

1 **RESOLUTION NO. 17-53**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
3 OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY
4 COUNCIL ADOPT AN ADDENDUM TO THE PREVIOUSLY
5 CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (EA 2017-
6 0053) FOR THE LYTLE CREEK RANCH SPECIFIC PLAN FOR A
7 PROJECT CONSISTING OF: (A) ELIMINATION OF
8 NEIGHBORHOOD I; (B) MODIFICATION OF THE LAND USE
9 CONFIGURATIONS OF NEIGHBORHOODS II AND III, TEXTS,
10 TABLES, AND CHARTS TO THE LYTLE CREEK RANCH SPECIFIC
11 PLAN; AND (C) THE CREATION OF SIX (6) LOTS, ONE (1)
12 REMAINDER LOT, AND THIRTEEN (13) LETTERED LOTS FOR
13 PUBLIC OPEN SPACE, UTILITIES, AND INFRASTRUCTURE TO
14 THE LYTLE CREEK SPECIFIC PLAN.

15 **WHEREAS**, the Lytle Creek Ranch Specific Plan ("LCRSP") and Lytle Creek Ranch Specific Plan
16 Environmental Impact Report ("LCRSP EIR") were approved and certified by the Rialto City Council on
17 August 14, 2012; and

18 **WHEREAS**, the applicant, Lytle Development Company ("Applicant"), proposes to (i) eliminate
19 Neighborhood I; (ii) modify the land use configurations of Neighborhood II and Neighborhood III, and
20 update the text, tables, charts and maps of the LCRSP, both of which require a specific plan amendment
21 ("Specific Plan Amendment"); and

22 **WHEREAS**, the Applicant also proposes to create six (6) lots, one (1) remainder lot, and thirteen
23 (13) lettered lots for public open space, utilities and infrastructure within the LCRSP, which requires a
24 Tentative Tract Map ("TTM No. 20092"); and

25 **WHEREAS**, the Specific Plan Amendment and TTM No. 20092 are collectively referred to as
26 the "Project"; and

27 **WHEREAS**, on November 15, 2017, the Economic Development Committee (EDC) authorized
28 staff to begin the public hearing process for the Project; and

WHEREAS, Sections 21166 and 15162 of CEQA identify the conditions for preparation of
additional environmental documentation when the Lead Agency has previously certified an EIR.
According to CEQA, an Addendum to a previously certified EIR may be prepared if:

- 1 1. No substantial changes are proposed in the Project which will require major revisions of a
2 previous EIR due to an involvement of new significant environmental effects, or a substantial
3 increase in the severity of previously identified significant effects; or
- 4 2. No substantial changes will occur with respect to the circumstances under which the Project
5 is undertaken which will require major revisions of the previous EIR; or
- 6 3. No new information of substantial importance, which was not known and could not have been
7 known with the exercise of reasonable diligence at the time the previous EIR was certified;
8 or
- 9 4. The Project will have not have any significant effects that are not discussed in the previous
10 EIR, and there are no newly feasible, or considerably different, mitigation measures or
11 alternatives which would substantially reduce one or more significant effects of the Project
12 which the applicant declines to adopt; and

13 **WHEREAS**, the City of Rialto, acting as the Lead Agency, required, for the Project, the
14 preparation of an Addendum to the previously certified EIR for the LCRSP and coordinated the
15 preparation of the Initial Study and accompanying technical studies because the proposed Project will
16 not result in any changes with respect to the circumstances or require major revisions to the previously
17 approved EIR of the LCRSP("Addendum to the LCRSP EIR No. EA 2017-0053"); and
18

19 **WHEREAS**, on December 13, 2017, the Planning Commission of the City of Rialto conducted
20 a duly noticed public hearing, as required by law, on the approval of the Project, including Addendum to
21 the LCRSP EIR No. EA 2017-0053, at which time it received input from staff, the city attorney, and the
22 applicant; heard public testimony; discussed the Project and Addendum to the LCRSP EIR No. EA 2017-
23 0053; and closed the public hearing; and

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

25 **NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Rialto as
26 follows:

27 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth
28 in the recitals above of this Resolution are true and correct and incorporated herein.

SECTION 2. The City of Rialto is the Lead Agency as determined by CEQA. Based on Addendum to the LCRSP EIR No. EA 2017-0053 prepared for the Project and the accompanying technical studies, it has been determined that:

1. There are no substantial changes to the Project or the circumstances under which the Project will be carried out that will require major revisions to the previously certified EIR.
2. The Project will not result in new significant environmental effects or substantial increases in the severity of previously identified significant effects.
3. There is no new information of substantial importance, which was known or could have been known with the exercise of reasonable diligence at the time the previous EIR was certified.
4. The project will not have any significant effects that are not identified and discussed in the previously certified EIR, and there are no newly feasible, or considerably different, mitigation measures or alternatives which would substantially reduce one or more significant effects of the Project which the applicant declines to adopt.

SECTION 3. The Planning Commission hereby recommends that the City Council adopt Addendum to the LCRSP EIR No. EA 2017-0053, attached as Exhibit B to the Staff Report, prepared in accordance with CEQA for the Project.

SECTION 4. The Chairperson of the Planning Commission shall sign the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 13th day of December, 2017.


JOHN PEUKERT, CHAIR
CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Sheree Lewis, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. 17-53 was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 13th day of December, 2017.

8 Upon motion of Planning Commissioner Jerry Gutierrez seconded by Planning
9 Commissioner Dale Estvander, the foregoing Resolution No. 17-53 was duly passed and adopted.
10

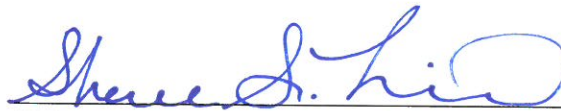
11 Vote on the motion:

12 AYES: 7

13 NOES: 0

14 ABSENT: 0

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
16 Rialto this 13th day of December, 2017.
17
18

19
20 

21 SHEREE LEWIS, ADMINISTRATIVE ASSISTANT
22
23
24
25
26
27
28