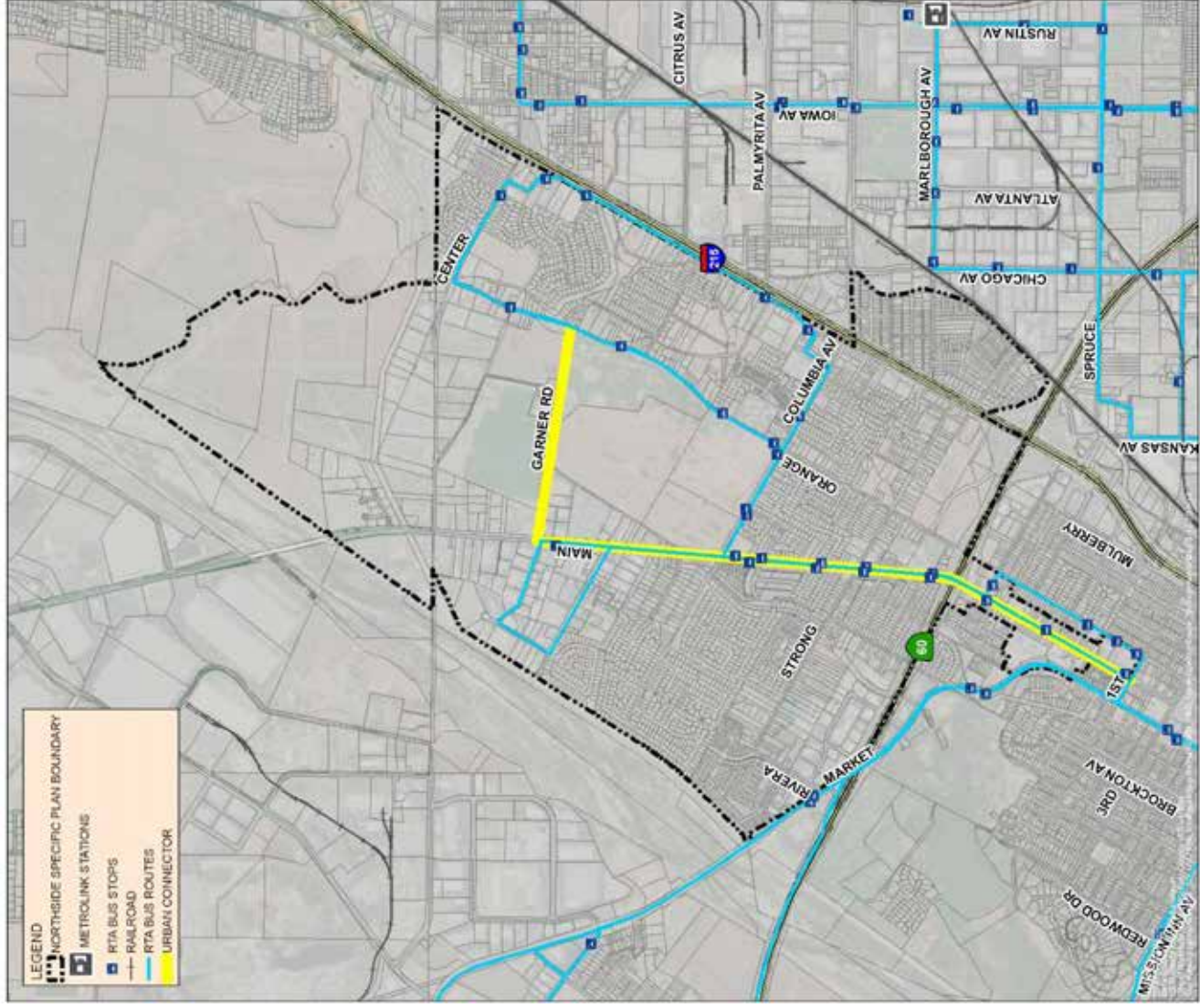


FIGURE 4-5: PUBLIC TRANSIT MAP

4.5.1 Main Street

Three segments along Main Street have been identified as Complete Streets. Cross-sections include:

Main Street: South of SR-60 (between SR-60 and 3rd Street). The street will be configured as shown in Figure 4-6 and described here:

- 100-foot ROW
- 28-foot zippered parking area dividing Main Street
 - East side – travel lane, parallel parking, plant buffer, and sidewalk
 - West side – travel lane, parallel parking, plant buffer, and sidewalk
- Two 11-foot travel lanes
- Two 11-foot parallel parking areas; as an alternative, parking lanes may be used to provide a dedicated bus or transit lane.
- One 6-foot plant buffer and One 10-foot plant buffer
- Two 6-foot sidewalks

Main Street: Commercial Corridor (between Columbia Avenue and Garner Road). The street will be configured as shown in Figure 4-7 and described here:

- Approximately 100-foot ROW
- 14-foot turn lane with raised median dividing Main Street
 - East side – two travel lanes, parallel parking, **landscaped parkwayplant-buffer**, contraflow bike lane, sidewalk
 - West side – two travel lanes, **landscaped parkwayplant-buffer**, sidewalk
- Alternative: turn median and parking space may be used to provide a dedicated bus or transit lane
- Four 11-foot travel lanes
- 8-feet of parallel parking with bus turnouts
- 12-feet of contraflow bike lane
- Two 6-foot **landscaped parkwayplant-buffers**
- Two 5-foot sidewalks

Main Street: North of Golf Course (between Garner Road and the Santa Ana River). The street will be configured as shown in Figure 4-8 and described here:

- Approximately 100-foot ROW
- 14-foot turn lane with median dividing Main Street
 - East side – two travel lanes, plant buffer, contraflow bike lane, sidewalk, parallel parking
- West side – two travel lanes, plant buffer, sidewalk
 - Alternative: turn median and parking space may be used to provide a dedicated bus or transit lane
- Four 11-foot travel lanes
- 8-feet of parallel parking with bus turnouts
- 12 feet of contraflow bike lane
- Two 6-foot plant buffers
- One 6-foot sidewalk and One 8-foot sidewalk

NOTE: Further study on Main Street, as part of more detailed design of the corridor, could include streetscape and interface of buildings with the Main Street corridor.

4.5.2 Center Street

Center Street has been identified as a Complete Street. The street will be configured as shown in Figure 4-9 and described here:

- Approximately 88-foot ROW
 - North side – two travel lanes, **planting-bufferlandscaped parkway**, sidewalk
 - South side – two travel lanes, **landscaped parkwayplanting-buffer**, sidewalk
- Four 12-foot travel lanes
- Two 6-foot **landscaped parkwayplant-buffers**
- Two 5-foot sidewalks
- Concrete paving at major intersections

4.5.4 Orange Street

Orange Street has been identified as a Complete Street. The street will be configured as shown in Figure 4-12 and described here:

- Approximately 67-foot ROW
 - East side – travel lane, parallel parking, sidewalk
 - West side – travel lane, plant buffer, contraflow bike lane, sidewalk
- Two 11-foot travel lanes
- 7.5 feet of two-way bicycle cycle track
- 8 feet of parallel parking
- One 6-foot plant buffer
- One 5.5-foot sidewalk

The configurations of Orange Street are designed to create a trail system leading from Trujillo Adobe Heritage Village to the Northside Village Center. **Improvements to this Complete Street will occur as the Trujillo Adobe Heritage Village develops.**

NOTES:

- New sections of raised median within the Northside neighborhood shall be designed to limit median breaks for turning movements, with a recommended spacing of 600' minimum.
- The design of local streets in Northside shall provide for driveway spacing in accordance with access management standards for different types of streets within the City of Riverside and **City of Colton:**
- Existing city blocks of parking in Northside shall not be removed, as part of individual projects in Northside, without the completion of further technical analysis.

