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WHEREAS, the applicant, 2271 Locust XC, LLC, proposes to redevelop and reuse an existing industrial site comprised of 9.57 acres of land (APN's: 1133-221-01, -04, & -05) located at the southeast corner of Locust Avenue and Vineyard Avenue within the Planned Industrial Development (I-PID) land use district of the Rialto Airport Specific Plan ("Site") with a 191,000 square foot industrial warehouse building ("Project"); and

WHEREAS, the Project within the I-PID land use district requires the approval of a Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2022-0058 (“PPD No. 2022-0058”), in accordance with Chapter 18.65 (Precise Plan of Design) of the Rialto Municipal Code; and

-1-

1 (Environmental Assessment Review No. 2022-0056) prepared by Phil Martin & Associates, Inc.
2 and determined that there is no substantial evidence that the approval of the Project would result
3 in a significant adverse effect on the environment, provided appropriate mitigation measures are
4 imposed on the Project; thus, a Mitigated Negative Declaration was prepared and notice thereof
5 was given in the manner required by law; and

6 WHEREAS, a Notice of Completion for the Mitigated Negative Declaration was
7 distributed to the State Clearinghouse on August 17, 2023 (SCH#: 2023080395); and

8 WHEREAS, a Notice of Intent to adopt the Mitigated Negative Declaration for the Project
9 was published in the San Bernardino Sun newspaper, and mailed to all property owners within
10 1,000 feet of the Project Site, and a thirty (30) day public comment period was held from August
11 17, 2023 to September 15, 2023; and

12 WHEREAS, The Planning Division received one (1) comment letter during the thirty (30)
13 day public comment period – one (1) comment letter from the Rialto Unified School District,
14 which was submitted on August 24, 2023; and

15 WHEREAS, the City mailed public hearing notices for the proposed Project to all property
16 owners within 1,000 feet of the project site, and published the public hearing notice in the San
17 Bernardino Sun newspaper as required by State law; and

18 WHEREAS, on December 6, 2023, the Planning Commission of the City of Rialto
19 conducted a duly noticed public hearing, as required by law, on the Mitigated Negative
20 Declaration, CDP No. 2022-0034, and PPD No. 2022-0058, took testimony, at which time it
21 received input from staff, the city attorney, and the Applicant; heard public testimony; discussed
22 the proposed Mitigated Negative Declaration, CDP No. 2022-0034, and PPD No. 2022-0058; and
23 closed the public hearing; and

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

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

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

1 SECTION 2: The Planning Commission has independently reviewed and considered the
2 proposed Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0056)
3 attached hereto as Exhibit “A” and incorporated herein by this reference, the public comments
4 upon it, and other evidence, and finds that the Mitigated Negative Declaration was prepared in the
5 manner required by law, and there is no substantial evidence, provided appropriate mitigation
6 measures are imposed, that the Project would result in a significant adverse effect upon the
7 environment.

8 SECTION 3: The Initial Study (Environmental Assessment Review No. 2022-0056)
9 prepared for the project identified that the Site did not have suitable habitat for any threatened or
10 endangered species, and therefore the proposed Project will have no individual or cumulative
11 adverse impacts upon resources, as defined in Section 711. 2 of the State Fish and Game Code.

12 SECTION 4: The attached proposed Initial Study and Mitigated Negative Declaration,
13 Exhibit “A” hereto, finds that there are no impacts or less than significant impacts to aesthetics,
14 agriculture and forestry resources, biological resources, cultural resources, energy, geology/soils,
15 greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land
16 use/planning, mineral resources, noise, population/housing, public services, recreation, utilities
17 and service systems, wildfire, and mandatory findings of significance.

18 SECTION 5: With the imposition of mitigation measures that address potential impacts
19 upon air quality, traffic and transportation, and tribal cultural resources, in the community, and as
20 set forth in the Mitigation Monitoring & Reporting Program, Exhibit “B” hereto, which is attached
21 hereto and incorporated herein by this reference, the proposed Project’s potential significant
22 impacts will be reduced below a level of significance.

23 SECTION 6: For the foregoing reasons and based on the information and findings included
24 in the Initial Study and Mitigated Negative Declaration, technical reports, Mitigation Monitoring
25 and Reporting Program, Staff Report, public testimony, and all other documents and evidence in
26 the administrative record of proceedings, the Planning Commission has determined that the
27 Project, as conditioned and mitigated, will not have a significant adverse impact on the
28 environment and also finds that the preparation of the Initial Study and Mitigated Negative

1 Declaration attached hereto complies with CEQA. Therefore, the Planning Commission hereby
2 certifies the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and
3 Reporting Program, making certain environmental findings to allow the Project.

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

6 PASSED, APPROVED AND ADOPTED this 6th day of December, 2023.

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10 JERRY GUTIERREZ, CHAIR
11 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2023.

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 of
15 Rialto this ____th day of ____, 2023.

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19 _____
20 KIMBERLY DAME, ADMINISTRATIVE ANALYST
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Exhibit “A”

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Exhibit “B”

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