

Asian Pacific, Inc.

Sycamore Project

General Plan Amendment No. 2018-0002
Zone Change No. 2017-0004
Tentative Tract Map No. 2017-0006 (TTM 20108)
Environmental Assessment Review No. 2017-0066

Project Site

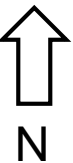
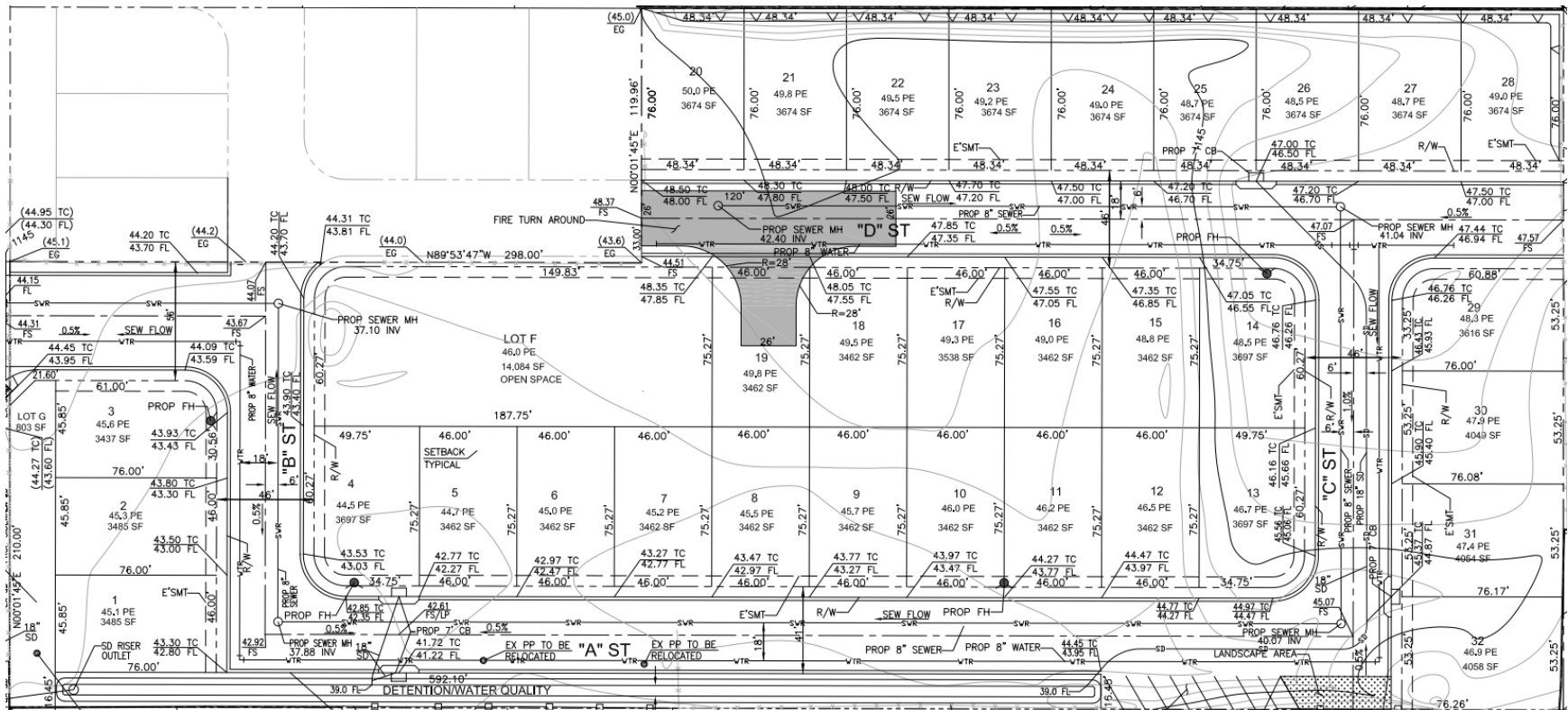
- **4.75 acres**
- **East of Sycamore Avenue approximately 630 feet north of Randall Avenue**
- **Land use designation of Residential 6**
- **Single-Family Residential (R-1A) zone**





Tentative Tract Map No. 2017-0006 (TTM 20108)

