

ORDINANCE NO. 1478

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, ADOPTING THE RENAISSANCE SPECIFIC PLAN NO. 11 TO ESTABLISH LAND USE, ZONING AND DEVELOPMENT STANDARDS FOR A 1,445.3 ACRE SITE GENERALLY LOCATED SOUTH OF CASMALIA STREET, NORTH OF BASELINE ROAD, WEST OF AYALA DRIVE, AND EAST OF TAMARIND AVENUE COMMONLY REFERRED TO AS RENAISSANCE RIALTO.

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 August 11, 2010, the Planning Commission considered the proposed Specific Plan No. 11 for the Renaissance Specific Plan at an advertised public hearing. The Renaissance Specific Plan will establish land use, zoning regulations and development standards for the entire project site. The Renaissance Specific Plan and the underlying land use districts within the plan will supersede the current zoning designations for the project area: I-GM – General Manufacturing, RFC-Regional Freeway Commercial, I-PID-Planned Industrial Development, PF-W-Public Facilities Water Reservoir, PF-A-Public Facility Airport, I-AR-Industrial Airport Related, NC-Neighborhood Commercial and OS-CB-Open Space Cactus Basin.; and

NOW THEREFORE, the City Council does hereby ordain as follows:

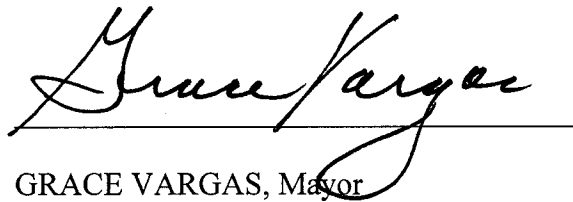
SECTION 1. Based on existing evidence, facts and public input, the Planning Commission determined that all of the required findings to adopt a Specific Plan can be made in appositive manner and adopted a Resolution recommending that the City Council approve the proposed Specific Plan.

SECTION 2. The request to amend the General Plan has been evaluated in accordance with the California Environmental Quality Act (CEQA) and an Environmental Impact Report has been prepared (E.A.R. No. 06-03).

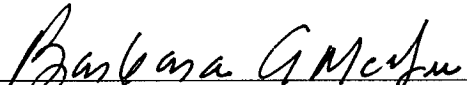
1 **SECTION 3.** That the boundaries of the Land Use Zoning Map shall be amended
2 for the entire 1,445.3 acre site generally located south of Casmalia Street, north of Baseline
3 Road, West of Ayala Drive, and east of Tamarind Avenue. The legal description for the
4 project site is attached to this Resolution as Exhibit 'A'.

5 **SECTION 4.** The City Clerk shall certify adoption of this Ordinance and cause
6 the same to be published once in a local newspaper and the same shall be in force and
7 effect thirty (30) days after passage and adoption.

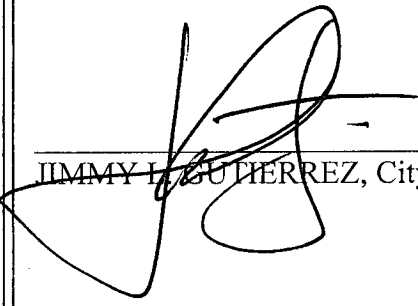
8 PASSED, APPROVED, AND ADOPTED this 23rd day of November, 2010.

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12 GRACE VARGAS, Mayor

1 ATTEST:

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5 BARBARA A. McGEE, City Clerk
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8 APPROVED AS TO FORM:

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13 JIMMY L. GUTIERREZ, City Attorney
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO)ss
3 CITY OF RIALTO)

4 I, Barbara A. McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing
5 Ordinance No. 1478 was duly passed and adopted at a regular meeting of the City Council of the
6 City of Rialto held on the 23rd day of November, 2010.
7

8 Upon motion of Councilmember Baca Jr., seconded by Councilmember Scott, the foregoing
9 Ordinance No. 1478 was duly passed and adopted.
10

