



March 15, 2018

Mr. Rusty Bailey, Mayor
City of Riverside
3900 Main Street
Riverside, CA 92501

MAYOR

Richard A. DeLaRosa

COUNCIL MEMBERS

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District 6

CITY MANAGER

William R. Smith

CIVIC CENTER
650 N. La Cadena Drive
Colton, CA 92324
(909) 370-5099

**RE: CITY OF COLTON COMMENTS/POSITIONS/RECOMMENDATIONS ON DRAFT
NORTHSIDE INTERJURISDICTIONAL SPECIFIC PLAN AND EIR**

Dear Mayor Bailey:

The purpose of this letter is to provide comment, state policy positions and recommendations regarding the Northside Interjurisdictional Specific Plan (NSP) and Environmental Impact Report (EIR). First, the City of Colton wishes to express our appreciation for allowing us to comment and engage with the City of Riverside and the Riverside Public Utilities Authority, though we are not a direct participant in the NSP.

The City of Colton has reviewed the Draft Northside Interjurisdictional Specific Plan documents and has completed a Fiscal Impact Analysis of the three (3) land use concepts (Concepts A, B & C). Said Fiscal Impact Analysis of the three (3) options led us to complete a separate analysis of a fourth (4th) option, which we have titled "Concept D".

In short, the Concepts A, B and C all present significant costs in service levels to the City of Colton and produce substantial financial hardship at build-out. Below is a synopsis of the financial hardship to the City of Colton for each of the concepts:

Concept A: (Agriculture Buffer: 61.1 Acres / Light Industrial: 156 Acres)
Annual deficit to the City of Colton (in 2018 dollars) is \$262,000

Concept B: (Agriculture Buffer: 80 Acres / Public Facilities: 12.1 Acres / Light Industrial: 7.3 Acres / Agriculture Residential Subdivision: 116.8 Acres)
Annual deficit to the City of Colton (in 2018 dollars) is \$583,000

Concept C: (Agriculture Buffer: 52.8 Acres / Public Facilities: 14 Acres / Light Industrial: 17.7 Acres / Single Family Residential: 120.7 Acres)
Annual deficit to the City of Colton (in 2018 dollars) is \$1,460,000

The significant deficits of each of the three (3) concepts of the NSP as presented, led our team to work to find a potentially viable land use scenario which is less fiscally impactful to the City of Colton. This led us to what we have titled as Concept D, which is most similar to the NSP Concept A. The major difference between the two is that Concept D changes the land use designation of about 15.7 acres just north of Center at the far western portion of the study area, from Outdoor Commercial Recreation to Commercial. Commercial designation in this area allows for a themed retail/service district that celebrates the river basin while providing needed goods and services to the residents, businesses and visitors to the area. Currently, there is little retail/service space to serve

the industrial-business parks, and the south/southwest portions of Colton. We feel that a themed retail designation celebrating the river basin will attract visitors from the entire area.

Below is the fiscal conclusion reached by our finance team:

Concept D: (Agriculture Buffer: 61.1 Acres / Light Industrial: 156 Acres / Commercial: 15.7 Acres (Change of 15.7 Acres from Commercial Outdoor Recreation)
Annual deficit to the City of Colton (in 2018 dollars) is \$8,700.

A careful consideration of the requests presented to us through the NSP leads us to the conclusion that the plan we feel we can support at this time is Concept D, which is a modified Concept A.

There is still a strong demand for new industrial space within the Inland Empire as reported by John Husing (January 2018 Quarterly Report); Colton's zoning is in place and industrial development in our last major industrial corridor has begun. Our City's leadership feels strongly that the best choice at this time is to take advantage of the current market to attract and build businesses in our industrial area.

We have recently been approached by an industrial developer who believes their company can develop the area, providing some open space linkages and attractive building exteriors, which the City of Colton desires as well.

New, well designed industrial development will assist the City by paying for the needed infrastructure to serve south Colton's new homes and businesses. Therefore, the City of Colton has chosen to move ahead with Concept D independently, and will work to create open spaces, bicycle and walking paths where appropriate.

Please do not hesitate to contact me at (909) 370-5059 or by email at rdelarosa@coltonca.gov, should you have any questions.

