



NORTHSIDE SPECIFIC PLAN

P19-0064 (GENERAL PLAN AMENDMENT), P19-0065 (SPECIFIC PLAN),
P19-0063 (ZONING CODE AMENDMENT), P20-0443 (REZONING),
P19-0066 (PROGRAM ENVIRONMENTAL IMPACT REPORT)

Community & Economic Development Department

City Council
November 17, 2020

1

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1

PROJECT SUMMARY

1. Approximately 2,000 acres
2. Interjurisdictional Specific Plan:
 - A. City of Riverside
 - B. City of Colton
 - C. County of Riverside
3. City of Riverside Properties:
 - A. Former Riverside Golf Course
 - B. Ab Brown Sports Complex
 - C. Pellissier Ranch



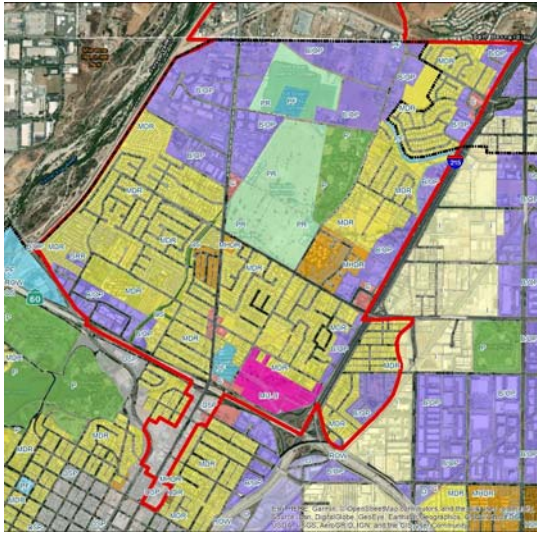
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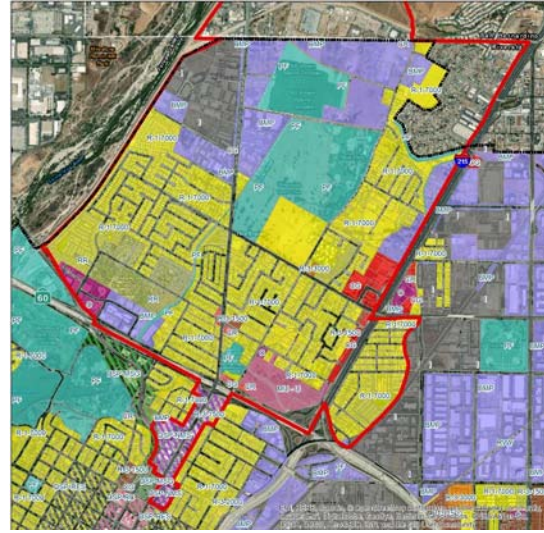
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ZONING AND GENERAL PLAN INCONSISTENCIES

General Plan



Zoning



3

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3

NEIGHBORHOOD CONCERNS PRIOR TO NSP PROCESS

1. Protection and preservation of established residential areas
2. Encroachment of industrial uses
 - A. Truck Traffic
 - B. Air Quality
 - C. Vibration
3. Protection of Trujillo Adobe
4. Future Use of City/RPU properties



4

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4

TIMELINE

- 1991: Multi-jurisdictional *Northside Community Plan* prepared and adopted
- 2007: Community Plan superseded with adoption of *City of Riverside General Plan 2025*
 - A. Community Plan goals and policies incorporated into Land Use and Urban Design Element
- 2015: Demand for industrial development in the Northside raised community concerns
 - A. Moratorium attempted and failed
 - B. Riverside City Council directed staff to prepare a Northside Specific Plan (July 14)
- 2016: Rick Engineering selected as consultant to prepare Northside Specific Plan



5

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5

GOALS FOR THE NORTHSIDE SPECIFIC PLAN

1. Define a Community-Based Vision
2. Evaluate Natural, Cultural, and Historic Resources
3. Prepare Community-Specific Development Standards
4. Attain Environmental Clearance
5. Prepare an Illustrative Document
6. Complete Environmental Analysis



6

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6

COMMUNITY WORKSHOPS

Workshop 1

June 7 & June 10, 2017
80 Attendees

Discussed:

1. Project Objectives and Process
2. Opportunities & Constraints
3. Community Visioning

Major Themes:

