

1 **RESOLUTION NO. 2024-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF RIALTO, CALIFORNIA APPROVING AN ADDENDUM
4 TO THE ENVIRONMENTAL IMPACT REPORT FOR THE
5 RIALTO AIRPORT SPECIFIC PLAN (ENVIRONMENTAL
6 ASSESSMENT REVIEW NO. 2023-0022) FOR A PROJECT
7 CONSISTING OF THE CONSOLIDATION OF SIX (6) PARCELS
8 OF LAND (APN'S: 0239-301-39, -40, -51, -55, -56, & -64) INTO
9 ONE (1) 11.19 NET ACRE PARCEL OF LAND AND THE
10 DEVELOPMENT AND OPERATION OF A 225,173 SQUARE
11 FOOT INDUSTRIAL WAREHOUSE BUILDING ON SAID
12 PARCEL OF LAND.

13 WHEREAS, the applicant, Rialto Springs, LLC, proposes to consolidate six (6) parcels of
14 land (APN's: 0239-301-39, -40, -51, -55, -56, & -64) located at the southeast corner of Locust
15 Avenue and West Coast Boulevard within the Planned Industrial Development (I-PID) land use
16 district of the Rialto Airport Specific Plan ("Site") into one (1) 11.19 net acre parcel of land and
17 develop and operate a 225,173 square foot industrial warehouse building on said parcel of land
18 ("Project"); and

19 WHEREAS, in conjunction with the Project, the applicant has submitted Tentative Parcel
20 Map No. 2023-0001, also referred to as Tentative Parcel Map No. 20853 ("TPM No. 20853"), in
21 accordance with the Subdivision Map Act (Government Code §§ 66410 et seq.), to consolidate the
22 six (6) parcels of land within the Site into one (1) 11.19 net acre parcel of land; and

23 WHEREAS, in conjunction with the Project, the applicant has applied for Conditional
24 Development Permit No. 2023-0011 ("CDP No. 2023-0011") to facilitate the development and
25 operation of a 225,173 square foot industrial warehouse building on the Site, and CDP No. 2023-
26 0011 is necessary to facilitate the Project; and

27 WHEREAS, in conjunction with the Project, the applicant has applied for Precise Plan of
28 Design No. 2023-0018 ("PPD No. 2023-0018") to facilitate the development of a 225,173 square
foot industrial warehouse building and associated paving, landscaping, fencing, lighting, and
drainage improvements on the Site; and

1 WHEREAS, pursuant to the provisions of California Environmental Quality Act (CEQA)
2 Section 15164(a), Public Resources Code Sections 21000 et. seq. ("CEQA"), the State's CEQA
3 Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., and Government
4 Code Section 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an
5 Addendum to the Environmental Impact Report for the Rialto Airport Specific Plan
6 (Environmental Assessment Review No. 2023-0022) prepared by Kimley-Horn & Associates,
7 Inc., Exhibit "A" hereto, and determined that the proposed Project would result in no new
8 significant impacts that were not analyzed in the Rialto Airport Specific Plan Environmental
9 Impact Report ("RASP EIR"), nor would the proposed Project cause a substantial increase in the
10 severity of any previously identified environmental impacts. The potential impacts associated with
11 proposed Project would either be the same or less than those described in the RASP EIR. In
12 addition, there are no substantial changes to the circumstances under which the proposed Project
13 would be undertaken that would result in new or more severe environmental impacts than
14 previously addressed in the RASP EIR, nor has any new information regarding the potential for
15 new or more severe significant environmental impacts been identified; and

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

19 WHEREAS, on July 17, 2024, the Planning Commission of the City of Rialto conducted a
20 duly noticed public hearing, as required by law, on the Addendum to the Environmental Impact
21 Report for the Rialto Airport Specific Plan, TPM No. 20853, CDP No. 2023-0011, and PPD No.
22 2023-0018, took testimony, at which time it received input from staff, the city attorney, and the
23 Applicant; heard public testimony; discussed the proposed Addendum to the Program
24 Environmental Impact Report for the Renaissance Specific Plan, TPM No. 20853, CDP No. 2023-
25 0011, and PPD No. 2023-0018; and closed the public hearing; and

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

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

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

3 SECTION 2: The City of Rialto is the Lead Agency for the Project, as determined by
4 CEQA. Based on the Addendum to the Environmental Impact Report for the Rialto Airport
5 Specific Plan (Environmental Assessment Review No. 2023-0022) and the accompanying
6 technical studies, it has been determined that:

- 7
- 8 1. There are no substantial changes to the Project or the circumstances under which the
9 Project will be carried out that will require major revisions to the previously certified EIR.
- 10
- 11 2. The Project will not result in new significant environmental effects or substantial increases
12 in the severity of previously identified significant effects.
- 13
- 14 3. There is no new information substantial importance, which was known or could have been
15 known with the exercise of reasonable diligence at the time the previous EIR was certified.
- 16
- 17 4. The Project will not have any significant effects that are not identified and discussed in the
18 previously certified EIR, and there are no newly feasible, or considerably different,
19 mitigation measures or alternatives which would substantially reduce one or more
20 significant effects of the Project which the applicant declines to adopt.
- 21

22 SECTION 3: The Planning Commission hereby adopts the Addendum to the
23 Environmental Impact Report for the Rialto Airport Specific Plan (Environmental Assessment
24 Review No. 2023-0022), attached hereto as Exhibit “A”, prepared in accordance with CEQA for
25 the Project.

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 ____, 2024.

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 ____, 2024.

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KIMBERLY DAME, ADMINISTRATIVE ANALYST

Exhibit "A"

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