



Community & Economic Development Department  
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

**PLANNING COMMISSION HEARING DATE: SEPTEMBER 3, 2020  
AGENDA ITEM NO.: 4**

**PROPOSED PROJECT**

<i>Case Numbers</i>	<p>P19-0064 (General Plan Amendment)  P19-0065 (Specific Plan)  P19-0063 (Zoning Code Amendment)  P20-0443 (Rezoning)  P19-0066 (Program Environmental Impact Report)</p>
<i>Request</i>	<p>To consider the following cases for the adoption of the Northside Specific Plan:</p> <ol style="list-style-type: none"> <li>1) <u>General Plan Amendment</u> to amend the Land Use and Urban Design Element of the General Plan to include the Northside Specific Plan into Table LU-2, amend Figure LU-9 – Neighborhoods to adjust neighborhood boundaries, amend Figure LU-10 – Land Use Policy Map to apply the Northside Specific Plan land use designation to the project area within the City of Riverside and the unincorporated properties within its Sphere of Influence, amend Table LU-5 – Zoning/General Plan Consistency Matrix, and amend Objectives, Policies for consistency with the Northside Specific Plan;</li> <li>2) <u>Specific Plan</u> to adopt the Northside Specific Plan and amend the Downtown Specific Plan to incorporate the North Main Street District into the Northside Specific Plan boundaries;</li> <li>3) <u>Zoning Code Amendment</u> to amend Title 19 - Zoning of the Riverside Municipal Code to add Chapter 19.146 – Northside Specific Plan and amend relevant information in Chapter 19.220;</li> <li>4) <u>Zoning Code Amendment</u> to rezone properties to the districts proposed in the Northside Specific Plan; and</li> <li>5) <u>Program Environmental Impact Report</u> to assess potential impacts.</li> </ol>
<i>Applicant</i>	City of Riverside
<i>Project Location</i>	Generally bounded 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 residences to the east, and the Santa Ana River to the west within the City of Riverside, the City of Colton, and the unincorporated County of Riverside.
<i>Project area</i>	Approximately 2,000 acres
<i>Ward</i>	1
<i>Neighborhood</i>	Northside
<i>Specific Plan(s)</i>	Northside Specific Plan (New) and Downtown Specific Plan (Amended)
<i>General Plan Designation</i>	Multiple
<i>Zoning Designation</i>	Multiple
<i>Staff Planner</i>	David Murray, Principal Planner 951-826-5773 <a href="mailto:dmurray@riversideca.gov">dmurray@riversideca.gov</a>

## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND** that the City Council find:
  - a. The Draft Program Environmental Impact Report (P19-0066) has been completed in compliance with the California Environmental Quality Act (CEQA);
  - b. Project alternatives do not meet the project objectives;
  - c. The project will have a significant effect on the environment but with implementation of the identified mitigation measures within the EIR, some potentially significant impacts would be mitigated, however potential impacts associated with Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise and Vibration, Population and Housing, Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Energy Conservation would remain significant and unavoidable; and
  - d. Adopt the Program Environmental Impact Report (PEIR) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **RECOMMEND APPROVAL** of Planning cases P19-0064 (General Plan Amendment), P19-0065 (Specific Plan), P19-0063 (Zoning Code Amendment), P20-0443 (Rezoning), and P19-0066 (Program Environmental Impact Report) based on the findings outlined in the staff report and (Exhibit 1) summarized in the attached findings.

## PROJECT BACKGROUND

### LOCATION

The Northside Neighborhood is bounded by Interstate 215 to the east, State Route-60 to the south, the Santa Ana River to the west and the City limits to the north (Exhibit 2). The Northside Neighborhood contains a wide variety of uses, including single-family residences in a semi-rural setting and in traditional suburban subdivisions, apartments, parks, recreation facilities, industrial, commercial and office development. The Northside Neighborhood also houses the Ab Brown Sports Complex and former Riverside Golf Course, 179-acres of City-owned open space in the heart of the Northside Neighborhood.

### LAND USE CONTEXT

In 1991, a Community Plan was adopted for the Northside Neighborhood in the City of Riverside and Pellissier Ranch property in the City of Colton. The Community Plan included upgraded development standards and set forth guidelines, goals, and policies for the orderly development of the area based on community input. The Community Plan was later superseded with the adoption of General Plan 2025 (2007), and the goals and policies were incorporated in the Land Use and Urban Design Element (Northside Neighborhood, pages LU-105 to LU-110). These goals and policies focus on the maintenance and improvement of park and recreation facilities, preservation of long-established residential uses, and enhancement of the small, yet economically successful, commercial and industrial sites.

