

Renaissance Specific Plan Workshop

August 18, 2016

1. Transparency

1. Present the Revised Renaissance Specific Plan (RSP)
2. Present the Draft Subsequent Environmental Impact Report (DSEIR) for the Revised RSP

2. Accountability

1. Answer your questions
2. Include your input into the plan

Revised RSP

Primary Changes to RSP

- Retains Existing Alignment of Renaissance Parkway
- Relocates Residential Community to East Side of Linden Avenue and relocates industrial to the west side of Linden Avenue, also moving school and park
- Increases industrial acreage and decreases residential acreage

Approved RSP (2010)

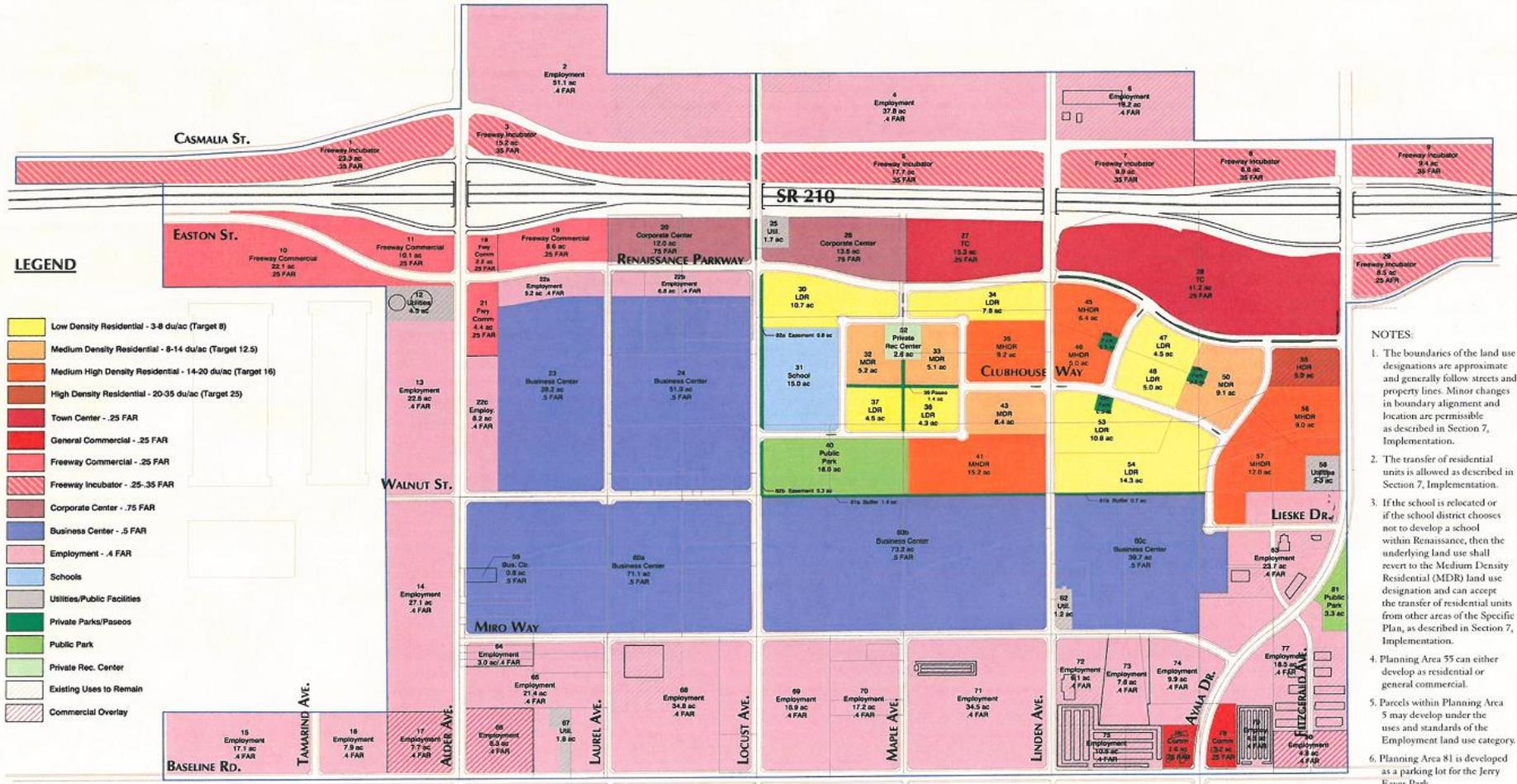
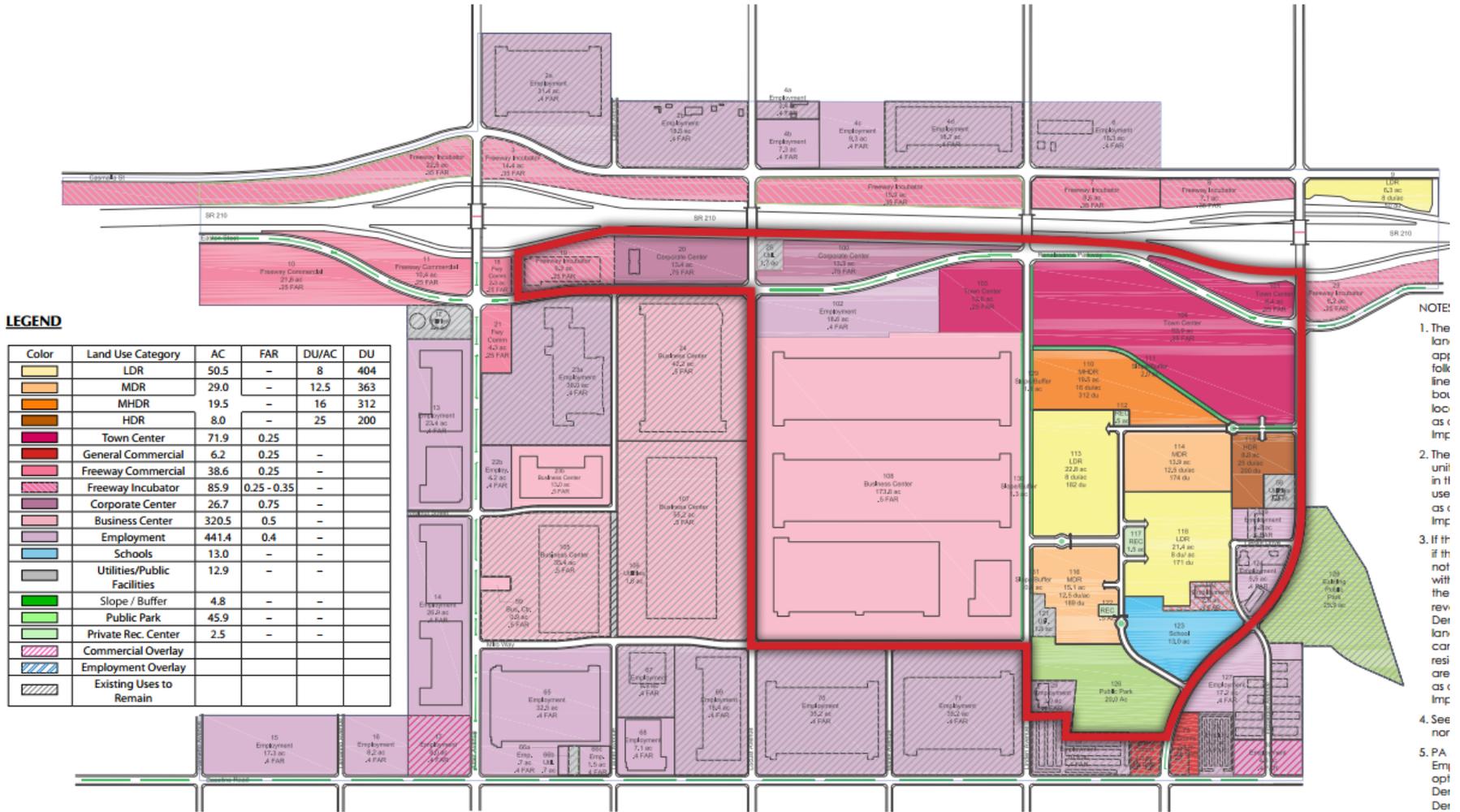


Figure 2-2 Land Use Diagram

Proposed RSP (2016)



NOTE

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2. The unit in fl use as c Imp
3. If th if th not with the rev Der lan car resi are as c Imp
4. See nor
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 Project Area/RSP Amendment Area

Land Use Changes

Change in Acreage by Land Use (2010 Approved Versus 2016 Revisions)

	2010 Plan	2016 Plan	Change
Residential	149.5	107.0	(42.5)
Low	61.9	50.5	(11.4)
Medium	25.8	29.0	3.2
Medium High	56.8	19.5	(37.3)
High	5.0	8.0	3.0
Non Residential	935.1	991.2	56.1
Retail	109.7	116.7	7.0
Commercial	46.3	43.0	(3.3)
Office	25.5	26.7	1.2
Industrial	753.6	804.9	51.3
Public Spaces	376.5	352.4	(24.1)
Private Rec Center	4.1	2.5	(1.6)
Public Parks	41.9	45.9	4.0
Buffer/Easements	4.6	4.8	0.2
Utilities	11.5	12.9	1.4
Schools	15.0	13.0	(2.0)
ROW	299.4	273.3	(26.1)
Totals	1,461.1	1,450.6	(10.5)



Land Use Changes

Change in Units/BSF by Land Use (2010 Approved Versus 2016 Revisions)

	2010 Plan	2016 Plan	Change
Residential	1,667	1,279	(388)
Low	446	404	(42)
Medium	290	363	73
Medium High	818	312	(506)
High	113	200	87
Non Residential	15,406,301	17,484,283	2,077,982
Retail	1,155,429	1,244,367	88,938
Commercial	687,377	616,921	(70,456)
Office	833,085	872,292	39,207
Industrial	12,730,410	14,750,703	2,020,293
Performance Metrics			
Population	5,168	3,964	(1,204)
Employment	14,468	11,578	(2,890)
Jobs/Housing Unit	8.68	9.05	0.37
Housing Units/Acre	11.2	12.0	0.80
Non-Residential FAR	0.38	0.40	0.02
Park Ratio (New Public Parks)	3.1	5.0	1.90

Renaissance Marketplace

Renaissance Marketplace



505,400 SF COMMUNITY CENTER, OPENING 2017

Renaissance Marketplace

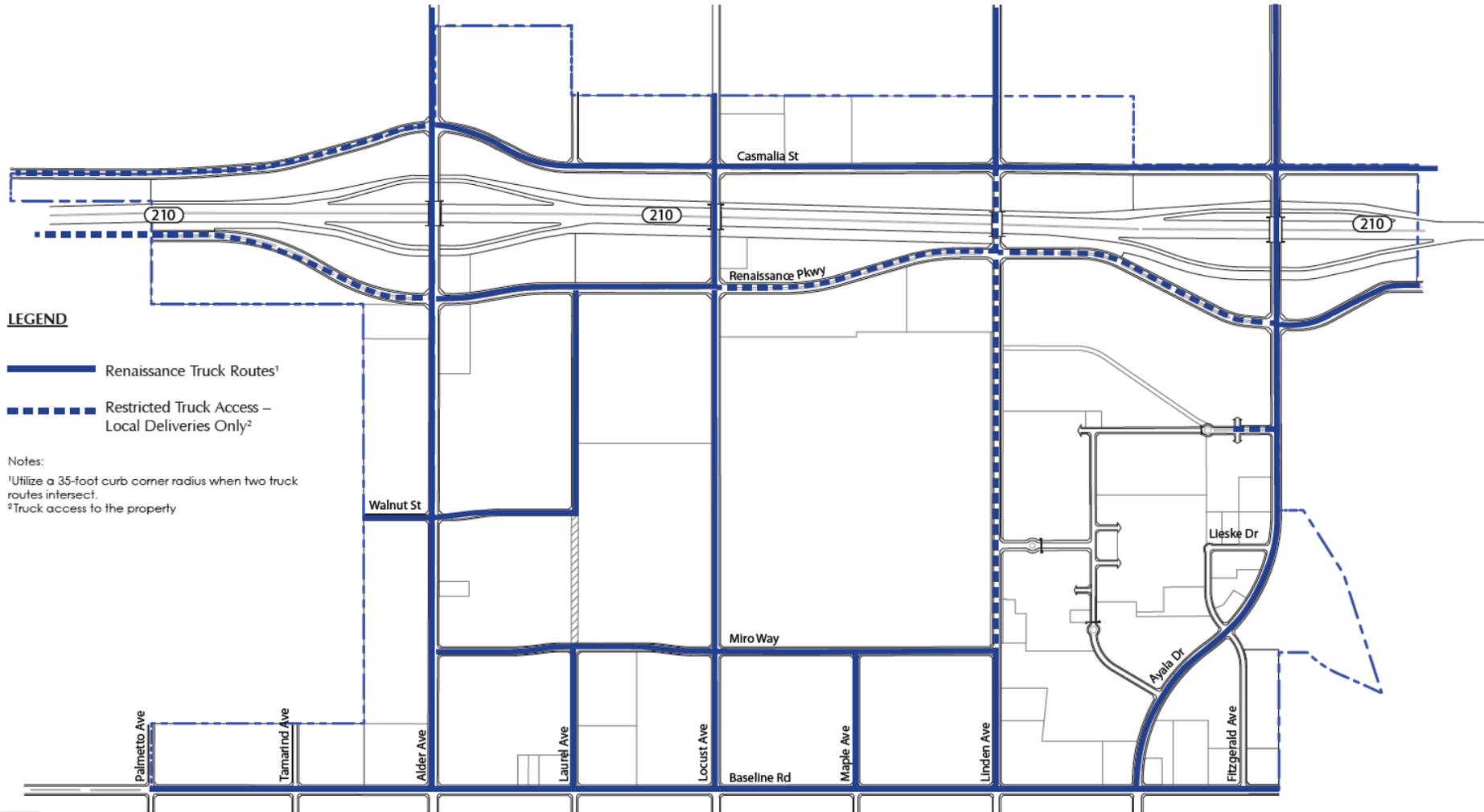


Renaissance Marketplace



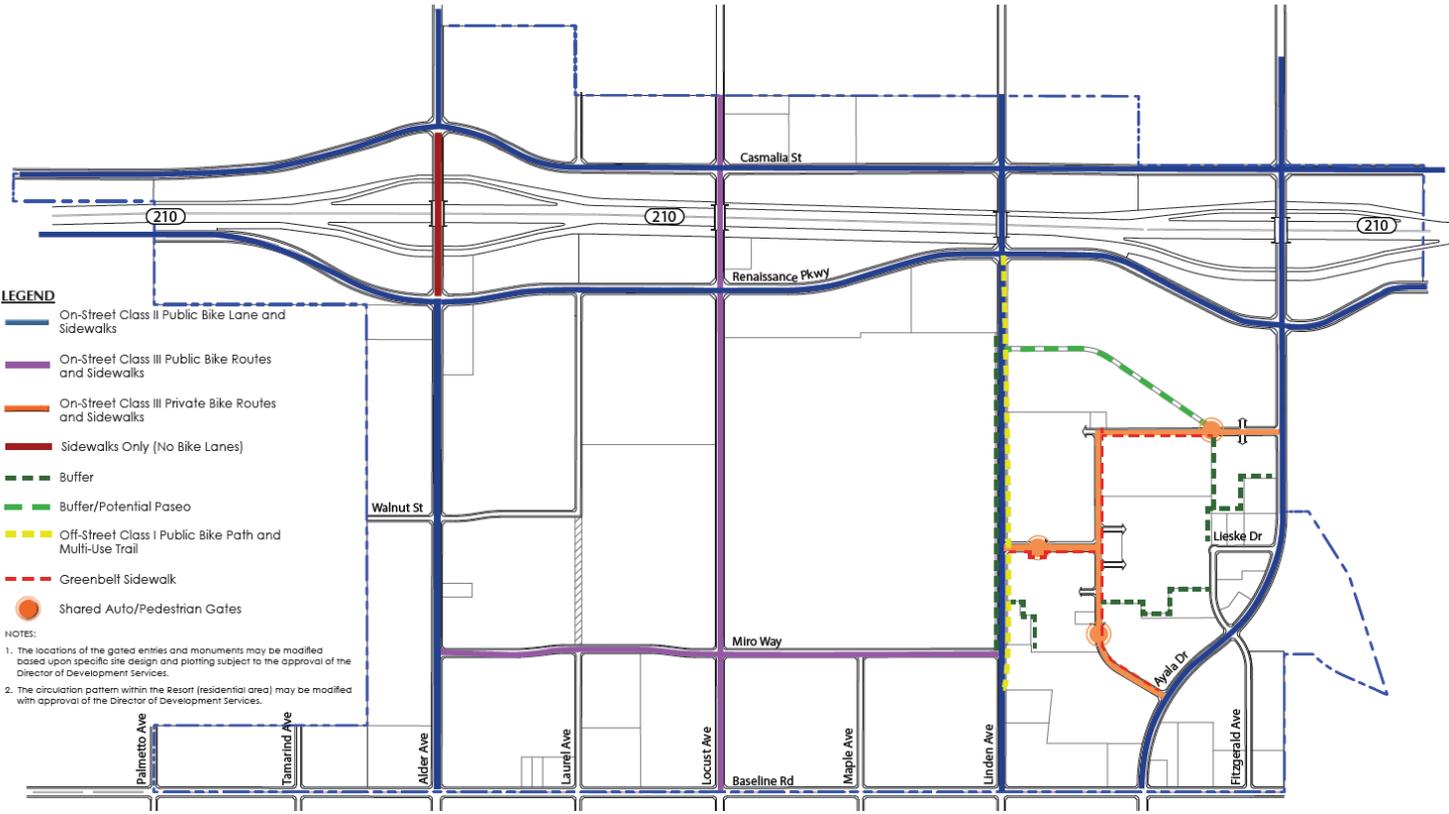
Plan Features

Truck Routes

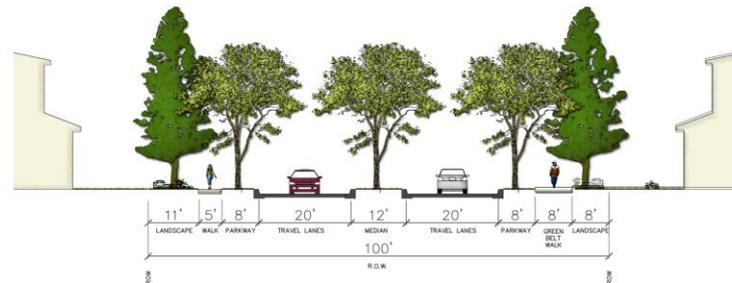
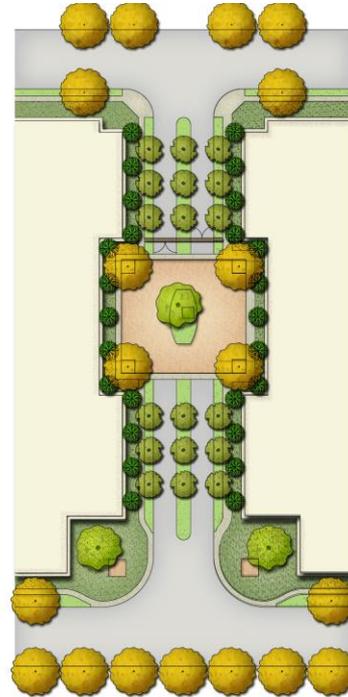


Bike Lanes

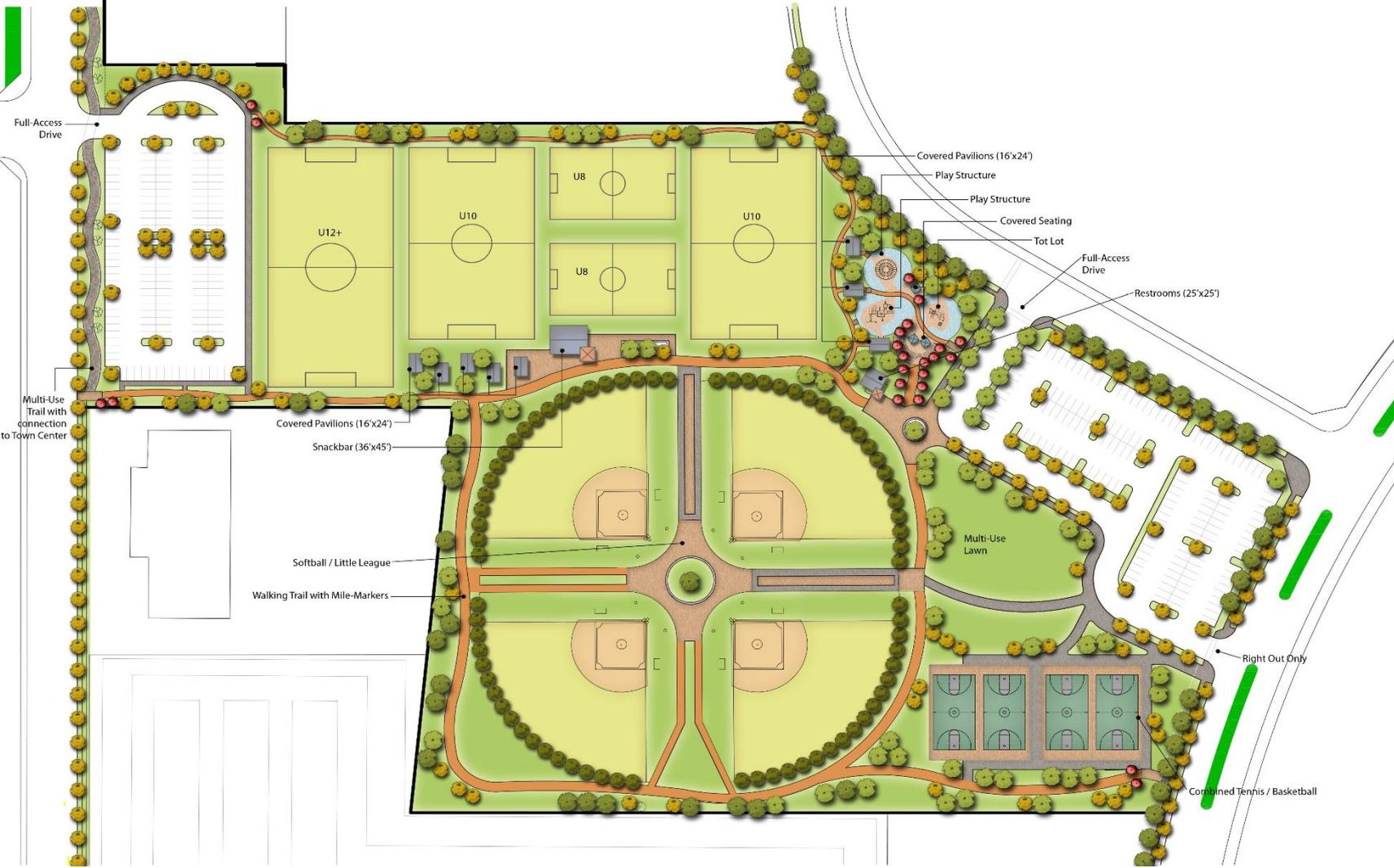
A Class I, II and III Bikeways



Gated Entry



Public Park



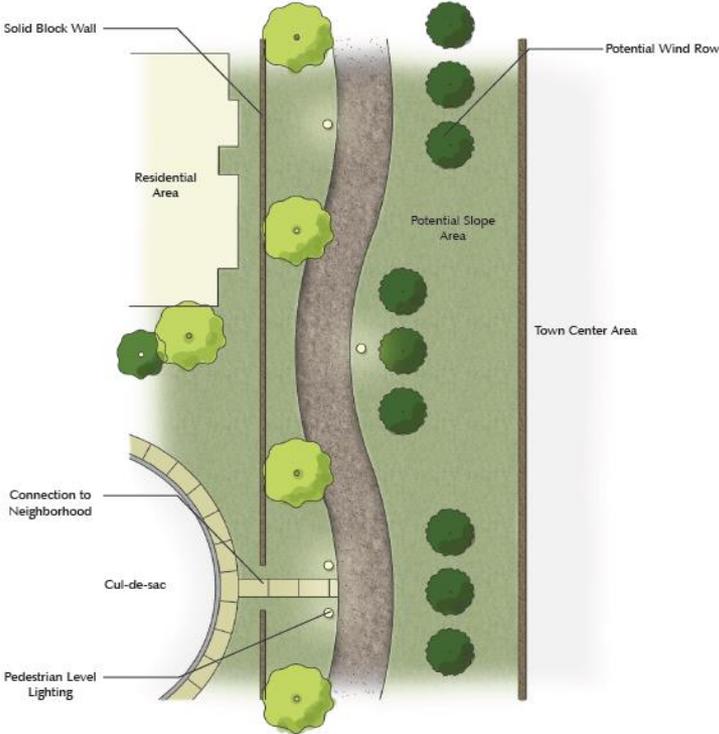
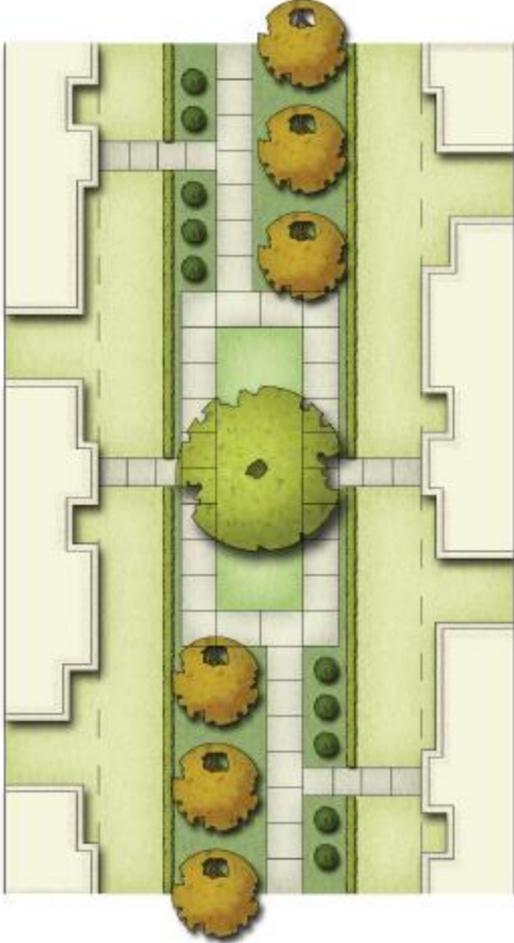
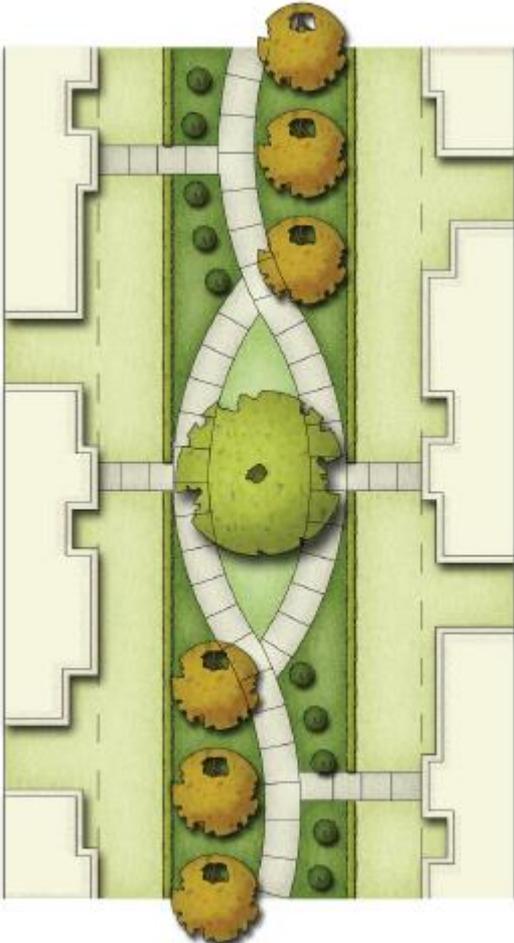
Clubhouse



Private Park



Paseos/Buffers



Entries

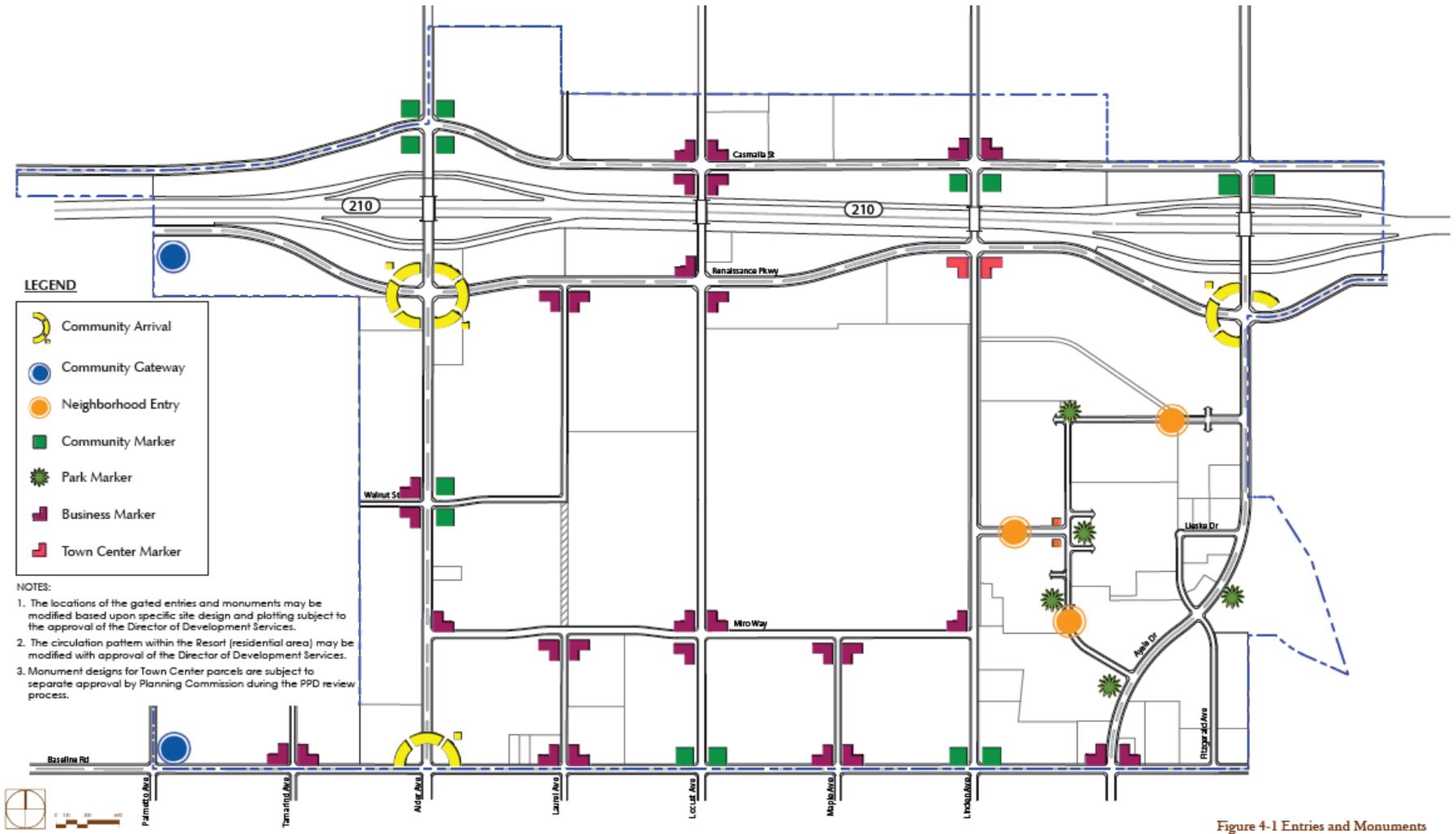
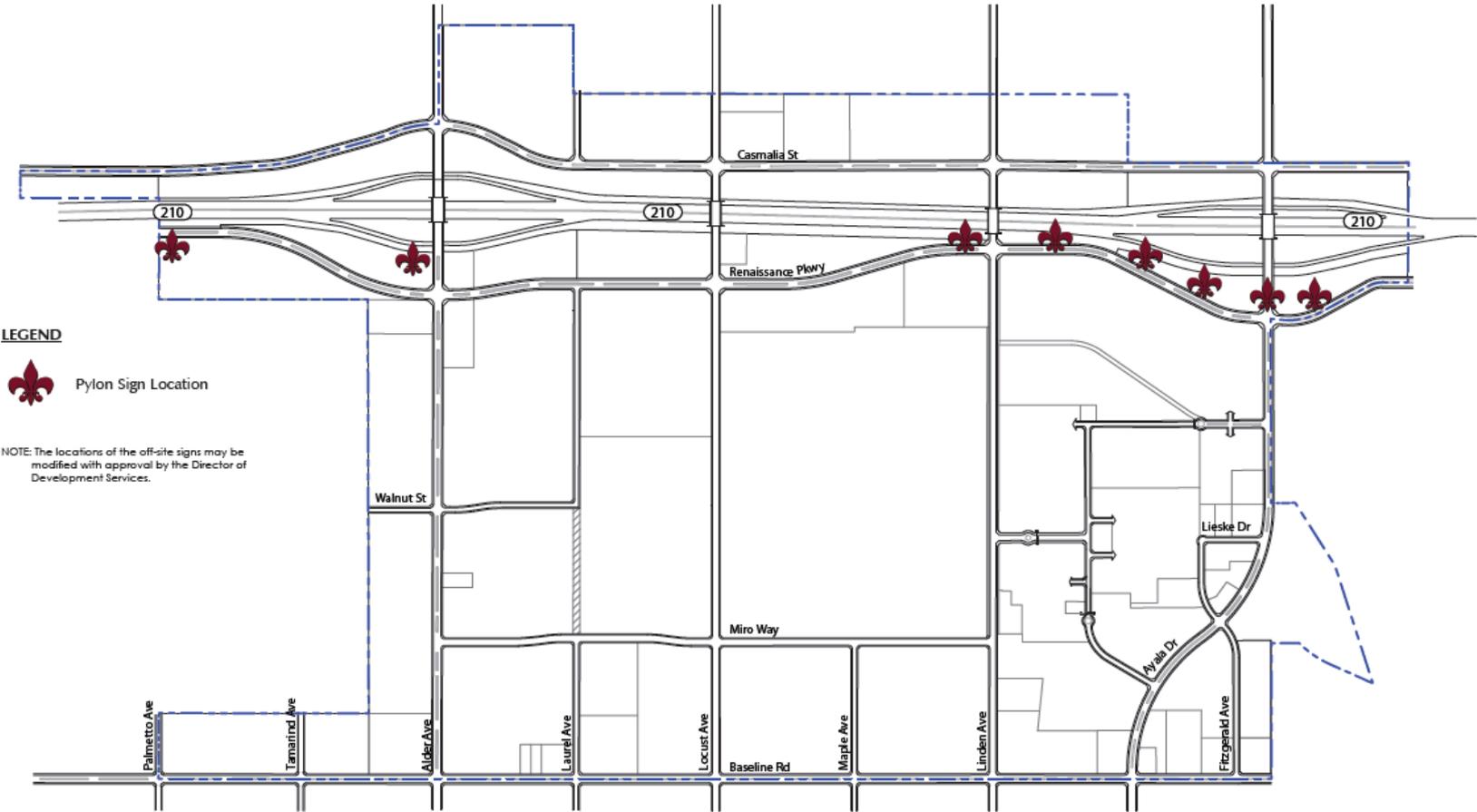


Figure 4-1 Entries and Monuments

Freeway Signage



LEGEND

 Pylon Sign Location

NOTE: The locations of the off-site signs may be modified with approval by the Director of Development Services.



Figure 5-1 Off-Site Signs

Subsequent Draft Environmental Impact Report

Subsequent Draft EIR

- Proposed revisions to RSP require a Subsequent EIR
- Program Level EIR for Overall RSP
- Project Level EIR – Marketplace and PA 108
- Notice of Preparation Released in Jan/2015
- Draft Subsequent EIR released July 5, 2016. Comment period ends August 19, 2016.

SDEIR Areas of Controversy

- Biological Resources
- Hydrology/Water Quality
- Biological Resources
- Traffic

- Air Quality
 - Construction, Operational, Cumulative emissions
- Climate Change
 - Greenhouse Gas Emissions
- Statement of Overriding Considerations

Traffic (TIA Framework)

- No significant change in trip generation (6,196 net trips) a difference of 4%
- LOS D Standard of Significance
- 28 Intersections Evaluated
- 34 Roadway Segments Evaluated
- Fair Share Contributions for Intersections & Roadways

Traffic (Intersections Analyzed)

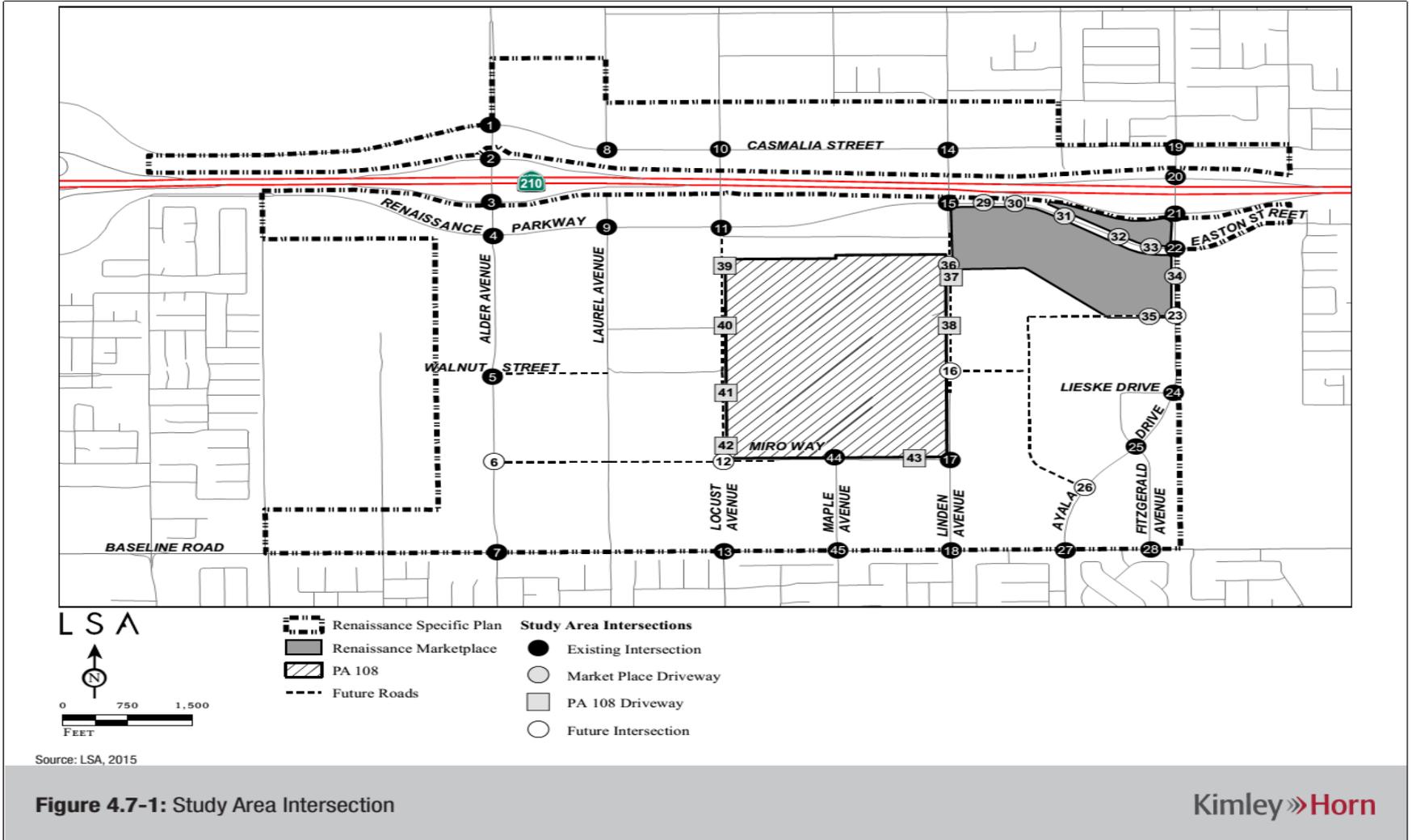


Figure 4.7-1: Study Area Intersection

Traffic (Fair Share Fees)

• Total Improvement Costs	\$31.2 M
– Other Funding (Measure I/RSPT)	\$26.5 M
– RSPA Fair Share Fees	\$ 4.7 M
• Intersection Improvements	\$ 3.0 M
• Roadway Segments	\$ 1.7 M

Renaissance SP Revision, Retail Project & SEIR Critical Path

DATE	SEIR ⁱ	TRAFFIC	DEVELOPMENT AGREEMENT	SPECIFIC PLAN	Retail TTM ⁱⁱ	Retail CDP ⁱⁱⁱ	Retail PPD ^{iv}
July 5, 2016- August 19, 2016	SCH submittal, Release Notice of Completion & begin 45-day Public Review of Draft SEIR						
August 18, 2016	Public Meeting						
August 19, 2016	45 day Public Comment period ends						
August 26, 2016	FEIR, Response to Comments, SOC & MMRP ^v to the City						
	CC Set PH staff report due						
August 29, 2016	PC Public Hearing Notice to San Bernardino County Sun Newspaper						
September 1, 2016	Notices mailed to property owners within 300 feet & interested parties						
September 2, 2016	PC draft staff report due						
September 8, 2016	PC Agenda published						
September 9, 2016	CC PH draft staff report due						
September 12, 2016	CC Public Hearing Notice to Sun Newspaper						
September 13, 2016	Set CC Hearing						

**Thank you for your
participation.**

Questions?

Development Agreement

Development Agreement (Primary Goals)

- Link Industrial Expansion to Retail Performance
- Establish Performance Standards for Retail/Rest
- Park Improvements
 - 20 acre On-Site Park
 - 20 acres Off-Site (funding contribution)
- Phasing of Public Improvements

Development Agreement (Value Exchange)

- Fee Credits
- DA Fees
 - Shared Value Uplift
 - Fixing Development Impact Fees
 - Waiving CFD Service Fees
 - Vesting Land Use Plan
- Infrastructure Financing District
- Land Sales Proceeds

Area A



RSP Fiscal Impacts

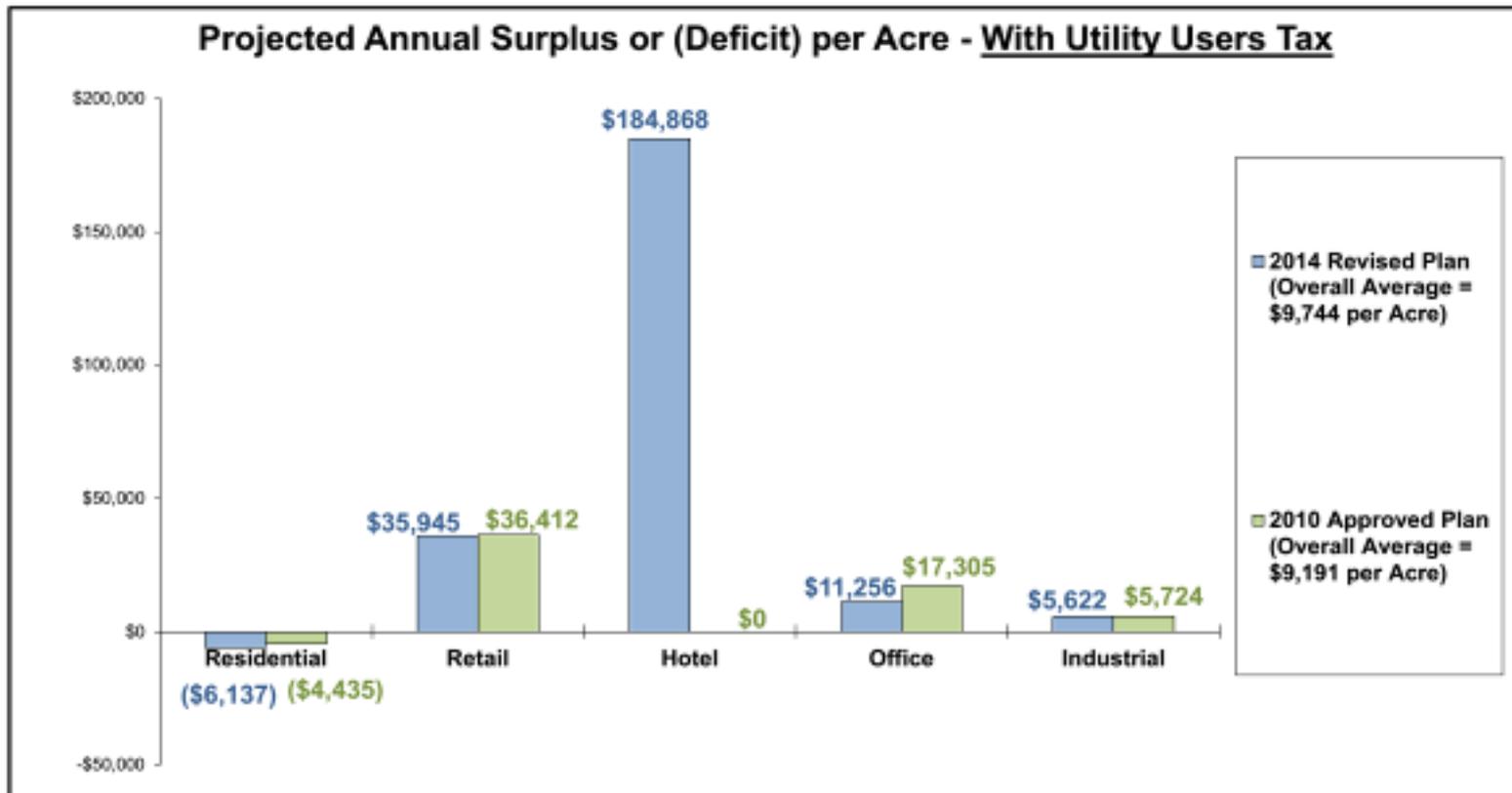
Table 1
Summary of Projected Fiscal Impacts after Buildout: Total Specific Plan
Renaissance Specific Plan Fiscal Analysis, City of Rialto
(In Constant 2015 Dollars)

Category	2014 Revised Plan	2010 Approved Plan	Change: 2014 Revised minus 2010 Approved
<u>A. With Utility User Tax</u>			
Annual Recurring Revenues	\$15,901,808	\$15,534,856	\$366,952
Annual Recurring Costs	<u>5,825,600</u>	<u>6,381,096</u>	<u>(555,496)</u>
Annual Recurring Surplus	\$10,076,208	\$9,153,760	\$922,448
Revenue/Cost Ratio	2.56	1.79	0.76
<u>B. No Utility User Tax</u>			
Annual Recurring Revenues	\$14,890,627	\$14,405,570	\$485,057
Annual Recurring Costs	<u>5,825,600</u>	<u>6,381,096</u>	<u>(555,496)</u>
Annual Recurring Surplus	\$9,065,027	\$8,024,474	\$1,040,553
Revenue/Cost Ratio	2.56	1.60	0.95

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, Assistant City Administrator/Development Services Director
Lewis Operating Corporation, May 11, 2015

Operating Impacts

Projected Impacts per Acre by Land Use after Buildout with Utility Users Tax Renaissance Specific Plan Fiscal Analysis, City of Rialto (In Constant 2015 Dollars)



Source: Stanley R. Hoffman Associates, Inc.

Capital Impacts (DIF)

Estimate of Development Impact Fees Payable to Rialto
Current Fee Schedule (7/1/2016)
Total Renaissance Specific Plan

	Total Plan	
Assumptions		
Land Acres	1,451	
Number of SF Units	1,079	
Number of MF Units	200	
Commercial BSF	1,440,932	
Office BSF	872,292	
Industrial BSF	15,171,059	
Capital Facility Fees		
		Facilities
Fire Facilities	\$ 3,010,424	Fire Station & Equip
General Facilities	\$ 3,851,616	City Hall, PW, CC, SC
Library Facilities	\$ 422,107	New or Ex Library
Open Space	\$ 2,826,931	Park & Open Space Acquisition
Park Facilities	\$ 4,077,943	Parkland & Improvements
Police Facilities	\$ 2,757,884	Police Station & Equip
Storm Drainage	\$ 36,501,720	Local Storm Drains
Street Medians	\$ 653,531	Street Medians
Traffic (Measure I)	\$ 50,626,901	Interchanges, Arterials
Wastewater Collection	\$ 15,100,260	WW Collection
Wastewater Treatment	\$ 11,513,382	WW Capacity/Treatment
Water Connection	\$ 5,671,125	Rialto Service Area Only
	=====	
Total Current Fees	\$ 137,013,825	

Capital Impacts (Other Fees)

- Fair Share Fees for RSP Traffic Improvements
- Fair Share Fees for RSP Plan/EIR