

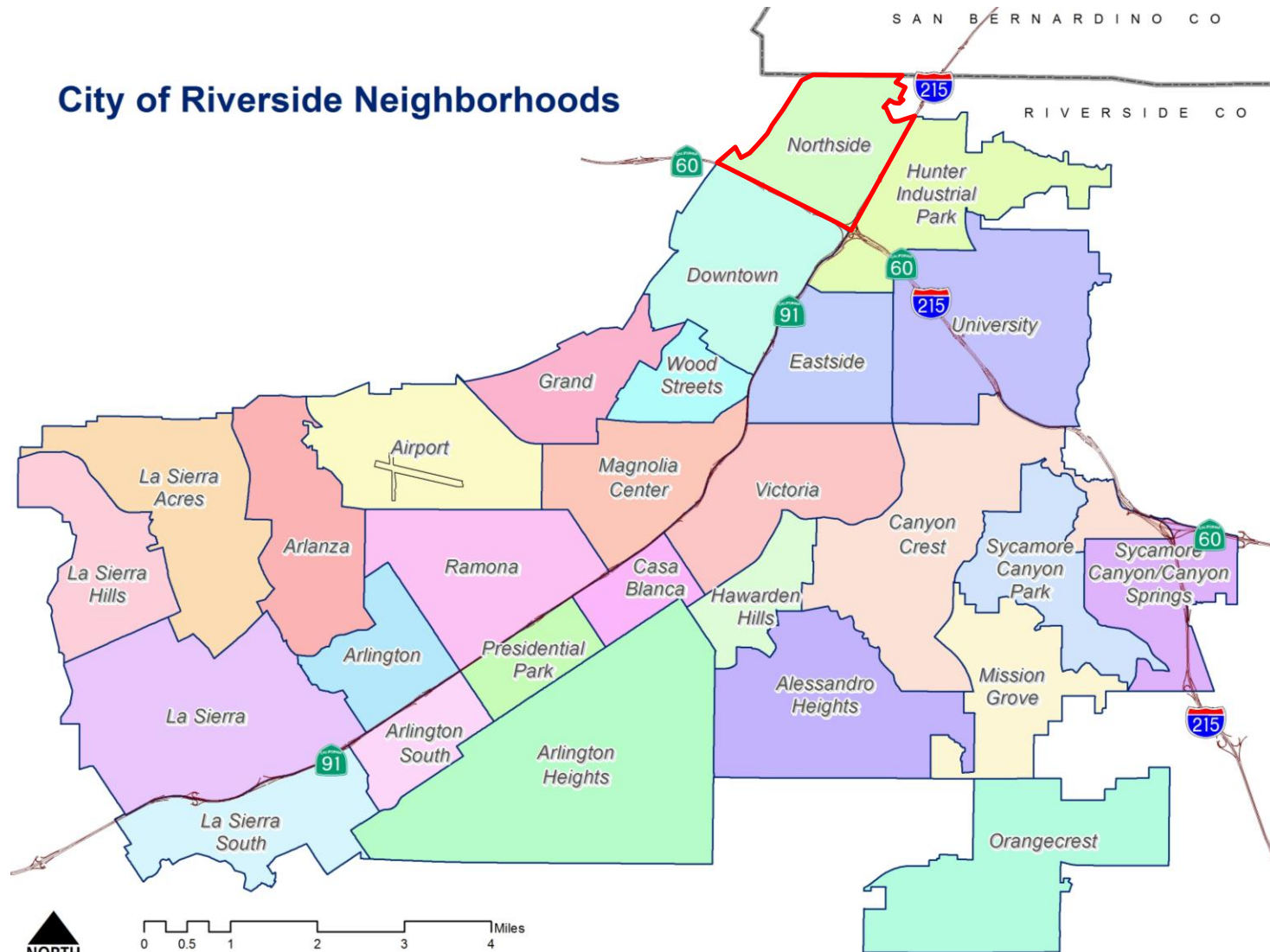


Long Range Planning Efforts for the Northside Neighborhood

**Community & Economic
Development Department**

**Board of Public Utilities
October 2, 2015**

Northside Neighborhood Context

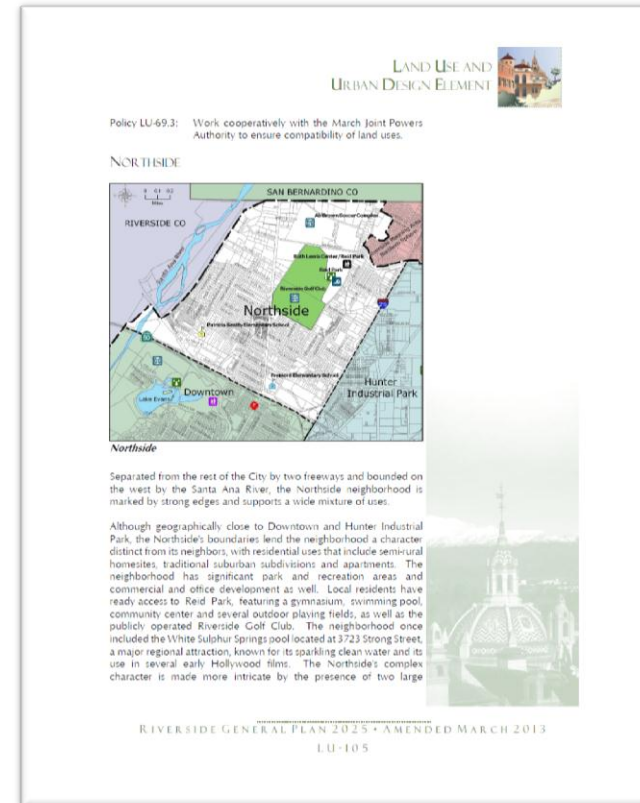


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General Plan 2025 Northside Policies

- a. Prepare a Specific Plan for the Northside
- b. Maintain and improve of major park and recreation facilities
- c. Preserve long-established residential uses
- d. Enhance small, economically successful commercial and industrial sites
- e. Protect scenic integrity of residential neighborhoods
- f. Encourage “clean” technology (biotechnology, research and development, light manufacturing)
- g. Provide a balanced community with sufficient office, commercial and industrial uses
- h. Encourage appropriate industrial development opportunities
- i. Encourage appropriate retail opportunities
- j. Special design considerations for interface between residential and commercial or industrial properties
- k. Use natural appearing drainage channels of innovative design
- l. Preserve large groupings of trees as part of development projects or road widenings
- m. Coordinate trail alignments within Springbrook Wash and the Santa Ana River

