



# NORTHSIDE SPECIFIC PLAN STATUS UPDATE

Community & Economic Development Department

Board of Public Utilities  
August 24, 2020



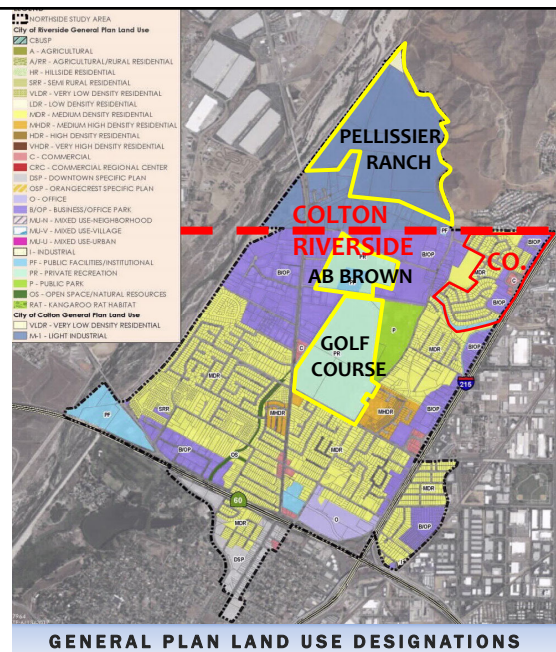
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## BACKGROUND

1. Over 1,400 acres
2. Governed by four jurisdictions:
  - A. City of Riverside
  - B. City of Colton
  - C. County of Riverside
  - D. County of San Bernardino
3. City of Riverside Property:
  - A. Former Riverside Golf Course
  - B. Ab Brown Sports Complex
  - C. Pellissier Ranch



GENERAL PLAN LAND USE DESIGNATIONS

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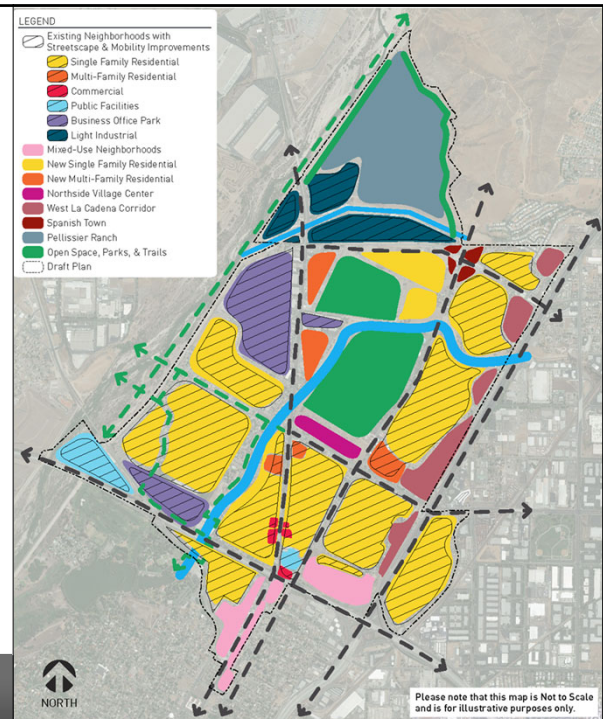
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## BACKGROUND

1. January 2017 - Existing conditions analysis
2. June 2017 - Community Workshop 1
  - A. Project objective & process
  - B. Community Meetings (2 meetings)
3. October 2017 - Community Workshop 2
  - A. Three concepts
4. June 2018 - Community Workshop 3
  - A. Framework Plan Concept
  - B. Community Meeting (107 community members; 14 organizations)
5. August 2018 - Joint RPU Board & Council Workshop
  - A. Framework Plan
6. Fall 2018 - Draft Land Use Plan



