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1 WHEREAS, in conjunction herewith, the applicant has also submitted Specific Plan
2 Amendment No. 2019-0002 to change the boundary of the Rialto Airport Specific Plan to
3 include the Site, and to change the pre-zoning designation of the Site from Single-Family
4 Residential (R-1A) to Planned Industrial Development (I-PID) within the Rialto Airport Specific
5 Plan (“SPA No. 2019-0002”); and

6 WHEREAS, in conjunction herewith, the applicant proposes to develop a 382,018 square
7 foot warehouse building on the Site, and the Project and SPA No. 2019-0002 are necessary to
8 facilitate said development; and

9 WHEREAS, pursuant to Government Code Sections 65350-65362, the Project requires
10 the approval of an amendment to the General Plan, and the applicant has agreed to apply for
11 General Plan Amendment No. 2018-0001 (“GPA No. 2018-0001”); and

12 WHEREAS, pursuant to Government Code Sections 65350-65362, the City Council is
13 authorized to amend the General Plan within the City; and

14 WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning
15 Commission shall hold a public hearing for a proposed amendment to the General Plan and
16 forward a recommendation to the City Council for action; and

17 WHEREAS, on April 10, 2019, the Planning Commission of the City of Rialto conducted
18 a duly noticed public hearing, as required by law, on GPA No. 2018-0001 and SPA No. 2019-
19 0002, took testimony, at which time it received input from staff, the city attorney, and the
20 applicant; heard public testimony; discussed GPA No. 2018-0001 and SPA No. 2019-0002; and
21 closed the public hearing; and

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

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

25 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
26 forth in the recitals above of this Resolution are true and correct and incorporated herein.

27 SECTION 2. Based on substantial evidence presented to the Planning Commission during
28 the public hearing conducted with regard to GPA No. 2018-0001, including written staff reports,

1 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the
2 Planning Commission hereby determines that GPA No. 2018-0001 satisfies the requirements of
3 Government Code Sections 65358 pertaining to the findings which must be made precedent to
4 amending a General Plan. The findings are as follows:

- 5
6 1. That the proposed General Plan Amendment is in the public interest.

7 *This finding is supported by the following facts:*

8 The Project is are consistent with the surrounding area. Specifically, the properties
9 immediately adjacent to the west of the project site have the same land use and zoning
10 designations, as proposed by the applicant, and contain existing industrial developments.
11 Additionally, the vacant land immediately adjacent to the south of the project site contains a
12 similar industrial zoning designation within the Renaissance Specific Plan, and will likely
13 develop into a similar warehouse development in the future. Maple Avenue and the
14 required 25 foot landscape setback along the entire frontage will serve to provide a buffer
15 between the project site and the existing single-family residences to the west. Meanwhile, a
16 proposed landscape slope and an employee parking lot will provide a 90 foot buffer between
17 the proposed warehouse building and the rear yards of the existing single-family residences
18 to the north. The 120,000 square foot warehouse under construction to the west of the
19 project site maintains a similar configuration whereby it is adjacent to the rear of existing
20 single-family residences to the north.

21 The Project will facilitate the development of a 382,018 square foot warehouse building.
22 The proposed development will likely provide approximately 150 to 200 jobs with a
23 warehouse tenant. Furthermore, the proposed development will contribute to an increase in
24 revenues collected in form of permit fees, development impact fees, utility tax, business
25 license tax, and property tax. In addition, the Site is currently vacant unimproved land, with
26 the exception of one (1) single-family residence and a few accessory structures, and the
27 development of a warehouse building will reduce existing blight and adverse effects of an
28 empty, vacant lot surrounded by urban uses.