In the Northside Neighborhood, non-residential uses, such as office, industrial and commercial, sometimes encroach on residential neighborhoods with objectionable noise, odors, and traffic.

General Plan 2025 includes Policy LU-74.5 that requires industrial properties that interface with residential uses to protect the integrity of those neighborhoods. General Plan 2025 also includes a Citywide policy encourages industrial uses that focus on “clean” technology providing well-paying jobs, such as biotechnology, research and development, and light manufacturing.

For the Northside Neighborhood, potential development of industrial, manufacturing, distribution, or warehouse development has raised concerns about increased truck traffic on Center Street, Main Street, Orange Street and Columbia Avenue which provide direct access to Interstate 215 and State Route-60 , The existing BMP zoning allows for an intensity of development that was not considered in General Plan 2025 creating possible conflicts with residential neighborhoods.

The Ab Brown Sports Complex and former Riverside Golf Course, which constitute 179-acres of vacant or underutilized City-owned property in the heart of the Northside Neighborhood, are an important feature of the Northside Neighborhood. These properties, along with the Pellissier Ranch property, have been evaluated based on potential land uses and possible reuse. Residents see these properties as an opportunity to define the future of the Northside Neighborhood and the investment on nearby properties.

Land uses surrounding the Ab Brown Sports Complex and former Riverside Golf Course include vacant or underutilized properties, including land zoned for industrial and warehouse uses. These properties represent opportunities for catalyst projects and significant private investment in the area.

## KEY DATES

The following reflects key dates of the project:

- April 2015 – City Council directs staff to develop a Specific Plan and PEIR for the Northside Neighborhood consistent with General Plan 2025 Policy LU-7.1.1 and engage the public as part of the project.
- July 2015 – City Council directs staff to initiate a Request for Qualifications and Proposal to complete the NSP and PEIR.
- December 2016 – The City engages a Consultant (Rick Engineering) for the project.
- June - November 2017 – Public outreach including workshops, meet the planner events and informational booths were conducted.
- October 2017 – A status update was provided to the Board of Public Utilities, and the Board held a workshop to review and comment on three land use concepts.
- February 2018 – Land use concept for the NSP was evaluated by the economic development sub-consultant consolidating community input, discussions with city staff, and existing Council policies. The “Consolidated Concept” was subsequently refined based on feedback from the project’s economic development consultant.
- June 2018 – A Draft Framework Plan and Draft Land Use Concept was presented at a community workshop.
- August 2018 – A joint meeting of the Public Utilities Board and City Council was held to review the Draft Framework Plan and Draft Land Use Concept for feedback and direction (Exhibit 3).
- March 2019 – A Notice of Preparation and Initial Study was released for the NSP.
- April 2019 – A Public Scoping Meeting was held with over 25 comment letters received.
- September 2019 - A status update was provided to the Board of Public Utilities to review the Draft Land Use Concept and alternatives being analyzed as part of the PEIR.

- March – May 2020 – The Draft NSP and Draft PEIR are released for public comment.
- March 10, 2020 - City Council adopted a 45-day interim ordinance (O-7508) for a temporary moratorium on land use entitlements and building permits for all industrial, manufacturing, distribution or warehouse uses on properties zoned, or proposed to be zoned, Business and Manufacturing Park (BMP) or General Industrial (I) within the Northside Neighborhood
- April 24, 2020 - Prior to the conclusion of the 45-day interim ordinance, the City Council adopted an urgency ordinance extending the moratorium by eight months, or upon the adoption of the NSP, whichever comes first.

## PROJECT PROPOSAL

### OVERVIEW OF THE NORTHSIDE SPECIFIC PLAN

The Northside Specific Plan (NSP) (Exhibit 4) is an inter-jurisdictional plan covering approximately 2,000 acres within the City of Riverside, the City of Colton, and the unincorporated County of Riverside. The NSP focuses on future development of both publicly and privately-owned properties and identifies future development potential for private properties to create a balanced community. As part of the NSP planning process, a Program Environmental Impact Report (PEIR) (Exhibit 5) was prepared. The NSP establishes land use designations and zones to delineate specific land use areas and development objectives for the Northside Neighborhood (Exhibit 6). Estimated land use buildout for the entire NSP area, based on the proposed land use designations, includes:

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

### PROJECT SUMMARY

Much of the Northside neighborhood is developed as single-family and multiple-family residential uses with pockets of light industrial and commercial. While the plan does not propose any amendments to the land use categories of existing residential neighborhoods, or to industrial uses on the west side of Main Street, the NSP seeks to enhance these areas through changes to allowable uses; improved roadways, sidewalks, landscaping, and public spaces; and enhancements such as expanded trail connectivity and neighborhood agricultural opportunities (community gardens, farmers markets, etc.). Key NSP land uses include:

- High-Density Residential (HDR) The High Density Residential provides opportunities to 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 new High-Density Residential designation also includes the Transition Zone Overlay,

- 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.
- 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.
- Northside Village Center (NVC) - 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 stores, restaurants, and neighborhood service providers such as a dry cleaner, bank or medical clinic. A mixture of new residential units, including apartments, townhomes, and office space for local businesses is also proposed. This base land use would allow a variety of residential uses (densities between 30-40 units/acre – up to 1,200 units), commercial (up to 461,000 square feet) and support services for existing and future residents.
- 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 NSP identifies a transition from Business/Office Park and Office General Plan 2025 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.
- Mixed-Use Neighborhoods (MU) - Mixed Use Neighborhoods in the NSP 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 along Main Street, south of SR-60 provide for an area of transition from Downtown to the Northside neighborhood.
- 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 uses.
- 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.
- Transition Overlay Zone (TZO) - For the underdeveloped industrial properties located on the east side of Main Street, north of Columbia Avenue south of Center Street, and the large vacant properties between Placentia Lane and Center Street, a transition overlay is proposed. To accommodate the existing uses while recognizing the potential short or long-term feasibility of the marketability of residential uses. In the City of Riverside, this would allow for Business/Office Park land uses to continue and expand, until which time the real estate market allows the properties to transition to their base zone, which is multi-family residential. In the City of Colton, it allows for the Light Industrial land uses to continue and expand, until which time the real estate market allows the properties to transition to their

base zone, which is either High Density Residential or Industrial Research Park.

- Open Space (OS) - The Draft NSP proposes an open space, parks & trails base land use (OS) for all of Ab Brown Sports Complex and a large portion of the former Riverside Golf Course. The OS base land use would allow a variety of recreational opportunities. This land use will complement the Northside Village Center.
- Trujillo Adobe Heritage Village (TAHV) - 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.
- Public Facilities/Institutional (PF) - Public Facilities/Institutional uses will enhance the quality of life in the Northside neighborhood and provide space for cultural facilities and governmental activities. Both public and quasi-public uses, such as educational facilities, hospitals, libraries, utilities, governmental institutions and faith-based buildings would generally be located in these areas.
- Pellissier Ranch Redevelopment (City of Colton) – While this property is in the City of Colton, ownership by the City of Riverside RPU is an important factor for this area. Pellissier Ranch proposed changes include a high density residential base land use (HDR) on the west, adjacent to the Santa Ana River, and a new light industrial base land use (IRP) on the east. The Transition Zone overlay allows for flexibility on future development of this site. There is also a small portion with a base land use of outdoor commercial recreation (OCR). Based on discussions with the City of Colton, the NSP will reflect that the residentially zoned properties (HDR) will allow for densities of up to 36 units/acre. The IRP would allow for up to 2.5 million square feet with uses including energy production, laboratories and research, warehousing, manufacturing, offices, parks, restaurants, retail, farmers markets and recreational uses.

## PLAN ADOPTION ACTIONS

The following actions are required to accommodate the adoption and implementation of the Northside Specific Plan (NSP):

### *General Plan Amendment*

The Land Use and Urban Design Element of General Plan 2025 is being amended (Exhibit 7) to:

1. Include the NSP into Table LU-2 – Adopted Specific Plans;
2. Amend Figure LU-9 – Neighborhoods to adjust neighborhood boundaries to include a pocket of residential currently identified as part of the Hunter Industrial Park Neighborhood;
3. Amend Figure LU-10 – Land Use Policy Map to apply the NSP – Northside Specific Plan land use designation to the project area within the City of Riverside and the unincorporated properties within its Sphere of Influence;
4. Amend Table LU-5 – Zoning/General Plan Consistency Matrix to include the NSP designation and compatible NSP Zoning; and
5. Amend a number of General Plan Objectives and Policies for consistency with the adoption of the NSP.

### *Specific Plan*

1. Adopt and implement the NSP (Exhibit 4); and
2. Amend the Downtown Specific Plan to remove the Main Street Specialty Services District and incorporate into the NSP boundaries (Exhibit 8).

