

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

3  
4  
5  
6  
7

90

- 1
- 2
- 3

4  
5

- 6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18

1       **WHEREAS**, as part of the Plan Amendment, the Applicant also proposes to create six (6)  
2 developable lots, one (1) remainder lot, and twelve (12) lettered lots for public open space, utilities, and  
3 infrastructure within the LCRSP, which requires a tentative tract map (“TTM No. 20092”); and

4       **WHEREAS**, the City Council considered the Plan Amendment, TTM No. 20092, and the related  
5 addendum to the LCRSP EIR (“Addendum”) at multiple public hearings in 2018; and

6       **WHEREAS**, the City Council adopted the Addendum via Resolution No. 7277, TTM No. 20092  
7 via Resolution No. 7278 on February 13, 2018, and the Plan Amendment via Ordinance No. 1598 on  
8 February 27, 2018; and

9       **WHEREAS**, in March 2018, two environmental groups filed a lawsuit challenging the adequacy  
10 of the Addendum in analyzing the proposed Project’s impacts on the environment, alleging that the  
11 Addendum was deficient on twelve (12) grounds relating to the Project’s hydrological, biological,  
12 groundwater, and traffic impacts; and

13       **WHEREAS**, on June 6, 2019, the Superior Court issued its ruling and stated that the Addendum  
14 properly analyzed all of the Project’s environmental impacts, except for the impacts on the groundwater  
15 infiltration ponds located in Neighborhood II, as indicated in the LCRSP EIR; and

16       **WHEREAS**, the Superior Court required the City to further analyze the Project’s impacts on  
17 groundwater infiltration ponds in compliance with the California Environmental Quality Act (“CEQA”),  
18 vacate the prior approvals, and re-approve the Project and entitlements, as necessary; and

19       **WHEREAS**, the City and applicant have prepared a revised addendum to the LCRSP EIR  
20 (“Revised Addendum”) to address the Project’s impacts on the groundwater infiltration ponds; and

21       **WHEREAS**, the Revised Addendum found that the Specific Plan Amendment removing the golf  
22 course and replacing it with open space would have no significant effect on the ability of the LCRSP to  
23 relocate the basins adequately within the Neighborhood II, and would not result in any new significant  
24 environmental effects or a substantial increase in the severity of previously identified significant effects  
25 within the LCRSP EIR; and

26       **WHEREAS**, on August 28, 2019, the Planning Commission of the City of Rialto conducted a  
27 duly noticed public hearing, as required by law, on the approval of the Plan Amendment and TTM No.  
28 20092, and took testimony, at which time it received input from staff, the city attorney, and the

1 applicant; heard public testimony; discussed the Plan Amendment and TTM No. 20092; and closed the  
2 public hearing; and

3 **WHEREAS**, all legal prerequisites to the adoption of this Ordinance have occurred.

4 **NOW THEREFORE**, based on existing evidence, facts and public input, the Planning  
5 Commission finds and resolves as follows:

6 SECTION 1. All of the facts set forth in the recitals above of this Ordinance are true and correct  
7 and incorporated herein.

8 SECTION 2. The Planning Commission recommends that the City Council adopt an ordinance to  
9 Ordinance No. 1598.

10 SECTION 3. Based on substantial evidence presented to the Planning Commission during the  
11 public hearing conducted with regard to the Plan Amendment, including written staff reports, verbal  
12 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning  
13 Commission hereby determines that the Plan Amendment satisfies the requirements of Government Code  
14 Sections 65358 and 65453 and of Section 18.78.060 I of the Rialto Municipal Code pertaining to the  
15 findings which must be made precedent to amending a Specific Plan. The findings are as follows

- 16 1. The proposed Plan Amendment is consistent with the goals and policies of the General  
17 Plan and its purposes, standards and land use guidelines.

18 *This finding is supported by the following facts:*

19 An analysis of the consistency between the LCRSP and the goals and policies contained in the City  
20 of Rialto General Plan, as required by Section 65454 of the California Government Code, is  
21 included in Appendix A of the LCRSP. Based on the analysis the Plan Amendment is consistent  
22 with the City of Rialto General Plan. The proposed Plan Amendment meets the goals and policies  
23 of the General Plan by assisting to improve architectural and design quality of development within  
24 the City (Goal 2-16). The Plan Amendment will also ensure high-quality planned developments in  
25 Rialto (Goal 2-21) by providing more developable land. Furthermore, the Plan Amendment serves  
26 to promote and encourage housing development that adequately meets the needs of all  
27 socioeconomic segments of the community and region (Goal 6-2) by increasing the housing stock  
28 and availability to all segments of the population. The Plan Amendment also increases and  
enhances open space within the City (Goal 2-24) by replacing the intended golf course with open  
space, which may be used as parkland or recreational areas (Policy 2-24.1) and will improve  
aesthetics (Policy 2-24.2).

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

*This finding is supported by the following facts:*

The Plan Amendment will not alter the balanced community of residential, commercial and industrial development achieved by the current land use configuration within the LCRSP.

- 3. The proposed Plan Amendment results in development of desirable character, which will be compatible with existing and proposed development in the surrounding neighborhood.

*This finding is supported by the following facts:*

The Plan Amendment will improve the safety and efficiency of vehicular and pedestrian traffic, as well as facilitate the development of residential units within the LCRSP, which will be compatible with surrounding uses and the neighborhood and provide economic vitality and high quality retail and commercial opportunities.

- 4. The proposed Plan Amendment contributes to a balance of land uses that will enable local residents to work and shop in the community in which they live.

*This finding is supported by the following facts:*

The Plan Amendment will allow the development of the Project, which will expand retail and commercial opportunities for the community, increased employment opportunities, and provide additional alternatives for social and business-related gatherings.

- 5. The proposed Plan Amendment respects the environmental and aesthetic assets of the community consistent with economic realities.

*This finding is supported by the following facts:*

The Plan Amendment allow for more efficient and meaningful development of vacant and unimproved areas of land adjacent to Lytle Creek. The Plan Amendment respects the environmental and aesthetic assets of the community be following the design guidelines of the LCRSP.

- 6. The proposed Plan Amendment incorporates, where feasible, active and passive energy conservation measures.

*This finding is supported by the following facts:*

The Plan Amendment will allow for the development of a high-quality and well-designed residential units and open space that is environmentally sustainable and is energy-conscious.

1        SECTION 4. Because the proposed Plan Amendment will not result in any substantial changes to  
2 the LCRSP, or to the circumstances surrounding the LCRSP, or any new or more severe significant  
3 impacts, or require major revisions to the previously approved LCRSP EIR, the City coordinated the  
4 preparation of the Initial Study, the Revised Addendum, and accompanying technical studies. The Revised  
5 Addendum is being reviewed and considered for adoption concurrently herewith.

6        SECTION 5. The Planning Commission hereby recommends the City Council approve the Plan  
7 Amendment.

8        SECTION 6. The Chair of the Planning Commission shall sign the passage and adoption of this  
9 resolution.

10 **PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

11  
12 \_\_\_\_\_  
13 JOHN PEUKERT, CHAIR  
14 CITY OF RIALTO PLANNING COMMISSION  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

4 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that the  
5 foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted at a regular meeting of the Planning  
6 Commission of the City of Rialto held on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

7 Upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner  
8 \_\_\_\_\_, the foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted.

9 Vote on the Motion:

10 AYES:

11 NOES:

12 ABSENT:

13 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
14 Rialto, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

15  
16 \_\_\_\_\_  
17 ADRIANNA MARTINEZ  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28