*General Plan 2025 Policies LU-70 to LU-74



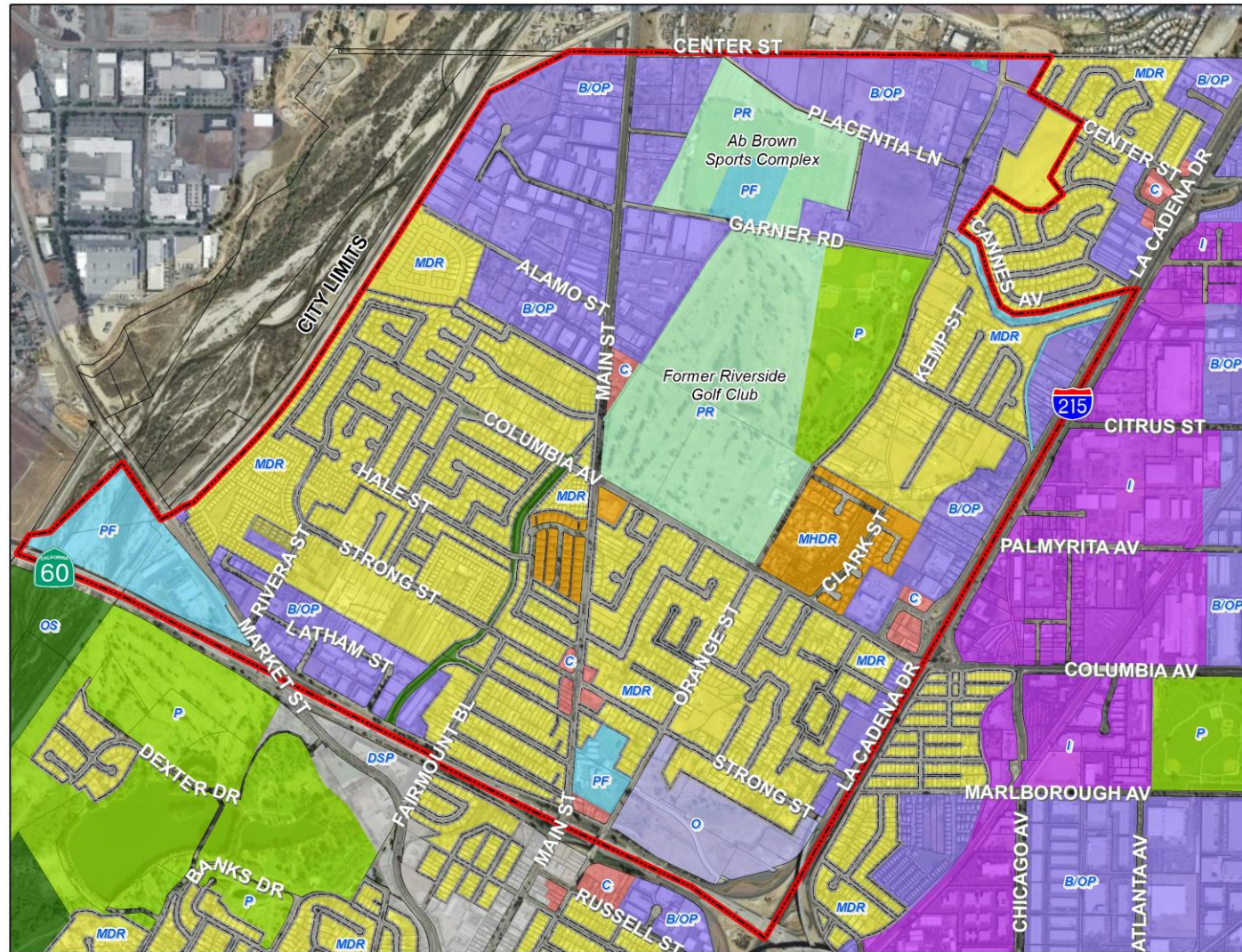
Northside Neighborhood General Plan

Legend

Northside Neighborhood

General Plan 2025

- A - AGRICULTURAL
- A/RR - AGRICULTURAL/RURAL RESIDENTIAL
- HR - HILLSIDE RESIDENTIAL
- SRR - SEMI RURAL RESIDENTIAL
- VLDR - VERY LOW DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- HDR - HIGH DENSITY RESIDENTIAL
- VHDR - VERY HIGH DENSITY RESIDENTIAL
- C - COMMERCIAL
- CRC - COMMERCIAL REGIONAL CENTER
- DSP - DOWNTOWN SPECIFIC PLAN
- OSP - ORANGECREST SPECIFIC PLAN
- O - OFFICE
- B/OP - BUSINESS/OFFICE PARK
- I - INDUSTRIAL
- MU-N - MIXED USE-NEIGHBORHOOD
- MU-V - MIXED USE-VILLAGE
- MU-U - MIXED USE-URBAN
- PF - PUBLIC FACILITIES/INSTITUTIONAL
- PR - PRIVATE RECREATION
- P - PUBLIC PARK
- OS - OPEN SPACE/NATURAL RESOURCES
- RAT - KANGAROO RAT HABITAT



