

**RESOLUTION NO. 17-49**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT SPECIFIC PLAN 2017-0001 APPROVE THE DRAFT ENVIRONMENTAL IMPACT REPORT (ENVIRONMENTAL ASSESSMENT REVIEW 2017-0072) TO ESTABLISH THE BOUNDARIES, ZONING, INFRASTRUCTURE AND DESIGN STANDARDS FOR A 101.7-ACRE SITE KNOWN AS THE PEPPER AVENUE SPECIFIC PLAN (MASTER CASE 2017-0042).**

**BE IT RESOLVED** by the Planning Commission of the City of Rialto as follows:

**WHEREAS**, Section 18.78.020 of the Rialto Municipal Code explains that the purpose and intent of a Specific Plan is “to establish uniform procedures for the adoption and implementation of specific plans within the city and the unincorporated sphere of influence”.

**WHEREAS**, on November 8, 2017, the Planning Commission considered the proposed Specific Plan at an advertised public hearing. The Specific Plan is a request to establish the boundaries, zoning and capital improvements necessary to develop a 101.7 acre site located on the east and west sides of Pepper Avenue north of Winchester Avenue and South of the I-210 (the “Project”).

**WHEREAS**, Section 18.78.060 I of the Rialto Municipal Code requires that the Planning Commission make certain findings prior to adoption of a Specific Plan. The findings and an analysis of each are listed below:

**1) The proposed Specific Plan is consistent with the goals and policies of the General Plan and its purposes, standards and land use guidelines.**

Appendix A of the Specific Plan is an analysis of the consistency between the Project and the goals and policies of the following elements of the General Plan: Land Use, Economic Development, Circulation, Open Space and Recreation, Community Design, Cultural and Historic Resources, Conservation, Noise, Safety and Housing. The Planning Division reviewed the analysis and determined that consistency between the Specific Plan and the General Plan is clearly established.

**2) The proposed Specific Plan will help achieve a balanced community of all races, age groups, income levels and ways of life.**

1 The Pepper Avenue Specific Plan will facilitate the development of a master planned community  
2 consisting of commercial development that capitalizes on proximity to a major arterial and the I-210 freeway.  
3 The intent is to facilitate development of “main-street” retail that will be located on both sides of the primary  
4 entry and create a destination hub. The Project will be an entry gateway statement to Rialto. Once developed,  
5 the Project will also provide a new source of tax revenue to the City, utilize predominantly vacant land to  
6 the highest and best use, serve the City’s commercial and residential needs and preserve the site’s natural  
7 habitat.

8 The plan consists of 462,000 square feet of retail shopping center, 125,000 square feet of business  
9 park uses, 29.5 acres of natural open space, and 13.7 acres of water facilities, including water wells, a pump  
10 station, and a reservoir. The plan also has an overlay zone, which would allow the option to develop up to  
11 275 multi-family dwelling units. The distribution, location, and extent of the uses of land, within the area  
12 covered by the plan will produce a balanced community of all races, age groups, income levels and ways of  
13 life.

14 **3) The proposed Specific Plan results in development of desirable character, which will be**  
15 **compatible with existing and proposed development in the surrounding neighborhood.**

16 The land use plan for the Project achieves market flexibility by attracting “big-box” retail. This  
17 concept is successful at the Town Center in Aliso Viejo, Riverside Plaza in Riverside, and at the Seaclyff  
18 Village Shopping Center in Huntington Beach. Fast-casual restaurants generally locate adjacent to or within  
19 big box retail hubs. The Project includes standards for site design, architecture and landscaping that are  
20 aesthetically pleasing and will have a positive visual impact. The Project incorporates key design concepts  
21 such as gateways, four-sided architecture and place making to encourage development that is desirable and  
22 compatible with existing and proposed development in the surrounding neighborhood

23 **4) The proposed Specific Plan contributes to a balance of land uses that will enable local residents**  
24 **to work and shop in the community in which they live.**

25 The Specific Plan supports a balanced community. The land use plan offers open spaces. In this  
26 manner, the Project will facilitate walk-to-work/shop opportunities and engender a sense of community and  
27 identity. The Specific Plan will provide a mix of commercial, business, educational and recreational uses  
28 that will enable local residents to live, play, work, and shop in one community. The increased employment

opportunities improve the City's jobs-to-housing balance. Given its location, the Project represents a significant opportunity to attract business and employment uses that can diversify the City's employment base and improve its jobs to housing balance.