11 Vote on the Motion:

12 AYES: Mayor Vargas, Council Members: Baca Jr., Robertson, Scott and Palmer
13

14 NOES: None
15

16 ABSTAIN: None
17

18 ABSENT: None
19

20 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
21 Rialto, this 14th day of December, 2010.
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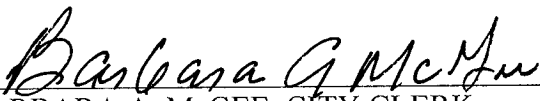
23 
24 BARBARA A. MCGEE, CITY CLERK
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EXHIBIT ‘A’

Renaissance Specific Plan

Assessor's Parcel Numbers

Parcel Number	Square Feet	Lot Size
0240-171-02	0	7.14 AC
0240-171-03	0	3 AC
0240-171-20	0	3.63 AC
0240-171-21	0	1.68 AC
0240-171-27	0	1.82 AC
0240-171-30	0	8500 SF
0240-171-31	881820	39.535 AC
0240-171-32	0	51.06 AC
0240-181-04	0	2.07 AC
0240-181-05	0	2.07 AC
0240-181-08	1170	2.5 AC
0240-181-13	984	31640 SF
0240-181-14	0	33139 SF
0240-181-16	1064	32956 SF
0240-181-17	0	32956 SF
0240-181-18	0	5 AC
0240-181-22	0	5 AC
0240-181-23	3200	42000 SF
0240-181-24	0	39000 SF
0240-181-26	1282	39000 SF
0240-181-27	1077	36000 SF
0240-181-28	1658	14766 SF
0240-181-29	0	17824 SF
0240-181-30	1450	18500 SF
0240-181-32	0	8400 SF
0240-181-33	1350	4.09 AC
0240-181-34	1027	21939 SF
0240-181-35	480	1.55 AC
0240-181-36	2651	7080 SF
0240-181-37	0	1.45 AC
0240-181-48	0	5.95 AC
0240-181-49	543400	28.64 AC
0240-181-50	0	10 AC
0240-191-07	0	1.21 AC
0240-191-08	0	1.55 AC
0240-191-09	0	1.43 AC
0240-191-15	0	4.5 AC
0240-191-16	0	5 AC
0240-191-18	0	1 AC
0240-191-22	0	1 AC
0240-191-23	0	21780 SF
0240-191-25	0	13068 SF
0240-191-26	0	21780 SF
0240-191-27	0	3.3 AC
0240-191-28	0	16500 SF
0240-191-29	0	3.04 AC
0240-191-30	0	5 AC
0240-191-31	0	5 AC
0240-191-32	0	3520 SF
0240-191-33	0	1.14 AC
0240-191-34	0	1.726 AC

0240-191-35	0 2.57 AC
0240-191-38	0 4465 SF
0240-191-41	0 14416 SF
0240-191-43	0 1.014 AC
0240-191-44	0 4869 SF
0240-191-45	0 13548 SF
0240-201-02	0 5 AC
0240-201-04	0 40588 SF
0240-201-05	0 1.907 AC
0240-201-08	0 2.5 AC
0240-201-09	1390 1.2 AC
0240-201-10	600 1.2 AC
0240-201-12	0 1.1 AC
0240-201-13	0 1.1 AC
0240-201-14	0 1.38 AC
0240-201-15	1840 1.2 AC
0240-201-18	1005 1.1 AC
0240-201-20	0 40838 SF
0240-201-21	3944 1.11 AC
0240-201-22	1520 1.1 AC
0240-201-23	0 1.9 AC
0240-201-24	0 5 AC
0240-201-26	0 5 AC
0240-201-28	4048 1.902 AC
0240-201-29	0 4.691 AC
0240-201-30	0 40602 SF
0240-201-31	1704 41520 SF
0240-201-32	0 2 AC
0240-201-34	1056 2.4 AC
0240-201-35	0 2.5 AC
0240-201-36	1036 2.485 AC
0240-201-37	0 2.5 AC
0240-201-38	0 31050 SF
0240-201-40	0 42848 SF
0240-201-41	1588 1.9 AC
0240-201-42	0 1.3 AC
0240-201-43	1718 1.26 AC
0240-201-44	0 1.4 AC
0240-201-45	0 16200 SF
0240-201-46	0 16200 SF
0240-201-47	0 19035 SF
0240-201-48	0 1.143 AC
0240-201-49	3005 1.653 AC
0240-201-55	22131 1.404 AC
0240-201-56 01	0
0240-201-57	16054 38693 SF
0240-211-13	0 1.738 AC
0240-211-14	0 4.468 AC
0240-211-15	0 16.6 AC
0240-211-16	0 8.645 AC
0240-211-17	0 1.88 AC
0240-211-20	0 20460 SF