Northside Neighborhood Zoning

Legend

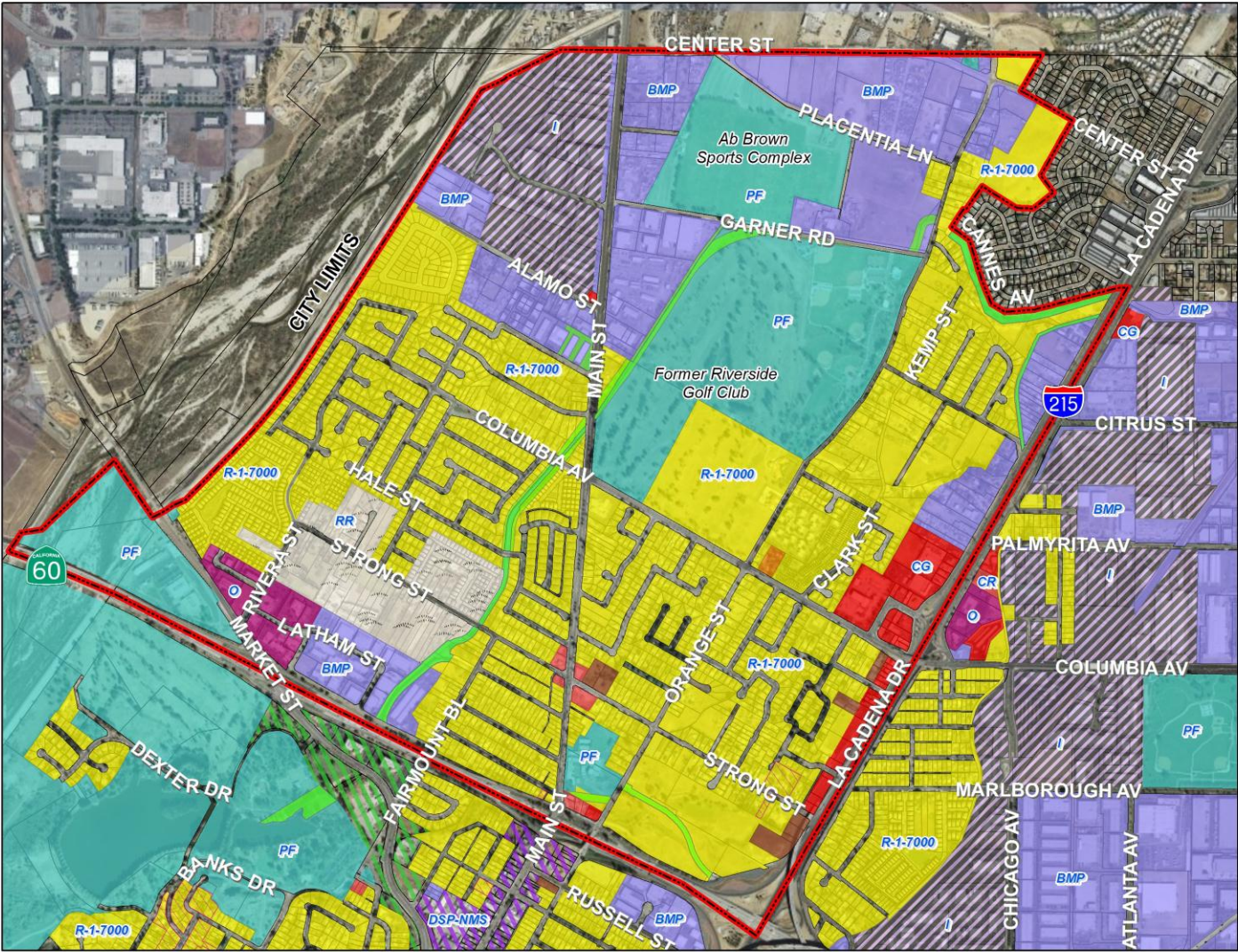
Northside Neighborhood

Zoning

- BMP - Business Manufacturing Park
- CG - Commercial General
- CR - Commercial Retail
- DSP-MSG - Downtown S.P. Main St. Gateway
- DSP-NMS - Downtown S.P. North Main St.
- I - Industrial
- O - Office
- PF - Public Facilities
- R-1-7000 - Single Family Residential
- R-3-1500 - Multiple Family Residential
- R-3-3000 - Multiple Family Residential
- RR - Rural Residential
- RWY - Railway