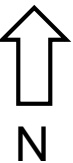
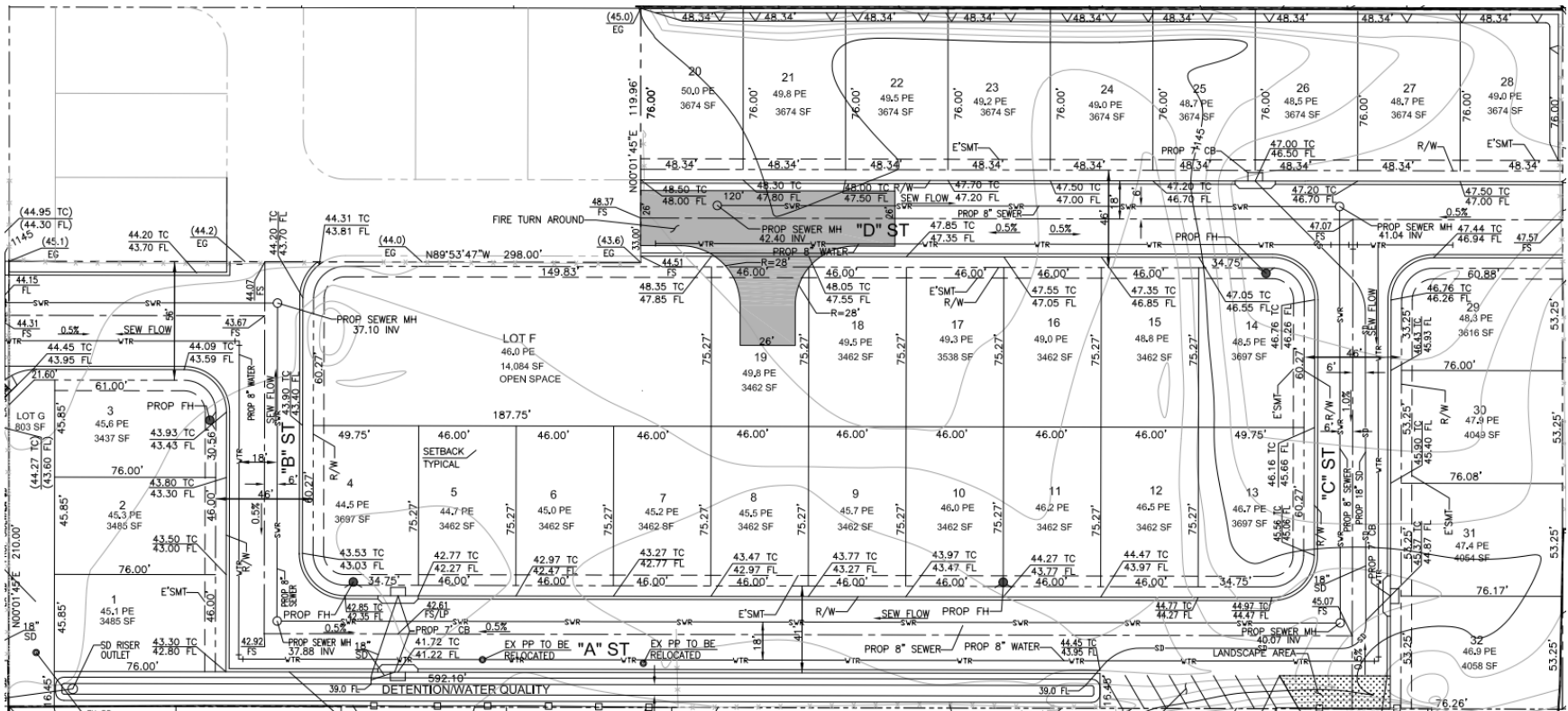
- 32 single-family lots
- 1 common lot for open space/recreation and a stormwater retention basin
- 6.74 dwelling units per acre





Tentative Tract Map No. 2017-0006 (TTM 20108)

