

1 WHEREAS, pursuant to Section 18.78.060E and Section 18.78.060F of the Rialto
2 Municipal Code, the Planning Commission held a public hearing on October 16, 2024, for the
3 proposed amendment to the specific plans and forwarded a recommendation of approval to the
4 City Council for action; and

5 WHEREAS, on February 11th, 2025, the City Council conducted a duly noticed public
6 hearing, as required by law, on SPA No. 2022-004, took testimony, at which time received input
7 from staff, the city attorney, and the consultant; heard public testimony; discussed the proposed
8 SPA; and closed the public hearing; and

9 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

10 NOW, THEREFORE, the City Council hereby finds, determines, and resolves as follows:

11 SECTION 1. The City Council hereby specifically finds that all of the facts set forth in the
12 recitals above of this Resolution are true and correct and incorporated herein.

13 SECTION 2. Based on substantial evidence presented to the City Council during the public
14 hearing conducted with regard to SPA No. 2022-004, including written staff reports, verbal
15 testimony, project plans, other documents, and the conditions of approval stated herein, the City
16 Council hereby determines that SPA No. 2022-004 satisfies the requirements of Government Code
17 Sections 65358 and 65453 and Section 18.78.060I of the Rialto Municipal Code pertaining to the
18 findings which must be made precedent to amending a Specific Plan. The findings are as follows:

- 19 1. That the proposed Specific Plan Amendment is consistent with the goals and policies
20 of the General Plan and its purposes, standards and land use guidelines; and

21 *This finding is supported by the following facts:*

22 The Site has a General Plan designation of Specific Plan and land use designations of
23 residential and commercial within the Central Area and Foothill Boulevard Specific Plans.
24 The Project will not affect the General Plan land use designation for the SPA.

25 Additionally, the Project is consistent with Goal 2-19 and Goal 2-21 of the Land Use Element
26 of the General Plan, which encourages neighborhood preservation, stabilization, and property
27 maintenance and ensure high-quality planned developments in Rialto. The change in the
28 Specific Plan land use designation will facilitate a development of superior architectural
quality.

- 1 2. That the proposed Specific Plan Amendment will help achieve a balanced community
2 of all races, age groups, income levels and ways of life; and

3 *This finding is supported by the following facts:*

4 The Proposed Foothill Central Specific Plan Project will entail updating and merging the
5 existing City of Rialto Foothill Boulevard and Central Area Specific Plans into the Foothill
6 Central Specific Plan (Proposed Project). The Proposed Project increases the allowable
7 residential density within the Foothill Central Area and provides updates to the
8 development guidelines for this area while preserving existing land uses. The amended
9 specific plan will provide new housing opportunities at varying sizes and price points
10 available to all races, age groups, and ways of life.

- 11 3. That the proposed Specific Plan Amendment results in development of desirable
12 character, which will be compatible with existing and proposed development in the
13 surrounding neighborhood; and

14 *This finding is supported by the following facts:*

15 The revisions will simplify existing zoning, combine planning areas and the proposed
16 zoning will allow for existing uses and additional appropriate land uses. The Specific Plan
17 will incorporate the 6th Cycle Housing Element residential overlay to include all properties
18 along Foothill Boulevard previously adopted by the City Council.

- 19 4. That the proposed Specific Plan Amendment contributes to a balance of land uses that
20 will enable local residents to work and shop in the community in which they live; and

21 *This finding is supported by the following facts:*

22 The City has identified seven (7) opportunity sites to be rezoned with potential to
23 accommodate a total of 8,262 dwelling units. Two (2) of these opportunity areas fall
24 within the Plan Area. The specific plan will incorporate 108 parcels totaling 159 acres
25 for rezone to a new zone which will accommodate an assumed density of 35 dwelling
26 units/acre. The Central Area (downtown) portion of the specific plan will incorporate 60
27 parcels totaling 14 acres which will accommodate a maximum density of 48 dwelling
28 units/acre. This will incentivize new retailer development and job opportunities for the area.