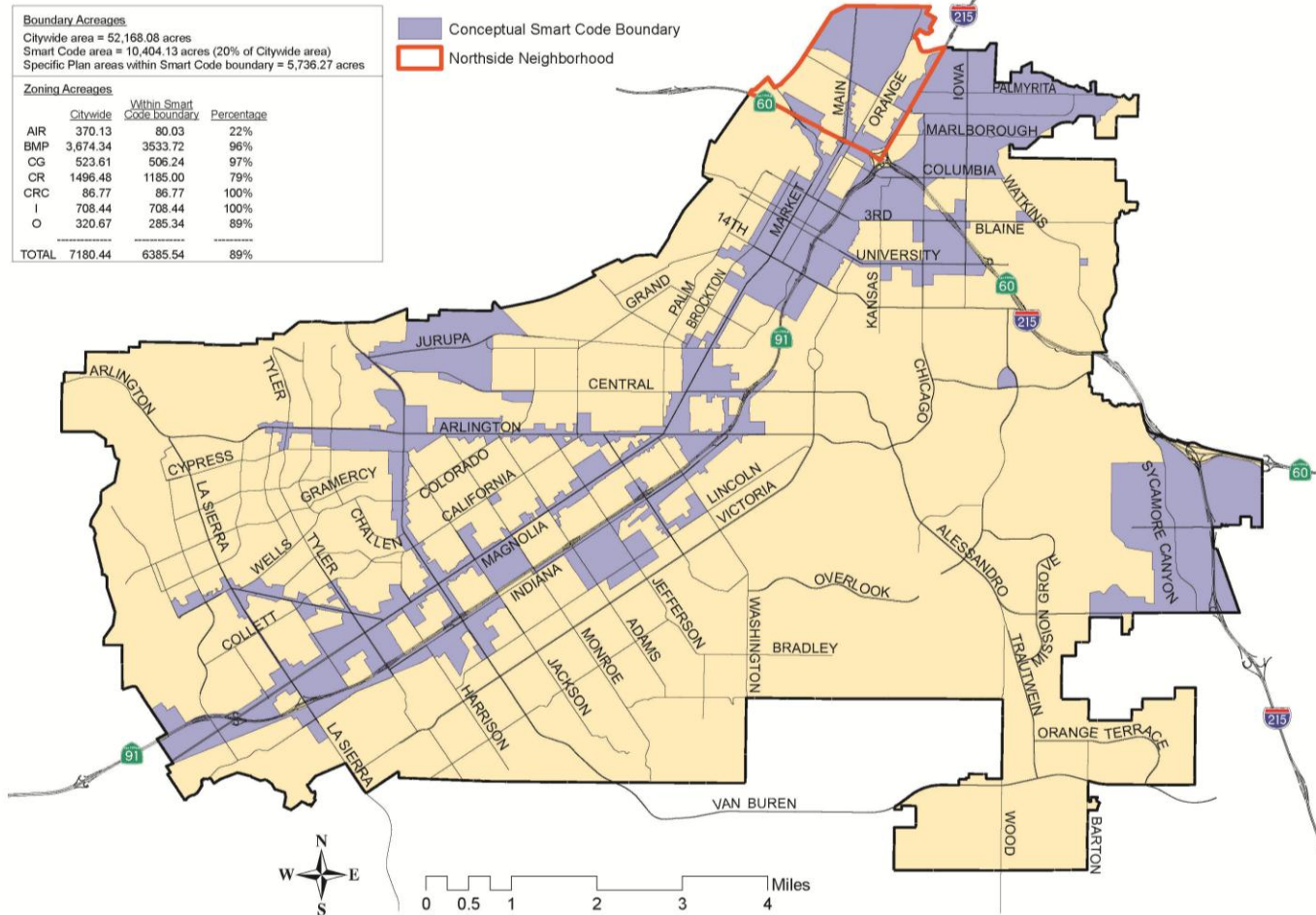
Overlay Zones

- CR - Cultural Resources Overlay
- WC - Water Course Overlay



Recent Planning Effort

- 1) General Plan 2025 calls for a Northside Specific Plan
- 2) Smart Code Specific Plan Effort



Broader Neighborhood Context



Developing a Specific Plan

1) Cost

- a. Specific Plan Preparation, EIR and Legal Peer Review
- b. Will vary based on focus area and significance of change or intensity of impacts
- c. Approximately \$1M (further inquiry required)

2) Tentative Timeline

- a. Dialog with stakeholders prior to preparing RFQ
- b. Release RFQ and engage consultant (Oct.-Dec. 2015)
- c. Conduct approx. 4 community workshops (Jan.-Sept. 2016)
- d. Complete Draft Specific Plan (Sept. 2016)
- e. Public Review (Oct.-Dec. 2016)
- f. Complete Environmental Review (approx. Jan.-June 2017)
- g. Complete Public Hearings/Adopt (approx. July-Sept. 2017)



Prior to Procurement

- Engage stakeholders
 - Riverside Public Utilities
 - Residents
 - Established organizations
 - Northside Improvement Association
 - Springbrook Heritage Alliance
 - Spanish Town Heritage Foundation
 - Business organizations



Public Process

- Discuss and identify community desires, needs and priorities
- Develop community vision
- Identification of vacant and underutilized properties
- Discussion of appropriate mix of land uses
- Discussion of development standards
- Review of draft Northside Specific Plan
- Public hearing process



Riverside Public Utilities

- Significant land owner and stakeholder
- Ensure ratepayer investments are preserved
- Ensure potential or future sale value is based on the highest and best use of the property



Pellissier Ranch

- RPU property located within City of Colton
- Future use of property uncertain
- Close proximity to Northside Neighborhood – public interest
- Determine desire and need for inter-agency specific plan
- As with Golf Course and Ab Brown sites, specific plan provides:
 - Clear community-based vision and land use policy
 - Provides certainties (economic development)
 - Establishes highest and best use
 - Solidifies property values



Recommendation

That the Board of Public Utilities:

1. Receive this update and provide comment and direction on City staff led public outreach strategies for obtaining broad community input on parameters for developing the scope of a specific plan for the Northside Neighborhood; and
2. Consider and provide input on a coordinated effort to develop an inter-jurisdictional specific plan for the Pellissier Ranch property within the City of Colton.