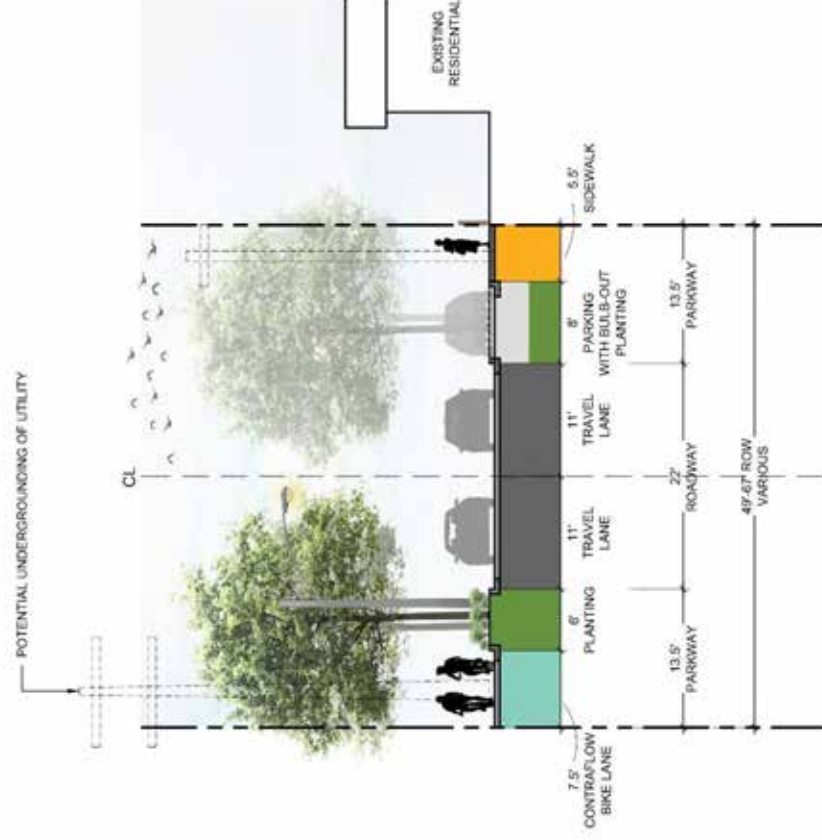


FIGURE 4-12: ORANGE STREET

Chapter 5

Implementation Strategy

5.1 Introduction

The vision for the Northside Specific Plan can be achieved through a concerted and cooperative public-private partnership. Implementation by the Cities of Riverside and Colton can help streamline the development process, plan for a mix of uses that will result in a vibrant community, improve circulation and mobility options and protect the character and image of the Northside Neighborhood. This will encourage the private sector to capitalize on the many opportunities of the Northside Neighborhood that will result in quality of place, vibrant mixed-use districts, high quality parks and open spaces, and unique employment opportunities. Sustainable development techniques, improvements to the built form and creation of Complete Streets, will also help attract long term capital investment.

5.2 Potential Funding Sources

The Northside Specific Plan implementation will take place over several years. Early actions are needed from Riverside and Colton to help remove constraints, establish the appropriate policy and regulatory framework, and make improvements that attract and encourage private investment.

The implementation approach will rely on both public and private sector funding. Public investment is likely required in the initial phases of implementation to entice private investment. Implementation will rely on several public funding sources with the recognition that flexibility is needed as changes occur over time.

State and Federal funding sources are likely to fluctuate making local market conditions and private investment more important for long term implementation.

Federal Sources

The following summarizes potential federal funding sources identified to implement the Northside Specific Plan:

- Community Development Block Grants (CDBG)
- Section 108 Loans
- Community Action for a Renewed Environment (CARE)

State Sources

The following summarizes potential state funding sources identified to implement the Northside Specific Plan:

- California Office of Traffic Safety
- Caltrans Transportation Planning Grant Program
- State Transportation Improvement Program
- Highway Safety Improvement Program (HSIP)
- California Infrastructure & Economic Development Bank
- Regional Surface Transportation Program
- Active Transportation Program
- Transformative Climate Communities
- Urban Greening Program
- Affordable Housing and Sustainable Communities Program

Local Sources

The following summarizes potential local funding sources to implement the Northside Specific Plan:

- Capital Improvements Program (CIP)
- General Fund Revenues and Tax Revenue Increments
- General Obligation Bonds
- Community Facilities Districts (associated with the private sector development)
- Road Assessment Districts (associated with the private sector development)

5.3 Implementation Action Plan

The list of action items identified in the Implementation Action Plan help to ensure that the Guiding Principles of the Northside Specific Plan continually drive change and investment. The Implementation Action Plan summarizes each action by topical area and provides a priority timeframe, primary responsibilities and partners, approximate costs, and potential funding sources. Phasing and cost estimates may change over time based on development activity, funding availability, and staffing resources.

Table 5.3: Land Use & Urban Design Actions

| ACTION | TIMEFRAME | RESPONSIBILITY | COST | POTENTIAL FUNDING |
|---|-----------|---|------------|-------------------|
| LAND USE - Guiding Principle 1 – Attractive, diverse mix of land uses enhance the existing character of the Northside | | | | |
| LU Goal 1 – Offer a wide-range of housing types. | | | | |
| <p>1</p> <p>Create incentive programs prioritizing projects that provide for housing diversity. Incentives may include Priority Processing, Development Review Fee Waiver, Impact Fee Delay, Density Bonus, and other programs.</p> | 1-5 years | Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton | < \$50,000 | City |
| <p>2</p> <p>Develop a scoring system to evaluate development projects with regard to housing diversity goals.</p> | 1-5 years | Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton | < \$50,000 | City |
| LU Goal 2 – Create appropriate land use planning areas and ensure that standards emphasize the compatibility of uses. | | | | |
| <p>3</p> <p>Initiate RFP Process for Sale or Lease of Golf Course Property and Lands for Northside Village area. Through an RFP process, Riverside should obtain formal proposals to develop the Village Center and parks north of the Village Center (on the site of the golf course). The RFP should incorporate the urban design and planning objectives and goals articulated in this Specific Plan as a requirement for development proposal submittals. RFP submittals must articulate how proposals will incorporate the vision for the Northside Village Center area and the amenities within the park facilities located nearby. The City may offer these properties to prospective developers as either a for-purchase or for-lease arrangement. RFP submittals must outline the financial return that the City will receive from the development proposal and articulate the costs and anticipated phasing of public improvements and components of the development.</p> | 1-5 years | City Manager's Office, City of Riverside | < \$50,000 | City |

