



Office of the Mayor

City of Arts & Innovation

April 3, 2018

Honorable Richard A. DeLaRosa, Mayor
Honorable Isaac T. Suchil, Councilmember – District 6
City of Colton
650 N. La Cadena Drive
Colton, CA 92324

SUBJECT: NORTHSIDE INTERJURISDICTIONAL SPECIFIC PLAN

Dear Mayor DeLaRosa and Councilmember Suchil,

Thank you for your letter dated March 15, 2018. On behalf of the City of Riverside, I appreciate your communication and greatly value our two cities' partnership on shared interests within the region – not the least of which is the Northside Interjurisdictional Specific Plan.

The following serves as a response to your letter. I will touch on 3 key points: the City of Riverside's perspective on its land holdings within the Northside Interjurisdictional Specific area; the City of Riverside's commitment to upholding the public integrity of the Northside Interjurisdictional Specific Plan process; and, an update on the status of the Northside Interjurisdictional Specific Plan process.

City of Riverside's Land Holdings within the Northside Interjurisdictional Specific Area

The City of Riverside places great weight on this interjurisdictional specific plan process because the Northside has an important part in our collective heritage, is a place of community pride and envisioned potential, contains over 400 acres of undeveloped land owned by the City of Riverside, including Riverside Public Utilities. Specifically, the City of Riverside controls the undeveloped 227-acre property in the City of Colton (i.e., Pellissier Ranch) and another 179 acres within the City of Riverside (i.e., the Ab Brown Sports Complex and former Riverside Golf Course). To this end, I understand the importance of the Pellissier Ranch to the City of Colton as it is identified as a "planning focus area" in your 2013 adopted General Plan Land Use Element.¹ When juxtaposed to the current Light Industrial land use and zoning designations for Pellissier Ranch (as well as the "Concept D" transmitted in your March 15th letter), the City of Colton's adopted non-industrial vision² for the property conveys a dichotomy of possibilities for the future.

¹ Please refer to pages LU-56 and LU-57 of the 2013 adopted City of Colton General Plan Land Use Element; <http://ca-colton.civicplus.com/DocumentCenter/View/1345>.

² As embodied in the City of Colton's "planning focus area" description for Pellissier Ranch: "The City envisions this area as a riverfront community consisting of low-density and medium-density housing, schools and parks, trails, community facilities, and a commercial area serving the neighborhood." (Source: Page LU-56 of the 2013 adopted City of Colton General Plan Land Use Element; <http://ca-colton.civicplus.com/DocumentCenter/View/1345>.)

This policy contrast, combined with the array of interests of the City of Riverside, underscores the value of this interjurisdictional specific plan process. Together, with input from the community, the Cities of Colton and Riverside will determine a path forward for the Northside area.

Commitment to Upholding Public Integrity of the Northside Interjurisdictional Specific Plan Process

The process is presently in the “Alternatives” phase and is progressing toward the “Preferred Plan” phase.³ Once the process yields a preferred plan, the final three phases will commence “Environmental Scoping,” “Draft Specific Plan & Draft Program EIR,” and “Final Specific Plan & Final Program EIR.” Throughout all phases, the City of Riverside will continue advancing public integrity of the process by upholding the following six objectives:

1. Engage the full spectrum of Northside community members, landowners, and stakeholders in the planning process for the Northside Specific Plan.
2. Use input, ideas, and feedback from the community to help shape the Northside Specific Plan, including the baseline study, vision concepts, alternatives, and preferred plan.
3. Strengthen and expand relationships and trust between the City, community members, and other government agencies.
4. Transparently share project information, studies, meeting conclusions, and incremental decisions with community members.
5. Utilize prior community discussions about Northside assets and vision and seek input from others who may not have been part of the prior discussions.
6. Coordinate with and seek input from other government agencies that have jurisdiction and/or interest in the project area.

The City of Riverside understands the urgency and importance expressed by the City of Colton for completing the specific plan. However, the City also understands that the 227-acre City of Riverside-owned Pellissier Ranch represents a rare opportunity to arrive at a land use that is in the best interests of all. The City of Riverside appreciates the City of Colton’s “Concept D” as important input in the public process; however, to uphold public trust and integrity of the planning process, the City of Riverside remains fully committed to completing the Northside Interjurisdictional Specific Plan process. This includes a commitment that the City of Riverside will not entertain development proposals of any kind on City of Riverside-owned property until after adoption of the specific plan and environmental impact report.

