

1 WHEREAS, prior to the completion of Annexation No. 171, the applicant, Bridge
2 Development Partners, LLC, submitted Specific Plan Amendment No. 2019-0002 to change the
3 boundary of the Rialto Airport Specific Plan to include the Site, and to change the pre-zoning
4 designation from Single-Family Residential (R-1A) to Planned Industrial Development (I-PID)
5 within the Rialto Airport Specific Plan (“SPA No. 2019-0002”); and

6 WHEREAS, in conjunction herewith, the applicant has also submitted General Plan
7 Amendment No. 2018-0001 to change the land use designation of the Site from Residential 6 to
8 Light Industrial with a Specific Plan Overlay (“GPA No. 2018-0001”); and

9 WHEREAS, in conjunction herewith, the applicant proposes to develop a 382,018 square
10 foot warehouse building on the Site, and SPA No. 2019-0002 and GPA No. 2018-0001 are
11 necessary to facilitate said development (“Project”); and

12 WHEREAS, as part of the Project, the applicant will submit a Tentative Parcel Map
13 application to allow the consolidation of the Site into one (1) 15.95 net acre parcel of land; and

14 WHEREAS, as part of the Project, the applicant will submit a Precise Plan of Design
15 application to allow the development of a 382,018 square foot warehouse building on the Site;
16 and

17 WHEREAS, pursuant to the provisions of the California Environmental Quality Act,
18 Public Resources Code Sections 21000 et. seq. (" CEQA"), the State's CEQA Guidelines,
19 California Code of Regulations, Title 14, Section 15000 et. seq., and Government Code Section
20 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an Initial Study
21 (Environmental Assessment Review No. 2018-0081) prepared by Kimley-Horn and Associates,
22 Inc. and determined that there is no substantial evidence that the approval of the Project would
23 result in a significant adverse effect on the environment, provided appropriate mitigation
24 measures are imposed on the Project; thus, a Mitigated Negative Declaration was prepared and
25 notice thereof was given in the manner required by law; and

26 WHEREAS, a Notice of Intent to adopt the Mitigated Negative Declaration for the
27 Project was published in the San Bernardino Sun newspaper, and mailed to all property owners
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1 within 300 feet of the Site, and a twenty (20) day public comment period was held from March
2 20, 2019 to April 8, 2019; and

3 WHEREAS, two (2) comment letters were received: (i) one (1) comment letter from Mr.
4 George Palma, Facilities Planner, for the Rialto Unified School District (RUSD), which was
5 submitted on March 29, 2019, and (ii) one (1) comment letter from the South Coast Air Quality
6 Management District (SCAQMD), which was submitted on April 3, 2019; and

7 WHEREAS, the comment letter from RUSD sought clarification on the distribution of
8 truck traffic generated by the project, and what, if any, impact it may have on existing school bus
9 routes that service Carter High School located at 2630 N. Linden Avenue, since the school bus
10 routes for Carter High School currently run on Linden Avenue, Bohnert Avenue, and Maple
11 Avenue; and

12 WHEREAS, April 2, 2019, the Planning Division, in coordination with Kimley-Horn and
13 Associates, Inc., provided a response to RUSD that indicated that all of the truck movements
14 generated by the project will access the site from Vineyard Avenue, and that access to Vineyard
15 Avenue is only available via Locust Avenue to the west, which is an existing truck route, and
16 therefore, the project's truck traffic will not conflict with any existing school bus route on Linden
17 Avenue, Bohnert Avenue, or Maple Avenue; and

18 WHEREAS, the Planning Division did not receive any further comment from RUSD
19 upon providing the response to the original comment; and

20 WHEREAS, the comment letter from SCAQMD noted that the emissions analyzed in the
21 Initial Study prepared by Kimley-Horn and Associates, Inc. are below the thresholds of
22 significance, but nonetheless provided suggestions for further reducing nitrous-oxide (NOx) and
23 particulate matter 2.5 (PM^{2.5}) emissions; and

24 WHEREAS, on April 4, 2019, the Planning Division, in coordination with Kimley-Horn
25 and Associates Inc., provided a response to SCAQMD that acknowledged their comment letter
26 and indicated that the applicant will make best faith efforts to implement additional measures, as
27 feasible, to further reduce NOx and PM^{2.5} emissions generated by the Project; and

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1 WHEREAS, the Planning Division did not receive any further comment from SCAQMD
2 upon providing the response to the original comment; and

3 WHEREAS, on April 10, 2019, the Planning Commission of the City of Rialto conducted
4 a duly noticed public hearing, as required by law, on the Mitigated Negative Declaration, GPA
5 No. 2018-0001, and SPA No. 2019-0002, took testimony, at which time it received input from
6 staff, the city attorney, and the Applicant; heard public testimony; discussed the proposed
7 Mitigated Negative Declaration, GPA No. 2018-0001, and SPA No. 2019-0002; and closed the
8 public hearing; and

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

10 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
11 Rialto as follows:

12 SECTION 1: The Planning Commission hereby finds all of the above recitals to be true
13 and correct.

14 SECTION 2: The Planning Commission has independently reviewed and considered the
15 proposed Initial Study and Mitigated Negative Declaration (Environmental Assessment Review
16 No. 2018-0081) attached hereto as Exhibit “B” and incorporated herein by this reference, the
17 public comments upon it, and other evidence and finds that the Mitigated Negative Declaration
18 was prepared in the manner required by law, and there is no substantial evidence in the record to
19 support a fair argument that the Project would result in a significant adverse effect upon the
20 environment, provided appropriate mitigation measures are imposed as recommended below.