Implementation Strategy

5

| ACTION | TIMEFRAME | RESPONSIBILITY | COST | POTENTIAL FUNDING |
|--|------------|--|---------------|--|
| MOBILITY - Guiding Principle 2 – Mobility choices enable businesses to thrive and residents to safely access important community assets. | | | | |
| MB Goal 1 – Prioritize and emphasize pedestrian activity on well designed streets and trails, and in all parks. | | | | |
| <p>Integrate concrete pavement as a development-required improvement for development projects adjacent to intersections of Center and Main, Center and Orange (northbound), and Center and Stevens Streets.</p> <p>4</p> | 5-15 Years | Public Works Department, City of Riverside | > \$1 million | City and State: State Transportation Improvement Program (STIP), Local Transportation Fund, Active Transportation Fund, Developer Contributions-* |
| <p>Main Street Complete Streets Improvements (Various Segments). Redesign various segments of Main Street to include Complete Streets improvements that provide enhanced mobility for bicycles, transit, and pedestrians and support the continual improvement and potential redevelopment of surrounding land uses. Complete Streets address the safe accommodation of all users, including motorists, public transit users, bicyclists, and pedestrians of all ages and abilities. The sections and descriptions included in Chapter 4 (Circulation, Mobility, & Trails) outline the specific Complete Streets concepts for various segments of the Main Street corridor.</p> <p>5</p> | 5-15 Years | Public Works Departments, Cities of Riverside and Colton | > \$1 million | City and State: State Transportation Improvement Program (STIP), Local Transportation Fund, Active Transportation Fund, Road Assessment Districts,* Developer Contributions-* |

Implementation Strategy

5

| ACTION | TIMEFRAME | RESPONSIBILITY | COST | POTENTIAL FUNDING |
|---|-------------------|---|-------------------------|---|
| <p>Columbia Avenue Complete Streets Improvements (Various Segments). Redesign various segments of Columbia Avenue to include Complete Streets improvements that provide enhanced mobility for bicycles, transit, and pedestrians and support the improvement of surrounding land uses, including the development of the Northside Village Center.</p> <p>6</p> <p>Complete Streets address safety for all users, including motorists, public transit users, bicyclists, and pedestrians of all ages and abilities. The sections and descriptions included in Chapter 4 (Circulation, Mobility, & Trails) outline the specific Complete Streets concepts for the Columbia Avenue corridor.</p> | <p>5-15 Years</p> | <p>Public Works Department, City of Riverside</p> | <p>> \$1 million</p> | <p>City and State: State Transportation Improvement Program (STIP), Local Transportation Fund, Active Transportation Fund, Road Assessment Districts,* Developer Contributions-*</p> |
| <p>Orange Street Complete Streets Improvements (Various Segments). Redesign Orange Street to include Complete Streets improvements that provide enhanced mobility for bicycles, transit, and pedestrians and support the improvement of surrounding land uses, including the Northside Village Center and the Trujillo Adobe area. Complete Streets address safety for all users, including motorists, public transit users, bicyclists, and pedestrians of all ages and abilities. The sections and descriptions included in Chapter 4 (Circulation, Mobility, & Trails) outline the specific Complete Streets concepts for the Orange Street corridor.</p> <p>7</p> | <p>5-15 Years</p> | <p>Public Works Department, City of Riverside</p> | <p>> \$1 million</p> | <p>City and State: State Transportation Improvement Program (STIP), Local Transportation Fund, Active Transportation Fund, Road Assessment Districts,* Developer Contributions-*</p> |

Implementation Strategy

5

| ACTION | TIMEFRAME | RESPONSIBILITY | COST | POTENTIAL FUNDING |
|--|------------|---|----------------------|--|
| <p>Center Street Complete Streets Improvements (Various Segments). Redesign Center Street to include Complete Streets improvements that provide enhanced mobility for bicycles, transit, and pedestrians and support the improvement of surrounding land uses, including the Northside Village Center and the Trujillo Adobe area. Complete Streets address safety for all users, including motorists, public transit users, bicyclists, and pedestrians of all ages and abilities. The sections and descriptions included in Chapter 4 (Circulation, Mobility, & Trails) outline the specific Complete Streets concepts for the Center Street corridor.</p> | 5-15 Years | Public Works Department, City of Riverside | > \$1 million | City and State: State Transportation Improvement Program (STIP), Local Transportation Fund, Active Transportation Fund, Road Assessment Districts,* Developer Contributions* |
| <p>MB Goal 2 – Reduce the impacts of traffic on residents by ensuring neighborhoods are well connected and alternatives are available.</p> | | | | |
| <p>Multimodal Marketing. Promote multimodal transportation to create awareness and opportunity for commuters to take the bus or bicycle to work. Employers can inform employees of travel options during employee orientations or through publications. The City will, specifically, promote multi-modal travel during "Bike-to-work" week each year and will provide promotional materials to companies operating in the Northside Neighborhood on a regular basis (quarterly). The City will also provide promotional materials on a regular basis (quarterly) to neighborhood associations in the Northside neighborhood.</p> | 1-5 Years | Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton | < \$50,000 | City and Private |
| <p>Work to bring shared mobility solutions, such as bike sharing stations to the Northside Neighborhood with potential stations at Trujillo Adobe Heritage Village, within the Northside Village Center, along North Main Street near Center Street, and along Main Street, south of SR-60.</p> | 1-5 years | Public Works Departments, City of Riverside; Bike Riverside | \$50,000 - \$250,000 | City |

Implementation Strategy

5

| ACTION | TIMEFRAME | RESPONSIBILITY | COST | POTENTIAL FUNDING |
|--|------------|---|---------------|--|
| <p>Work with Riverside Transit to expand bus line capacity, as necessary, to serve increased demand for service to Trujillo Adobe Heritage Village, the Northside Village Center, and new development along the Main Street corridor. Work to implement bus corridor enhancements for existing and future bus service, including traffic signal modifications, bus queue jumpers, and dedicated bus lanes. Work to implement the Urban Connector concept within the Northside.</p> <p>110</p> | 5-15 Years | Public Works Departments, Cities of Riverside and Colton; Riverside Transit | > \$1 million | City and State: State Transportation Improvement Program (STIP), Local Transportation Fund, Active Transportation Fund |
| <p>Update the Traffic Index Map of the City of Riverside to account for projected heavy vehicle rates along the roadways within the Northside Specific Plan area. This will help the City of Riverside in providing for the appropriate depth of pavement to serve new development.</p> <p>124</p> | 1-5 years | Public Works Department, City of Riverside | < \$50,000 | City |
| <p>Develop a program in the City of Riverside to require payment of fair share fees in proportion to the number of estimated vehicular trips associated with proposed development in the specific plan area.</p> <p>132</p> | 1-5 years | Public Works Department, City of Riverside | < \$50,000 | City |
| <p>Collaborate between the cities of Riverside and Colton to establish a Memorandum of Understanding (MOU) to allow for the transfer of fair share fees and promote the completion of identified transportation improvements.</p> <p>143</p> | 1-5 years | Public Works Departments, Cities of Riverside and Colton | < \$50,000 | City, Road Assessment Districts* |
| <p>Implement truck and axle restrictions on Main Street from Street Avenue into downtown in line with the recommendations of the Specific Plan. These improvements will be required upon 50% buildout of the Northside Village Center or by the year 2030.</p> <p>154</p> | 1-5 years | City Manager's Office & Public Works Department, City of Riverside | < \$50,000 | City |
| <p>MB Goal 3 – Identify parking management strategies, including facilities for bikes, that facilitate mobility for all users.</p> | | | | |