22 SECTION 3. An Initial Study (Environmental Assessment Review No. 2018-0081) has
23 been prepared for GPA No. 2018-0001 in accordance with the California Environmental Quality
24 Act (CEQA) and it has been determined that any impacts will be reduced to a level of insignificance
25 through mitigation measures, and a Mitigated Negative Declaration has been prepared in
26 accordance with CEQA, along with a Mitigation Monitoring and Reporting Program. The Planning
27 Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration,
28

1 along with the Mitigation Monitoring and Reporting Program, and direct the Planning Division to
2 file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino
3 County.

4 SECTION 4. The Planning Commission hereby recommends that the City Council
5 approve GPA No. 2018-0001 to change the land use designation of the Site from Residential 6 to
6 Light Industrial with a Specific Plan Overlay, in accordance with the applications on file with the
7 Planning Division, subject to the following conditions:

- 8
9 1. GPA No. 2018-0001 is approved changing the land use designation of approximately
10 16.55 gross acres of land (APNs: 133-101-04, 1133-221-02, 1133-221-06 & 1133-221-
11 07) located on the west side of Maple Avenue approximately 660 feet north of Casmalia
12 Street, and described in the legal description attached as Exhibit A, from Residential 6 to
13 Light Industrial with a Specific Plan Overlay. If the Conditions of Approval specified
14 herein are not satisfied or otherwise completed, the Project shall be subject to
15 revocation.
- 16 2. City inspectors shall have access to the Site to reasonably inspect the Site during
17 normal working hours to assure compliance with these conditions and other codes.
- 18 3. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
19 officers, or employees from any claims, damages, action, or proceeding against the
20 City or its agents, officers, or employees to attack, set aside, void, or annul any
21 approval of the City, its advisory agencies, appeal boards, or legislative body
22 concerning GPA No. 2018-0001. The City will promptly notify the applicant of any
23 such claim, action, or proceeding against the City, and applicant will cooperate fully
24 in the defense.
- 25 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
26 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
27 subject to protest by the applicant at the time of approval or conditional approval of
28 the Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.
5. The applicant shall comply with all conditions of approval contained in SPA No. 2019-
0002, to the extent they are not in conflict with any condition of approval herein.

SECTION 5. The Chairman of the Planning Commission shall sign the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 10th day of April, 2019.

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. ____ was duly passed and adopted at a regular meeting of the
7 Planning Commission of the City of Rialto held on the ____th day of ____, 2019.

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
15 of Rialto this ____th day of ____, 2019
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19 _____
20 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT
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Exhibit "A"

HUITT-ZOLIARS

HUITT-ZOLIARS, INC. • 2603 Main Street • Suite 400 • Irvine, CA 92614-4250 • 949.988.5815 phone • 949.988.5820 fax • huitt-zollars.com

R308255.01
04-02-19

LEGAL DESCRIPTION
GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

Parcel One:

The Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 28, 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 government survey.

Saving and excepting that portion lying within Tract No. 3279, as per plan recorded in Book 44 of Maps, Page 1, Records of said County.

Parcel Two:

The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28 of 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 government Township plat thereof.

Parcel Three:

The North 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28, 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 government Township plat thereof.

Excepting therefrom the Easterly 10 feet of said land as conveyed to the City of Rialto, a municipal corporation by Deed No. 1343 recorded November 5, 1987 as Instrument No. 87-395753 of Official Records.

Parcel Four:

The South 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28, 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 government Township plat thereof.

Excepting therefrom the Easterly 10 feet of said land as conveyed to the City of Rialto, a municipal corporation by Deed No. 1343 recorded November 5, 1987 as Instrument No. 87-395753 of Official Records.



r/R308255.01/02/02.10/ZoneChange/zk/dwm

LEGAL DESCRIPTION-CONTINUED
GENERAL PLAN AMENDMENT
AND SPECIFIC PLAN AMENDMENT
PAGE 2

R308255.01
04-02-19

This legal description is prepared for a General Plan Amendment and Specific Plan Amendment and is not intended for the conveyance of land.

David W. Mackey

DAVID W. MACKEY, PLS 8912



r/R308255.01/02/02.10/ZoneChange/zk/dwm