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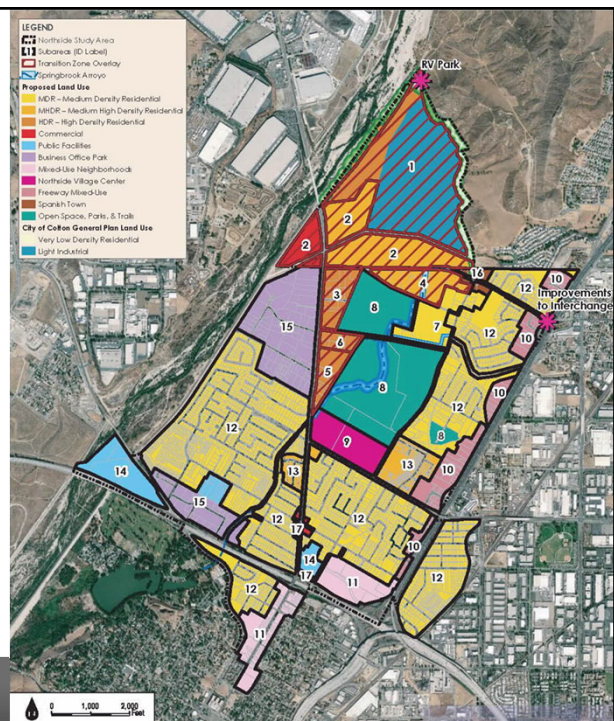
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## BACKGROUND

1. April 2019 - Draft Program Environmental Impact Report (DPEIR) "Scoping"
2. March 2019 - Notice of Preparation & Initial Study
3. April 2019
  - A. Public scoping meeting
  - B. Received 25+ Comment letters
4. June 2019
  - A. Revised the Initial Draft Land Use Plan
  - B. Initiated Traffic Modeling
5. July 2019 – March 2020
  - A. Prepared SP & Draft Program EIR
6. March 26, 2020
  - A. Released for Public Review



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## BACKGROUND

1. COVID-19 and Economy
  - A. Extended Public Review period from 45 days to 61 days
  - B. Long-term "program" plan
2. Transition Overlay Zones
  - A. Short-term need; long-term vision
  - B. Limit warehouse size in Riverside
3. City of Colton
  - A. Riverside cannot rezone non-city land
  - B. Must encourage common vision
4. Flooding & Springbrook Arroyo
  - A. Springbrook Arroyo enhancement
  - B. FCD Revisions to 100 Year Flood
5. Complete Streets & Trails
  - A. Open space is opportunity
  - B. Better public streets
6. Trujillo Adobe Heritage Village
  - A. Preserve Adobe
  - B. Celebrate Heritage
  - C. Two scenarios (Orange St.)



TRUJILLO ADOBE HERITAGE VILLAGE



## DISCUSSION

1. Residential
  - A. Riverside: 11,973 dwelling units (5,383 new dwelling units)
  - B. Colton: 2,430 dwelling units
2. Commercial
  - A. Riverside: 2,200,000 square feet
  - B. Colton: 555,000 square feet
3. Light Industrial
  - A. Riverside: 4,200,000 square feet
  - B. Colton: 1,500,000 square feet
4. Industrial Research Park (which includes a portion of Pellissier Ranch)
  - A. Colton: 2,500,000 square feet