21 SECTION 3: The Initial Study and Mitigated Negative Declaration prepared for the
22 project identified that the Site did not have suitable habitat for any threatened or endangered
23 species, and therefore the proposed Project will have no individual or cumulative adverse
24 impacts upon such resources, as defined in Section 711. 2 of the State Fish and Game Code.

25 SECTION 4: The attached proposed Initial Study and Mitigated Negative Declaration
26 finds that there are no impacts or less than significant impacts to aesthetics, agriculture and
27 forestry resources, greenhouse gas emissions, hydrology/water quality, land use/planning,
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1 mineral resources, population/housing, public services, recreation, and utilities and service
2 systems.

3 SECTION 5: With the imposition of mitigation measures that address potential impacts
4 upon air quality, biological resources, cultural resources, geology and soils, hazards and
5 hazardous materials, noise, transportation/traffic, and mandatory findings of significance in the
6 community, and as set forth in the Mitigation Monitoring & Reporting Program, Exhibit “C”
7 hereto, which is attached hereto and incorporated herein by this reference, the proposed Project’s
8 potential significant impacts will be reduced below a level of significance.

9 SECTION 6: For the foregoing reasons and based on the information and findings
10 included in the Initial Study and Mitigated Negative Declaration, technical reports, Mitigation
11 Monitoring and Reporting Program, Staff Report, public testimony, and all other documents and
12 evidence in the administrative record of proceedings, the Planning Commission has determined
13 that the Project, as conditioned and mitigated, will not have a significant adverse impact on the
14 environment and also finds that the preparation of the Initial Study and Mitigated Negative
15 Declaration attached hereto complies with CEQA. Therefore, the Planning Commission
16 recommends that the City Council certify the Initial Study and Mitigated Negative Declaration
17 and adopt the Mitigation Monitoring and Reporting Program, making certain environmental
18 findings to allow the Project.

19 SECTION 7: The Chairman of the Planning Commission shall sign the passage and
20 adoption of this resolution and thereupon the same shall take effect and be in force.

21 PASSED, APPROVED AND ADOPTED this 10th day of April, 2019 .

22
23
24 _____
25 JOHN PEUKERT, CHAIR
26 CITY OF RIALTO PLANNING COMMISSION
27
28

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

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

8 Upon motion of Planning Commissioner_____, seconded by Planning Commissioner
9 _____, the foregoing Resolution No. ____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City
15 of Rialto this ___th day of ____, 2019.

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ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT

Exhibit "A"



HUITT-ZOLIARS, INC. • 2603 Main Street • Suite 400 • Irvine, CA 92614-4250 • 949.988.5815 phone • 949.988.5820 fax • huitt-zollars.com

R308255.01
04-02-19

LEGAL DESCRIPTION
GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

Parcel One:

The Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 28, Township 1 North, Range 5 West, San Bernardino Base and Meridian, in the City of Rialto, County of San Bernardino, State of California, according to government survey.

Saving and excepting that portion lying within Tract No. 3279, as per plan recorded in Book 44 of Maps, Page 1, Records of said County.

Parcel Two:

The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28 of Township 1 North, Range 5 West, San Bernardino Base and Meridian, in the City of Rialto, County of San Bernardino, State of California, according to the government Township plat thereof.

Parcel Three:

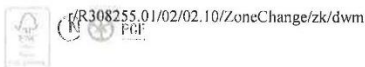
The North 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 1 North, Range 5 West, San Bernardino Base and Meridian, in the City of Rialto, County of San Bernardino, State of California, according to government Township plat thereof.

Excepting therefrom the Easterly 10 feet of said land as conveyed to the City of Rialto, a municipal corporation by Deed No. 1343 recorded November 5, 1987 as Instrument No. 87-395753 of Official Records.

Parcel Four:

The South 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 1 North, Range 5 West, San Bernardino Base and Meridian, in the City of Rialto, County of San Bernardino, State of California, according to government Township plat thereof.

Excepting therefrom the Easterly 10 feet of said land as conveyed to the City of Rialto, a municipal corporation by Deed No. 1343 recorded November 5, 1987 as Instrument No. 87-395753 of Official Records.



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LEGAL DESCRIPTION-CONTINUED
GENERAL PLAN AMENDMENT
AND SPECIFIC PLAN AMENDMENT
PAGE 2

R308255.01
04-02-19

This legal description is prepared for a General Plan Amendment and Specific Plan Amendment and is not intended for the conveyance of land.

David W. Mackey

DAVID W. MACKEY, PLS 8912



r/R308255.01/02/02.10/ZoneChange/zk/dwm