

1 Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., and Government
2 Code Section 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an
3 Addendum to the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report
4 (“Environmental Assessment Review No. 2025-0001” and “EAR No. 2025-0001”) prepared by
5 Kimley-Horn, Inc., Exhibit “A” hereto, and determined that the proposed Project would result in
6 no new significant impacts that were not analyzed in the Renaissance Specific Plan Amendment
7 2016 Final Environmental Impact Report (“RSPA 2016 FEIR”), nor would the proposed Project
8 cause a substantial increase in the severity of any previously identified environmental impacts.
9 The potential impacts associated with proposed Project would either be the same or less than those
10 described in the RSPA 2016 FEIR. In addition, there are no substantial changes to the
11 circumstances under which the proposed Project would be undertaken that would result in new or
12 more severe environmental impacts than previously addressed in the RSPA 2016 FEIR, nor has
13 any new information regarding the potential for new or more severe significant environmental
14 impacts been identified; and

15 WHEREAS, the City mailed public hearing notices for the proposed Project to all property
16 owners within 660 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 May 6, 2026, the Planning Commission of the City of Rialto conducted a
19 duly noticed public hearing, as required by law, on the EAR No. 2025-0001, TTM No. 20737 and
20 PPD No. 2024-0024, took testimony, at which time it received input from staff, the city attorney,
21 and the Applicant; heard public testimony; discussed the proposed EAR No. 2025-0001, TTM No.
22 20737 and PPD No. 2024-0024; and closed the public hearing; and

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

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

26 SECTION 1: The Planning Commission hereby finds all of the above recitals to be true
27 and correct, and are incorporated herein by this reference.
28

1 SECTION 2: The City of Rialto is the Lead Agency for the Project, as determined by
2 CEQA. Based on EAR No. 2025-0001, the foregoing, the accompanying technical studies, and
3 oral and written testimony from the public and City staff made at the May 6, 2026, public hearing,
4 it has been determined that:

- 5
- 6 1. There are no substantial changes to the Project or the circumstances under which the
7 Project will be carried out that will require major revisions to the previously certified EIR.
8
 - 9 2. The Project will not result in new significant environmental effects or substantial increases
10 in the severity of previously identified significant effects.
11
 - 12 3. There is no new information substantial importance, which was known or could have been
13 known with the exercise of reasonable diligence at the time the previous EIR was certified.
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 - 15 4. The Project will not have any significant effects that are not identified and discussed in the
16 previously certified EIR, and there are no newly feasible, or considerably different,
17 mitigation measures or alternatives which would substantially reduce one or more
18 significant effects of the Project which the applicant declines to adopt.
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20 SECTION 3: Based upon the foregoing and the oral and written testimony from the public
21 and City staff made at the May 6, 2026, public hearing, the Planning Commission hereby adopts
22 EAR No. 2025-0001, attached hereto as Exhibit "A", prepared in accordance with CEQA for the
23 Project.

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

26 PASSED, APPROVED AND ADOPTED this 6th day of May, 2026.

1 _____
MICHAEL E. STORY, CHAIR
2 CITY OF RIALTO PLANNING COMMISSION

3
4 STATE OF CALIFORNIA)
5 COUNTY OF SAN BERNARDINO) ss
6 CITY OF RIALTO)

7
8 I, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the
9 foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
10 Commission of the City of Rialto held on the ____th day of ____, 2026.

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

13 Vote on the motion:

14 AYES:

15 NOES:

16 ABSENT:

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this ____th day of ____, 2026.

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22 _____
23 KIMBERLY DAME, ADMINISTRATIVE ANALYST
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Exhibit "A"