**Zoning Code Amendment**

Title 19 (Zoning) of the Riverside Municipal Code is being amended (Exhibit 9) to:

1. Add Chapter 19.146 – Northside Specific Plan (NSP); and
2. Amend relevant information in Chapter 19.220 – Specific Plan Overlay Zone (SP).

**Rezoning**

The adoption of the NSP includes a rezoning of all affected properties that fall within the City of Riverside to be consistent with the zones and districts within the NSP (Exhibit 4). As described in Chapter 2 of the NSP, the following land use designations and zones are hereby established within the City of Riverside:

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

The NSP includes areas in the City of Colton and unincorporated Riverside County. The City does not have land use authority over these lands, and they are not included in the staff recommendation to the Planning Commission.

**PROJECT ANALYSIS**

**AUTHORIZATION AND COMPLIANCE SUMMARY**

	Consistent	Inconsistent
<p><b><i>General Plan 2025</i></b></p> <p>The Northside Specific Plan (NSP) involves amending General Plan 2025 land use designation for the affected properties within the City of Riverside and the unincorporated properties within its Sphere of Influence. The proposed NSP land use designation will ensure future uses and development within the project area are compatible with surrounding properties. The proposed NSP will also further the intent of the following General Plan 2025 Objectives and Policies:</p> <p><u>Objective LU-70:</u> Provide a balanced community with sufficient office, commercial and industrial uses while preserving the single-family residential preeminence of the community.</p> <p><u>Objective LU-71:</u> Establish the Northside Community as a balanced</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Consistent	Inconsistent
<p>community in which it is pleasant to live, work and play.</p> <p><u>Policy LU-71.1:</u> Prepare a Specific Plan for the Northside which:</p> <ul style="list-style-type: none"> <li>• Emphasizes the retention of open space and recreational resources;</li> <li>• Includes the input of the residents and property owners of the Northside Community;</li> <li>• Includes the retention of Reid Park;</li> <li>• Assumes the retention of a public golf course within the Northside Study Area with generous visual access to this feature or comparable open space from the surrounding community. Basic open space relationships should be retained;</li> <li>• Considers alternative land uses for properties surrounding the golf course and Reid Park to optimize compatibility with these recreation facilities;</li> <li>• Retains or relocates the soccer fields to an optimum location;</li> <li>• Provides a detailed evaluation of alternative uses for the Public Utilities Department properties in the City of Colton (i.e., former Pellissier Ranch). The evaluation shall include, but not be limited to, recreational and industrial opportunities; and</li> <li>• Retains the Northside Community Plan Citizens Advisory Committee, or a modified committee of local citizens, as the review committee for the specific plan.</li> </ul>		
<p><b><i>Downtown Specific Plan (DSP)</i></b></p> <p>The NSP proposes to remove Main Street Specialty Services District from the Downtown Specific Plan and incorporate the area into the NSP boundaries. This change is based on community feedback that the area is generally identified as being part of the Northside neighborhood. The action is largely a boundary and identity change with additional land uses included. The amendment does not act contrary to the goals and objectives of the Downtown Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b><i>Zoning Code Land Use Consistency (Title 19)</i></b></p> <p>This project proposes to change the existing Zoning for the properties within the City of Riverside to the 12 identified the NSP zones as depicted in Figure 3-1 – Land Use Map of the NSP. Table LU-5 – Zoning/General Plan Consistency Matrix is being amended to ensure that the newly established zones are consistent with the proposed land use designation of the NSP.</p> <p>The project also includes an amendment to the Zoning Code to add Chapter 19.146 – Northside Specific Plan (NSP) and amend relevant information in Chapter 19.220 – Specific Plan Overlay Zone (SP) to ensure consistency between the documents.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b><i>Compliance with the Riverside County Airport Land Use Compatibility Plan (ALUCP) - TBD</i></b></p> <p>A small residential area east of the 215 Freeway falls within March ALUCP Zone E. The boundary change to include the area within the</p>	<input type="checkbox"/>	<input type="checkbox"/>



	Consistent	Inconsistent
boundaries of the NSP do not result in any substantive changes in land use that would result in impacts to the ALUCP.		
The Riverside County Airport Land Use Commission is anticipated to consider the proposed project on September 11, 2020 and provide direction on the consistency between the NSP and the ALUCP.		

## ENVIRONMENTAL REVIEW

A Draft Program Environmental Impact Report (PEIR) has been prepared for the proposed project pursuant to Sections 15161 and 15126.6 of the California Environmental Quality Act (CEQA) and City of Riverside CEQA Resolution No. 21106. These sections indicate a project Environmental Impact Report (EIR) should focus primarily on the changes in the environment that would result from the project. The EIR should also describe a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives but would avoid or substantially lessen any of the significant effects and evaluate the comparative merits of the alternatives.

The Draft PEIR includes 2 alternatives to the project: No Project Alternative and Old Spanish Town Village District Alternative, an alternative proposed by the Springbrook Heritage Alliance.

The Draft PEIR includes an analysis of potential effects associated with Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise and Vibration, Population and Housing, Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Energy Conservation.

The PEIR concludes that the environmental topics with significant impacts and with mitigation measures are the following: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources. Impacts are significant and unavoidable, and a Statement of Overriding Considerations is required to be adopted by the City Council.

## PUBLIC OUTREACH, NOTICE AND COMMENTS

### PUBLIC OUTREACH

The Northside Specific Plan (NSP) and Program Environmental Impact Report (PEIR) have been prepared in concert with the Northside residents, business stakeholders, property owners, and various government agencies. Below is a partial listing of the public outreach that occurred, including key dates and deliverables:

- June 7 and June 10, 2017 – The project team held public workshops to explain the project objectives, process, and obtain feedback from the community. Approximately 80 community members attended. To provide more opportunity for one-on-one conversations, the team held a “meet the planners” event on Monday, June 12.
- June/July 2017 – A draft “baseline” analysis of the Northside Neighborhood was completed in May and revised in June/July 2017 to be more responsive to comments received at the first community workshops. The Draft Baseline Analysis was posted on-line for public viewing in late July.
- September 11, 2017 – A status update was provided to the Board of Public Utilities.
- October 11, 2017 – The project team held a second public workshop to share three

potential options of the Northside Neighborhood, with focus given to the of City/RPU owned properties. A second presentation was provided on October 13 at the Breezewood Apartments; a “meet the planners” event was held on October 14; and a booth was set up at the Northside’s Halloween Carnival event on October 27.

- November 3, 2017 – The project team compiled the data received from an on-line survey, which asked for community comment on the three concepts.
- February 2018 – The project team completed a single draft land use concept for the NSP. The draft concept was presented to the economic development sub-consultant (Keyser Marston) to evaluate. The draft concept consolidated community input, discussions with city staff, and existing Council policies. The draft “Consolidated Concept” was subsequently refined based on Keyser Marston’s initial feedback.
- June 25, 2018 – A Draft Framework Plan and Draft Land Use Concept were presented at a community workshop (Workshop #3). The workshop had 107 attendees, including leaders from 14 distinct community organizations.

## CEQA PUBLIC NOTICE

Pursuant to CEQA, a 61-day review and comment period was provided beginning March 26, 2020 and ending Thursday, May 25, 2020. A Notice of Availability was mailed to individuals that participated in any of the engagement opportunities or requested to be notified of project actions, various Federal, State, regional, and local government agencies, and other interested parties, including the agencies/interest groups that commented on the Notice of Preparation. Additionally, an eighth page ad was published in the Press Enterprise.

During this period, Staff received 30 comment letters (Exhibit 10). Responses to comments will be prepared and included in the Final EIR. Additionally, written responses will be provided to the interested parties that commented on the project at least 10 days prior to certifying the EIR.

## APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

## EXHIBITS LIST

1. Findings
2. Location Map
3. Staff Report - August 2018 Joint City Council & Board of Public Utilities Meeting
4. Draft Northside Specific Plan
5. Draft Program Environmental Impact Report
6. Draft Northside Specific Plan Land Use Map (Zoning Map)
7. Proposed General Plan 2025 Text and Map Amendments
8. Proposed Downtown Specific Plan Text and Map Amendments
9. Proposed Zoning Code Text Amendments
10. Comment Letters

---

Prepared by: David Murray, Principal Planner  
Approved by: Mary Kopaskie-Brown, City Planner



*EXHIBIT 1 – FINDINGS*

**PLANNING CASES:**

**P19-0064** (General Plan Amendment)

**P19-0065** (Specific Plan)

**P19-0063** (Zoning Code Amendment)

**P20-0443** (Rezoning)

**P19-0066** (Program Environmental Impact Report)

Zoning Code Amendment Findings pursuant to Chapter 19.810.040

- 1) The proposed NSP – Northside Specific Plan is generally consistent with the goals, policies, and objectives of the General Plan;
- 2) The proposed NSP – Northside Specific Plan will not adversely affect surrounding properties; and
- 3) The proposed NSP – Northside Specific Plan promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.