0240-211-21	0 2.84 AC
0240-211-22	0 5.27 AC
0240-211-23	0 3 AC
0240-211-24	0 5.27 AC
0240-211-25	0 2.03 AC
0240-211-26	0 3.19 AC
0240-211-29	0 13173 SF
0240-211-30	0 22920 SF
0240-211-31	0 12543 SF
0240-211-32	0 22500 SF
0240-211-33	0 4.69 AC
0240-211-34	0 4.17 AC
0240-211-35	0 20911 SF
0240-211-36	0 17837 SF
0240-221-02	0 38674 SF
0240-221-03	0 1.776 AC
0240-221-04	0 1.925 AC
0240-221-05	0 18 AC
0240-221-06	0 4.76 AC
0240-221-07	0 4.76 AC
0240-221-08	0 10 AC
0240-221-09	0 1 AC
0240-221-10	0 8.16 AC
0240-221-12	1632 6.8 AC
0240-221-13	605 1 AC
0240-221-14	0 1 AC
0240-221-15	0 2 AC
0240-221-16	1200 1 AC
0240-221-17	1492 1 AC
0240-221-18	0 1 AC
0240-221-19	0 1 AC
0240-221-21	0 1 AC
0240-221-22	0 16093 SF
0240-221-23	1115 1.6 AC
0240-221-24	0 1.01 AC
0240-221-26	0 38581 SF
0240-221-27	0 1.01 AC
0240-221-28	0 7.09 AC
0240-231-02	0 10 AC
0240-231-06	1900 1.879 AC
0240-231-09	0 10 AC
0240-231-10	1376 1.881 AC
0240-231-11	0 40970 SF
0240-231-13	0 2 AC
0240-231-16	0 21780 SF
0240-231-17	0 19019 SF
0240-231-18	0 8 AC
0240-231-20	0 5.09 AC
0240-231-21	0 4.91 AC
0240-231-22	0 6.72 AC
0240-231-23	0 3.28 AC
0240-231-25	0 1.91 AC

0240-231-27	0
0240-231-28	0 15.25 AC
0240-231-29	0
0240-231-30	2351 1 AC
0240-241-01	0 2 AC
0240-241-02	0 2 AC
0240-241-05	0 1.174 AC
0240-241-06	0 1.1 AC
0240-241-07	0 1.1 AC
0240-241-10	0 4.24 AC
0240-241-14	551 1.41 AC
0240-241-15	0 1.41 AC
0240-241-16	0 1.97 AC
0240-241-17	0 1.879 AC
0240-241-19	0 19200 SF
0240-241-20	1274 1.91 AC
0240-241-21	1452 40933 SF
0240-241-22	2007 40933 SF
0240-241-23	650 42112 SF
0240-241-24	1020 42112 SF
0240-241-29	0 1.25 AC
0240-241-30	1547 43428 SF
0240-241-32	0 40920 SF
0240-241-33	0 31668 SF
0240-241-34	0 43428 SF
0240-241-37	0 1.837 AC
0240-241-38	0 4.76 AC
0240-241-40	1206 43428 SF
0240-241-41	0 43428 SF
0240-241-43	0 3 AC
0240-241-44	0 2.69 AC
0240-241-45	0 1.25 AC
0240-241-46	0 1.25 AC
0240-241-47	0 2.18 AC
0240-241-48	0 2.63 AC
0240-241-49	0 1.25 AC
0240-241-50	0 1.16 AC
0240-241-52	0 8.45 AC
0240-241-53	100089 9.97 AC
0240-241-55	1222 1.025 AC
0240-241-56	0 1.96 AC
0240-251-04	0 10 AC
0240-251-06	0 2.16 AC
0240-251-09	0 20 AC
0240-251-10	0 20 AC
0240-251-11	0 10 AC
0240-251-14	0 18.69 AC
0240-251-21	0 56.7 AC
0240-251-21-W	27900 4 AC
0240-251-22	0 14.69 AC
0240-251-22-W	0
0240-251-22-W-006	0

