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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”; and

WHEREAS, the Renaissance Specific Plan (Ordinance No. 1478) and Final EIR was approved and certified by the Rialto City Council on November 23, 2010. The RSP is the 11th Specific Plan adopted by the City of Rialto.

WHEREAS, The Renaissance community is comprised of 1,445.3 acres of land which includes retail centers, office complexes, entertainment, manufacturing, light industrial, distribution, warehousing and business park uses, a 15-acre, K–6 school in the Rialto Unified School District, and a regional public park that includes soccer and baseball fields, basketball courts, turfed play areas, and shaded picnic structures;

WHEREAS, Section 18.78.060.E-G of the Rialto Municipal Code outlines the following procedures for amendment of specific plans:

1 E. The planning commission and City Council shall hold a public hearing on the proposed
2 adoption or amendment of a specific plan.

3 F. The Planning Commission shall review all proposed specific plans or any amendment to an
4 adopted specific plan. Upon the close of the required public hearing, the commission shall act by
5 resolution to adopt, reject or modify the proposed specific plan and forward its recommendation and
6 findings to the City Council for action.

7 G. The City Council shall review the planning commission's findings and recommendations.
8 Upon the close of the required public hearing, the city council shall act by resolution or ordinance to
9 adopt, reject or modify said proposed specific plan or proposed amendment. The proposed specific plan
10 shall be adopted by ordinance when the plan amends a development code, zoning ordinance or other
11 municipal code and when specific regulatory measures are included.

12 **WHEREAS**, The Planning Commission held a public hearing to consider public testimony for
13 the proposed amendment on October 8, 2014 and adopted a resolution recommending that the Council
14 approve the proposed amendment;
15

16 **WHEREAS**, The findings and an analysis of each are listed below:

17 **1) The proposed Specific Plan Amendment is consistent with the goals and policies of**
18 **the General Plan and its purposes, standards and land use guidelines.** The General Plan land use
19 designation for the site is not affected by the proposed amendment. Appendix B of the Specific Plan is
20 an analysis of the consistency between the RSP and the goals and policies of the General Plan. The
21 Circulation Element of the General Plan states:

22 Goal 4-10: Provide a circulation system that supports Rialto's position as a logistics hub.
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1 The Traffic Evaluation prepared for the proposed amendment concludes that if a segment of Walnut
2 Street is removed from the Vehicular Circulation Plan, the circulation infrastructure necessary for
3 logistics land uses will be retained.

4 Therefore, the proposed amendment is consistent with the goals of the General Plan and its purposes,
5 standards and land use guidelines.

6 **2) The proposed Specific Plan Amendment will help achieve a balanced community of**
7 **all races, age groups, income levels and ways of life.** Removing a segment of Walnut Street will not
8 alter the balanced community of residential, commercial and industrial development achieved by the
9 current land use configuration. The land to the north and south of the segment of Walnut Street is zoned
10 for Business Center (industrial land use). Walnut Street represents a land area which is approximately
11 1.95 acres in size. Once vacated, the land will be incorporated into the Business Center zone.

12 **3) The proposed Specific Plan Amendment results in development of desirable**
13 **character, which will be compatible with existing and proposed development in the surrounding**
14 **neighborhood.** The proposed removal of a segment of Walnut Street will not detract from the
15 desirability of the proposed development or it's compatibility with the surrounding neighborhood.

16 **4) The proposed Specific Plan Amendment contributes to a balance of land uses that**
17 **will enable local residents to work and shop in the community in which they live.** The proposed
18 amendment to remove a segment of Walnut Street will contribute to the development of a 1.5 million
19 square foot industrial project which will bring jobs to the City allowing residents to work in the
20 community. Renaissance will provide a mix of commercial, business, educational, recreational, and
21 residential uses that will enable local residents to live, play, work, and shop in one community.
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1 **5) The proposed Specific Plan Amendment respects the environmental and aesthetic**
2 **assets of the community consistent with economic realities.** An EIR was approved for the proposed
3 project in accordance with the requirements of the California Environmental Quality Act (CEQA). The
4 City of Rialto is the Lead Agency as defined by CEQA. The City of Rialto coordinated the preparation
5 of the EIR, which describes and evaluates the proposed project. A Notice of Completion (NOC) of the
6 EIR (State Clearinghouse No. 2006071021) was issued to the State Clearing House on April 29, 2010.
7 A Notice of Availability (NOA) of the EIR was published in the San Bernardino County Sun
8 Newspaper on May 3, 2010. The public comment period began on May 3, 2010 and ended on June 16,
9 2010. The conclusion of the Traffic Evaluation shows that removal of a segment of Walnut Street will
10 not have a negative impact on circulation. The amendment respects the environmental and aesthetic
11 assets of Rialto as a community and is consistent with the present economic necessity of creating a
12 balance between employment and housing.

