



1           WHEREAS, in conjunction with the Project, the applicant has submitted Conditional  
2 Development Permit No. 2022-0019 to facilitate the development and operation of one (1) 46,758  
3 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse  
4 building on the Site (“CDP No. 2022-0019”); and

5           WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of  
6 Design No. 2022-0031 to facilitate the development of one (1) 46,758 square foot industrial  
7 warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site  
8 (“PPD No. 2022-0031”); and

9           WHEREAS, pursuant to the provisions of the California Environmental Quality Act,  
10 Public Resources Code Sections 21000 et. seq. (“CEQA”), the State's CEQA Guidelines,  
11 California Code of Regulations, Title 14, Section 15000 et. seq., and Government Code Section  
12 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an Initial Study  
13 (Environmental Assessment Review No. 2022-0033) prepared by Dudek Inc. and determined that  
14 there is no substantial evidence that the approval of the Project would result in a significant adverse  
15 effect on the environment, provided appropriate mitigation measures are imposed on the Project;  
16 thus, a Mitigated Negative Declaration was prepared and notice thereof was given in the manner  
17 required by law; and

18           WHEREAS, a Notice of Completion for the Mitigated Negative Declaration was  
19 distributed to the State Clearinghouse on February 11, 2026 (SCH#: 2026020456); and

20           WHEREAS, a Notice of Intent to adopt the Mitigated Negative Declaration for the Project  
21 was published in the San Bernardino Sun newspaper, and mailed to all property owners within  
22 1,000 feet of the Project Site, and a thirty (30) day public comment period was held from February  
23 11, 2026 to March 12, 2026; and

24           WHEREAS, The Planning Division received two (2) comment letters during the thirty (30)  
25 day public comment period, one (1) from the Department of Toxic Substances Control and one (1)  
26 from San Bernardino County Department of Public Works and the comments with response to  
27 comments have been included in the Final Mitigated Negative Declaration; and

28

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

4           WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted  
5 a duly noticed public hearing, as required by law, on the Mitigated Negative Declaration, GPA  
6 No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031, took  
7 testimony, at which time it received input from staff, the city attorney, and the Applicant; heard  
8 public testimony; discussed the proposed Mitigated Negative Declaration, GPA No. 2022-0001,  
9 SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing;  
10 and

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

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

14           SECTION 1: The Planning Commission hereby finds all of the above recitals to be true  
15 and correct and such recitals are incorporated herein by this reference.

16           SECTION 2: The Planning Commission has independently reviewed and considered the  
17 proposed Initial Study and Mitigated Negative Declaration (Environmental Assessment Review  
18 No. 2022-0033) attached hereto as Exhibit “B” and incorporated herein by this reference, the  
19 public comments upon it, and other evidence, and finds that the Mitigated Negative Declaration  
20 was prepared in the manner required by law, and there is no substantial evidence in the record to  
21 support a fair argument that the Project would result in a significant adverse effect upon the  
22 environment, provided appropriate mitigation measures are imposed as recommended below.

23           SECTION 3: The Initial Study (Environmental Assessment Review No. 2022-0033)  
24 prepared for the project identified that the Site did not have suitable habitat for any threatened or  
25 endangered species, and therefore the proposed Project will have no individual or cumulative  
26 adverse impacts upon resources, as defined in Section 711. 2 of the State Fish and Game Code.

27           SECTION 4: The attached proposed Initial Study and Mitigated Negative Declaration  
28 finds that there are no impacts or less than significant impacts to aesthetics, agriculture and forestry

1 resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous  
2 materials, hydrology/water quality, land use/planning, mineral resources, population/housing,  
3 public services, recreation, traffic and transportation, utilities and service systems, wildfire and  
4 mandatory findings of significance.

5 SECTION 5: With the imposition of mitigation measures that address potential impacts  
6 upon biological resources, cultural resources, noise, and tribal cultural resources, in the  
7 community, and as set forth in the Mitigation Monitoring & Reporting Program, Exhibit “C”  
8 hereto, which is attached hereto and incorporated herein by this reference, the proposed Project’s  
9 potential significant impacts will be reduced below a level of significance.

10 SECTION 6: For the foregoing reasons and based on the information and findings included  
11 in the Initial Study and Mitigated Negative Declaration, technical reports, Mitigation Monitoring  
12 and Reporting Program, Staff Report, public testimony, and all other documents and evidence in  
13 the administrative record of proceedings, the Planning Commission has determined that the  
14 Project, as conditioned and mitigated, will not have a significant adverse impact on the  
15 environment and also finds that the preparation of the Initial Study and Mitigated Negative  
16 Declaration attached hereto complies with CEQA. Therefore, the Planning Commission  
17 recommends that the City Council certify the Initial Study, Mitigated Negative Declaration, and  
18 Mitigation Monitoring and Reporting Program, making certain environmental findings to allow  
19 the Project.

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

22 PASSED, APPROVED AND ADOPTED this 15th day of April, 2026.

23  
24  
25 \_\_\_\_\_  
26 MICHAEL E. STORY, CHAIR  
27 CITY OF RIALTO PLANNING COMMISSION  
28

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 \_\_\_\_, 2026.

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 \_\_\_\_, 2026.

16  
17  
18  
19 \_\_\_\_\_  
20 KIMBERLY DAME, ADMINISTRATIVE ANALYST  
21  
22  
23  
24  
25  
26  
27  
28

EXHIBIT A

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

END OF EXHIBIT A

EXHIBIT B

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

END OF EXHIBIT B

EXHIBIT C

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

END OF EXHIBIT C