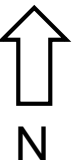
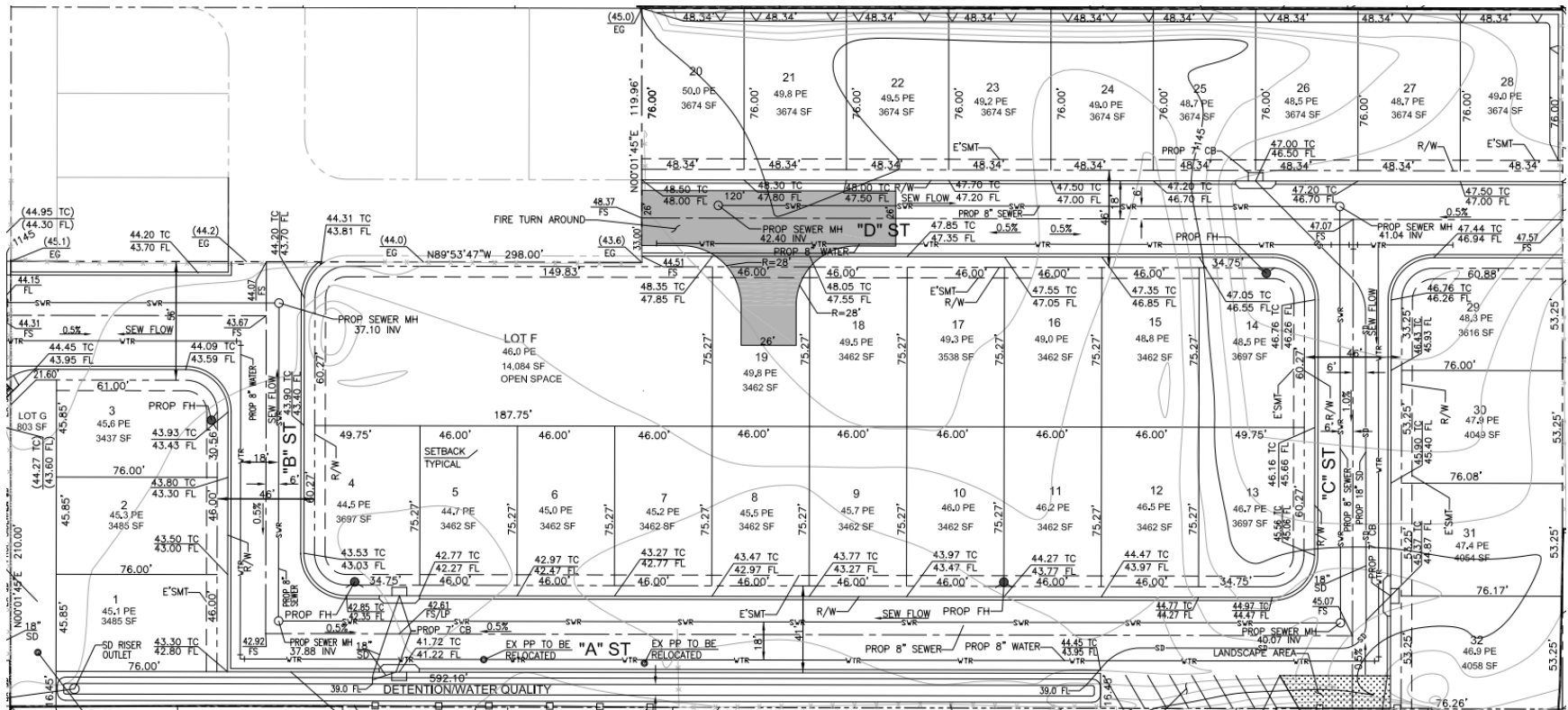
- Lot sizes = 3,437sf to 4,058sf – Average 3,462sf
- Lot widths = 45 feet to 53 feet – Average 46 feet
- Lot depths = 75 feet to 76 feet – Average 76 feet





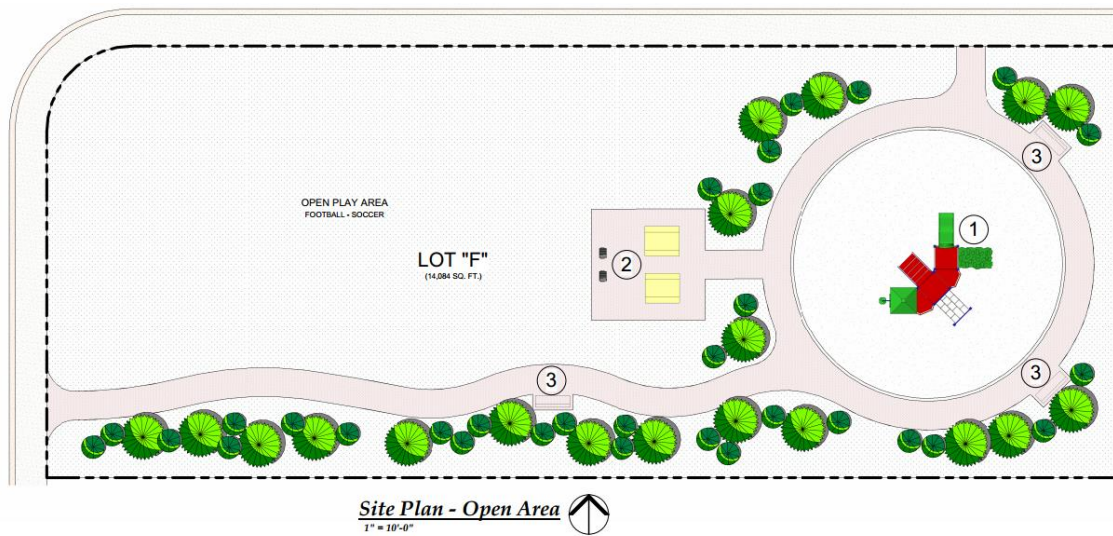
Tentative Tract Map No. 2017-0006 (TTM 20108)

- Decorative block perimeter wall
- 8 dedicated guest parking spaces (Additional street-side parking throughout site)



Common Open Space

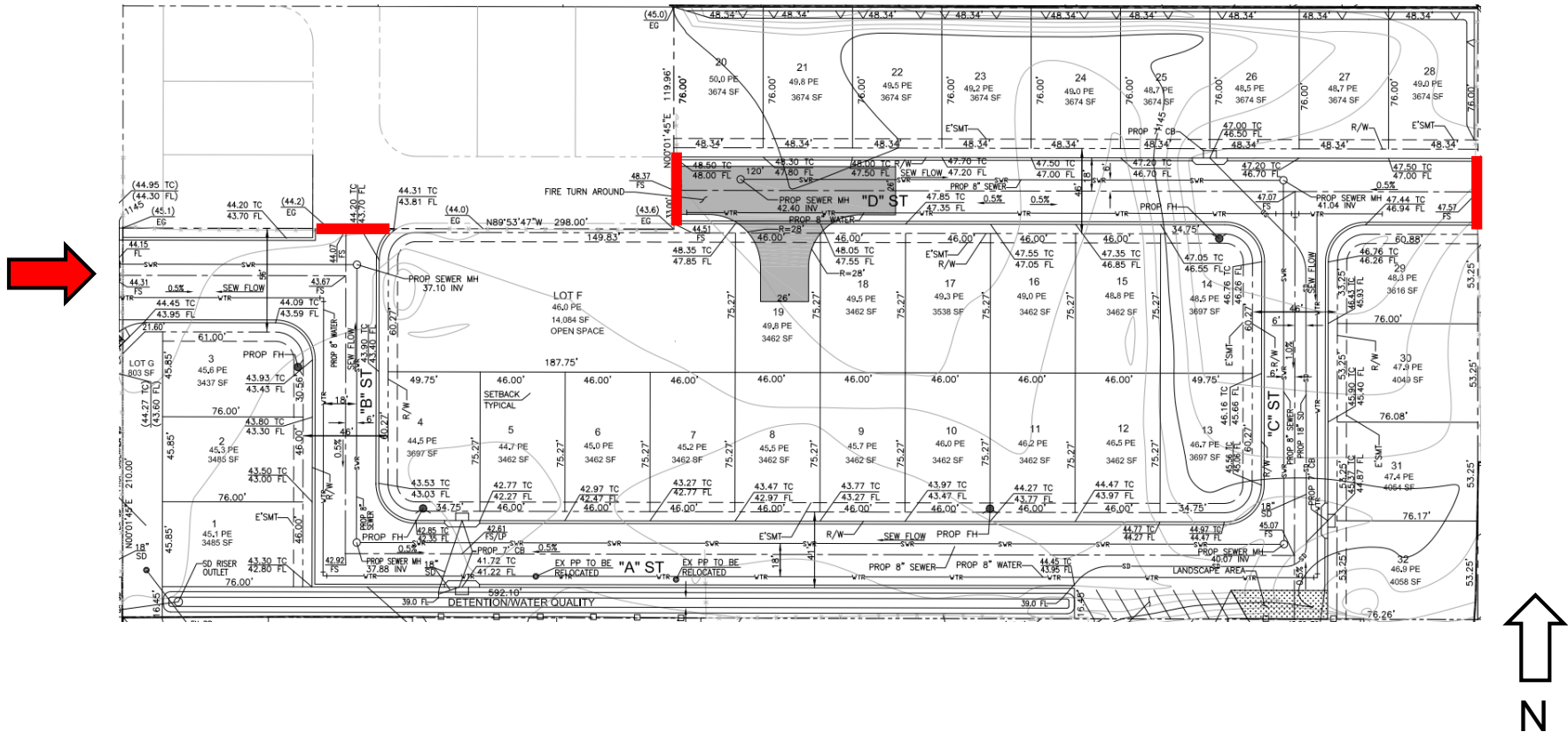
- 14,084 square feet of common open space
- Amenities – tot-lot playground, Picnic/BBQ area, and open turf area
- Home Owner's Association (HOA) will maintain all common private areas





