

1 WHEREAS, as part of the Project, the applicant also submitted Precise Plan of Design
2 No. 2018-0094 ("PPD No. 2018-0094") to construct fifty-six (56) single-family residences on
3 the Site; and

4 WHEREAS, pursuant to the provisions of the California Environmental Quality Act,
5 Public Resources Code Sections 21000 et. seq. ("CEQA"), the State's CEQA Guidelines,
6 California Code of Regulations, Title 14, Section 15000 et. seq., and Government Code Section
7 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an Initial Study
8 (Environmental Assessment Review No. 2018-0099) prepared by Blodgett Bayloysis
9 Environmental Planning and determined that there is no substantial evidence that the approval of
10 the Project would result in a significant adverse effect on the environment, provided appropriate
11 mitigation measures are imposed on the Project; thus, a Mitigated Negative Declaration was
12 prepared and notice thereof was given in the manner required by law; and

13 WHEREAS, a Notice of Intent to adopt the Mitigated Negative Declaration for the
14 Project was published in the San Bernardino Sun newspaper, and mailed to all property owners
15 within 300 feet of the Site, and a twenty (20) day public comment period was held from April 24,
16 2019 to May 13, 2019; and

17 WHEREAS, The Planning Division received no public comment letters during the twenty
18 (20) day public comment period; and

19 WHEREAS, the City mailed public hearing notices for the proposed Project to all
20 property owners within 300 feet of the project site, and published the public hearing notice in the
21 San Bernardino Sun newspaper as required by State law; and

22 WHEREAS, on May 29, 2019, the Planning Commission of the City of Rialto conducted
23 a duly noticed public hearing, as required by law, on the Mitigated Negative Declaration, SPA
24 No. 2017-0001, and TTM No. 20199, took testimony, at which time it received input from staff,
25 the city attorney, and the Applicant; heard public testimony; discussed the proposed Mitigated
26 Negative Declaration, SPA No. 2017-0001, and TTM No. 20199; and closed the public hearing;
27 and

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

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

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

5 SECTION 2: The Planning Commission has independently reviewed and considered the
6 proposed Initial Study and Mitigated Negative Declaration (Environmental Assessment Review
7 No. 2018-0099) attached hereto as Exhibit "B" and incorporated herein by this reference, the
8 public comments upon it, and other evidence and finds that the Mitigated Negative Declaration
9 was prepared in the manner required by law, and there is no substantial evidence in the record to
10 support a fair argument that the Project would result in a significant adverse effect upon the
11 environment, provided appropriate mitigation measures are imposed as recommended below.

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

16 SECTION 4: The attached proposed Initial Study and Mitigated Negative Declaration
17 finds that there are no impacts or less than significant impacts to aesthetics, agriculture and
18 forestry resources, air quality, cultural resources, energy, greenhouse gas emissions, hazards and
19 hazardous materials, hydrology/water quality, land use/planning, mineral resources,
20 population/housing, public services, recreation, transportation/traffic, tribal cultural resources,
21 utilities and service systems, and wildfire.

22 SECTION 5: With the imposition of mitigation measures that address potential impacts
23 upon biological resources, geology and soils, noise, and mandatory findings of significance in
24 the community, and as set forth in the Mitigation Monitoring & Reporting Program, Exhibit "C"
25 hereto, which is attached hereto and incorporated herein by this reference, the proposed Project's
26 potential significant impacts will be reduced below a level of significance.

27 SECTION 6: For the foregoing reasons and based on the information and findings
28 included in the Initial Study and Mitigated Negative Declaration, technical reports, Mitigation

1 Monitoring and Reporting Program, Staff Report, public testimony, and all other documents and
2 evidence in the administrative record of proceedings, the Planning Commission has determined
3 that the Project, as conditioned and mitigated, will not have a significant adverse impact on the
4 environment and also finds that the preparation of the Initial Study and Mitigated Negative
5 Declaration attached hereto complies with CEQA. Therefore, the Planning Commission
6 recommends that the City Council certify the Initial Study and Mitigated Negative Declaration
7 and adopt the Mitigation Monitoring and Reporting Program, making certain environmental
8 findings to allow the Project.

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

11 PASSED, APPROVED AND ADOPTED this 29th day of May, 2019.

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JOHN PEUKERT, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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. 19-27 was duly passed and adopted at a regular meeting of the
7 Planning Commission of the City of Rialto held on the 29th day of May, 2019.

8 Upon motion of Planning Commissioner Jerry Gutierrez, second by Commissioner Dale
9 Estvander the foregoing Resolution No. 19-27 was duly passed and adopted.

10

11 Vote on the motion:

12 AYES: 5

13 NOES: 0

14 ABSENT: Artist Gilbert, Frank Gonzalez

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
16 Rialto this 29th day of May, 2019.

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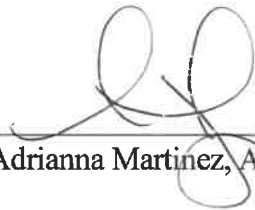
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Adrianna Martinez, Administrative Assistant

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LEGAL DESCRIPTION

SPECIFIC PLAN AMENDMENT

LEGAL DESCRIPTION:

PER PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY,
ORDER NUMBER 00086243-996-SD1-RT4 DATED AUGUST 3, 2018.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIALTO,
IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS
DESCRIBED AS FOLLOWS:

PARCELS 6, 7, 8 AND 9 OF PARCEL MAP NO. 8173, IN THE CITY OF RIALTO,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED
IN BOOK 88 PAGES 67 AND 68 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

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			DEVELOPMENT	SURV-YO RS	DLSIONLD:
			CONSULTANTS	CIVIL ENGINEERS	DRAFTED: 3/
1520 SHOOKHOLLOW DRIVE, SUITE 89 SANTA ANA, CALIFORNIA, 92705 (714) 557-7700 (714) 557-7707 FAX				CHG<GD:	