

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, DETERMINING THE ADEQUACY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED IN CONJUNCTION WITH THE PROPOSED SPECIFIC PLAN (SPECIFIC PLAN 2017-0001) IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND CITY ENVIRONMENTAL GUIDELINES.

WHEREAS, the Pepper Avenue Specific Plan facilitates the development of a master plan for a new commercial community consisting of commercial development that capitalizes on proximity to a major arterial and the I-210 freeway; and

WHEREAS, the intent is to develop “main-street” retail located on both sides of Pepper
e to create a destination hub. The Project will create an entry gateway statement to Rialto.
project will also provide a new source of tax revenue to the City, utilize predominantly
land to its highest and best use, serve the City’s commercial needs and preserve the site’s
habitat; and

WHEREAS, the City of Rialto, acting in compliance with the State of California Environmental Quality Act (CEQA) of 1970 and City Environmental Guidelines, required the preparation of a Draft Environmental Impact Report (DEIR) in conjunction with the proposed development of the Project. The City of Rialto is the Lead Agency as defined by CEQA and initiated the preparation of the Draft EIR, which describes and evaluates the proposed project and

1 **WHEREAS**, a scoping meeting to prepare the DEIR was held on February 4, 2016. The
2 DEIR public comment began on March 7, 2017 and ended on April 24, 2017. The City received
3 comments on the DEIR and responses were prepared and made a part of the public record; and

4 **WHEREAS** on November 8, 2017, the City of Rialto Planning Commission conducted a
5 duly noticed public meeting in accordance with the provisions of Government Code Section
6 65090 *et. seq.* and the City of Rialto Municipal Code and considered all written and oral
7 testimony.

8 **NOW THEREFORE**, based on existing evidence, facts and public input, the Planning
9 Commission finds as follows with respect to the DEIR:

10 **SECTION 1.** The DEIR is adequate and prepared in compliance with California
11 Environmental Quality Act (CEQA) and City of Rialto Environmental Guidelines. The DEIR
12 identified significant effects associated with the proposed project that can't be mitigated to levels
13 that are less than significant in the following areas: Operational Cumulative Traffic Noise
14 Impacts. These significant and unavoidable impacts cannot be reduced to less than significant
15 after mitigation. The City Council must consider the adoption of a Statement of Overriding
16 Considerations for the Significant Impacts in conjunction with the certification of the EIR.

17 **SECTION 2.** The Chair of the Planning Commission shall sign the passage and
18 adoption of this resolution and thereupon the same shall take effect and be in force.

19 **PASSED, APPROVED AND ADOPTED** this 8th day of November, 2017.
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24 _____, CHAIR
25 CITY OF RIALTO PLANNING COMMISSION
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