Access

- One way access from Sycamore Avenue
- 36-foot wide private streets
- Three (3) street stubs for future connections from adjacent properties






Existing GP Use & Zoning

- Project site contains a Residential 6 land use designation
- Project site is zoned Single-Family Residential (R-1C)
- Single-family developments over 6 du/ac are not permitted under the current designations

General Plan



Land Use Legend:

-  Residential 2 with an Animal Overlay
-  Residential 6
-  Residential 12

Zoning

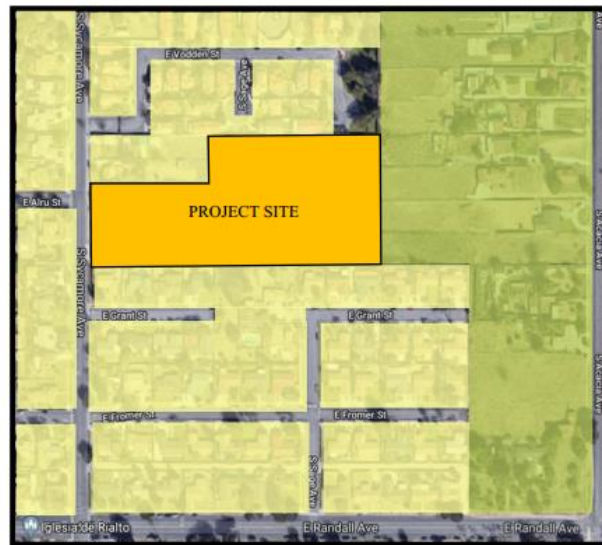


Zoning Legend:




-  A-1 (Agricultural)
-  R-1C (Single-Family Residential)
-  PRD-A (Planned Residential Development-Attached)
-  R-3 (Multi-Family Residential)

Proposed General Plan Land Use

- **Change the land use designation to Residential 12.**
- **Nearby neighborhood (Pepper Ridge) has similar density of approx. 7.06 du/ac**



Land Use Legend:





-  Residential 2 with an Animal Overlay
-  Residential 6
-  Residential 12

Proposed Zoning

- **Change the zoning designation to R-3**
- **The R-3 zone allows for small-lot single-family residential subdivisions**
- **The applicants design complies with all of the development standards of the R-3 zone**



Zoning Legend:

-  A-1 (Agricultural)
-  R-1C (Single-Family Residential)
-  PRD-A (Planned Residential Development-Attached)
-  R-3 (Multi-Family Residential)

Fiscal Analysis

- **Approximately \$1,233,500 in one-time fees**

Fee	Capital	Operating	Total
Development Impact Fees	\$1,056,000	-	\$1,056,000
Building Plan Check / Permit Fees	-	\$96,000	\$96,000
Planning Fees	-	\$16,500	\$16,500
Engineering Plan Check / Permit Fees	-	\$65,000	\$65,000
One Time Fee Revenues	\$1,056,000	\$177,500	\$1,233,500

- **Similar developments have the following annual net operating cost:**
 - **With Utility Tax – \$288 annually per residential unit**
- **Condition of Approval will require the applicant to pay for a fiscal impact report and mitigate the financial impact of the project, if any, through either a Community Facilities District or a one-time mitigation fee.**

