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**WHEREAS**, approximately 16.55 gross acres of land (APNs: 1133-101-04, 1133-221-02, 1133-221-06 & 1133-221-07) located on the west side of Maple Avenue approximately 660 feet north of Casmalia Street, described in the legal description attached as Exhibit “A” (“Site”), is currently within an unincorporated island within the jurisdiction of the County of San Bernardino, specifically known as North Rialto Island No. 4, and is located within the Sphere of Influence of the City of Rialto; and

**WHEREAS**, on November 22, 2016, the City Council adopted Resolution No. 7035 initiating the annexation process for the five (5) unincorporated islands, including North Rialto Island No. 4, which includes the Site, under Annexation No. 171; and

**WHEREAS**, pursuant to Section 18.02.080 any area annexed into the City of Rialto is automatically placed Single-Family Residential (R-1A) zone, unless the Planning Commission and City Council determine a separate pre-zoning designation as a part of the annexation procedure; and

1       **WHEREAS**, prior to the completion of Annexation No. 171, the applicant, Bridge  
2 Development Partners, LLC, submitted Specific Plan Amendment No. 2019-0002 to change the  
3 boundary of the Rialto Airport Specific Plan to include the Site, and to change the pre-zoning  
4 designation from Single-Family Residential (R-1A) to Planned Industrial Development (I-PID)  
5 within the Rialto Airport Specific Plan (“SPA No. 2019-0002”); and

6       **WHEREAS**, in conjunction herewith, the applicant has also submitted General Plan  
7 Amendment No. 2018-0001 to change the land use designation of the Site from Residential 6 to  
8 Light Industrial with a Specific Plan Overlay (“GPA No. 2018-0001”); and

9       **WHEREAS**, in conjunction herewith, the applicant proposes to develop a 382,018 square  
10 foot warehouse building on the Site, and SPA No. 2019-0002 and GPA No. 2018-0001 are  
11 necessary to facilitate said development (“Project”); and

12       **WHEREAS**, as part of the Project, the applicant will submit a Tentative Parcel Map  
13 application to allow the consolidation of the Site into one (1) 15.95 net acre parcel of land; and

14       **WHEREAS**, as part of the Project, the applicant will submit a Precise Plan of Design  
15 application to allow the development of a 382,018 square foot warehouse building on the Site; and

16       **WHEREAS**, pursuant to the provisions of the California Environmental Quality Act,  
17 Public Resources Code Sections 21000 et. seq. (" CEQA"), the State's CEQA Guidelines,  
18 California Code of Regulations, Title 14, Section 15000 et. seq., and Government Code Section  
19 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an Initial Study  
20 (Environmental Assessment Review No. 2018-0081) prepared by Kimley-Horn and Associates,  
21 Inc. and determined that there is no substantial evidence that the approval of the Project would  
22 result in a significant adverse effect on the environment, provided appropriate mitigation measures  
23 are imposed on the Project; thus, a Mitigated Negative Declaration was prepared and notice thereof  
24 was given in the manner required by law; and

25       **WHEREAS**, a Notice of Intent to adopt the Mitigated Negative Declaration for the Project  
26 was published in the San Bernardino Sun newspaper, and mailed to all property owners within 300  
27 feet of the Site, and a twenty (20) day public comment period was held from March 20, 2019 to  
28 April 8, 2019; and

1       **WHEREAS**, two (2) comment letters were received: (i) one (1) comment letter from Mr.  
2 George Palma, Facilities Planner, for the Rialto Unified School District (RUSD), which was  
3 submitted on March 29, 2019, and (ii) one (1) comment letter from the South Coast Air Quality  
4 Management District (SCAQMD), which was submitted on April 3, 2019; and

5       **WHEREAS**, the comment letter from RUSD sought clarification on the distribution of  
6 truck traffic generated by the project, and what, if any, impact it may have on existing school bus  
7 routes that service Carter High School located at 2630 N. Linden Avenue, since the school bus  
8 routes for Carter High School currently run on Linden Avenue, Bohnert Avenue, and Maple  
9 Avenue; and

10       **WHEREAS**, April 2, 2019, the Planning Division, in coordination with Kimley-Horn and  
11 Associates, Inc., provided a response to RUSD that indicated that all of the truck movements  
12 generated by the project will access the site from Vineyard Avenue, and that access to Vineyard  
13 Avenue is only available via Locust Avenue to the west, which is an existing truck route, and  
14 therefore, the project's truck traffic will not conflict with any existing school bus route on Linden  
15 Avenue, Bohnert Avenue, or Maple Avenue; and

16       **WHEREAS**, the Planning Division did not receive any further comment from RUSD upon  
17 providing the response to the original comment; and

18       **WHEREAS**, the comment letter from SCAQMD noted that the emissions analyzed in the  
19 Initial Study prepared by Kimley-Horn and Associates, Inc. are below the thresholds of  
20 significance, but nonetheless provided suggestions for further reducing nitrous-oxide (NOx) and  
21 particulate matter 2.5 (PM<sup>2.5</sup>) emissions; and

22       **WHEREAS**, on April 4, 2019, the Planning Division, in coordination with Kimley-Horn  
23 and Associates Inc., provided a response to SCAQMD that acknowledged their comment letter  
24 and indicated that the applicant will make best faith efforts to implement additional measures, as  
25 feasible, to further reduce NOx and PM<sup>2.5</sup> emissions generated by the Project; and

26       **WHEREAS**, the Planning Division did not receive any further comment from SCAQMD  
27 upon providing the response to the original comment; and

1       **WHEREAS**, on April 10, 2019, the Planning Commission of the City of Rialto conducted  
2 a duly noticed public hearing, as required by law, on the Mitigated Negative Declaration, GPA  
3 No. 2018-0001, and SPA No. 2019-0002, continued the public hearing to an undetermined date,  
4 requested that the Planning Division conduct a neighborhood meeting to discuss the Project, and  
5 requested that the Planning Division expand the notification radius for the neighborhood meeting  
6 to all property owners within 600 feet of the Site; and

7       **WHEREAS**, the City mailed notices to all property owners within 600 feet of the Site  
8 informing them of a neighborhood meeting to discuss the Project scheduled for April 29, 2019;  
9 and

10       **WHEREAS**, on April 29, 2019, the Planning Division conducted a neighborhood meeting  
11 to discuss the Project at the Frances E. Brooks Conference Center located at 214 N. Palm Avenue,  
12 Rialto, California; and

13       **WHEREAS**, the City mailed public hearing notices to all property owners within 600 feet  
14 of the Site, and published the public hearing notice in the San Bernardino Sun newspaper as  
15 required by State law, for a subsequent public hearing to be held on May 8, 2019 for the Mitigated  
16 Negative Declaration, GPA No. 2018-0001, and SPA No. 2019-0002; and

17       **WHEREAS**, on May 8, 2019, the Planning Commission of the City of Rialto conducted a  
18 duly noticed public hearing, as required by law, on the Mitigated Negative Declaration, GPA No.  
19 2018-0001, and SPA No. 2019-0002, took testimony, at which time it received input from staff,  
20 the city attorney, and the Applicant; heard public testimony; discussed the proposed Mitigated  
21 Negative Declaration, GPA No. 2018-0001, and SPA No. 2019-0002; and closed the public  
22 hearing; and

23       **WHEREAS**, on May 8, 2019, the Planning Commission voted 3-3 (1 absence), resulting  
24 in no decision regarding a formal recommendation on the Mitigated Negative Declaration, GPA  
25 No. 2018-0001, and SPA No. 2019-0002 to the City Council; and

26       **WHEREAS**, on June 11, 2019, the City Council conducted a public hearing, as required  
27 by law, on the Mitigated Negative Declaration, GPA No. 2018-0001, and SPA No. 2019-0002,  
28 took testimony, at which time it received input from staff, the city attorney, and the applicant;

1 heard public testimony, discussed the Mitigated Negative Declaration, GPA No. 2018-0001, and  
2 SPA No. 2019-0002; and closed the public hearing; and

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

4 **NOW, THEREFORE**, the City Council hereby finds, determines, and resolves as follows:

5 **SECTION 1.** The City Council hereby specifically finds that all of the facts set forth in the  
6 recitals above of this Resolution are true and correct and incorporated herein.

7 **SECTION 2.** The City Council has independently reviewed and considered the proposed  
8 Mitigated Negative Declaration, the public comments upon it, and other evidence and finds that  
9 the Mitigated Negative Declaration was prepared in the manner required by law, and there is no  
10 substantial evidence, provided appropriate mitigation measures are imposed, that the Project would  
11 result in a significant adverse effect upon the environment.

12 **SECTION 3.** The Initial Study and Mitigated Negative Declaration (Environmental  
13 Assessment Review No. 2018-0081) prepared for the project identified that the Site did not have  
14 suitable habitat for any threatened or endangered species, and therefore the proposed Project will  
15 have no individual or cumulative adverse impacts upon such resources, as defined in Section 711.  
16 2 of the State Fish and Game Code.

17 **SECTION 4.** The attached proposed Initial Study and Mitigated Negative Declaration,  
18 Exhibit “B” hereto, finds that there are no impacts or less than significant impacts to aesthetics,  
19 agriculture and forestry resources, greenhouse gas emissions, hydrology/water quality, land  
20 use/planning, mineral resources, population/housing, public services, recreation, and utilities and  
21 service systems.

22 **SECTION 5.** With the imposition of mitigation measures that address potential impacts  
23 upon air quality, biological resources, cultural resources, geology and soils, hazards and hazardous  
24 materials, noise, transportation/traffic, and mandatory findings of significance in the community,  
25 and as set forth in the Mitigation Monitoring & Reporting Program, Exhibit “C” hereto, which is  
26 attached hereto and incorporated herein by this reference, the proposed Project’s potential  
27 significant impacts will be reduced below a level of significance.

**SECTION 6.** For the foregoing reasons and based on the information and findings included in the Initial Study and Mitigated Negative Declaration, technical reports, