

APPENDIX B: GENERAL PLAN CONSISTENCY ANALYSIS

Consistency with Adopted General Plan

The Renaissance Specific Plan is consistent with and supportive of the goals and policies of the adopted City of Rialto General Plan to reflect the comprehensive and unified master plan for the project site. A discussion of the relationship of this Specific Plan to the applicable General Plan goals follows.

Land Use Element

The goals that directly relate to the Specific Plan are presented below.

Goal 4.1.5: Develop, protect and enhance high quality residential and industrial land uses in Rialto.

Goal 4.1.6: Maximize the opportunities and benefits to the City of Rialto associated with State Route 30.

Goal 4.1.7: Ensure that all developed areas of the City are adequately served with essential public services and infrastructure, including, but not limited to, streets, water, surface drainage, sanitary sewers, law enforcement, fire protection and public schools.

Goal 4.2.2: Meet adopted City standards for the provision of park lands and open space.

Goal 4.2.4: All streetscapes in Rialto shall support and enhance the City image as a desirable place in which to live or work.

Specific Plan Response

The Specific Plan accommodates a range of land uses that will provide a balance of market driven land uses. A variety of housing opportunities, employment, and recreational opportunities will strengthen the economic base of the City and provide housing opportunities. In all, the plan accommodates 1,667 residential units and 16.2 million square feet of existing and future businesses. The Renaissance Specific Plan contains detailed development standards, design guidelines, and use restrictions to ensure high quality structures and compatible uses.

State Route 210 (SR-210) runs through the northern portion of Renaissance with on-/off- ramps at Ayala and Alder Avenues. Renaissance takes advantage of the adjacent SR-210 and provides employment, retail, and residential opportunities along both sides of the freeway. The uses north of SR-210 include employment-generating uses such as manufacturing, light industrial, distribution, warehousing, as well as wholesalers, furniture stores, and car, RV, and boat sales. The uses along the southern edge of SR-210 include retail centers and office complexes. The Town

Appendices

Center, which is located at the southwest intersection of Ayala and SR-210, accommodates an array of commercial uses. The corporate office center is envisioned as an intense office center, reinforcing the business corridor gateway into Rialto, maximizing freeway visibility, and strengthening the surrounding commercial uses. The uses at the intersection of Renaissance Parkway and Alder Avenue are retail and entertainment related.

Renaissance includes the infrastructure necessary to support the planned land uses. The Specific Plan and accompanying EIR contain detailed infrastructure and service analysis that addresses the provision of water, sewer, drainage, circulation, dry utilities, fire protection, police, and schools. The Village includes a 15-acre elementary school in the Rialto Unified School District. As currently envisioned, the school is located in the interior of the community; however, the school site may be relocated within the Village depending upon negotiations with the school district and in response to the California Department of Education requirements. An existing fire station is located on the eastern portion of the site along Ayala Drive.

The Specific Plan includes recreational facilities necessary to support the planned land uses. Maximum buildout of the Renaissance Specific Plan accommodates approximately 1,667 units and a population of approximately 5,167 residents. Based on the City's standard of 3 acres of parkland per 1,000 residents, full buildout of the Specific Plan would result in the need to provide 15.5 acres of parkland or an equivalent fee in-lieu of dedicated parkland. Renaissance exceeds the City's requirement and provides 24.7 total acres of public and private parkland and paseos (does not include a 3.3 acre existing portion of the Jerry Eaves Park that is developed as a parking lot).

Design guidelines and development standards within the Specific Plan address the aesthetic integration of uses within the site and with surrounding uses. The focus is to provide for architectural, landscape, streetscape, and site design enhancements to ensure quality development and a unique setting. Detailed street sections provide guidance for the aesthetic treatment of the roadways within Renaissance.

Please note that given the Council's action to close the Rialto Airport, Goal 4.6.1 and its associated policies regarding the Rialto Airport are no longer valid and must be amended to reflect the provisions and direction of the Renaissance Specific Plan.

Economic Development Element

The goals that directly relate to the Specific Plan are presented below.

Goal 1.1: Promote an economic base and positive business climate providing primary commercial services to the resident population.

Goal 1.2: Provide a broader base of employment opportunities for Rialto and the west San Bernardino Valley.

Goal 1.4: Strengthen and diversify existing principal commercial areas.

Goal 1.6: Utilize the Specific Plan process for planning in established areas of Rialto which may undergo land use transformations.

Specific Plan Response

Renaissance provides a broad base of employment, retail, and services to Rialto. The Specific Plan accommodates a mixture of retail shopping, restaurants, entertainment, regional shopping, professional office, research and development, medical uses, light industrial, business park, light manufacturing, assembly, distribution, and manufacturing uses. In all, Renaissance accommodates 16.2 million square feet of business and commercial uses (835,200 square feet of which is existing and expected to remain). The Specific Plan accommodates approximately 14,468 jobs (850 existing and expected to remain), which equates to over eight jobs for every housing unit. This employment base improves both the City's and region's jobs-to-housing balance.