13 **6) The proposed amendment incorporates, where feasible, active and passive energy**
14 **conservation measures.** Removing segment of Walnut Street will not have any impact on active and
15 passive energy conservation measures. The project encourages sustainable design strategies by using
16 green techniques i.e. bioswales for storm water runoff and the use of porous or permeable pavement.
17 Development in Renaissance shall exceed the 2010 Title 24 energy efficiency standards by 10%.
18 Green infrastructure, water conservation measures for landscaping, green building materials to improve
19 indoor air quality, and the use of energy efficient lighting, site design and appliances are required for all
20 development in the project area. Developers are also encouraged to achieve LEED certification (or
21 equivalent, measurable, and verifiable rating system) through the incentive program.

22 **WHEREAS,** on October 28, 2014, at 6:00 p.m., the City Council held a duly-noticed public
23 hearing to consider the proposed Amendment No. 1 to the Specific Plan, considered all documentary
24 and verbal evidence and closed the public hearing.
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1 **NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO FINDS AND**
2 **ORDAINS AS FOLLOWS:**

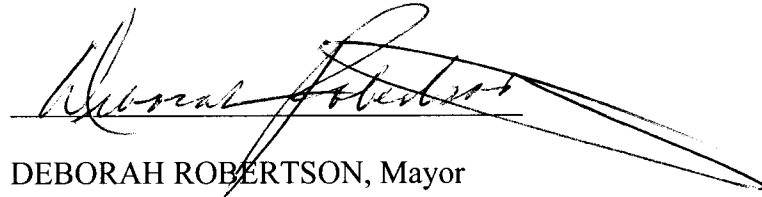
3 **Section 1.** The above recitals are all true and correct and are hereby adopted as Findings.

4 **Section 2.** Based on the above findings, the verbal and documentary testimony received by the
5 City Council at the duly-noticed public hearing, the City Council approves Amendment No. 1 to the
6 Renaissance Specific Plan, which shall effect an amendment to the he Vehicle and Circulation Map to
7 remove a 1,330 linear foot segment of Walnut Street between Locust and Laurel Avenues.

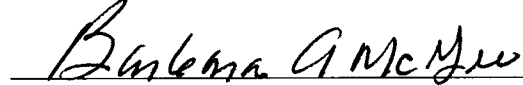
8 **Section 3.** Severance. If any provision of this Ordinance is held invalid, such invalidity shall not
9 affect the remaining provisions of this Ordinance, which shall remain in effect absent the provision held
10 to be invalid, and to this end, the provisions of this Ordinance are declared to be severable.

11 **Section 4.** The City Clerk shall certify to the adoption of this Ordinance, and cause the same to
12 be published one in the local newspaper, and the same shall take effect thirty (30) days after its date of
13 adoption.
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1 PASSED, APPROVED AND ADOPTED this 25th day of November, 2014.

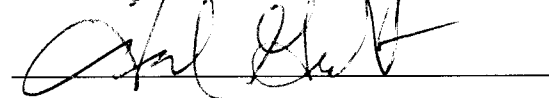
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5 DEBORAH ROBERTSON, Mayor

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8 ATTEST:

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10 BARBARA McGEE, City Clerk

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12 APPROVED AS TO FORM

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15 FRED GALANTE, City Attorney

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 foregoing
5 Ordinance No. 1552 was duly passed and adopted at a regular meeting of the City Council of the City of
6 Rialto held on the 25th day of November, 2014.

7 Upon motion of Councilmember Palmer, seconded by Councilmember Baca Jr., the foregoing
8 Ordinance No. 1552 was duly passed and adopted.

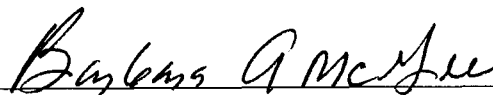
9 Vote on the Motion:

10 AYES: Mayor Robertson, Councilmembers: Palmer, Baca Jr., O'Connell, Scott

11 NOES: None

12 ABSENT: None

13 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
14 Rialto, this 2nd day of December, 2014.

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18 Barbara A. McGee, City Clerk
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