Implementation Strategy

| ACTION | TIMEFRAME | RESPONSIBILITY | COST | POTENTIAL FUNDING |
|---|------------|---|----------------------|-------------------|
| <p>Complete parking management study for key districts (Trujillo Adobe Heritage Village, the Northside Village Center, and the Main Street corridor) in order to identify locations and need for public parking facilities and to solidify potential plans for the establishment of parking districts.</p> <p>165</p> | 1-15 years | Public Works Department, City of Riverside | \$50,000 - \$250,000 | City and Private |
| <p>Install bike storage facilities at key locations (Trujillo Adobe Heritage Village, the Northside Village Center, and the Main Street corridor) in order to encourage greater use of bicycles.</p> <p>176</p> | 5-15 years | Public Works Departments, Cities of Riverside and Colton; | \$50,000 - \$250,000 | City and Private |
| <p>*Road Assessment Districts and Developer Contributions toward the funding of complete street improvements would be determined on a project-specific basis and must show a nexus. The City (or Cities) would need to complete a fiscal impact analysis of the potential development project in order to determine the appropriate level of developer contribution to the funding of public improvements along Complete Streets corridors.</p> | | | | |
| <p>ECONOMIC DEVELOPMENT - Guiding Principle 3 – New businesses support existing neighborhoods and future residents.</p> | | | | |
| <p>ED Goal 1 – Capitalize on the market potential of the Northside neighborhood.</p> | | | | |
| <p>Work with local school districts and local higher educational institutions to create internship programs, linking local students with businesses located in the Northside Neighborhood</p> <p>187</p> | 1-5 years | Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton | < \$50,000 | City |
| <p>Develop incentives to attract agricultural-related businesses to locate in the Northside Neighborhood</p> <p>198</p> | 1-5 years | Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton | < \$50,000 | City |
| <p>Develop marketing and promotional materials geared to attracting businesses to locate in the Northside Neighborhood</p> <p>204</p> | 1-5 years | Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton | < \$50,000 | City |
| <p>ED Goal 2 – Provide opportunities for community-supporting businesses that serve Northside residents.</p> | | | | |

Implementation Strategy

| ACTION | TIMEFRAME | RESPONSIBILITY | COST | POTENTIAL FUNDING |
|--|------------|---|-----------------------|-------------------|
| <p>210 Develop marketing and promotional materials geared to attracting businesses (that provide services currently unavailable in the neighborhood, and provide for a range of employment opportunities) to locate in the Northside Neighborhood</p> | 1-5 years | Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton | < \$50,000 | City |
| ED Goal 3 – Encourage unique businesses to locate in the Northside. | | | | |
| <p>221 Develop incentive programs, including density bonuses or expedited review for development proposals, to promote investment in the Northside Neighborhood</p> | 1-5 years | Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton | < \$50,000 | City |
| HISTORIC CHARACTER - Guiding Principle 4 – The history of the Northside is celebrated and preserved as future projects are proposed. | | | | |
| HC Goal 1 – Preserve and create interpretive opportunities for important cultural and historic resources in the Northside neighborhood. | | | | |
| <p>232 Create and install a museum, including interpretive exhibits, to highlight the history of the area around the Trujillo Adobe Heritage Village.</p> | 5-15 years | Arts and Culture Department, City of Riverside | > \$1 million | City and Private |
| <p>243 Create and install signage and exhibits around the historical adobe structure, near Center Street and Orange Street, to highlight the history of this structure and of the overall Trujillo Adobe Heritage Village.</p> | 5-15 years | Arts and Culture Department, City of Riverside | \$50,000 - \$250,000 | City and Private |
| <p>254 Design and install street signage along Center Street and Orange Street to direct visitors to the Trujillo Adobe Heritage Village.</p> | 1-5 years | Public Works Department, City of Riverside | \$50,000 - \$250,000 | City and Private |
| <p>265 Complete preliminary and final designs for improvements to the Springbrook Arroyo to restore it to a natural channel and to provide related amenities as part of its design (including trails, gathering areas, and other facilities).</p> | 1-5 years | Park & Recreation Department, City of Riverside | \$50,000 - \$250,000 | City |
| <p>276 Complete conceptual and schematic designs for complete streets improvements along the Main Street corridor, to protect the framework of the corridor.</p> | 1-5 years | Public Works Department, Cities of Riverside and Colton | \$250,000 - \$500,000 | City |

Implementation Strategy

5

| ACTION | TIMEFRAME | RESPONSIBILITY | COST | POTENTIAL FUNDING |
|--|-----------|---|-----------------------|-------------------|
| SUSTAINABLE DEVELOPMENT - Guiding Principle 5 – Sustainability drives future development in the Northside. | | | | |
| SD Goal 1 – Include sustainability best practices that provide economic, environmental and aesthetic enhancements. | | | | |
| 287 Complete an audit of existing city infrastructure in the Northside Neighborhood (including water, sewer, and dry utilities) to identify opportunities to install sustainable environmental technologies. | 1-5 years | Riverside Public Utilities, Public Works Departments, Cities of Riverside and Colton | \$50,000 - \$250,000 | City |
| 298 Install water management technologies in the existing water infrastructure in the Northside Neighborhood. | 1-5 years | Riverside Public Utilities, Public Works Departments, Cities of Riverside and Colton | \$250,000 - \$500,000 | City |
| 3029 Adopt water management best practices as part of the operating procedures of the Cities of Riverside and Colton, as they pertain to the Northside Neighborhood. | 1-5 years | Public Works Departments, Cities of Riverside and Colton | \$50,000 - \$250,000 | City |
| 310 Pass regulation requiring City departments and vendors to utilize Green Infrastructure and Material Resources as part of efforts to increase the lifecycles of infrastructure in the Northside Neighborhood. | 1-5 years | Public Works Departments, Cities of Riverside and Colton | < \$50,000 | City |
| 321 Develop a scoring system to evaluate development projects based upon their incorporation of sustainability best practices. | 1-5 years | Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton | < \$50,000 | City |

Implementation Strategy

| ACTION | TIMEFRAME | RESPONSIBILITY | COST | POTENTIAL FUNDING |
|--|------------|---|----------------------|--------------------------|
| <p>Develop and complete required hydrology and water quality measures as defined by the Regional Water Quality Control Board including a Water Quality Management Plan. The plan will be required to be in conformance with the adopted Final Environmental Impact Report and Specific Plan. 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.</p> | 5-15 years | City of Riverside, City of Colton, County of Riverside Flood Control | \$500,000 | City, Private and Grants |
| <p>SD Goal 2 – Preserve high-quality open space that supports sustainability of the Northside neighborhood.</p> | | | | |
| <p>Complete conceptual and schematic designs for a system of trails connecting the different subareas within the Northside Neighborhood and connecting to regional routes, including the Santa Ana River Trail.</p> | 1-5 years | Park & Recreation Department, City of Riverside; Recreation Division, City of Colton | \$50,000 - \$250,000 | City & Private |
| <p>SOCIAL EQUITY – Guiding Principle 6 – Residents in the Northside neighborhood will help shape its future.</p> | | | | |
| <p>SE Goal 1 – Engage the neighborhood on new developments.</p> | | | | |
| <p>Establish a "neighborhood council" or similar board or commission, comprised of representatives and residents of the Northside Neighborhood, charged with informing residents about potential developments and gathering input from the community concerning other key issues. The neighborhood council will also review plans for improvements in the Northside Neighborhood to ensure that desirable public amenities, such as recreational facilities, public spaces, and other public amenities, are distributed equitably.</p> | 1-5 years | Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton | < \$50,000 | City |