Status of the Northside Interjurisdictional Specific Plan Process

The City of Riverside believes that the area encompassed by the Northside Specific Plan area has the long-term potential to achieve unprecedented community value for both cities and the region. As you correctly noted, the planning process is taking longer than the 18 to 20 months

³ The process is outlined at: http://northsideplan.com/wp-content/uploads/2017/05/Northside_Newsletter.pdf

originally envisioned in December 2016; the anticipated summer 2018 completion date has now moved to the last quarter of 2018. As often happens with community-based planning processes, much learned during the process adds considerations – and time – not foreseeable at the project outset. That said, since the outset of the planning process, City of Colton staff, City of Riverside staff, the community, property owners, regional partners, consultants and others have worked together so that the resulting Northside plan celebrates the area’s history, respects residential neighborhoods, and is a prominent destination and employment center for the region (please see the attached list of participation/involvement by City of Colton staff).

Presently, the planning consultant team (led by Rick Engineering) is incorporating the community input received on Concepts A, B, and C⁴ to create a single concept for the Northside. The concept will seek to advance Colton’s desire for job creation and fiscal stability (as set forth in your letter) with the City of Riverside’s desire to create lasting community value that respects heritage, culture, environment, and quality of life and benefits the residents of both cities for generations. The concept developed by the consultant will undergo a market assessment and will be shared with the public to receive input and to determine community support. Throughout each step, Colton staff will continue to be involved; the City of Riverside will also work with Colton staff to arrange a time to present the concept to the Colton City Council.

The City of Riverside appreciates the consistent coordination and collaboration of the City of Colton in developing the Northside Interjurisdictional Specific Plan. I also appreciate your communication regarding the progress of the process and Colton’s “Concept D” for Pellissier Ranch. I will work with our City Manager’s Office to continue our two cities’ coordination and look forward to a time in the near future when all can celebrate the completion of this interjurisdictional, community-based planning process.

With gratitude,



William “Rusty” Bailey, III
Mayor

cc: Riverside City Council
Colton City Council
John A. Russo, Riverside City Manager
William R. Smith, Colton City Manager
Mark Tomich, Colton Development Services Director
Arthur Morgan, Colton Economic Development Manager
Al Zelinka, FAICP, Riverside Assistant City Manager
Todd Jorgenson, Interim General Manager – Riverside Public Utilities
Rafael Guzman, Riverside Director of Community & Economic Development

Attachment: City of Colton Staff Participation/Involvement with Northside Interjurisdictional Specific Plan

⁴ For detailed information on Concepts A, B, and C, please refer to http://northsideplan.com/wp-content/uploads/2017/10/Northside_Workshop2_HandoutPackage_Oct2017.pdf

City of Colton Staff Participation/Involvement with Northside Interjurisdictional Specific Plan

- 11/4/15 – Attended Pre-RFQ Community meeting and participated in Review of RFQ/RFP in early 2016
- 4/28/16 – Participated in review of RFQ/RFP proposals and evaluations.
- 5/26/16 – Participated in Consultant Interviews and Evaluations.
- 5/9/16 – Colton staff hosted Riverside staff to discuss Roquet Ranch and the relationship to the Northside Specific Plan.
- 1/26/17 – Attended Northside Specific Plan kickoff meeting and tour of project area
- 2/28/17 – Colton Planning, Public Works, Public Utilities staff met with Riverside staff and consultants for utility and infrastructure discussion.
- 6/7/17 – Attended Community Workshop 1
- 8/2/17 – Hosted Riverside staff for discussion of draft concept plans.
- 9/11/17 – Attended internal Conceptual Plan Review meeting
- 10/11/17 – Attended Community Workshop 2
- 11/14/17 – Riverside staff presented Concept Alternatives to Colton Planning Commission
- 11/29/17 – Joint Colton/Riverside City Council meeting – Northside SP not an agenda item
- 1/22/18 – Status update with Mark Tomich
- 2/5/18 – Attended meeting with Caltrans regarding I-215 interchanges