SR-210 runs through the northern portion of Renaissance with on-/off-ramps at Ayala and Alder Avenues. Renaissance takes advantage of the adjacent SR-210 and provides employment, retail, and offices uses at or near the on-ramps. The uses north of SR-210 include employment-generating uses such as manufacturing, light industrial, distribution, warehousing, as well as wholesalers, furniture stores, and car, RV, and boat sales. The uses along the southern edge of SR-210 include retail centers and office complexes. The Town Center, which is located at the southwest intersection of Ayala and SR-210, accommodates an array of commercial uses. The corporate office center is envisioned as an intense office center, reinforcing the business corridor gateway into Rialto, maximizing freeway visibility, and strengthening the surrounding commercial uses. The uses at the intersection of Renaissance Parkway and Alder Avenue are retail and entertainment related.

The Rialto City Council adopted resolutions declaring the intent to relocate the Rialto Airport operations to other nearby facilities. With the closure of the Rialto Airport, the Renaissance Specific Plan serves as the long-range plan for the development of the 1,439 acres that was previously the Airport and the area surrounding SR-210. The Renaissance Specific Plan provides detailed text and exhibits describing the various land uses, amenities, and infrastructure improvements envisioned for the community. The Specific Plan also provides clear provisions for development and use as well as incentives and flexibility to achieve both the City's needs and those of the business community.

Circulation Element

The following goals relate to the Specific Plan.

Goal 3.2.2: Confine trucking to designated, efficient, and convenient routes within and through the City.

Goal 3.2.3: Maintain Level of Service D or better on all Rialto arterial roadways.

Goal 3.2.4: Residential neighborhoods in Rialto shall be protected from the noise, pollution and danger of excessive vehicular traffic.

Appendices

Goal 4.1.1: Safe, convenient and adequate parking throughout the City.

Goal 7.1.2: Safe pedestrian access throughout Rialto.

Specific Plan Response

The truck routes in and around Renaissance are intended to direct on-site truck traffic westward to Alder Avenue and away from residential areas. Truck traffic is accommodated along Baseline Road, Alder Avenue, Ayala Drive, Laurel Avenue, Walnut Street, and Miro Way. All roadways south of Miro Way and north of Renaissance Parkway accommodate truck traffic. On-site truck traffic will be directed to Alder Avenue through the use of directional signage at business driveways. Truck trips are restricted to local deliveries (no through trips) on those portions of: 1) Linden Avenue and Renaissance Parkway that are adjacent to residentially designated areas, and 2) Casmalia Street, Renaissance Parkway, and Baseline Road west of Alder Avenue.

The circulation plan for Renaissance is designed to meet and exceed the City's LOS standards. The EIR, which accompanies the Renaissance Specific Plan, contains the detailed traffic study and analysis in this regard.

The Village is located and designed in such a manner as to minimize through-traffic and exposure to excessive noise. The Renaissance Parkway, Locust Avenue, and Ayala Drive form the perimeter of the project and provide separation from non-residential uses to the north and the west. The 16-acre public park and open space buffer help provide separation from non-residential uses to the south and west. Linden Avenue, which is a Secondary Arterial, is the only through-street to cut through the Village residential area. The street sections and development standards contained in the Specific Plan detail the separations and setbacks from the roadways that are designed to protect residences from excessive vehicular noise.

Detailed parking standards, which address residential and non-residential uses, are contained in the Renaissance Specific Plan. Within the Village, off-street (paseo) and on-street (sidewalks) pedestrian systems are provided to allow convenient and safe non-vehicular circulation. In addition, sidewalks in the non-residential areas of the plan, which are detailed on each of the street sections contained in the Specific Plan, provide a comprehensive system of pedestrian movement.

Given the Council's action to close the Rialto Airport, Goals 8.1.1 and 8.1.2 and their associated policies regarding the Rialto Airport are no longer valid and must be amended to reflect the provisions and direction of the Renaissance Specific Plan.

Housing Element

The following goals from the Housing Element relate to the Specific Plan.

Goal 4: To create a housing market environment where all households have adequate housing within their economic means.

Goal 5: To encourage the continued construction of new affordable housing units.

Specific Plan Response

In all, the Specific Plan accommodates 1,667 residential units and a population of approximately 5,167 residents. The Specific Plan accommodates a wide array of housing types and densities to attract different lifestyles and life stages. Residential products found within Renaissance include single-family detached homes, small-lot detached homes, townhomes, apartments, courtyard clusters, and condominiums. These residential products range from 3 to 30 units per acre and are intended to serve a wide range of the residential market—families, single professionals, first-time homebuyers, those looking to move up, empty-nesters looking to downsize, and seniors.

The Low Density Residential land use designation provides for 446 detached, single family units. The Medium Density Residential designation provides for 290 small-lot detached, duplexes, and townhomes. The Medium High Density Residential designation provides for 818 attached units, duplexes, and townhomes. Finally, the High Density Residential designation provides for 113 attached units.

While units in Renaissance are not specifically targeted to the very low, low, and moderate income ranges, the higher density products can be expected to be priced at a level that is more affordable to the workforce.

Open Space and Recreation Element

The following goals of the Open Space and Recreation Element relate to the Specific Plan.

Goal 3.1: Optimal use of the Cactus Basin area.

Goal 7.1: Meet adopted City standards for the provision of park lands and open space.

