



1           **WHEREAS**, the Design Review Committee (DRC) preliminarily reviewed the Project on  
2 September 12 and October 11, 2017 for compliance with health safety, and design requirements and  
3 forwarded the a recommendation of approval to the Planning Commission subject to the incorporation  
4 of DRC comments; and

5           **WHEREAS**, Sections 21166 and 15162 of CEQA identify the conditions for preparation of  
6 additional environmental documentation when the Lead Agency has previously certified an EIR.  
7 According to CEQA, an Addendum to a previously certified EIR may be prepared if:

- 8           1. No substantial changes are proposed in the Project which will require major revisions of a  
9           previous EIR due to an involvement of new significant environmental effects, or a  
10           substantial increase in the severity of previously identified significant effects; or
- 11           2. No substantial changes will occur with respect to the circumstances under which the Project  
12           is undertaken which will require major revisions of the previous EIR; or
- 13           3. No new information of substantial importance, which was not known and could not have  
14           been known with the exercise of reasonable diligence at the time the previous EIR was  
15           certified; or
- 16           4. The Project will have not have any significant effects that are not discussed in the previous  
17           EIR, and there are no newly feasible, or considerably different, mitigation measures or  
18           alternatives which would substantially reduce one or more significant effects of the Project  
19           which the applicant declines to adopt; and

20           **WHEREAS**, the City of Rialto, acting as the Lead Agency, required, for the Project, the  
21 preparation of an Addendum to the previously certified EIR for the Renaissance Specific Plan and  
22 coordinated the preparation of the Initial Study and accompanying technical studies which describe and  
23 evaluate the Project because the proposed consolidation of land and warehouse/distribution center  
24 facility will not result in any changes with respect to the circumstances or require major revisions to the  
25 previously approved EIR of the Renaissance Specific Plan (“Addendum to the Renaissance Specific  
26 Plan No. EA 2017-0055”); and

1           **WHEREAS**, on October 25, 2017, the Planning Commission of the City of Rialto conducted a  
2 duly noticed public hearing, as required by law, on the approval of the Project, including Addendum to  
3 the Renaissance Specific Plan No. EA 2017-0055, at which time it received input from staff, the city  
4 attorney, and the applicant; heard public testimony; discussed the Project and Addendum to the  
5 Renaissance Specific Plan No. EA 2017-0055 and closed the public hearing; and

6           **WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

7           **NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Rialto as  
8 follows:

9           SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth  
10 in the recitals above of this Resolution are true and correct and incorporated herein.

11           SECTION 2. The City of Rialto is the Lead Agency as determined by CEQA. Based on  
12 Addendum to the Renaissance Specific Plan No. 2017-0055 prepared for the Project and the  
13 accompanying technical studies, it has been determined that:

- 14           1. There are no substantial changes to the Project or the circumstances under which the Project  
15 will be carried out that will require major revisions to the previously certified EIR.
- 16           2. The Project will not result in new significant environmental effects or substantial increases in  
17 the severity of previously identified significant effects.
- 18           3. There is no new information substantial importance, which was known or could have been  
19 known with the exercise of reasonable diligence at the time the previous EIR was certified.
- 20           4. The project will not have any significant effects that are not identified and discussed in the  
21 previously certified EIR, and there are no newly feasible, or considerably different, mitigation  
22 measures or alternatives which would substantially reduce one or more significant effects of the  
23 Project which the applicant declines to adopt.

24           SECTION 3. The Planning Commission hereby recommends that the City Council adopt  
25 Addendum to the Renaissance Specific Plan 2017-0055, attached as Exhibit 'A' to the Staff Report,  
26 prepared in accordance with CEQA for the Project.  
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