Environmental Assessment Review No. 2017-0066

- **Initial Study prepared for the project by Lilburn Corporation.**
- **A Mitigated Negative Declaration has been prepared.**
- **Mitigation measures for Cultural Resources, Geology/Soils, Tribal Cultural Resources & Noise have been incorporated.**
- **A 20 day public comment period from October 24, 2018 to November 12, 2018 was announced in the San Bernardino Sun. The City did not receive any public comments.**
- **The Mitigated Negative Declaration satisfies the requirements of CEQA and no further environmental review is required.**
- **A 90 day Native American Consultation period was held pursuant to AB 52 and SB 18. Twenty (20) tribes received notification of the project. Four (4) tribes responded to the notification; Gabrieleño Band of Mission Indians-Kizh Nation, Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Indians and San Manuel Band of Mission Indians. The tribes requested that the applicant coordinate with their tribes to ensure the ability to place a cultural monitor on-site during ground-disturbing construction activities.**
- **The project site lies within potential Delhi Sands Flower-Loving Fly (DSF) habitat, according to the Endangered Species Habitat Map – Exhibit 4.4.2.**

Environmental Assessment Review No. 2017-0066

- **The applicant conducted DSF surveys of the site in 2016, 2017 and 2018.**
- **Each survey determined no presence of DSF on the site.**
- **The applicant is required to provide documentation of clearance from the United States Fish and Wildlife Service prior to construction.**

Summary

- **Neighborhood Meeting held on February 15, 2018 to introduce the project to residents within the surrounding area. The meeting was held at Morris Elementary located at 1900 W. Randall Avenue. Five (5) members of the public attended the meeting. The attendees generally reacted positively to the project, but did express concerns regarding a potential development of an apartment complex and issues of trash dumped on the existing vacant land.**
- **Economic Development Committee (EDC) review the project on July 25, 2018. The EDC recommended approval of the project, and instructed the applicant to file the necessary entitlement applications.**
- **Development Review Committee (DRC) reviewed the project on August 15, 2018 and recommended approval of the project. The DRC did not have any additional comments, as the applicant was working with the departments prior to the DRC meeting, in which the plans were revised to accommodate DRC requirements.**
- **The Transportation Commission analyzed traffic safety measures nearby the school, and included mitigation measures requiring a fair-share payment towards a future traffic signal at Randall Avenue and Sycamore Avenue. The Transportation Commission reviewed and approved the project on November 7, 2018. The future signal at Sycamore Avenue and Randall Avenue will serve a future mitigation measure for traffic and safety for the residents.**

Summary

- **On November 28, 2018, the Planning Commission held a public hearing and considered oral and written testimony for General Plan Amendment No. 2018-0002, Zone Change No. 2017-0004, Tentative Tract Map No. 2017-0006 (TTM 20108), and the associated Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0066). After consideration, the Planning Commission voted 6-0 (One Absence) to recommend approval of the project to the City Council.**
- **The project is consistent with Goals 2-19 and 2-21 of the Rialto General Plan, which require planned residential developments that will contribute to neighborhood preservation and stabilization.**
- **Proposed land use change and zone change is consistent with the surrounding area and complies with all the development standards of the R-3 zone.**
- **The project, with the incorporation of the recommended conditions of approval, will result in the development of a high-quality, gated neighborhood and the encouragement of home ownership.**
- **The City mailed public hearing notices for the proposed project to all property owners within 300 feet of the project site, and published the public hearing notice in the San Bernardino Sun newspaper as required by State law.**

Recommendation

- **Adopt resolution (Exhibit S) to approve Mitigated Negative Declaration (EAR 2017-0066) for the proposed project, and authorize staff to file the attached Notice of Determination with the Clerk of the Board of San Bernardino County; and**
- **Adopt resolution (Exhibit T) to approve General Plan Amendment No. 2018-0002 to change the land use designation of approximately 4.75 acres of land, detailed in the legal description attached as Exhibit U, from Residential 6 (2.1–6 du/acre) to Residential 12 (6.1–12.0 du/acre), subject to the findings and conditions therein; and**
- **Adopt ordinance (Exhibit V) to approve Zone Change No. 2017-0004 to change the zoning designation of approximately 4.75 acres of land, detailed in the legal description attached as Exhibit U, from Single-Family Residential (R-1C) to Multi-Family Residential (R-3) subject to the findings and conditions therein; and**
- **Adopt resolution (Exhibit W) to approve Tentative Tract Map No. 2017-0006 (TTP 20108) allowing the subdivision of approximately 4.75 acres of land (APNs: 0131-111-05, -07, -75 & -76) into thirty-two (32) detached single-family lots and one (1) common open space lot, and a stormwater retention basin subject to the findings and conditions therein.**