Specific Plan Response

Renaissance includes a wealth of open spaces that serve multiple functions, including recreational opportunities, community separators, buffers, visual landmarks, theme setters, and as an interconnecting system of trails. The parks are easily accessible to residents within Renaissance. Parks are located to ensure that all homes are within one-quarter mile of a park.

The portion of Cactus Basin within the Renaissance Specific Plan area is preserved as a public park.

Maximum buildout of the Renaissance Specific Plan would accommodate 1,667 units and a population of approximately 5,167 residents. Based on the City's standard of 3 acres of parkland per 1,000 residents, full buildout of the Specific Plan would result in the need to provide 15.5 acres of parkland or an equivalent fee in lieu of dedicated parkland. Renaissance exceeds the City's requirement and provides 24.7 total acres of public and private parkland and paseos (does not include the 3.3 acre existing portion of the Jerry Eaves Park, which is developed as a parking lot).

Appendices

Given the Council's action to close the Rialto Airport, Goal 6.2 and its associated policies regarding the Rialto Airport are no longer valid and must be amended to reflect the provisions and direction of the Renaissance Specific Plan.

Community Design

The following goals relate to the Specific Plan.

Goal 1.3: Improve the quality of planned development in the City of Rialto.

Goal 1.4: Improve the architectural quality of development within Rialto to achieve harmony without monotony in the built environment.

Goal 2.1: Promote well planned design of residential land uses within the City.

Goal 3.1: Promote commercial and/or industrial development which is well designed, people oriented, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

Goal 3.3: Minimize the visual impact of vehicles on the landscape and community design of parking lots.

Goal 3.4: Special design consideration shall be given to such uses as service stations, car washes, convenience markets, and fast food drive through businesses.

Goal 5.1: Promote the "greening" of Rialto.

Goal 6.2: Encourage the aesthetic design and treatment of all signage within the City of Rialto.

Goal 6.3: New streets shall be developed to assist rather than alienate pedestrians.

Goal 6.5: Encourage the undergrounding of utility wires to protect scenery, enhance the appearance of major boulevards, and promote neighborhood character.

Specific Plan Response

The Renaissance Specific Plan includes detailed development standards, design guidelines, and signage and landscape provisions that address public and private residential and non-residential developments. These provisions ensure a high quality and cohesive aesthetic quality in Renaissance. The Specific Plan includes provisions that require variation of product types, garage placement, materials and color palettes, and articulation and screening of walls and facades to avoid a monotonous environment. The Specific Plan also includes landscape and setback provisions that screen parking lots and provisions that address drive-through facilities.

The mobility plan contained in the Specific Plan includes street sections that detail the street-adjacent pedestrian systems and minimum sidewalk widths. The street sections depict the appropriate landscape treatment for each street section.

The Renaissance Specific Plan requires that utility lines shall be placed underground per the requirements of Chapter 15.32 Underground Utilities of the Municipal Code and the utility companies.

Cultural and Historic Resources

The following goals relate to the Specific Plan.

Goal 2.1 All significant archaeological resources in Rialto shall be surveyed, recorded and, where feasible, protected.

Specific Plan Response

Renaissance is a partially developed area with an airport, industrial uses, residences, roadways, utilities, and some open lands. There are no known historical or archaeological resources within the Renaissance Specific Plan area. As detailed in the accompanying EIR, any historical or archaeological resources discovered during demolition and earth work shall be appropriately surveyed and recorded.

Conservation

The following goals relate to the Specific Plan.

Goal 2.1: Protect and enhance Rialto's surface waters and groundwater basins.

Goal 2.2: Conserve scarce water resources.

Goal 3.1: Conserve Rialto top soils by eliminating erosion from wind and water.

Goal 5.2: Improve the balance between jobs and housing in order to create more efficient urban form and/or reduce the Vehicle Miles Traveled (VMT).

Goal 5.8: Minimize the practicable particulate emissions from the construction and operation of roads and buildings.

Goal 5.9: Reduce emissions through reduced energy consumption.

Goal 7.1: Conserve scarce energy resources.

Specific Plan Response

Renaissance includes a drainage plan and water plan that will achieve the City's Storm Water Pollution Prevention Program (SWPPP) and conform to the Water and Drainage Master Plans. All drainage facilities will be designed and constructed in accordance with the City and county flood control district standards and specifications. In addition, a Water Quality Management Plan (WQMP) and an

Appendices

SWPPP are required in accordance with the requirements of the National Pollutant Discharge Elimination System (NPDES) standards.

All construction and grading within Renaissance will be required to comply with the uniform Building Code, grading permits, SCAQMD requirements, and appropriate NPDES construction permit.

No significant biologic or cultural resources were discovered on the site. A water supply assessment was prepared for Renaissance and found that there is adequate water supply to accommodate full buildout of the project.

The Renaissance Specific Plan includes provisions and landscape guidelines designed to minimize water and energy consumption. The Specific Plan includes incentives designed to encourage the development of LEED certified (or equivalent, measurable, and verifiable rating system) projects. The landscape palette is designed with native and drought tolerant plants. Energy efficient lighting is also required.

The Specific Plan accommodates approximately 14,468 jobs (850 existing and expected to remain) which equates to more than eight jobs for every housing unit. This employment base improves both the City's and region's jobs-to-housing balance.

