



1 square foot industrial storage warehouse/distribution center building on the Site (“CDP No. 2020-  
2 0011”); and

3 WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of  
4 Design No. 2020-0015 to facilitate the development of a 135,408 square foot industrial storage  
5 warehouse/distribution center building on the Site (“PPD No. 2020-0015”); and

6 WHEREAS, pursuant to the provisions of California Environmental Quality Act (CEQA)  
7 Section 15164(a), Public Resources Code Sections 21000 et. seq. (“CEQA”), the State’s CEQA  
8 Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., and Government  
9 Code Section 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an  
10 Addendum to the June 2016 Renaissance Specific Plan Amendment Subsequent Environmental  
11 Impact Report (Environmental Assessment Review No. 2020-0015) prepared by Kimley-Horn and  
12 Associates, Inc., Exhibit “B” hereto, and determined that the proposed Project would result in no  
13 new significant impacts that were not analyzed in the June 2016 Renaissance Specific Plan  
14 Amendment Subsequent Environmental Impact Report (“2016 RSPA SEIR”), nor would the  
15 proposed Project cause a substantial increase in the severity of any previously identified  
16 environmental impacts. The potential impacts associated with proposed Project would either be  
17 the same or less than those described in the 2016 RSPA SEIR. In addition, there are no substantial  
18 changes to the circumstances under which the proposed Project would be undertaken that would  
19 result in new or more severe environmental impacts than previously addressed in the 2016 RSPA  
20 SEIR, nor has any new information regarding the potential for new or more severe significant  
21 environmental impacts been identified; and

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

25 WHEREAS, on January 27, 2020, the Planning Commission of the City of Rialto  
26 conducted a duly noticed public hearing, as required by law, on the Addendum to the June 2016  
27 Renaissance Specific Plan Amendment Subsequent Environmental Impact Report, SPA No. 2020-  
28 0003, TPM No. 20241, CDP No. 2020-0011, and PPD No. 2020-0015, took testimony, at which

1 time it received input from staff, the city attorney, and the Applicant; heard public testimony;  
2 discussed the proposed Addendum to the June 2016 Renaissance Specific Plan Amendment  
3 Subsequent Environmental Impact Report, SPA No. 2020-0003, TPM No. 20241, CDP No. 2020-  
4 0011, and PPD No. 2020-0015; and closed the public hearing; and

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

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

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

10 SECTION 2: The City of Rialto is the Lead Agency for the Project, as determined by  
11 CEQA. Based on the Addendum to the June 2016 Renaissance Specific Plan Amendment  
12 Subsequent Environmental Impact Report (Environmental Assessment Review No. 2020-0015)  
13 and the accompanying technical studies, it has been determined that:

- 14  
15 1. There are no substantial changes to the Project or the circumstances under which the  
16 Project will be carried out that will require major revisions to the previously certified EIR.  
17
- 18 2. The Project will not result in new significant environmental effects or substantial increases  
19 in the severity of previously identified significant effects.  
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- 21 3. There is no new information substantial importance, which was known or could have been  
22 known with the exercise of reasonable diligence at the time the previous EIR was certified.  
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- 24 4. The Project will not have any significant effects that are not identified and discussed in the  
25 previously certified EIR, and there are no newly feasible, or considerably different,  
26 mitigation measures or alternatives which would substantially reduce one or more  
27 significant effects of the Project which the applicant declines to adopt.  
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1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )

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I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. \_\_\_\_ was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the \_\_\_th day of \_\_\_\_, 2021.

Upon motion of Planning Commissioner\_\_\_\_\_, seconded by Planning Commissioner \_\_\_\_\_, the foregoing Resolution No. \_\_\_\_ was duly passed and adopted.

Vote on the motion:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this \_\_\_th day of \_\_\_\_, 2021.

\_\_\_\_\_  
ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT

# LEGAL DESCRIPTION

## SPECIFIC PLAN AMENDMENT

### LEGAL DESCRIPTION:

**FORAPN: 0240-211-23**

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, 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 OFFICIAL PLAT THEREOF, LYING NORTH OF THE HIGHWAY AS GRANTED TO THE STATE OF CALIFORNIA IN THE DEED RECORDED AUGUST 28, 1963 IN BOOK 5977 PAGE 798, OFFICIAL RECORDS.

EXCEPT THEREFROM A STRIP OF LAND 30 FEET WIDE OF THE EAST SIDE THEREOF RESERVED FOR ROAD PURPOSES.

ALSO EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED AUGUST 28, 1963 IN BOOK 5977 PAGE 798, OFFICIAL RECORDS OF SAID COUNTY, BEING ALSO A POINT ON THE WEST LINE OF THE EAST 30 FEET OF SAID EAST HALF; THENCE SOUTH 89° 41' 56" WEST, 96.680 METERS ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 0° 16' 36" WEST, 2.593 METERS ALONG SAID WEST LINE; THENCE NORTH 89° 42' 19" EAST, 91.679 METERS TO THE WEST LINE OF SAID EAST 30 FEET, DISTANT NORTH 0° 17' 48" WEST, 2.583 METERS ALONG SAID WEST LINE FROM SAID NORTHEAST CORNER; THENCE SOUTH 0° 17' 48" EAST, 2.583 METERS ALONG SAID WEST LINE TO SAID CORNER AND THE POINT OF BEGINNING.

**FORAPN: 0240-211-29**

THE EAST 30 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, 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 OFFICIAL PLAT THEREOF LYING NORTH OF THE STATE HIGHWAY.

EXCEPT THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "PARCEL B" IN DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 25, 1969 IN BOOK 7256 PAGE 449, OFFICIAL RECORDS OF SAID COUNTY, BEING ALSO A POINT ON THE WEST LINE OF THE EAST 30 FEET OF SAID EAST HALF; THENCE NORTH 0° 17' 48" WEST, 2.583 METERS ALONG SAID WEST LINE; THENCE NORTH 89° 42' 19" EAST, 9.143 METERS TO THE EAST LINE OF SAID EAST HALF, DISTANT NORTH 0° 17' 48" WEST, 2.581 METERS ALONG SAID EAST LINE FROM THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 0° 17' 48" EAST, 2.581 METERS ALONG SAID EAST LINE TO SAID CORNER; THENCE SOUTH 89° 41' 56" WEST, 9.143 METERS ALONG THE NORTH LINE OF SAID PARCEL TO SAID NORTHWEST CORNER AND THE POINT OF BEGINNING.

**FORAPN: 0240-211-21**

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

THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTH

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OF THE HIGHWAY AS GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 28, 1963, IN BOOK 5977, PAGE 798, OFFICIAL RECORDS.

EXCEPTING THEREFROM A STRIP OF LAND 32 FEET WIDE OFF THE WEST SIDE THEREOF AS DEEDED TO THE CITY OF RIALTO BY DOCUMENT RECORDED DECEMBER 10, 1985 AS INSTRUMENT NO. 85-313348, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF CALIFORNIA BY THE DEED RECORDED DECEMBER 19, 2002 AS INSTRUMENT NO. 2002-691976, OFFICIAL RECORDS.

**FOR APN: 0240-211-31**

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

THE WEST 30 FEET OF THE WEST HALF ON THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE STATE OF CALIFORNIA IN THE GRANT DEED RECORDED DECEMBER 13, 2001, AS INSTRUMENT NO. 2001056655 1 OF OFFICIAL RECORDS.

PREPARED BY:



DAVIE COWAN, CA P.E. NO. 86803  
KIMLEY-HORN AND ASSOCIATES, INC.

kimley-horn.com

401 B Street, Suite 600, San Diego, CA 92101

619 234 9411

Exhibit "B"

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