1. Amenities, Services and Infrastructure
2. History of Riverside/Northside
3. Maintaining a Strong Recreation Component
4. Open Space and Visual Character
5. Safer Streets & Improved Transportation Options
6. Safety

Workshop 2

October 11, 2017
32 Attendees

Discussed:

1. Review Draft Vision
2. Review Preliminary Land Use Concepts

Major Themes:

1. Amenities, Services, and Infrastructure
2. Agriculture
3. Cultural and Historical Sites
4. Housing
5. Industrial Uses
6. Recreation, Open Space, and Visual Character
7. Safer Streets & Improved Transportation Options
8. Springbrook Heritage Parklands

Workshop 3

June 25, 2018
110 Attendees

Discussed:

1. Present Draft Framework Plan and Solicit Feedback

Major Themes:

1. Community Benefit Opportunities
2. Northside Village Center Concept
3. Spanish Town Concept
4. West La Cadena Corridor
5. Open Space, Parks, Trails
6. Pellissier Ranch Uses
7. Mobility
8. Parking
9. Truck Traffic
10. Warehousing Concerns



OUTREACH AND MARKETING METHODS

1. Direct Mail Postcards (3,000 +/-)
2. Banners
3. Electronic Freeway Signs
4. Website
5. Formal Workshops
6. Informal "Meet the Planner" events
7. Pop-Up Outreach
 - a. School Open House Night – 250 families – 43 requested to be notified
 - b. Little League Tournament – 18 visitors – 4 signed up to be notified
 - c. Walk With the Mayor – Northside – 35 participants – 20 requested to be notified
 - d. Community Block Party
 - e. Halloween Event at Reid Park
8. Fliers
9. Announcements/Attendance at Community Organization Meetings
10. E-blasts
11. Social Media Announcements
12. Press Releases
13. Press Enterprise Community Affairs Columns
14. Downtown Area Neighborhood Alliance (DANA) Podcast Announcement & Newsletter
15. Grassroots Word of Mouth
16. School District Email Announcements (Peachjar)
17. Nextdoor Announcements
18. Announcements at City Council, Board of Public Utilities and Planning Commission



OTHER ENGAGEMENT EFFORTS

1. Northside Improvement Association
2. Springbrook Heritage Alliance
3. Spanish Town Heritage Foundation (Trujillo Adobe)
4. Greater Riverside Chambers of Commerce
5. Hunter Park Business Council Board
6. Latino Network
7. Reid Park Advisory Team
8. Beatty Elementary School English Learners Advisory Committee (ELAC)
9. Fremont Elementary School ELAC
10. Highgrove Elementary School ELAC
11. Highgrove Elementary School Site Council
12. Riverside Unified School District
13. Beatty Elementary School Parent Teachers Association Meeting
14. Riverside Neighborhood Partnership
15. Downtown Area Neighborhood Association
16. Riverside Public Utilities Board



9

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9

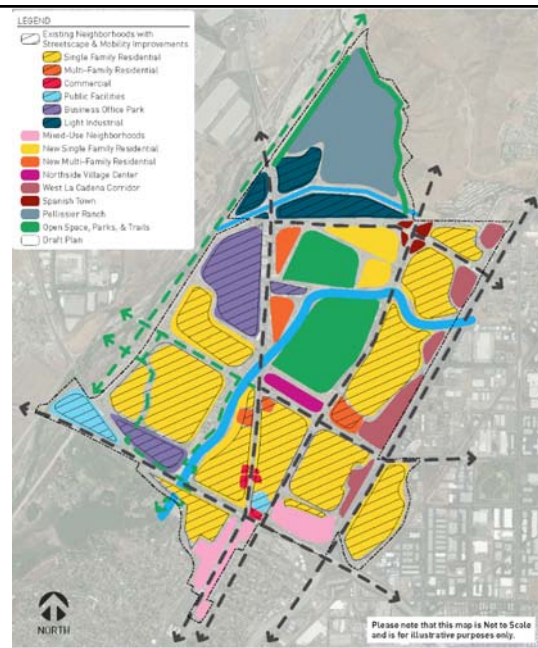
FRAMEWORK PLAN

1. Key Components Based on Community Input:
 - A. Create Lively Neighborhood that Benefits from Recreation, Agriculture, Housing and Commercial Uses
 - B. Create a Sense of Place and Community Identity Focusing on Sports and History
 - C. Preserve and Enhance Springbrook Arroyo
 - D. Balance Economic and Market Needs while Achieving a Higher Quality of Life
 - E. Ensure an Economic Return to RPU Ratepayers
 - F. Continue Ab Brown Sports Park
 - G. Accommodate Cross Country Course and a City Trail Network
 - H. Provide Opportunity for Future Police Headquarters and/or Training Facility
2. June 2018 – Public Review and Comments
3. August 2018 - Joint RPU Board & Council Workshop
 - A. Presentation of Community Engagement Process and Framework Plan



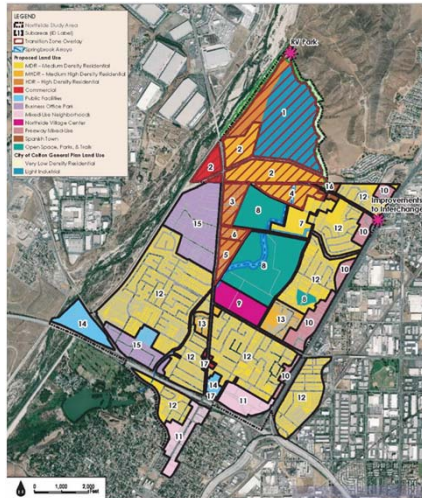
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10

DRAFT NORTHSIDE SPECIFIC PLAN AND PEIR



March 2019

• Notice of Preparation & Initial Study

April 2019

• Draft Program Environmental Impact Report (DPEIR) “Scoping” Meeting
• Received 25+ comments

June 2019

• Revised the Initial Draft Land Use Plan
• Initiated Traffic Modeling

July 2019 –
March 2020

• Prepared Specific Plan & Draft Program EIR

March 26 – May
25, 2020

• Released Draft Specific Plan and Draft EIR for Public Comments

11

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11

PROPOSED LAND USE MAP

Total Maximum Buildout*

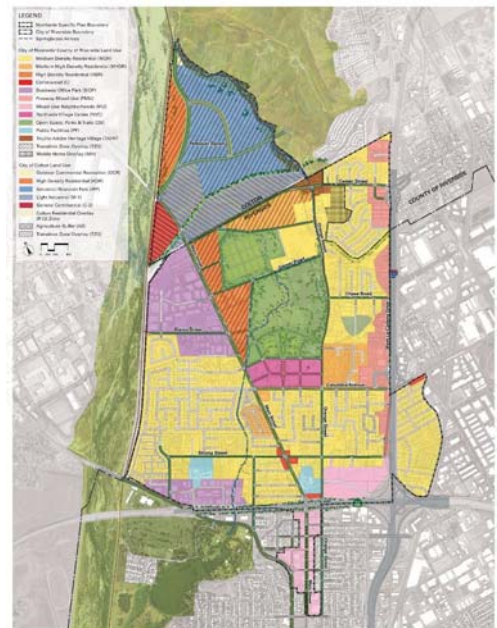
1. Residential
 - A. Riverside: 11,973 dwelling units (5,383 new dwelling units)
 - B. Colton: 2,430 dwelling units
2. Commercial
 - A. Riverside: 2,200,000 square feet
 - B. Colton: 555,000 square feet
3. Light Industrial
 - A. Riverside: 4,200,000 square feet
 - B. Colton: 1,500,000 square feet
4.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

**Figures include existing development*



12

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12

PROPOSED LAND USES AND ZONES

1. **High-Density Residential (HDR)** - Provides opportunities to develop row houses, condominiums and apartments that could include senior housing and multifamily.
2. **Medium High Density Residential (MHDR)** – Maintains existing Medium High-Density Residential neighborhoods in the Northside neighborhood.
3. **Medium Density Residential (MDR)** – Protects existing Medium Density Residential (MDR) areas in the Northside neighborhood.
4. **Northside Village Center (NVC)** – Provides an opportunity for the redevelopment of the former golf course property as the key mixed-use hub for the Northside neighborhood.



13

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NORTHSIDE VILLAGE CENTER



13

PROPOSED LAND USES AND ZONES

1. **Freeway Mixed Use (FMU)** - Provides a buffer between the freeway and existing neighborhoods with a transition from existing Business/Office Park and Office General Plan land uses to a mix of residential and commercial uses.
2. **Mixed-Use Neighborhoods (MU)** - Provides 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.
3. **Commercial (C)** – Maintains commercial uses within the Northside neighborhood.
4. **Business/Office Park (B/OP)** – Maintains Business/Office Park uses that generally do not create nuisances due to odor, dust, noise, or heavy truck traffic.



14

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14

PROPOSED LAND USES AND ZONES

1. **Transition Zone Overlay (TZO)** - Allows for Business/Office Park land uses to continue and expand, until such time as the real estate market allows the properties to transition to their base zone, which is multi-family residential.
2. **Open Space (OS)** - Allows for a variety of public and commercial recreation for all of Ab Brown Sports Complex and a large portion of the former Riverside Golf Course intended to complement the Northside Village Center.
3. **Trujillo Adobe Heritage Village (TAHV)** - The Specific Plan envisions the refurbishment of the Trujillo Adobe, along with the development of a cultural resource center in the area around it, to serve as the foundation.
4. **Public Facilities/Institutional (PF)** - Provides space for cultural facilities and governmental activities such as educational facilities, hospitals, libraries, utilities, governmental institutions and faith-based buildings to enhance the quality of life in the Northside neighborhood.



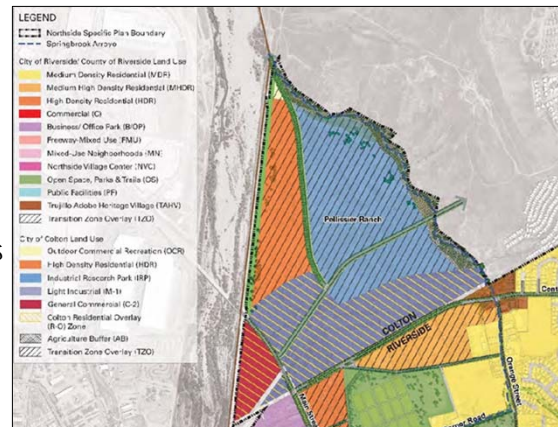
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15

PROPOSED LAND USES - PELLISSIER RANCH (COLTON)

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)



16

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16

CLARIFYING CHANGES TO NSP SINCE PUBLIC REVIEW

1. Separated buildout data from development regulations.
2. Reorganized development standards and permitted uses tables for greater clarity.
3. Separated Colton regulations from Riverside regulations to aid in individual adoption, implementation, and future amendments.
4. Corrected inaccurate permitted uses for consistency with the Zoning Code and the intent of the NSP.
5. Corrected grammatical and linguistic issues.
6. Updated maps to include jurisdictional boundaries and other identifying information for clarity (no changes to land use designations/Zones).
7. Clarified that Orange Street is to remain open until such time an alternative route is provided within the City of Colton.
8. Clarified ambiguities related to the Transition Zone Overlay.
9. Other minor text changes to provide context and clarity.



PLAN ADOPTION ACTIONS

General Plan Amendment - The Land Use and Urban Design Element of the General Plan is being amended 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.



PLAN ADOPTION ACTIONS

Specific Plan

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

Zoning Code Amendment - Title 19 (Zoning) of the Riverside Municipal Code is being amended to:

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



19

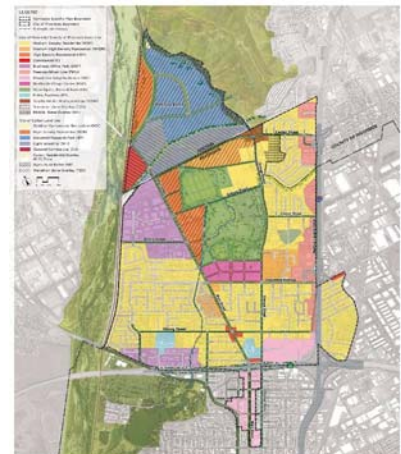
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19

PLAN ADOPTION ACTIONS

Rezoning

1. Rezoning of all affected properties within the City to be consistent with the zones and districts within the NSP.
2. Included land use designations and zones:
 - a. High Density Residential (HDR)
 - b. Medium High Density Residential (MHDR)
 - c. Medium Density Residential (MDR)
 - d. Northside Village Center (NVC)
 - e. Freeway Mixed Use (FMU)
 - f. Mixed Use Neighborhoods (MU)
 - g. Commercial (C)
 - h. Business Office Park (B/OP)
 - i. Transition Zone Overlay (TZO)
 - j. Open Space, Parks, and Trails (OS)
 - k. Trujillo Adobe Heritage Village (TAHV)
 - l. Public Facilities/Institutional (PF)



20

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20

NEXT STEPS – POST ADOPTION – EARLY 2021

1. City of Colton Hearing Process - Early 2021
2. Specific Plan Reimbursement Fee - Recoup cost of preparation of Northside Specific Plan
3. Hydrology Study
 - A. Explore ways to proactively address potential flooding
 - B. Estimated Cost: \$115,000-\$125,00 - Budgeted by Public Works
4. Traffic Mitigation Fee Program
 - A. Identify fair share mitigation fee for roadway improvements
 - B. Estimated Cost: \$250,000 - Funding to be requested by Public Works



21

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21

RECOMMENDATIONS

That the City Council:

1. Adopt a resolution certifying that the Final Program Environmental Impact Report (EIR) for the Northside Specific Plan:
 - a. Has been completed in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.);
 - b. Was presented to the City Council and the City Council reviewed and considered the information contained in the Final Program EIR prior to approving the project; and
 - c. Reflects the City's independent judgment and analysis, and making certain findings of fact;
2. Concur with the findings contained in the Final Program EIR, the CEQA Resolution, the case file and the administrative record, and adopt the Findings of Fact.
3. Adopt the Statement of Overriding Considerations attached to the CEQA Resolution.



22

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22

RECOMMENDATIONS (CONT.)

4. Adopt the Mitigation Monitoring and Reporting Program attached to the CEQA Resolution.
5. Find that no feasible alternatives to the project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Program EIR.
6. Approve 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 Planning Commission findings outlined in the staff report.
7. Adopt the Resolution amending the Land Use and Urban Design Element of the General Plan 2025 consistent with the Northside Specific Plan.



23

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23

RECOMMENDATIONS (CONT.)

8. Adopt the Resolution to amend the General Plan Land Use Designation for the affected properties within the City of Riverside and the Sphere of Influence consistent with the Northside Specific Plan.
9. Adopt the Resolution adopting the Northside Specific Plan.
10. Adopt the Resolution amending the Downtown Specific Plan consistent with the Northside Specific Plan.
11. Introduce and subsequently adopt the Ordinance amending Title 19 – Zoning of the Riverside Municipal Code and amend relevant Chapters consistent with the Northside Specific Plan.
12. Introduce and subsequently adopt the Ordinance amending the Zoning designation of the affected City of Riverside properties that fall Northside Specific Plan consistent with the Northside Specific Plan.



24

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24

EIR - PROJECT OBJECTIVES

REFERENCE ONLY

1. Develop a sustainable community through the integration of a mix of land uses, including a diversity of affordable residential uses, a vertical mix of uses within the key districts, and the location of residential in proximity of commercial and employment uses.
2. Improve the quality of life for residents, including through creating a sense of place and providing community recreation and gathering spaces.
3. As redevelopment and development occurs, ensure the provision of adequate medical and health facilities, public services and infrastructure.
4. Promote multi-modal travel by expanding mobility options in pedestrian and bicycle friendly corridors, including connectivity via open space areas.



25

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25

EIR - PROJECT OBJECTIVES

REFERENCE ONLY

5. Eliminate or minimize truck traffic through residential and commercial neighborhoods.
6. Provide buffers for agricultural, industrial, residential and recreation land uses to address potential land use conflicts such as noise, emissions, and dust.
7. Preserve and interpret important cultural and historic resources in the SPA, including the Trujillo Adobe.
8. Restore the Springbrook Arroyo as a natural ecological system while also improving flood control.
9. Maintain or improve employment and business opportunities within the SPA, including commercial industrial and agricultural-related opportunities.



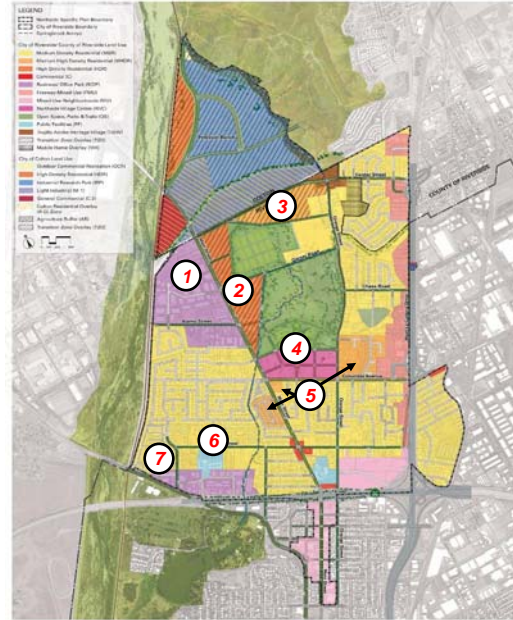
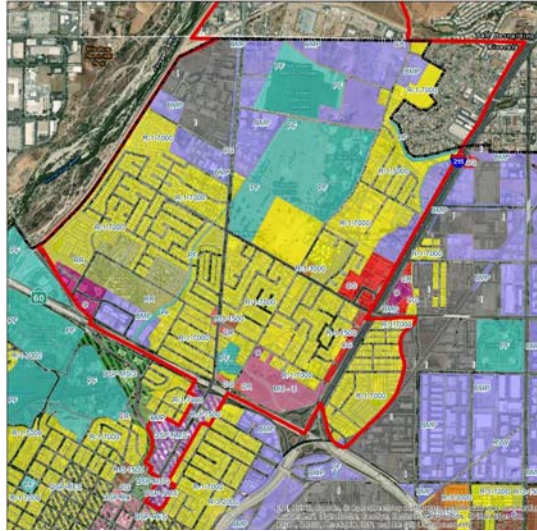
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26

ZONING CHANGES COMPARISON

REFERENCE ONLY



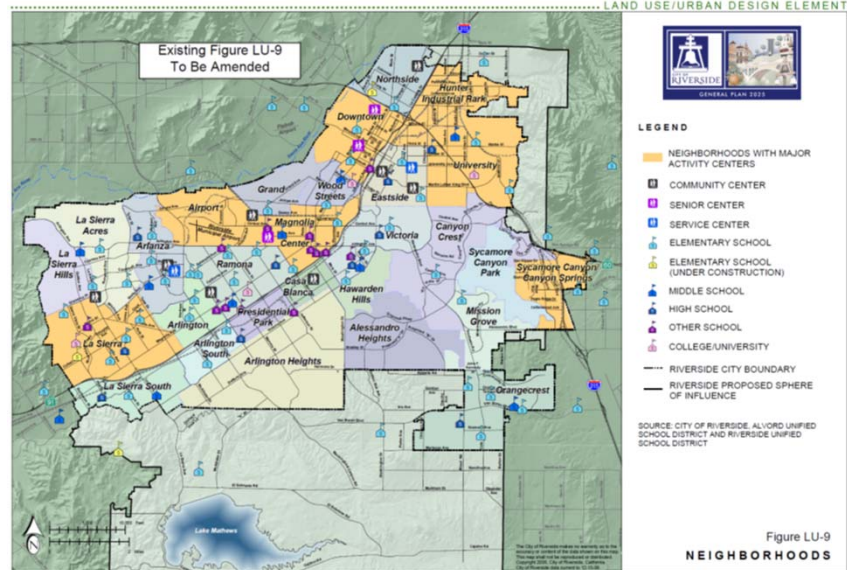
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27

EXISTING FIGURE LU-9 – NEIGHBORHOODS

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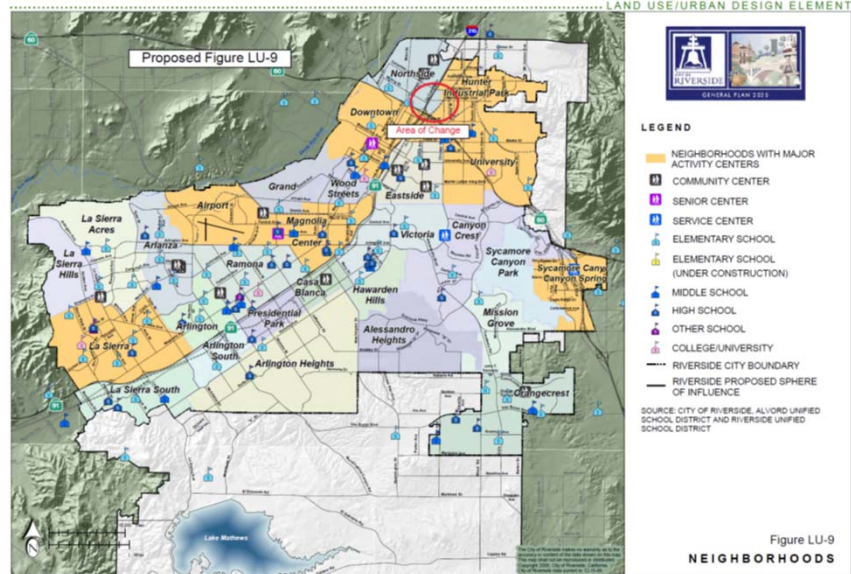
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28