Given the Council's action to close the Rialto Airport, Goal 5.7 and its associated policies regarding the Rialto Airport are no longer valid and must be amended to reflect the provisions and direction of the Renaissance Specific Plan.

Noise Element

The following goals of the Noise Element relate to the Specific Plan.

Objective 1.0: Incorporate noise considerations into land use planning decisions.

Specific Plan Response

Development within Renaissance will comply with the City's interior and exterior noise standards. In conjunction with plan review, the City will review noise attenuation prior to issuance of building permits.

The residential properties in Renaissance are setback and protected from noise originating on SR-210. The Village is located and designed in such a manner as to minimize through-traffic and exposure to excessive noise. As shown in Figure 3-14, *Truck Routes*, Renaissance Parkway, Locust Avenue, and Ayala Drive form the perimeter of the Village and provide separation from non-residential uses to the north and the west. As also shown in Figure 3-14, truck trips are restricted to local deliveries (no through trips) on those portions of: 1) Linden Avenue and Renaissance Parkway that are adjacent to residentially designated areas, and 2) Casmalia Street, Renaissance Parkway, and Baseline Road west of Alder Avenue.

As shown in Figure 2-2, *Land Use Diagram*, the 16-acre public park and open space buffers helps provide separation from non-residential uses to the south and west.

Additionally, as shown on Figure 2-2, the Specific Plan also includes the option to develop paseos within the buffers on the edges of the Village (Planning Areas 61a, 61b, 82a, and 82b) to allow a functional use of these open spaces. The street sections and development standards contained in the Specific Plan detail the separations and setbacks from the roadways that are designed to protect residences from excessive vehicular noise.

The Specific Plan also includes provisions to protect sensitive receptors, such as residences, from excessive noise, including setbacks, restrictions on hours of operation, and design considerations.

Given the Council's action to close the Rialto Airport, background information, tables, and graphics and policies regarding the Rialto Airport are no longer valid and must be amended to reflect the provisions and direction of the Renaissance Specific Plan.

Safety Element

The following goals relate to the Specific Plan.

Goal 1.1: Minimize hazards to public health, safety, and welfare resulting from natural and man-made hazards.

Goal 2.1: Minimize hazards to public health, safety, and welfare resulting from natural and geotechnical hazards.

Goal 2.2: Encourage urbanization only in those areas without significant risk to life and property.

Goal 3.1: Minimize risk and damage from flood hazards within the City.

Goal 3.2: Minimize the adverse effects of urbanization upon drainage and flood control facilities.

Goal 4.1: Fire prevention regulations and standards to minimize potential fire hazards and fire losses.

Goal 5.4: Ensure that all businesses in the City of Rialto that use hazardous materials and generate hazardous waste properly manage these substances.

Specific Plan Response

Renaissance is not located in known natural or man-made hazard areas. The business related land uses allow uses that may utilize hazardous materials.

Renaissance includes a drainage plan that conforms to the City's Drainage Master Plan. All drainage facilities will be designed and constructed in accordance the City and county flood control district standards and specifications. A WQMP and an SWPPP will be required in accordance with the requirements of the NPDES standards for all applicable development.

Appendices

All construction in Renaissance will be required to obtain a building permit, which includes review and approval of the Fire Department. The uses of any listed hazardous materials in the City are also subject to review and approval by the Fire Department.

Given the Council's action to close the Rialto Airport, Goal 6.0 and its associated policies regarding the Rialto Airport are no longer valid and must be amended to reflect the provisions and direction of the Renaissance Specific Plan.

Consistency with draft General Plan Update

The Renaissance Specific Plan is consistent with and supportive of the goals and policies of the draft General Plan Update to reflect the comprehensive and unified master plan for the project site. A discussion of the relationship of this Specific Plan to the applicable goals of the draft General Plan Update follows.

Land Use, Community Design, Open Space and Conservation Element

The goals that directly relate to the Specific Plan are presented below.

Land Use

Goal 2-9: Protect residential, schools, parks, and other sensitive land uses from the impacts associated with industrial and trucking-related land uses, as well as commercial and retail areas.

Specific Plan Response

The Village, which contains the sensitive land uses (residential, school, and park and open space), is located and designed in such a manner as to minimize through-traffic and impacts from industrial and commercial land uses that would be permitted to the north, west, and south. As shown in Figure 3-14, *Truck Routes*, Renaissance Parkway, Locust Avenue, and Ayala Drive form the perimeter of the Village and provide separation from non-residential uses to the north and the west. As also shown in Figure 3-14, truck trips are restricted to local deliveries (no through trips) on those portions of: 1) Linden Avenue and Renaissance Parkway that are adjacent to residentially designated areas, and 2) Casmalia Street, Renaissance Parkway, and Baseline Road west of Alder Avenue.

As shown in Figure 2-2, *Land Use Diagram*, the 16-acre public park and the open space buffers helps provide separation from non-residential uses to the south and west. Additionally, as shown on Figure 2-2, the Specific Plan also includes the option to develop paseos within the buffers on the edges of the Village (Planning Areas 61a, 61b, 82a, and 82b) to allow a functional use of these open spaces.

The street sections and development standards contained in the Specific Plan detail the provisions for separations and setbacks from the roadways and the architectural design and landscape standards that are designed to help buffer sensitive land uses from non-residential land uses. Other provisions of the Specific Plan that would help protect sensitive land uses include the restrictions on hours of operation for non-residential land uses.