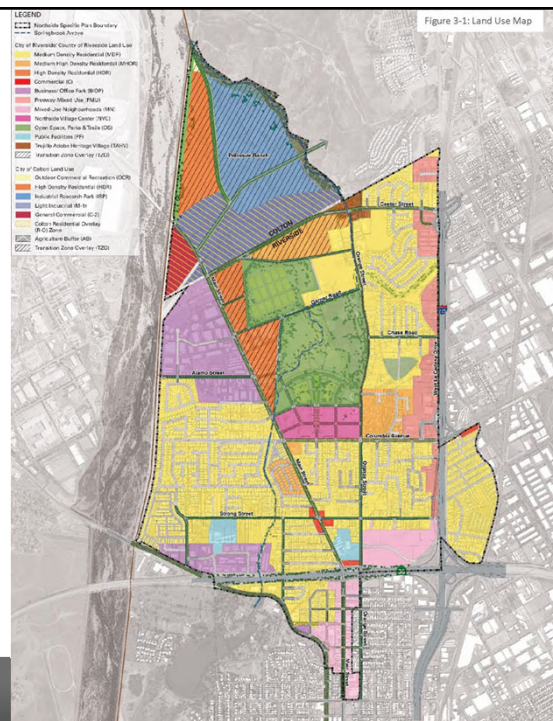


Figure 3-1: Land Use Map



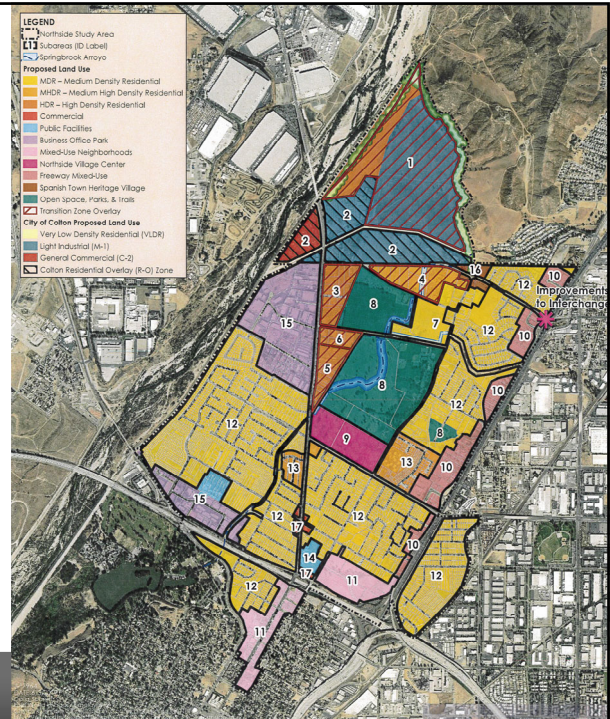
## DISCUSSION

### Ab Brown Sports Complex and Riverside Golf Course

1. Open Space, Parks and Trails (OS)
  - A. Variety of recreational opportunities
2. Northside Village Center (NVC)
  - A. Residential uses (densities between 30-40 units/acre – up to 1,200 units)
  - B. Commercial (up to 461,000 square feet)
  - C. Support services



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## DISCUSSION

1. Riverside Golf Course
  - A. Parks, Recreation and Community Services (approximately 64 acres)
  - B. RPU (approximately 55 acres)
2. Ab Brown
  - A. RPU (approximately 56 acres)



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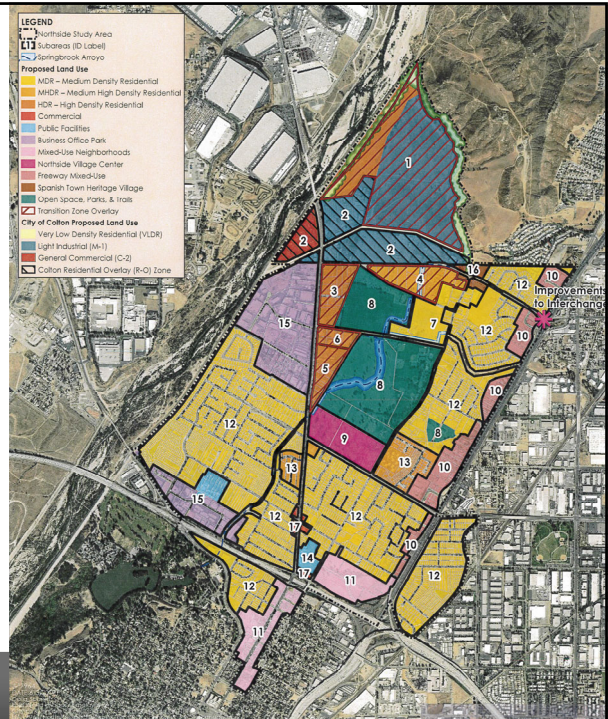
## DISCUSSION

### Pellissier Ranch

1. Industrial Research Park (IRP) with Transition Zone Overlay (TZO)
  - A. Up to 2.5 million square feet
  - B. Variety of uses, including energy production, laboratories and research, warehousing, manufacturing, offices, parks, restaurants, retail, farmers markets and recreational uses
2. High Density Residential (HDR)
  - A. Densities of up to 36 units/acre
3. Outdoor Commercial Recreational (OCR)



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## DISCUSSION

### Pellissier Ranch

RPU (approximately 227 acres)



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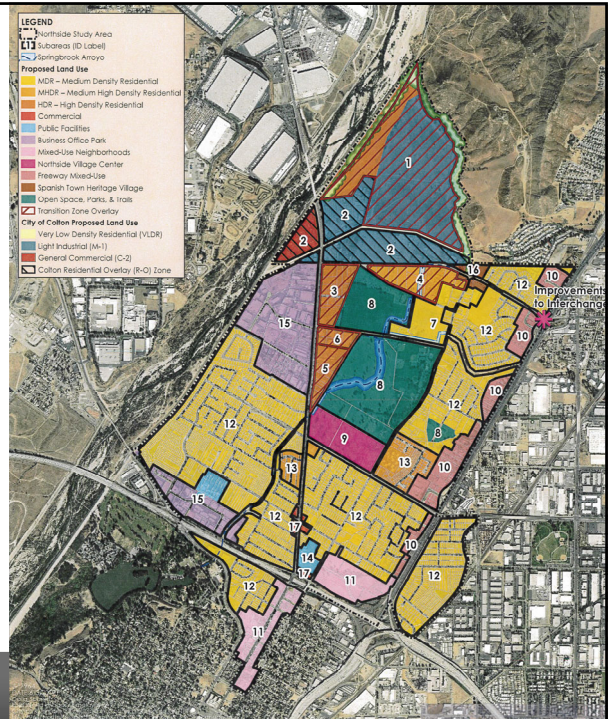
## DISCUSSION

### Potential Strategies for Development

1. Negotiated Sale
2. Long-Term Lease
3. Preservation and Groundwater Recharge
4. Others



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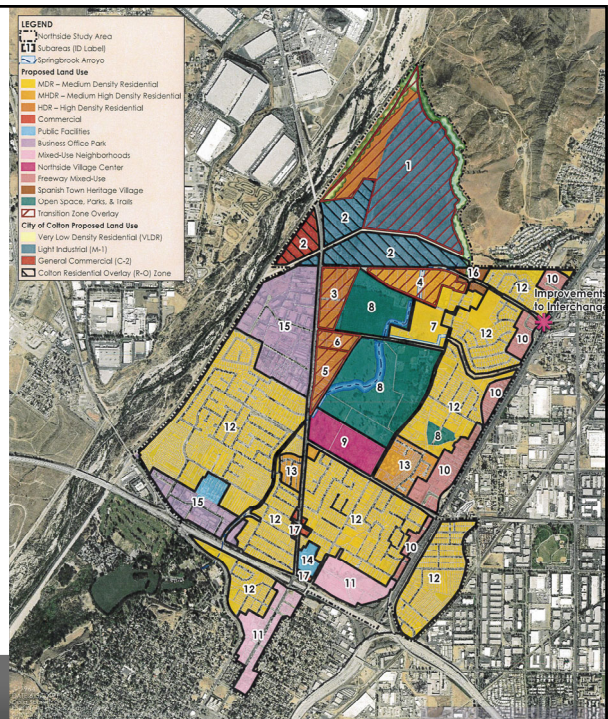
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## SCHEDULE

1. August 2020 – Riverside Board of Public Utilities
2. September 2020 – Riverside Planning Commission
3. November 2020 – Riverside City Council
4. January 2021 - Reimbursement Program to City Council
5. Early 2021 – City of Colton Planning Commission & City Council



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## RECOMMENDATION

That the Board of Public Utilities receive and file an update on the Northside Specific Plan and Program Environmental Impact Report.

