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ORDINANCE NO. 1510

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF RIALTO, CALIFORNIA, ADOPTING THE
LYTLE CREEK RANCH SPECIFIC PLAN NO. 12 TO
ESTABLISH LAND USE, ZONING AND
DEVELOPMENT STANDARDS FOR A 2,447.3 ACRE
SITE GENERALLY LOCATED ON THE NORTH
SIDE OF LYTLE CREEK ROAD, RIVERSIDE
AVENUE AND SYCAMORE AVENUE INCLUDING
UNINCORPORATED PORTIONS OF SAN
BERNARDINO COUNTY.**

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 May 30, 2012, the Planning Commission considered the proposed Specific Plan No. 12 for the Lytle Creek Ranch project at an advertised public hearing. The Lytle Creek Specific Plan will establish land use, zoning regulations and development standards for the entire project site. The Lytle Creek Ranch Specific Plan will supersede the El Rancho Verde Specific Plan in the City of Rialto and the Glen Helen Specific Plan and Lytle Creek North Preliminary Development Plan in the County of San Bernardino; and

WHEREAS, Section 65859 of the California Government Code allows a City to pre-zone adjacent unincorporated territory. Pre-zoning has no regulatory effect until the property is annexed to the city. Local Agency Formation Commission (LAFCO) law requires pre-zoning as part of the annexation process. Approximately 694.2 acres within the Specific Plan area are located within the Rialto City limits and have the following zoning designations:

- R-1A Single Family Residential
- CC-R Golf Course Residential
- R-OS Recreation Open Space

1 Approximately 1,753.1 acres within the Specific Plan area are located within unincorporated
2 San Bernardino County and have the following County zoning designations:

- 3 ▪ GH/SP Glen Helen Specific Plan
- 4 ▪ FW Floodway
- 5 ▪ RS-20M Single Family Residential
- 6 ▪ SD-RES Special Development – Residential

7 The 1,753 acres that lie outside the City's current boundary will be pre-zoned with the Lytle
8 Creek Ranch Specific Plan designation.

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

10 SECTION 1. Based on existing evidence, facts and public input, the Planning
11 Commission determined that all of the required findings to adopt a Specific Plan can be
12 made in appositive manner and adopted Resolution No. 12-13 recommending that the City
13 Council approve the proposed Specific Plan.

14 SECTION 2. That the proposed project has been reviewed in accordance with the
15 California Environmental Quality Act (CEQA) and, after reviewing the environmental
16 information application form and the draft Specific Plan submitted by the applicant, it was
17 determined that this project could have potentially significant impacts. Based on this
18 determination, an EIR (Environmental Assessment Review No. 09-19) has been prepared in
19 accordance with CEQA.

20 SECTION 3. That the boundaries of the Land Use Zoning Map shall be amended
21 for the entire 2,447.3 acre site generally located on the north side of Lytle Creek Road,
22 Riverside Avenue and Sycamore Avenue including unincorporated portions of San
23 Bernardino County. The legal description for the project site is attached to this Resolution
24 as Exhibit 'A'.

SECTION 4. The Lytle Creek Ranch Specific Plan designation and the underlying
zoning designations within the Plan will become effective for the un-incorporated
portions (1,753 acres) that lie outside the City's current boundary upon annexation. If the
unincorporated area is not annexed, the existing County zoning designations remain in

1 effect. The Lytle Creek Ranch Specific Plan designation and the underlying zoning
2 designations within the Plan will become effective for the area within the Rialto City
3 limits (694.2 acres) upon adoption of this Ordinance.

4 SECTION 5. The Lytle Creek Specific Plan shall be amended as follows:

5 1) Add Section 4.4.1.H. Site Planning

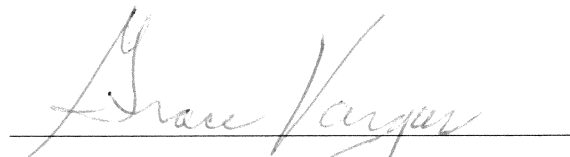
6 *“Section 4.4.1.H. Site Planning - Provide an electric vehicle charging*
7 *station in one of the planning areas designated Village Commercial*
8 *(VC).”*

9 2) Exhibit 3-7 shall be renumbered to 3-7a, Conceptual Golf Course Plan

10 3) Exhibit 3-7b, Conceptual Open Space/Recreation Alternative shall be added as
11 shown in the attached Exhibit ‘B’

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

15 PASSED, APPROVED, AND ADOPTED this 14th day of Aug. 2012.


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18 GRACE VARGAS, Mayor

1 ATTEST:

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BARBARA A. McGEE, City Clerk

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APPROVED AS TO FORM

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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 McGee, City Clerk of the City of Rialto, do hereby certify that the
5 foregoing Ordinance No. 1510 was duly passed and adopted at a regular meeting of
6 the City Council of the City of Rialto held on the 14th day of August, 2012.

7 Upon motion of Councilmember Baca Jr., seconded by Councilmember
8 Robertson, the foregoing Ordinance No. 1510 was duly passed and adopted.

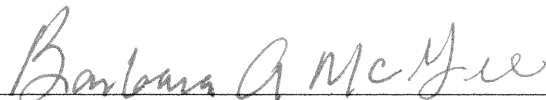
9 Vote on the Motion:

10 AYES: Mayor Vargas, Council Members: Scott, Robertson, Baca Jr.

11 NOES:

12 ABSENT: Council Member Palmer

13 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal
14 of the City of Rialto, this 15th day of August, 2012.

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16 Barbara A. McGee, City Clerk
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