Appendices

Community Design

Goal 2-10: Create distinctive gateways at all entry points into Rialto and for individual districts or neighborhoods.

Goal 2-11: Design streetscapes in Rialto to support and enhance the City's image as a desirable place to live, work, shop, and dine.

Goal 2-13: Achieve quality aesthetic design of all signage in the City of Rialto.

Goal 2-16: Improve the architectural and design quality of development in Rialto.

Goal 2-17: Provide high-quality and environmentally sustainable landscaping.

Goal 2-20: Require high-quality multi-unit design, landscaping, and architecture.

Goal 2-21: Ensure high-quality planned developments in Rialto.

Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

Goal 2-23: Minimize the visual impact of parking lots.

Specific Plan Response

Sections 3, *Development Criteria*, 4, *Design Guidelines*, and 5, *Signs*, of the Specific Plan set forth the detailed development standards and design guidelines for high-quality site planning, architecture and design, landscaping, streetscape elements, signage, and lighting that would ensure the creation of a unique and special destination place for the City of Rialto. The Specific Plan includes residential provisions that require variation of product types, garage placement, materials and color palettes, and articulation and screening of walls and facades to avoid a monotonous environment. The development standards outlined in the Specific Plan also contain the necessary requirements for non-residential building intensity, setbacks, and height needed for the development of high-quality commercial, office, retail and industrial land uses. Additionally, the Specific Plan outlines design standards and guidelines for streetscape elements such as signage, lighting, street furnishings, walls, fences, gates, and paving materials. The standards involve a high level of planning and design and require that the design elements be consistent and complementary throughout the project area. The landscape standards of the Specific Plan also establish landscape treatments in addition to the streetscape elements to provide unique design elements for public rights of way and open spaces. Furthermore, the Specific Plan also includes landscape and setback provisions that screen parking lots and provisions that address drive-through facilities.

Collectively, the provisions outlined in the Specific Plan will foster the creation of a recognizable, landmark development for the City of Rialto that appeals to the City's population, stands out from other developments, and provides a unique environment for people to live, work, shop, walk, and gather.

Open Space and Recreation

Goal 2-24: Take advantage of opportunities to increase and enhance open spaces throughout Rialto.

Goal 2-26: Maximize open spaces in urban areas.

Goal 2-27: Provide a variety of park facilities that meet the diverse needs and interest of the community.

Goal 3-11: Provide community facilities that adequately support established programs, can accommodate future needs, and are accessible to all members of the community.

Goal 3-15: Promote a social environment in Rialto that enhances the dignity of the individual and improves the quality of life.

Goal 3-16: Ensure integration and participation of seniors in mainstream community life through accessible social services.

Specific Plan Response

Maximum buildout of the Renaissance Specific Plan accommodates approximately 1,667 units and a population of approximately 5,167 residents. Based on the City's standard of 3 acres of parkland per 1,000 residents, full buildout of the Specific Plan would result in the need to provide 15.5 acres of parkland or an equivalent fee in-lieu of dedicated parkland.

The Renaissance Specific Plan exceeds the City's requirement and provides 24.7 total acres of public and private parkland and paseos (21.4 acres of new parklands that does not include a 3.3 acre existing portion of the Jerry Eaves Park, which is developed as a parking lot). As shown in Figure 3-16, *Parks and Open Space Plan*, open space and recreation uses include a 16-acre park, three private parks, a private clubhouse, and paseos. The open spaces within Renaissance will serve multiple functions: as recreational opportunities, as community separators, as buffers, as visual landmarks, as theme setters, and as an interconnecting system of trails. Aside from the aforementioned functions, the open space and recreation uses will also promote a social environment in Renaissance that enhances the health and well being of individuals and improves the quality of life.

As shown in Figure 3-16, the open space and recreation uses are easily accessible to residents within Renaissance. Parks are located within one-quarter mile of all homes. Additionally, as shown in Figure 3-16, the location of the 16-acre public park makes it conveniently accessible to the proposed school and to the employees of the surrounding commercial and industrial land uses.

Conservation

Goal 2-28: Protect and enhance Rialto's surface waters and groundwater basins.

Goal 2-29: Conserve water resources.

Appendices

Goal 2-30: Incorporate green building and other sustainable building practices into development projects.

Goal 2-31: Conserve energy resources.

Goal 2-34: Achieve waste recycling levels that meet or exceed State mandates. Achieve maximum waste recycling in all sectors of the community: residential, commercial, industrial, institutional, and construction.

Goal 3-10: Minimize the volume of solid waste that enters local and regional landfills.

Goal 2-35: Reduce air pollution emissions from both mobile and stationary sources in the City.

Goal 2-36: Reduce the amount of fugitive dust released into the atmosphere.

Goal 2-38: Mitigate against climate change.

Goal 2-39: Conserve and enhance Rialto's biological resources.