Implementation Strategy

| ACTION | TIMEFRAME | RESPONSIBILITY | COST | POTENTIAL FUNDING |
|--|-----------|--|------------|-------------------|
| <p>Create a webpage (that links to the websites of the cities of Riverside and Colton) to be used to share information concerning potential developments and improvements in the Northside Neighborhood. The webpage should also include the Specific Plan document and other background documents to help inform residents about prior planning efforts for the Northside Neighborhood such as projects that are proposed, approved, or under construction.</p> | 1-5 years | <p>Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton</p> | < \$50,000 | City and Private |
| 364 | | | | |
| <p>Complete a social media strategy to share information concerning potential developments and improvements in the Northside Neighborhood.</p> | 1-5 years | <p>Community & Economic Development Department, City of Riverside; Development Services Department, City of Colton</p> | < \$50,000 | City |
| 375 | | | | |
| <p>Develop an overall community engagement strategy for the Northside Neighborhood, including communication via local media, local clubs and organizations, and via businesses in the Northside Neighborhood. Ensure that the community engagement strategy will result in the engagement of low income and minority populations in the Northside Neighborhood.</p> | 1-5 years | <p>Office of Communications, City of Riverside; Community Services, City of Colton</p> | < \$50,000 | City |
| 386 | | | | |
| <p>SE Goal 2 – Recognize environmental justice issues related to potential health impacts and identify ways to reduce potential impacts on residents regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location.</p> | | | | |
| <p>Develop an overall community engagement strategy for the Northside Neighborhood, including communication via local media, local clubs and organizations, and via businesses in the Northside Neighborhood. Ensure that the community engagement strategy will result in the engagement of low income and minority populations in the Northside Neighborhood and focus on the education of environmental justice issues.</p> | 1-5 years | <p>Office of Communications, City of Riverside; Community Services, City of Colton</p> | < \$50,000 | City |
| 397 | | | | |

Implementation Strategy

| ACTION | TIMEFRAME | RESPONSIBILITY | COST | POTENTIAL FUNDING |
|--|------------|--|-----------------------|-------------------|
| PLACEMAKING - Guiding Principle 7 – Ensure excellence in architectural and cultural landscape enhancements that promote a “Sense of Place”. | | | | |
| PM Goal 1 – Design great public spaces, including sidewalks, trails, parks, and other open spaces, that make it easier and more attractive for people to walk around the Northside neighborhood. | | | | |
| <p>Gateway Improvements. Design and install new gateway entry monument signage and landscaping features to create a unified theme and clear identity or people entering the Northside.</p> <p>4038</p> | 5-15 years | Public Works Departments, Cities of Riverside and Colton | \$250,000 - \$500,000 | City |
| <p>Sign Plans for Northside Village Center and Trujillo Adobe Heritage Village. As part of the development of the Northside Village Center and the Trujillo Adobe Heritage Village area, the City should partner with private sector developers and other partners to develop master sign plans for these particular areas in order to create a brand identity for these key districts and to create a more uniform design for these particular districts within the Northside.</p> <p>4139</p> | 5-15 years | Public Works Departments, Cities of Riverside and Colton | \$50,000 - \$250,000 | City and Private |
| <p>Park and Open Space Improvements. Complete Park and Open Space Improvements within former Riverside Golf Course and Ab Brown property, as outlined in other portions of the Specific Plan document.</p> <p>420</p> | 5-15 years | Park & Recreation | > \$1 million | City and Private |

Appendix A

Legal Authority

The Northside Specific Plan is established through the authority granted to the City by California Government Code, Sections 65450 through 65457, as a means of systematically implementing the General Plan. A specific plan, through text and diagram(s), must identify the following:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

The primary effect of a specific plan is the establishment of a clear and detailed plan for a specific area. Existing zoning is replaced with development standards of the specific plan which best meet the needs of the specific area. After adoption by the City of Riverside, all public and private development projects and improvements must be consistent with the adopted specific plan.

State Law requires that a specific plan be in conformance with a city's general plan. This Specific Plan has been prepared in conformance with the City of Riverside General Plan for the enhancement of the Northside community, as described in the following section.

While this Specific Plan has been written for adoption by the City of Riverside, it is also anticipated that the Plan will be considered for adoption by the City of Colton. The City of Colton has decision-making and implementation authority over the Pellissier Ranch property and adjacent private holdings, because they are located within the Colton boundaries. Both the City of Riverside and City of Colton will use the Program Environmental Impact Report (EIR) when considering the adoption of this plan.

General Plan Guidance

The original Community Plan for the Northside Neighborhood was adopted in 1991 by the City and subsequently incorporated into the City's current General Plan 2025 as a Neighborhood Plan. Although the Neighborhood Plans in the General Plan replace the previously adopted Community Plans of the 1994 General Plan, many of the still-relevant objectives and policies were carried over.

A fundamental principle of Riverside's vision for its future is "We empower neighborhoods." The General Plan identifies 28 defined neighborhoods throughout the City, which vary in size and land use. Additionally, each neighborhood has its own supporting objectives and policies. The subject of this Specific Plan document, the Northside, is one of the neighborhoods identified in the General Plan. The General Plan envisions that the development of Northside will focus on the maintenance of the neighborhood's major park and recreational facilities, preservation of long-established residential densities, and the enhancement of the small, yet economically successful commercial and industrial sites. The goals and policies within the General Plan provide the foundation upon which this Specific Plan is based:

Objective LU-30: Establish Riverside's neighborhoods as the fundamental building blocks of the overall community, utilizing Neighborhood and Specific Plans to provide a more detailed design and policy direction for development projects located in particular neighborhoods.

Objective LU-70: Provide a balanced community with sufficient office, commercial and industrial uses while preserving the single family residential preeminence of the community.

Policy LU-70.1: Commercial uses along West La Cadena Drive should be focused at the Columbia Avenue and West Center Street intersections.

Policy LU-71.1: Prepare a Specific Plan for the Northside which:

Policy LU-71.2: Retain Fremont Elementary School as the primary focus for elementary education in the Northside. Encourage modest expansion of the site as properties become available, particularly the properties immediately adjacent to the existing parking lots on Orange Street and Main Street. Expansion should allow for site amenities such as parking lot landscaping, improved pedestrian circulation and added parking.

Policy LU-71-3: Retain Reid Park and the golf course to serve neighborhood, community and regional park needs.

Policy LU-71-4: Coordinate trail alignments within the Springbrook Wash and Santa Ana River with the work prepared by the Springbrook Wash Trails Alignment Subcommittee of the Riverside Land Conservancy.

Policy LU-72.1: Engage the City of Riverside and the Counties of Riverside and San Bernardino in cooperation with Northside Citizen groups to launch an aggressive campaign to reinforce building and property maintenance conditions. The campaign should:

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

Policy LU-72.3: Consider establishing SR-60 and Interstate 215 as City of Riverside Scenic Highways.

Policy LU-72.4: Line Main Street with canopy type trees both at the curb edge and in the center median island. These canopy trees will soften the width of the street and reinforce the low density residential goal of the Northside. This will also be in contrast to the palms to be used in a formal pattern to the south of the freeway.

Policy LU-72.5: Encourage appropriate retail opportunities to better serve the Northside Neighborhood.

Policy LU-72.6: Complete roadway improvements needed to ensure adequate access to the Northside Neighborhood to meet the needs of residential, commercial and other users.

Policy LU-72.7: Continue to move all Northside neighborhood utilities underground; seek funding to complete undergrounding from all available sources, including the City of Riverside, Riverside County, assessment districts and Caltrans.

Policy LU-72.8: Encourage appropriate industrial development opportunities.

