



SECTION 8. GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan.

As part of the adoption of the Riverwalk Vista Specific Plan, the City will approve a General Plan Amendment changing the General Plan designation from “La Sierra Specific Plan” to “Riverwalk Vista Specific Plan” which will establish the land use policies and regulations for the Project Site. The Riverwalk Vista Specific Plan has been prepared in conformance with the goals and policies of the City of Riverside General Plan. The Riverwalk Vista Specific Plan is consistent with the following General Plan policies applicable to the project.

Resource Conservation

Policy

AQ 7.4: The City should encourage growth in and around activity centers, transportation nodes and corridors, areas with underutilized infrastructure systems, and areas needing redevelopment.

Specific Plan Consistency:

The Riverwalk Vista Specific Plan provides for growth in an area adjacent to an existing transit center located within the boundaries of the Specific Plan. The transit center will provide Metrolink rail service to new residential development offering an opportunity for residents to commute to local and regional employment centers. The transit center serves as a carpool parking facility.

Policy

I-AQ 14: Implement a system of designated bikeways within the city on non-major streets that connect residential areas with shopping centers and parks. Upon completion, establish a high visibility campaign to promote awareness and encourage bicycle use.

Specific Plan Consistency:

Development of Riverwalk Vista will include the provision of on-street bikeway areas within public and private streets. The Riverwalk Vista

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bikeway network will connect Riverwalk Vista with schools, shopping centers, the planned Cross/Victoria Park, private recreational facilities, and transit facilities adjacent to and surrounding the Project Site.

Policy

I-AQ 14: The City should coordinate development approvals with efforts to encourage the expansion and creation of non-polluting mass transit systems and inter modal means of transportation to serve the proposed developments. City approval of any development should be conditioned upon the provision of adequate facilities to accommodate the anticipated mass transit demands of the proposed development. These facilities may consist of dedications of land and/or construction facilities.

Specific Plan Consistency:

The Riverwalk Vista Specific Plan includes the existing transit center located in Planning Area 1 which provides Metrolink rail service to the Specific Plan area residents and residents in surrounding areas. The Riverwalk Vista Specific Plan requires that adequate provision for public transit stops and bus shelters be provided pursuant to the requirements of the Riverside Transit Agency. Bus service is already provided adjacent to the Project Site. In addition, carpool parking facilities an integral part of the Metrolink station.

Policy

I-AQ 24: Require all Environmental Impact Reports for developments within the City to include an air quality section that addresses current basin attainment status and projected impacts quantified through the URBEMIS, CALINE4, or other air quality models available to CARB.

Specific Plan Consistency:

The EIR Addendum for the Riverwalk Vista Specific Plan includes an air quality analysis per the requirements of the City and the State.

Policy

NR 1.2: The City shall control the grading of land to minimize the potential for erosion, land-sliding, and other forms of land failure as well as to limit the negative aesthetic impact of excessive modification on natural landforms.



Specific Plan Consistency:

The grading plan for Riverwalk Vista will comply with the requirements of the Specific Plan and applicable portions of the City's grading ordinance to minimize the potential for erosion, land-sliding, and other forms of land failure as well as to limit the negative aesthetic impact of excessive modification on natural landforms.

Policy

E 2.1

The Plan's Land Use Diagram shall contain land use patterns which locate residential and non-residential uses in proximity to one another in a compatible manner to reduce energy consumption by reducing the need for automobile travel.

Specific Plan Consistency:

The Riverwalk Vista land use plan locates residential land uses south of Indiana Avenue immediately adjacent to an existing transit center which provides Metrolink rail service from the Project Site to regional employment center, recreational areas, and shopping opportunities. The Riverwalk Vista land use plan incorporates pedestrian and bike trails to connect residential land uses with nearby schools, parks, shopping centers, private recreational facilities, and the transit center thereby promoting the use of bicycle and pedestrian travel and reducing the need for automobile travel.

Policy

E 2.8

The City should support the use of public transportation, bicycling, and other alternative transportation modes in order to reduce the consumption of non-renewable energy supplies.

Specific Plan Consistency:

The Riverwalk Vista Specific Plan is a transit oriented community plan incorporating pedestrian and bicycle paths connecting the community to nearby shopping, schools, and the transit center. Additionally the Riverwalk Vista Specific Plan requires the installation of bus shelters and bus stops as directed by the Riverside Transit Agency. In approving the Riverwalk Vista Specific Plan, the City is supporting the use of public transportation, bicycling, and other alternative transportation modes in order to reduce the consumption of non-renewable energy supplies within Riverwalk Vista.



Growth Management

Policy

LU 4.4 The City should require development projects to be timed and phased so that projects are not occupied prior to the provision of necessary urban services.

Specific Plan Consistency:

The Riverwalk Vista Specific Plan contains land use and development regulations describing the appropriate levels of infrastructure and circulation improvements required for development to occur. These services will be required to be installed in a timely manner pursuant to the conditions of approval on subdivision maps for the development of Riverwalk Vista as required by the City of Riverside.

Policy

WW 1.5 The City should require developers to install the distribution facilities necessary for water service.

Specific Plan Consistency:

The Riverwalk Vista Specific Plan includes a description of the new water service facilities necessary to serve the Project Site. These facilities will be installed in a timely manner as required by the City of Riverside through the conditions of approval on applicable subdivision maps for development within Riverwalk Vista.

Policy

SD 1.3 The City shall require all development proposals to include stormwater drainage system plans which are compatible with master drainage plans adopted by the City.

Specific Plan Consistency:

The Riverwalk Vista Specific Plan includes a description of the stormwater drainage system facilities necessary to serve the Project Site. These facilities will be installed in a timely manner as required by the City of Riverside through the conditions of approval on applicable subdivision maps for development within Riverwalk Vista.

Policy

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PS 1.1 The City shall require all new development to conform to the currently adopted Uniform Building Code seismic safety regulations.

Specific Plan Consistency:

All development within Riverwalk Vista will conform to the currently adopted Uniform Building Code seismic safety regulations as implemented by the City of Riverside.

Policy

T 1.2 Level of Service "D" is an acceptable standard and Level of Service "E" is a minimum acceptable standard for transportation planning and facility design. Level of Service "F" may continue to exist in some circumstances.

Specific Plan Consistency:

Traffic impacts associated with the Riverwalk Vista development project will be evaluated as part of the review of the project by the City of Riverside, and adequate transportation measures will be implemented as part of the project to achieve appropriate Levels of Service.

Policy

N 2.5 The City shall continue to require environments analyses for new development projects, according to the City of Riverside and California environmental regulations, to address noise concerns.

Specific Plan Consistency:

The City has prepared an EIR Addendum for the Riverwalk Vista Specific Plan to the previously certified La Sierra Specific Plan EIR. The Addendum includes an analysis of potential noise impacts associated with the project and identifies measures to be implemented as part of the project to reduce any noise impacts.

Implementation

Policy

AP 1: Continue to develop and update Area Plans (Community and Specific Plans) as a part of the General Plan, when special concerns of individual communities warrant creating particular planning policies and implementation measures.



Specific Plan Consistency:

The Riverwalk Vista Specific Plan is an amendment to the La Sierra Specific Plan approved by the City of Riverside in 1991. The Riverwalk Vista Specific Plan is in response to a change in market conditions warranting the creation of specific planning policies and implementation measures based on current and projected community needs.

Housing

Policy 2.5: Promote phased and orderly development of new neighborhoods consistent with the provision of infrastructure improvements, appropriate public services, and facilities.

Specific Plan Consistency:

The Riverwalk Vista Specific Plan contains a phasing program for the orderly development of new neighborhoods in concert with the provision of infrastructure improvements and necessary public facilities to serve the project. The Specific Plan area is, in fact, an infill site.

Riverwalk Vista Specific Plan

GRIFFIN INDUSTRIES

March 1, 2005