**5) The proposed Specific Plan respects the environmental and aesthetic assets of the community consistent with economic realities.**

On February 4, 2016 KTG staff held a scoping meeting to prepare the Environmental Impact Report (EIR). The EIR public comment began on March 7, 2017 and ended on April 24, 2017.

The City received four comments on the DEIR and responses were prepared and made a part of the public record. The property owners provided comments to staff, which were incorporated into the EIR as well as comments from the public. All commenting agencies and individuals will receive a copy of the response to comments 10 days prior to the City Council hearing. A copy of the EIR and the Response to Comment Document are included with the report as Exhibit B and C

The City's approval of the Pepper Avenue Specific Plan Project will result in environmental impacts that cannot be substantially lessened or avoided. The following adverse impact of the proposed Project is considered significant and unavoidable based on the Final EIR, and conclusions and findings of the City Council. While mitigation measures would reduce these impacts, impacts would remain significant and unavoidable for Operational Cumulative Traffic Noise Impacts. A Draft Statement of Overriding Considerations has been prepared because the benefits of the project to the community are significant. A Mitigation Monitoring Reporting Plan has been prepared for the project, which upon implementation reduces any potential impacts to a level of insignificance with the exception of Traffic. The proposed Specific Plan respects the environmental and aesthetic assets of the community consistent with economic realities.

**6) The proposed amendment incorporates, where feasible, active and passive energy conservation measures.**

The project encourages sustainable design strategies by using green techniques i.e. bioswales for storm water runoff and the use of porous or permeable pavement. By creating a system of natural bioswales and incorporating a variety of Best Management Practices, Renaissance will help to protect and enhance Rialto's surface waters and groundwater basins. Development in Revised Specific Plan shall exceed the

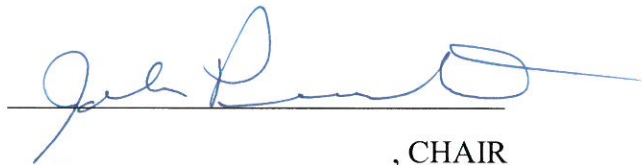
1 2010 Title 24 energy efficiency standards by 10%. Green infrastructure, water conservation measures for  
2 landscaping, green building materials to improve indoor air quality, and the use of energy efficient lighting,  
3 site design and appliances are required for all development in the project area. Developers are also  
4 encouraged to achieve LEED certification (or equivalent, measurable, and verifiable rating system) through  
5 the incentive program.

6 **NOW THEREFORE**, based on existing evidence, facts and public input, the Planning Commission  
7 finds as follows:

8 **SECTION 1.** All of the required findings to adopt a Specific Plan can be made in a positive manner.

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

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12 **PASSED, APPROVED AND ADOPTED** this 8th day of November, 2017.

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17  \_\_\_\_\_, CHAIR

18 CITY OF RIALTO PLANNING COMMISSION  
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1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
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5 I, Sheree Lewis, Administrative Assistant of the City of Rialto, do hereby certify that the  
6 foregoing Resolution No. 17-49 was duly passed and adopted at a regular meeting of the Planning  
7 Commission of the City of Rialto held on the 8<sup>th</sup> day of November, 2017.

8 Upon motion of Planning Commissioner Dale Estvander seconded by Planning  
9 Commissioner Al Twine, the foregoing Resolution No. 17-49 was duly passed and adopted.

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11 Vote on the motion:


12 AYES: 6

13 NOES: 0

14 ABSTAINED: 1

15 ABSENT: 0

16 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
17 Rialto this 8<sup>th</sup> day of November, 2017.

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22 SHEREE LEWIS, ADMINISTRATIVE ASSISTANT  
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