0240-251-22-W-007	0
0240-251-22-W-008	0
0240-251-22-W-012	0
0240-251-22-W-013	0
0240-251-22-W-019	0
0240-251-22-W-020	0
0240-251-22-W-021	0
0240-251-22-W-022	0
0240-251-22-W-023	0
0240-251-22-W-027	0
0240-251-22-W-028	0
0240-251-23	0
0240-251-24	0 4 AC
0240-251-24-W-002	39560 6 AC
0240-251-25	0 2 AC
0240-251-28	0
0240-251-29	0 22.318 AC
0240-251-30	0 1.08 AC
0240-251-32	0
0240-251-33	0 7.994 AC
0240-251-34	0 12.006 AC
0264-151-45	0 5.48 AC
0264-151-49	0
0264-151-50	0
0264-151-51	0
0264-151-52	0 43.36 AC
0264-151-53	0
0264-151-53-W-002	0
0264-151-53-W-003	0
0264-151-53-W-004	0
0264-151-53-W-005	0
0264-151-53-W-006	0
0264-151-53-W-007	0
0264-151-53-W-008	0
0264-151-53-W-009	0
0264-151-53-W-010	0
0264-151-53-W-011	0
0264-151-53-W-012	1000
0264-151-53-W-013	0
0264-151-53-W-014	0
0264-151-53-W-015	1000
0264-151-53-W-016	0
0264-151-53-W-017	0
0264-151-53-W-018	0
0264-151-53-W-020	0
0264-151-53-W-021	0
0264-151-53-W-022	0
0264-151-53-W-023	0
0264-151-53-W-024	0
0264-151-53-W-025	0
0264-151-53-W-026	0
0264-151-53-W-027	0

0264-151-53-W-028	0
0264-151-53-W-029	0
0264-151-53-W-030	0
0264-151-57	0
0264-151-59	0 7881 SF
0264-151-62	0 4.81 AC
0264-151-65	0
0264-151-66	0 39.302 AC
0264-151-67	0
0264-151-68	0
0264-151-72	0
0264-151-73	0
0264-151-74	0 2.327 AC
0264-151-75	0 4.295 AC
0264-151-76	0 2.233 AC
0264-151-77	0 842 SF
0264-151-78	0 3.885 AC
0264-151-79	0 13863 SF
0264-151-80	0 1749 SF
0264-151-81	0 2.725 AC
0264-211-07	0
0264-211-08	0
0264-211-09	0
0264-211-10	0
0264-211-11	0
0264-211-12	0 2.51 AC
0264-211-15	0 3.39 AC
0264-211-16	57541 3.27 AC
0264-211-17	56408 1.73 AC
0264-211-18	56408 2.87 AC
0264-211-19	86675 3.1 AC
0264-211-20	0
0264-211-21	0
0264-211-22	0 1.348 AC
0264-211-23	0 1.118 AC
0264-211-24	1024 1.878 AC
0264-212-05	0 5.02 AC
0264-212-06	0
0264-212-07	0
0264-212-08	0
0264-212-09	0 4.78 AC
0264-212-12	0 4.95 AC
0264-212-15	102087 4.3 AC
0264-212-17	0 3.08 AC
0264-212-18	0 1.52 AC
0264-212-19	0 1.31 AC
0264-212-20	0 3.38 AC
0264-212-27	0 3.07 AC
0264-212-28	0
0264-212-28-W	27560 3.91 AC
0264-212-29	14210 2.83 AC
0264-212-30	0 16000 SF

0264-212-31	0 1.1 AC
0264-212-32	0 1.31 AC
0264-212-33	11920 1.13 AC
0264-212-34	11920 1.13 AC
0264-212-35	19866 1.1 AC
0264-212-36	19866 1.1 AC
0264-212-37	0
0264-212-38	17500 1.07 AC
0264-212-39	0 1.03 AC
0264-212-40	3641 1.03 AC
0264-212-42	67085 3.08 AC
0264-212-44	0 2 AC
0264-212-45	0
0264-212-46	0 300 SF
0264-212-47	0
0264-212-48	4032 1 AC
0264-212-49	2224 35143 SF
0264-212-50	3056 1.011 AC
0264-212-51	6270 30812 SF
0264-212-52	0 1.619 AC
0264-212-53	2940 1.098 AC
0264-213-16	0
0264-213-17	0
0264-213-18	0 30.87 AC
0264-213-32	0
0264-213-35	0 2.48 AC
0264-213-36	19733 1.1 AC
0264-213-37	11920 1.1 AC
0264-213-38	11920 1.13 AC
0264-213-39	11920 1.13 AC
0264-213-40	11920 1.13 AC
0264-213-41	0 1.14 AC
0264-213-42	0 1.41 AC
0264-213-43	0 1.55 AC
0264-213-44	0 1.59 AC
0264-213-45	0
0264-213-46	0
0264-213-47	0
0264-213-48	0
0264-213-49	0
0264-213-50	0
0264-213-51	0 37987 SF
0264-361-01	10655 1.5 AC
0264-361-02	0 1.22 AC
0264-361-03	0 1.07 AC
0264-361-04	18960 1.08 AC
0264-361-05	0 1 AC
0264-361-06	0 1.03 AC

<u>Parcel Number</u>	<u>Square Feet</u>	<u>Lot Size</u>
1119-241-01 Partial		
1119-241-02 Partial		
1119-241-02-W		0
1133-181-05		0 5 AC
1133-181-06		0 5 AC
1133-181-12		0 7.12 AC
1133-181-13	13390	12.16 AC
1133-181-15		0 9.242 AC
1133-181-16		0 13.224 AC
1133-181-17		0 3.302 AC
1133-191-11		0 38368 SF
1133-191-12		0 1.002 AC
1133-191-13		0 1.002 AC
1133-191-14	16000	7.66 AC
1133-191-15		0 43425 SF
1133-191-16		0 43524 SF
1133-191-17		0 43368 SF
1133-191-18		0 43524 SF
1133-191-19		0 43524 SF
1133-191-20		0 43524 SF
1133-191-21		0 43524 SF
1133-191-22		0 1.006 AC
1133-241-04		0 1.96 AC
1133-241-05		0 4.62 AC
1133-241-06	7758	2.38 AC
1133-251-02		0 10086 SF
1133-251-04		0 1.54 AC
1133-251-05		0 3.07 AC
1133-251-06		0 9.2 AC
1133-261-01		0 18.43 AC
1133-271-01		0 6.69 AC
1133-491-01	69404	4.7 AC
1133-491-02		0 4.7 AC
1133-491-03		0 4.549 AC
1133-491-04		0 2.64 AC
1133-491-05	23926	1.825 AC
1133-511-03	198437	4.56 AC
1133-511-04	158754	3.64 AC
1133-521-04	92747	2.129 AC
1133-521-06	162687	3.73 AC
1133-591-01	1172	1.48 AC
1133-591-04	3264	38428 SF
1133-591-09	1500	11500 SF