Policy LU-73.1: Encourage the City of Riverside, Riverside County and San Bernardino County to study the Northside Community Plan area for possible redevelopment designation(s).

Policy LU-72.2: Seek to annex all unincorporated portions of the study area within Riverside County to the City of Riverside. The possibility of a boundary line shift between Riverside and San Bernardino Counties to follow logical geographic limits should continue to be explored as well as other means of cooperation such as a Joint Powers Agreement to unify development opportunities.

Policy LU-74.1: Use tree varieties that provide substantial shade and a canopy effect over the street in new developments and redevelopment projects.

Policy LU-74.2: Encourage the installation of parking lot landscaping on those commercial and industrial properties currently without such amenities. As an incentive for landscaping, the City in co-operation with the County should develop a property rehabilitation program. One source of funds for such a program could be Block Grants.

Policy LU-74.3: Use natural appearing drainage channels of innovative design in the Northside area. Development projects should be required to develop their drainage in natural or semi-natural appearing channels.

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

Policy LU-74.5: Land use interfaces between residential and commercial or industrial properties should receive special design consideration to protect the scenic integrity of the residential neighborhood.

The Northside Specific Plan seeks to build upon the vision of the General Plan and provide more detailed guidance for the development of the area.

Additionally, because this Specific Plan includes land use recommendations for Pellissier Ranch which is located within the City of Colton, the City of Colton's General Plan 2013 Land Use Element was reviewed as part of the planning process.

The City of Colton has established land use focus areas in their General Plan which cover specific areas or neighborhoods in Colton identified because of their distinguishing characteristics, common issues, architectural styles or form, and/or development patterns. The Pellissier Ranch/La Loma Hill area represent the largest remaining developable area in the City of Colton, as such, the goals and policies associated with the Pellissier Ranch area have been included and used as guidance during the planning process.

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

Policy LU-21.1: Allow for a diverse housing mix that is compatible to the hillsides area.

Policy LU-21.2: Allow residential density transfer to limit residential development on hillsides and transfer residential units to flatter land areas.

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

Policy LU-21.4: Provide pedestrian linkages to surrounding neighborhoods and neighborhood commercial centers.

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

Policy LU-21.6: Base allowable densities and intensities on infrastructure capacity, landform, and other physical constraints.

Policy LU-21.7: Ensure that roadway systems are adequate to accommodate new volumes, existing demands, and emergency response needs.

Policy LU-21.8: Ensure that safety services and sewer, water, and utility infrastructure are adequate to accommodate new development.

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

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

California Environmental Quality Act Compliance

In compliance with the California Environmental Quality Act, an environmental assessment (initial study) for the Specific Plan was completed. The initial study determined whether potential environmental impacts would be significant enough to require an Environmental Impact Report (EIR). It was determined that a Program EIR (PEIR) needed to be prepared based on the scale of the project and potential impacts that could result from the changes, improvements, and development identified in this Specific Plan. Like this Specific Plan, which will be used as an inter-jurisdictional document, the City of Colton will use the PEIR when considering the adoption of the land use recommendations for Pellissier Ranch and other properties located within Colton boundaries.

The PEIR will include mitigation measures to address project implementation to avoid cultural resources, sensitive geology and soils, hazards and hazardous materials, hydrology and water quality issues, noise issues, and traffic and circulation impacts.

Severability

If any regulation, condition, program or portion thereof of this Specific Plan is held invalid or unconstitutional by any court of competent jurisdiction, that portion shall be deemed a separate, distinct and independent provision and the invalidity of that provision shall not affect the validity of the remaining portions.

Appendix B

Existing Conditions

1.1.1 Constraints

While the Northside has potential for enhancing the quality of life for the community, there were several constraints recognized during the planning process.

Land Use

The incompatibility and/or lack of separation or buffering between industrial uses and residential neighborhoods is a concern. The area is also absent of local entertainment or community gathering spaces, has limited existing neighborhood commercial/retail options, and a lack of major grocery store and medical services. Overall, the current commercial areas do not provide an attraction for residents or outsiders alike to visit the Northside Neighborhood. Contributing to these limitations is the lack of a consistent public sidewalk network which can create a physical barrier in accessing the Northside Neighborhood and other activity centers.

The limited retail areas and access creates challenges with no sense of place or destination and no coordinated development style; some areas will require infrastructure expansion or new extensions. A majority of the underutilized parcels are individually owned, creating potential assemblage concerns and zoning challenges.

The industrial operations in the northern section of the Northside consist of piecemeal small suppliers, supply companies, fencing companies, auto-oriented businesses, junkyards and metal fabricators. These uses could create environmental and clean up issues that may limit parcel assemblage and future development options.

Additionally, the truck traffic and routes from these industrial operations not only create noise and air quality impacts, but also clogs the local roadway systems and creates access and mobility issues at the freeway interchanges.

Although most of the Northside has a General Plan 2025 land use designation of Business/Office Park, the area has been used for outdoor storage and visually-disrupting heavy industrial land uses. Light industrial land uses and office and business parks split the access points from

Pellissier Ranch to the residential areas of the Northside Neighborhood, which creates disjointed land uses and conflicts due to heavy truck traffic.

Visual Character and Urban Design

The existing transitions between Residential and Industrial land uses in Northside are unsatisfactory, resulting in increased noise, traffic and land use conflicts.

The area includes a variety of historically designated properties, including residential homes as well as other private properties. Without a long-term vision or maintenance plan for historic preservation these historic properties will continue to erode or be susceptible to redevelopment.

The existing zoning in Northside creates land use conflicts and provides limited areas for commercial development, and much of the existing commercial space in the area lacks visual character and aesthetic appeal.

Northside includes a variety of vacant or underutilized lots that are visually unappealing and distract from surrounding development.

Mobility and Circulation

The degree of pedestrian connectivity in Northside, in terms of sidewalk and other connections, is inconsistent across the community. Where pedestrian facilities exist, ADA compliance issues prohibit their universal accessibility and use.

Additionally, arterial and residential streets in Northside are very oversized, and therefore limit the amount of greenspace along the sides of streets.

The lack of a buffer to protect bikeways from vehicular traffic, the inconsistencies in the bikeway network, and the lack of attention to areas of conflict between vehicles and bicyclists contribute to the limited use of bicycles as an alternate mode of transportation in Northside.

Moreover, the high concentration of industrial uses in parts of Northside and neighboring cities, along with an inconsistent enforcement of truck route infractions, contributes to conflicts between trucks and existing land uses.

Inefficient ramps providing access to I-215 and SR-60 also negatively impact access from Northside to these key, adjacent freeways. Caltrans right-of-ways form the boundaries of two sides of the Northside, and the existing capacities of I-215 and SR-60 are insufficient to meet existing and projected vehicular volumes of traffic. The condition of these two freeways will continue to present long term operational and service concerns.

Wastewater and Sewage Infrastructure

Any improvements proposed for the community will require that sewer connections/lines be provided for the undeveloped parcels east of Seck Road, west of Orange Street, south of Placentia Lane, and north of Garner Road (Ab Brown Sports Complex), since this area is lacking sewer infrastructure in the immediate vicinity.

Additionally, the portion of the Northside that lies within the City of Colton does not contain any existing infrastructure.

The Wastewater Collection & Treatment Facilities Integrated Master Plan determined that the majority of the trunk lines within the City of Riverside portion of the Study Area are functioning at 75% capacity or lower. According to this study only a small portion of the existing lines would need improvements.