Specific Plan Response

The Renaissance Specific Plan includes a drainage and water plan that will achieve the City's SWPPP and conform to the Water and Drainage Master Plans. All drainage facilities will be designed and constructed in accordance with the City and county flood control district standards and specifications. In addition, a WQMP and SWPPP are required for individual development projects within Renaissance in accordance with the requirements of the NPDES standards. Additionally, Sections 4, *Design Guidelines*, and 6, *Sustainability*, outline the provisions for maintaining water quality and efficient and sustainable landscaping that will assist in water conservation. Some of these provisions include:

- ❖ The use of medians and parkways for water treatment and to reduce runoff.
- ❖ Collecting rainwater onsite through the use of stormwater management practices, such as the incorporation of infiltration basins and bioswales.
- ❖ The minimizing of water usage through the planting of native and low-water species and the use of water-efficient and drip irrigation systems.
- ❖ Installation of high efficiency, low-water using irrigation systems to reduce the amount of water devoted to landscaped areas, such as drip and bubbler irrigation and low-angle, low-flow nozzles on sprayheads.
- ❖ Installation of only low water consumption, EnergyStar-compliant appliances and fixtures.

The Renaissance Specific Plan includes provisions and guidelines designed to minimize energy consumption. For example, the Specific Plan includes incentives designed to encourage the development of LEED certified (or equivalent, measurable, and verifiable rating system) projects. Other provisions include:

- ❖ Installation of only energy-efficient windows, such as models with spectrally selective low-e glass and with wood, vinyl, or fiberglass frames.
- ❖ Participation in energy efficiency rebate programs offered by utility providers and government agencies.
- ❖ The installation of insulation with at least 75 percent recycled content, such as cellulose, newspaper, or recycled cotton.
- ❖ Provision of low-contrast lighting, and use low-voltage fixtures and energy-efficient bulbs, such as compact fluorescent (CFL) and light emitting diode (LED) bulbs.

Section 6, *Sustainability*, includes provisions that would assist in minimizing solid-waste impacts and helping the City achieve waste recycling levels that meet or exceed State mandates. For example, provisions include:

- ❖ Use of rapidly renewable or recycled building materials and products for at least 5 percent of the total value of materials.
- ❖ Installation of insulation with at least 75 percent recycled content, such as cellulose, newspaper, or recycled cotton.

Additionally, project applicants would be required to comply with the waste and recycling provisions outlined in the City's Municipal Code.

The proposed project would provide a mix of residential and non-residential land uses within walking distance of each other. By allowing residential uses to be mixed in with retail, office, entertainment, employment, and other support uses and services, the dependency on the motor vehicle would be greatly reduced and would in turn, reduce pollution emissions from mobile sources. Additionally, Section 6, *Sustainability*, outlines the provisions for alternative energy resources and design features/elements that would ensure minimal impacts on climate change and energy resources. Additionally, a detailed air quality analysis was completed for the Specific Plan and is included in the accompanying EIR. Furthermore, all construction and grading within Renaissance will be required to comply with the uniform Building Code, grading permits, SCAQMD requirements, and appropriate NPDES construction permit.

No significant biologic or cultural resources were discovered on the site.

Economic Development, Redevelopment, and Infrastructure Element

Appendices

The goals that directly relate to the Specific Plan are presented below.

Economic Development

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

Specific Plan Response

Renaissance provides a broad base of employment, retail, and services to Rialto. The Specific Plan accommodates a mixture of retail shopping, restaurants, entertainment, regional shopping, professional office, research and development, medical uses, light industrial, business park, light manufacturing, assembly, distribution, and manufacturing uses. In all, Renaissance accommodates 16.2 million square feet of business and commercial uses (835,200 square feet of which is existing and expected to remain). The Specific Plan accommodates approximately 14,468 jobs (850 existing and expected to remain), which equates to more than eight jobs for every housing unit. This employment base greatly improves both the City's and region's jobs-to-housing balance.

SR-210 runs through the northern portion of Renaissance with on-/off-ramps at Ayala and Alder Avenues. Renaissance takes advantage of the adjacent SR-210 and provides employment, retail, and offices uses along both sides of the freeway and at or near the freeway on-ramps. The uses north of SR-210 include employment-generating uses such as manufacturing, light industrial, distribution, warehousing, as well as wholesalers, furniture stores, and car, RV, and boat sales. The uses along the southern edge of SR-210 include retail centers and office complexes. The Town Center, which is located at the southwest intersection of Ayala and SR-210, accommodates an array of commercial uses. The corporate office center is envisioned as an intense office center, reinforcing the business corridor gateway into Rialto, maximizing freeway visibility, and strengthening the surrounding commercial uses. The uses at the intersection of Renaissance Parkway and Alder Avenue are retail and entertainment related.

Redevelopment

Goal 3-4: Revitalize aging and underperforming commercial and industrial areas.

Specific Plan Response

The Rialto City Council adopted resolutions declaring the intent to relocate the Rialto Airport operations to other nearby facilities. Consistent with the adopted resolutions and the goals and policies of the draft General Plan Update, The Specific Plan focuses on the infill of the closed and underutilized Rialto Airport. With the closure of the Rialto Airport, the Renaissance Specific Plan serves as the long-range plan for the development of the 1,439 acres that consist of the airport and the area north of the airport, on both sides of SR-210. Implementation of the Specific plan would introduce commercial, retail, office and industrial uses adjacent to and around the existing commercial and industrial uses that would remain as a part of the Specific Plan development. The introduction of these new uses would help enhance and revitalize the existing commercial and industrial uses located

within the boundaries of the Specific Plan, and also those located north of SR-210. Additionally, the Renaissance Specific Plan provides detailed development standards and design guidelines that will ensure that high-quality architecture and landscaping are provided throughout the Specific Plan area, thereby ensuring that the visibility, aesthetic quality, and viability of the existing commercial and industrial uses would be further enhanced.

Infrastructure

Goal 3-6: Require that all developed areas within Rialto are adequately served with essential public services and infrastructure.

Goal 3-8: Promote affordable and quality water service capable of adequately meeting normal and emergency water demands to all areas in Rialto.

Goal 3-9: Upgrade and maintain an improved wastewater system with adequate plant efficiency and capacity to protect the health and safety of all Rialto residents, businesses, and institutions.

Goal 3-12: Improve access to high-quality education opportunities for all Rialto residents and for all stages of life.

Goal 3-13: Provide high-quality library resources to meet the educational, cultural, and life-long learning needs of all residents.

Specific Plan Response

The Specific Plan outlines the phasing and infrastructure plans necessary to provide for the cohesive and organized development of the project area. More specifically, Section 3, *Development Criteria*, of the Specific Plan outlines the necessary water, sewer, and drainage infrastructure that would be required to support development of Renaissance. Additionally, infrastructure improvements would be phased in accordance with the proposed project's phasing plan, as outlined in Section 7, *Implementation Plan*. Furthermore, Section 7 outlines the means of financing the necessary infrastructure improvements.

As shown in Figure 2-2, *Land Use Diagram*, the Specific Plan includes the development of a school site within the boundaries of the Specific Plan that would serve the residents of Renaissance. Fire services would be provided by the fire station in the western edge of Renaissance along Ayala Drive. Additionally, individual project applicants within Renaissance would be required to pay all applicable development impact fees set forth by the City of Rialto, including school, library, police, and fire fees, to mitigate impacts on public services.

Circulation Element

The goals that directly relate to the Specific Plan are presented below.

Goal 2-12: Design new streets to be pedestrian friendly.

Appendices

Goal 4-1: Provide transportation improvements to reduce traffic congestion associated with regional and local trip increases.

Goal 4-2: Protect residential neighborhoods from through traffic impacts.

Goal 4-4: Protect school children and others from traffic hazards around schools.

Goal 4-5: Ensure the provision of adequate, convenient, and safe parking for all land uses.

Goal 4-6: Provide for all residents and businesses to have equal access to reliable and convenient public transit services.

Goal 4-8: Establish and maintain a comprehensive system of pedestrian trails and bicycle routes that provide viable connections throughout the City.

Goal 4-9: Promote walking.

Goal 4-10: Provide a circulation system that supports Rialto's position as a logistics hub.

Specific Plan Response

The Village, which contains the sensitive land uses (residential, school, and park and open space), is located and designed in such a manner as to minimize through-traffic. As shown in Figure 3-14, *Truck Routes*, truck trips are restricted to local deliveries (no through trips) on those portions of: 1) Linden Avenue and Renaissance Parkway that are adjacent to residentially designated areas, and 2) Casmalia Street, Renaissance Parkway, and Baseline Road west of Alder Avenue. Linden Avenue, which is a Secondary Arterial, is the only through-street to cut through the Village residential area. Onsite truck traffic will be directed to Alder Avenue through the use of directional signage at business driveways.

Figure 3-15, *Bicycle and Pedestrian Circulation Plan*, shows the comprehensive system of pedestrian and bicycle routes and trails that would provide viable connections throughout Renaissance and would also connect to the City's routes and trails system. Within the Village, off-street (paseo, sidewalks) and on-street (bicycle lanes and routes) pedestrian systems are provided to allow convenient and safe non-vehicular circulation. In addition, sidewalks in the non-residential areas of the Specific Plan, which are detailed on each of the street sections contained in the Specific Plan, provide a comprehensive system of pedestrian movement. The street sections and development standards contained in the Specific Plan detail the separations (e.g., parkways, buffers) and setbacks from the roadways that are designed to protect pedestrians from vehicular activity. The roadway system is also designed to be pedestrian friendly and walkable. Additionally, the mix of residential and non-residential uses allows residents of Renaissance to live, work, shop, walk, and gather, thereby reducing the need for personal or public transportation.

Detailed parking standards, which address residential and non-residential uses, are contained in the Specific Plan.

As outlined in Section 3, *Development Criteria*, one Omnitrans bus line provides service to Renaissance. Route 10 operates along Baseline Road and provides connections between downtown San Bernardino and the Metrolink station in Fontana. While it is not within the control of the City or developer to dictate the location of future Omnitrans transit routes and stops, it is believed that, at buildout of Renaissance, expanded transit service would be merited within the Specific Plan. Ideally, transit service would be provided in the Town Center/Village area, Corporate Center, as well as to areas designated as Employment and Business Center.

Safety and Noise Element

The goals that directly relate to the Specific Plan are presented below.

Goal 5-1: Minimize hazards to public health, safety, and welfare associated with geotechnical hazards.

Goal 5-2: Minimize the risk and damage from flood hazards.

Goal 5-3: Increase the City's fire protection capabilities, and implement fire prevention regulations and standards that minimize potential fire hazards and fire losses.

Goal 5-4: Protect the health and welfare of the public, environment, and economy by providing for the safe and responsible management of hazardous materials and wastes.

Goal 5-5: Minimize the generation of hazardous waste in Rialto.

Goal 5-8: Provide effective and comprehensive policing services that meet the safety needs of Rialto.

Goal 5-10: Minimize the impact of point source and ambient noise levels throughout the community.

Goal 5-11: Minimize the impacts of transportation-related noise.

Goal 5-12: Minimize the risks associated with wind hazards.

Specific Plan Response

Renaissance includes a drainage plan that conforms to the City's Drainage Master Plan. All drainage facilities will be designed and constructed in accordance the City and county flood control district standards and specifications. Additionally, development of individual projects will be required to conform to the provisions of the City's Municipal Code and California Building Code.

Appendices

Renaissance is not located in known natural or man-made hazard areas. All construction in Renaissance will be required to obtain a building permit, which includes review and approval of the Fire Department. The business related land uses allow uses that may utilize hazardous materials. The uses of any listed hazardous materials in the City are also subject to review and approval by the Fire Department.

Adequate fire and police services will be provided to Renaissance. Fire services would be provided by the fire station in the western edge of Renaissance along Ayala Drive. Police services would be provided by the Rialto Police Department. Additionally, individual project applicants within Renaissance would be required to pay all applicable development impact fees set forth by the City of Rialto, including school, library, police, and fire fees, to mitigate impacts on public services.

Development within Renaissance will comply with the City's interior and exterior noise standards. In conjunction with plan review, the City will review noise attenuation prior to issuance of building permits. The Specific Plan also includes provisions to protect sensitive receptors, such as residences, from excessive noise, including setbacks, restrictions on hours of operation, and design considerations.

The residential properties in Renaissance are setback and protected from noise originating on SR-210. The Village is located and designed in such a manner as to minimize through-traffic and exposure to excessive noise. The Renaissance Parkway, Locust Avenue, and Ayala Drive form the perimeter of the Village and provide separation from non-residential uses to the north and the west. The 16-acre public park and open space buffer help along the southern edge of the Village provide separation from non-residential uses to the south. Linden Avenue, which is a Secondary Arterial, is the only through-street to cut through the Village residential area. The street sections and development standards contained in the Specific Plan detail the separations and setbacks from the roadways that are designed to protect residences from excessive vehicular noise.

Housing Element

The goals that directly relate to the Specific Plan are presented below.

Goal 3-5: Assist in the preservation, improvement, and production of housing stock available to lower- and moderate-income residents.

Goal 6-1: Maintain and improve the quality of existing housing and neighborhoods in Rialto.

Goal 6-2: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.

Goal 6-5: Promote equal opportunity for all residents to reside in the housing of their choice.

Specific Plan Response

Consistent with the adopted resolutions and the goals and policies of the draft General Plan Update, the Renaissance Specific Plan serves as the long-range plan for the development of the 1,439 acres that consist of the airport and the area north of the airport, on both sides of SR-210. Implementation of the Specific plan would introduce a range of residential densities and rental and for-sale unit types within the Village to attract different lifestyles and life stages. A maximum of 1,667 residential units are proposed, which would include high-quality single-family detached homes, small-lot detached homes, townhomes, apartments, courtyard clusters, and condominiums. The Low Density Residential land use designation provides for 446 detached, single-family units. The Medium Density Residential designation provides for 290 small-lot detached, duplexes, and townhomes. The Medium High Density Residential designation provides for 818 attached units, duplexes, and townhomes. Finally, the High Density Residential designation provides for 113 attached units.

These residential products range from 3 to 30 units per acre and are intended to serve a wide range of the residential market—families, single professionals, first-time homebuyers, empty-nesters looking to downsize, and seniors. The Specific Plan would also include attractive, modern housing that would provide “move-up” opportunities for residents in the project vicinity and the City of Rialto. While units in Renaissance are not specifically targeted to the very low, low, and moderate income ranges, the higher density products can be expected to be priced at a level that is more affordable to the workforce.

Additionally, the design standards outlined in the Specific Plan (e.g., permitted residential uses, densities, setbacks, and building heights) would ensure that a diversity of housing types be developed, consistent with the City’s vision of creating an exemplary community environment for the Renaissance community.

Cultural and Historical Resources Element

The goals that directly relate to the Specific Plan are presented below.

Appendices

Goal 7-3: Identify, document, and protect significant archaeological resources in Rialto.

Specific Plan Response

The project area is partially developed and includes an airport, industrial uses, scattered residences, roadways, utilities, and some vacant and undeveloped areas. There are no known historical or archaeological resources within the Renaissance Specific Plan area. The Cultural Resources section of the accompanying EIR evaluated the potential for impacts on cultural resources as a result of the project development. As detailed in the accompanying EIR, any historical or archaeological resources discovered during demolition and earth work shall be appropriately surveyed and recorded. Development of individual projects throughout the Renaissance Specific Plan would require some degree of ground-disturbing monitoring from a qualified archeologist, which would minimize the potential to disturb significant archeological resources. If cultural resources are discovered, they would be addressed through the necessary testing, archiving, and recovery prior to development of the site.