PROPOSED FIGURE LU-9 – NEIGHBORHOODS

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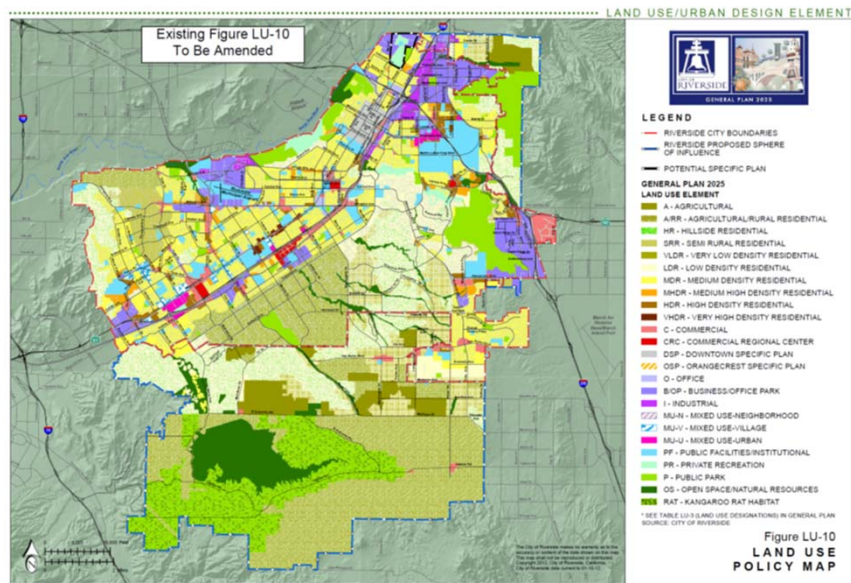
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EXISTING FIGURE LU-10 – GENERAL PLAN LAND USE

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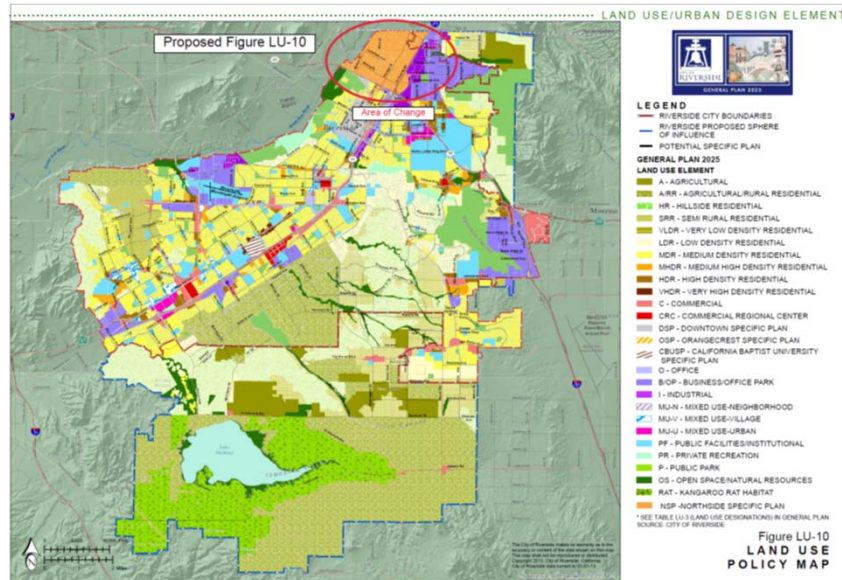
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30

PROPOSED FIGURE LU-10 – GENERAL PLAN LAND USE

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31

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31

2018 NORTHSIDE FLOODING ANALYSIS

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32

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32

SPANISH TOWN OPTIONS

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1. Option 1



1. Option 2



33

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LAND USE CONCEPTS – PRESENTED OCTOBER 2017

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34

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