Water Infrastructure

While future upgrades would have to be coordinated through Riverside Public Utilities (RPU) and City of Colton Water Department, ~~the current distribution system and water utility infrastructure in the Northside is able to handle existing demands. However, any necessary upgrades to water storage capacity, the distribution system, and transmission lines within the Northside will depend on the specific type of development being proposed and the demand for that development density. Additionally, a Water Supply Assessment may be required for specific development proposals within the Northside.~~ ~~the existing water storage capacity, distribution system, and transmission lines within the Northside do not present any immediate obstacles to development within Northside.~~

Storm Drain/Hydrology Infrastructure

The undeveloped areas within the Northside will require improvements to storm drain infrastructure to support additional development. The Riverside 2 Levee System currently operates as a provisional accredited levee while Riverside County Flood Control and Water Conservation District (District) is processing a Physical Map Revision through FEMA to obtain certification for the levee system for a 100 year storm event. Various areas within Northside do not have sufficient drainage capacity and flooding occurs in developed areas located directly adjacent to the existing channel alignment. Flood Plain areas designated on FEMA maps will require a detailed hydraulic analysis which will need to be processed through FEMA.

The northwestern portion of the Study Area contains very few storm drains, and as a result, runoff from this area is likely flooding properties along Main Street. Existing curb inlets in various areas around Northside do not have sufficient capacity to intercept the full 100-year peak flow rate, and will require additional study and improvements to meet standards.

Any improvements proposed, including upgrades to streets, public spaces, and new development, will likely require upgrades to sewer connections and lines in the area, as sewer infrastructure does not exist in certain portions of Northside. As mentioned previously, the portion of the community that lies within the City of Colton does not contain any existing infrastructure.

Dry Utility Infrastructure

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

Air Quality & Greenhouse Gases

Greenhouse gases remain in the atmosphere for long periods of time and become well mixed and distributed roughly the same around the world regardless of emission sources. Given this inherent global nature of GHG emissions, regulations and agreements exist at all scales of government

including broad international agreements. As such, there are a number of regulations pertaining to climate change and GHG emissions that need to be considered to ensure future development within the Northside contributes to the achievement of the goals of these regulations.

The Northside Specific Plan would be required to demonstrate consistency with the Air Quality Management Plan (AQMP), and in order to do so, the plan could not increase the service population (comprised of residents and employees) over the projections established in the 2016 Regional Transportation Plan/Sustainable Communities Strategy published by the Southern California Association of Governments (SCAG) and used as the basis for the AQMP. The Specific Plan would be subject to the City of Riverside and City of Colton General Plan Policies related to Air Quality and Greenhouse Gases.

Biological Resources

Criteria Cells are used by the Multiple Species Habitat Conservation Plan (MSHCP) to identify target areas for potential conservation and discretionary development projects within the local area. Criteria Cells are to be reviewed for compliance with the “Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy” (HANS) process or an equivalent process. The MSHCP has a number of required assessments and surveys that must be conducted for projects that are proposed within the Study Area and overlap the habitat assessment areas. The majority of the Study Area within Riverside County is within the area denoted for The Stephen’s Kangaroo Rat Habitat Conservation Plan (SKR HCP) and is subject to the development fee associated with the SKR HCP.

Cultural Resources

Limited research of cultural/historical resources has been previously recorded and a comprehensive inventory of all cultural and built environment resources within the Specific Plan area has not been completed to date. Due to the density of recorded resources, and the rich recorded history of the area, targeted inventories have a high probability of identifying additional resources. Therefore, additional constraints are likely to be identified in the future during the project implementation phase.

Noise

State Route 91 (SR-91)/Interstate 215 (I-215) borders the Study Area on the east, while State Route 60 (SR-60) borders the south side; both freeways provide the most consistent source of noise for the Northside. The rail lines to the east carry freight and passenger trains (including AMTRAK and Metrolink). Although not a continuous source of noise, these rail lines represent a substantial contributor to noise in surrounding neighborhoods.

Noise sources located within or close to the Northside area include numerous commercial/industrial businesses (including auto towing/storage yards, truck maintenance yards, metals facilities, etc.). Noises from these sources can be an annoyance and a concern when the associated land uses are located near noise-sensitive areas such as residential neighborhoods.

Public Services

The Specific Plan includes additional residential units and commercial, retail and recreational facilities that would potentially increase the population of the study area, which in turn would result in the requirement of additional services and either new or expanded facilities to provide acceptable service levels for municipal services. Future development would be dependent on the availability of the necessary facilities, staff, and equipment to maintain sufficient response times or services for fire and police. Additional staffing and/or facilities may be required to serve additional development.

Economic/Market Conditions

Access to the Northside is limited and congested due to minimal improvements at freeway access points. There are key assets and constraints affecting development potential in the community; such as:

- Accessibility to freeways
- Lack of shops, services, and entertainment venues to support existing or new residential development
- Single-family home resale values are low, indicating feasibility challenges for new development

Existing Conditions

B

- Current apartment rents do not support cost of developing new multi-family residential

1.1.2 Opportunities

Upon understanding the constraints to improving the Northside, the following opportunities were identified to overcome them.

Land Use

The former Riverside Golf Course provides an opportunity to create an open space area and establish a Northside Village Center that creates a distinct sense of place and represents a destination for the Northside. The reuse of the central portion of Northside, including the golf course and village center, has the opportunity to create a unique design that reflects local history and establishes an expanded open space and trail system that utilizes the reconstruction of the Springbrook Arroyo as a central feature. The existence of the Trujillo Adobe creates an opportunity to develop a historic themed district that could serve as a local attraction. The vacant and underutilized parcels in the northern half of the community, adjacent to recreational amenities including soccer fields, cross country, baseball fields, open space, and the historic Spanish Town area, provide an opportunity to create unique new residential neighborhoods. The Main Street area, south of SR-60, could serve as a gateway for pedestrians, public transit, and local residents into the Northside and could bridge the connection between areas within the community, to the north of SR-60, and Downtown. This portion of the Main Street corridor has the potential to reuse many of the historic buildings along the street into a mixture of retail, office, and residential uses. Parcels located farther from Main Street, toward Market Street, have the potential for redeveloping into various residential, commercial, and office uses as well.

The Northside features a variety of small, medium, and large-sized tracts of land that create opportunities for various infill development projects. Additionally, the Northside has an established street system, which helps to support ongoing redevelopment.

Various vacant or underutilized parcels within Northside provide opportunities to increase the amount of residential, commercial, retail, and business or office park uses in the community. These conditions also provide an incentive for people to relocate to the area, thereby increasing

the residential base that could support local neighborhood commercial and retail stores and the overall economy in the immediate area.

The Pellissier Ranch area provides an opportunity to develop the land to the highest and best use with minimal restrictions. The lack of existing development within Pellissier Ranch and the unique views within the property provide an opportunity to develop the land that could integrate an agricultural theme.

Underutilized parcels, located in the northern portions of the community, could be rezoned to provide more development potential as an incentive for landowners to sell and/or redevelop properties.

Visual Character & Urban Design

Improvements to the existing stock of residential housing in the Northside have the potential to significantly enhance the overall visual character of the area. Municipally-funded maintenance programs could encourage and incentivize homeowners to improve their properties. In addition, the revitalization of existing commercial areas within Northside could increase the values of residential properties in adjacent neighborhoods and enhance the overall character of the Northside area. Enhancements in commercial areas could then “spill over” into nearby neighborhoods by encouraging homeowners to make additional improvements, given the increases in home values. The presence of a significant number of historic homes and properties in Northside, furthermore, provides an opportunity for the community to emphasize its history as it pursues various improvements.

Design guidelines specifically tailored to Northside’s residential neighborhoods could provide for a more cohesive visual character within the district. The opportunity to create mixed-use “neighborhood center” within Northside would help lead to development of the community’s commercial “heart.” A mixed-use center in the heart of Northside could also help support job growth and could serve as a physical manifestation of Northside’s visual identity and revitalization.

Mobility and Circulation

The original Northside Community Plan proposed a series of street improvements that, to date, have not been implemented. These potential improvements still have merit and should be considered as the Northside Specific Plan is implemented. The City has the opportunity to evaluate the rights of way of streets and potentially repurpose portions of the right of way for wider sidewalks and/or buffered bicycle facilities when completing roadway improvements within Northside. The addition of a new bike facility along Columbia Avenue, and the addition of green bicycle “buffer zones” will help to increase the use of alternative modes of transportation. Significant use of recreational spaces and amenities will help to increase community health and make for more livable neighborhoods.

The City also has an opportunity to link Downtown Riverside and Northside via trails along the Santa Ana River and an opportunity to utilize new technologies for mass transit in the design of Complete Streets corridors linking Northside to adjacent districts within the city.

The City and other agencies may have opportunities to partner with Caltrans to increase the efficiency of existing freeway ramps that provide access in and out of the SPA.

Wastewater and Sewage Infrastructure

Since there is no existing sewer infrastructure within Pellissier Ranch and other properties in the City of Colton, future development within this site will not be hindered by existing infrastructure.

Nearby sewer improvements include the Street Lift Station Project which will be part of the Roquet Ranch improvements and will cross the river to the treatment plant (July 2015 – June 2018). Also part of the Roquet Ranch improvements is the proposal of a 24” line that will connect to the sewer lines in La Cadena. These improvements could provide connection points for any sewage infrastructure that would be built within Pellissier Ranch and other City of Colton properties.

Water Infrastructure

Future plans associated with the nearby development of Roquet Ranch in the City of Colton could provide additional connection points to the Northside. It is estimated that water services will be provided to this area of Colton in two to three years. Since there are no current deficiencies within the water distribution system, and the current system is adequate to provide water services through 2040, opportunities exist to fully implement recommended development strategies and economic development policies identified in the Northside Specific Plan. Overall, the system is well-gridded for water service and adequately pressurized.

Storm Drain / Hydrology Infrastructure

Soils within the Northside are primarily classified by the Natural Resource Conservation Service (NRCS) as Hydrologic Soil Group Type ‘A’ and ‘B’ which are potentially conducive to providing for high infiltration rates necessary for groundwater recharge. Pellissier Ranch is not currently developed, and there are opportunities to identify regional basins within Pellissier Ranch to meet the water quality, hydromodification, and potential detention requirements for future development. For the benefit of the Santa Ana River, the creation of a regional water quality basin (either in-line or off-line) could be used for generating Alternative Compliance Project credits (in terms of either water quality or hydromodification management flow control) for development projects.

Because Pellissier Ranch and other areas within Northside do not have existing sewer infrastructure in place, the future development of sites within these areas will not be hindered by the presence of existing infrastructure and essentially can proceed with somewhat of a “blank slate.” Nearby sewer improvements associated with the development of Roquet Ranch could provide connection points for any sewage infrastructure that would be built within Pellissier Ranch and the City of Colton. The existing infrastructure system has some limited capacity to handle the proposed development opportunities, but overall has a well-maintained and adequate system.

Existing Conditions

B

Dry Utility Infrastructure

Similar to the opportunities identified previously in the Infrastructure section, there exists the opportunities to implement energy conservation programs and building design elements in new and redevelopment construction, such as:

- The use of smart grid technology
- The installation of solar panels
- Energy efficient buildings design
- Energy efficient appliances
- Expansion of Fiber Optic use
- The potential for City Implemented Wireless Networks

Air Quality & Greenhouse Gases

The region has a pleasant and temperate climate, ideal for neighborhoods and communities that support and encourage non-automotive modes of transportation such as walking and biking. Programs such as Riverside's Residential Shade Tree Program provide rebates for customers who plant shade trees as a way to reduce the need for air conditioning and thereby reduce energy consumption. Implementation of this program could both improve local air quality and reduce greenhouse gas emissions by decreasing overall energy consumption and creating an environment that encourages walking and biking. These initiatives can build upon the pattern of biking and walking in the immediate area.

The Northside is served by Riverside Transit Agency (RTA) Bus Route 12, which travels from Downtown Riverside to the border of the City of Riverside and City of Colton. As such, there exists the opportunity to promote public transit use throughout the community, thereby reducing the amount of single-occupancy vehicle trips which add to the greenhouse gases.

Biological Resources

Currently, there are very few MSHCP mandated requirements for conservation of natural resources within the community, with the Santa Ana River being the exception. A number of biological opportunities exist to increase native habitat, provide a potential system of trails, maintain or increase the amount of green space, and increase water quality within the

Northside. These include various opportunities to meet potential mitigation obligations, such as:

- Santa Ana River - very high biological values
- Springbrook Arroyo - opportunity to create a natural condition
- Habitat creation, including riparian, wetland, or vernal pools, as well as sage scrub, within the undeveloped Pellissier Ranch area
- The creation and enhancement of biological resources on the site of the former Riverside Golf Course

Cultural Resources

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

Noise

This project presents an opportunity to reduce noise impacts from presence of freeways, major arterial roadways and rail lines in designating land uses by locating less noise-sensitive land uses such as business/commercial or industrial uses adjacent to noisy transportation sources. Noise-sensitive land uses including residential, schools, churches, libraries, playgrounds and hospitals should be sited in locations not directly exposed to major transportation noise sources or noisy industrial facilities.

Proposed developments should be encouraged to incorporate noise-reduction features into their project during initial site design, such as the use of earthen berms and increased setbacks, and/or designing the buildings so as to shield the outdoor living areas (backyards, rest and relaxation areas) from the direct view of the noise source.

Coordination between the City of Riverside and the City of Colton should occur to ensure that the Specific Plan complies with all codes and requirements regarding noise. Limiting truck traffic/industrial land uses

through and within the Northside would also reduce localized increases in disturbing noise levels.

Public Services

In conjunction with development, there are opportunities to require new and/or expanded public service facilities or services. The Specific Plan should comply with required development impact fees and general plan policies, which would reduce impacts on fire, police, and emergency services, as well as school, community center, and library facilities. Collection of development impact fees would incrementally fund expansion or construction of new facilities as growth is accommodated.

There is also the opportunity to coordinate with agencies to make sure the Specific Plan complies with codes and requirements regarding fire protection, police protection, education, and community services.

Economic/Market Analysis

The former Riverside Golf Course property offers a unique opportunity to create a “town center” mixed-use district comprising community retail/service uses, residential development, and open space.

In the northern portion, there is an opportunity to include land uses and design features reflecting the historic heritage of the Study Area, possibly to include a replica of Spanish Town and restore the Trujillo Adobe.

In addition, the former Golf Course property presents an opportunity to be developed as open space and recreational trails. Additionally, either the former Golf Course or Ab Brown Sports Complex has the opportunity to be developed into a destination Soccer venue or be utilized as a park or open space. Furthermore, the land adjacent to the Ab Brown Sports Complex could be developed as residential in Townhomes or small lot residential