Sincerely,



Richard A. DeLaRosa, Mayor



Isaac Suchil, Councilmember District 6

c: Colton City Council

William R. Smith, Colton City Manager

John A. Russo, Riverside City Manager

Todd Jorgenson, Interim Assistant General Manager, Riverside Public Utility

Mark Tomich, Development Services Director

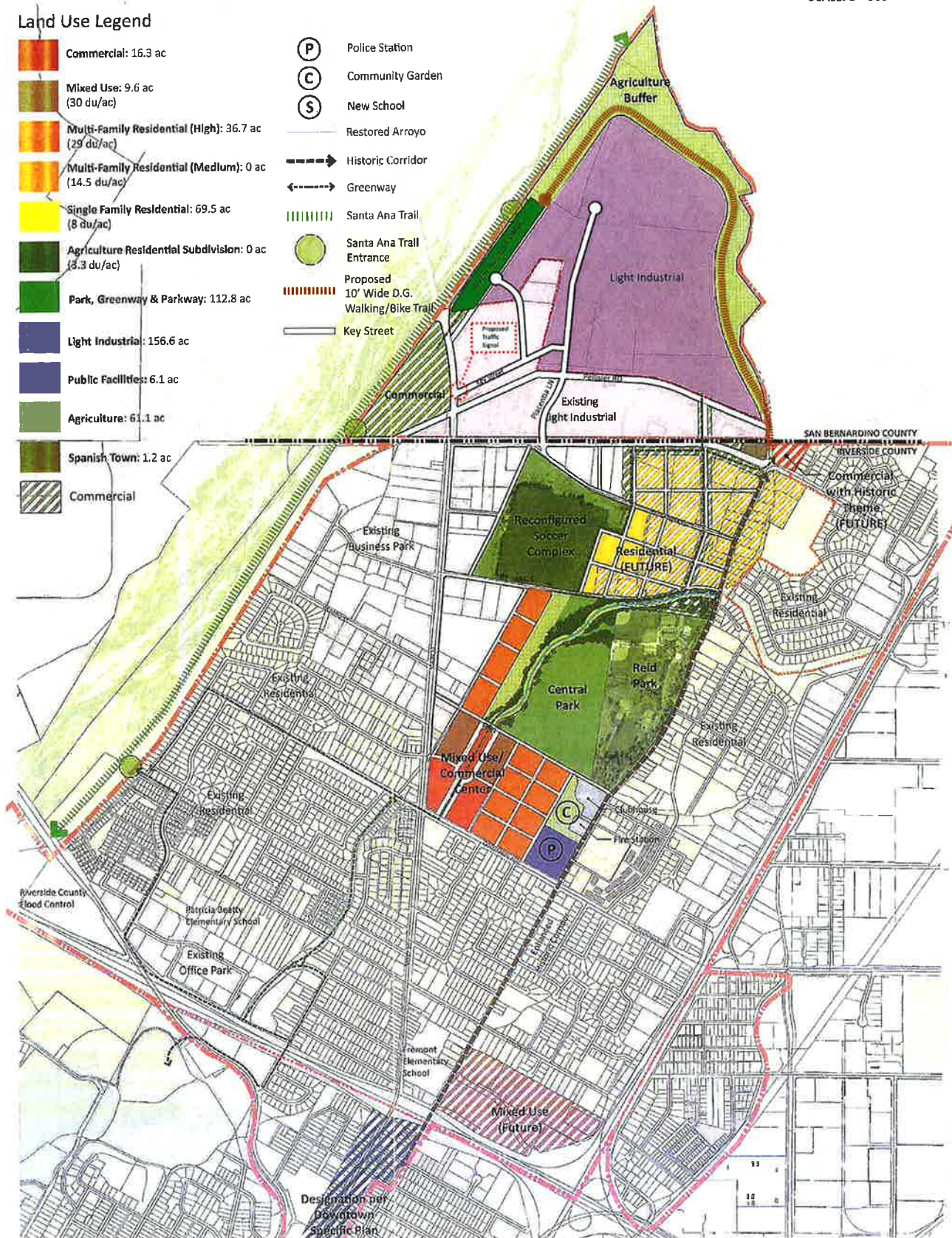
Arthur Morgan, Economic Development Manager

Attachment: Colton's Concept "D"

Land Use Legend

	Commercial: 16.3 ac
	Mixed Use: 9.6 ac (30 du/ac)
	Multi-Family Residential (High): 36.7 ac (29 du/ac)
	Multi-Family Residential (Medium): 0 ac (14.5 du/ac)
	Single Family Residential: 69.5 ac (8 du/ac)
	Agriculture Residential Subdivision: 0 ac (3.3 du/ac)
	Park, Greenway & Parkway: 112.8 ac
	Light Industrial: 156.6 ac
	Public Facilities: 6.1 ac
	Agriculture: 61.1 ac
	Spanish Town: 1.2 ac
	Commercial

	Police Station
	Community Garden
	New School
	Restored Arroyo
	Historic Corridor
	Greenway
	Santa Ana Trail
	Santa Ana Trail Entrance
	Proposed 10' Wide D.G. Walking/Bike Trail
	Key Street



Land Use Plan

Concept D

City of Colton
County of San Bernardino, CA