- 29 5. That the proposed Specific Plan Amendment respects the environmental and aesthetic
30 assets of the community consistent with economic realities; and

31 *This finding is supported by the following facts:*

32 The City reviewed the Initial Study – Mitigated Negative Declaration (Environmental
33 Assessment EAR No. 2024-02) prepared for specific plan amendment and determined that
34 the proposed Project would result in no significant impacts nor would the proposed Project
35 cause a substantial increase in the severity of any identified environmental impacts. The

1 potential impacts associated with proposed Project would be mitigated with measures
2 identified in the initial study and Mitigation Monitoring and Reporting Program (MMRP)
3 proposed for the Project.

4 Additionally, new and enhanced development standards, will exceed all aesthetic design
5 guidelines required by the current Foothill Boulevard and Central Area Specific Plan and
6 City's Design.

7 6. That the proposed Specific Plan Amendment incorporates, where feasible, active and
8 passive energy conservation measures.

9 *This finding is supported by the following facts:*

10 All projects in the Foothill Central Specific Plan will be required to meet or exceed
11 California Building Code Title 24, Part 6 Energy Efficiency Standards. This will be
12 achieved through the implementation of features such as, but not limited to, energy efficient
13 windows, energy efficient heating and cooling systems, painting in light off-white colors
14 to reflect heat away, and installation of photovoltaic solar electric systems for future
15 projects in the specific plan.

16 SECTION 3. A Mitigated Negative Declaration (Environmental Assessment Review No.
17 2024-002) has been prepared for the Project in accordance with the California Environmental Quality
18 Act (CEQA), and it has been determined that the proposed Project would result in no new impacts
19 that could not be addressed with mitigations, nor would the proposed Project cause a substantial
20 increase in the severity of any previously identified environmental impacts, nor has any new
21 information regarding the potential for new or more severe significant environmental impacts been
22 identified. The Planning Commission hereby recommends that the City Council approve the
23 Mitigated Negative Declaration prepared for the Foothill Central Specific Plan area.

24 SECTION 4. The City Council hereby approves SPA No. 2022-004 to change the Specific
25 Plan land use designations, resend the Central Area Specific Plan, and approve the Foothill Central
26 Specific Plan, in accordance with the applications on file with the Planning Division, subject to the
27 following conditions:

28 1. SPA No. 2022-004 for the Foothill Central Specific Plan Project will entail updating
and merging the existing City of Rialto Foothill Boulevard and Central Area Specific
Plans into the Foothill Central Specific Plan (Proposed Project). The Proposed Project

1 increases the allowable residential density within the Foothill Central Area and
2 provides updates to the development guidelines for this area while preserving existing
3 land uses. The Foothill Central Specific Plan Area encompasses parcels adjacent to the
4 north and south sides of Foothill Boulevard throughout the City of Rialto and is
5 bounded by Maple Avenue to the west and Pepper Avenue to east. The project site also
6 encompasses Merrill Avenue to the south, Foothill Boulevard to the north, Willow
7 Avenue to the west, and Sycamore Avenue to the east.

8 2. All mitigations measures identified with the Initial Study shall be complied with.

9 SECTION 5. The Mayor shall sign the passage and adoption of this resolution and
10 thereupon the same shall take effect and be in force.

11 PASSED, APPROVED AND ADOPTED this 11th day of February 2025.

12
13 _____
14 JOE BACA, MAYOR

15
16 **ATTEST:**

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18 _____
19 BARBARA MCGEE, CITY CLERK

20 **APPROVED AS TO FORM:**

21 _____
22 ERIC S. VAIL, CITY ATTORNEY
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STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the _____ day of _____, 2025.

Upon motion of Councilmember _____, seconded by Councilmember _____, the foregoing Resolution No. _____ was duly passed and adopted.

Vote on the motion:
AYES:
NOES:
ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this _____ day of _____, 2025.

BARBARA MCGEE, CITY CLERK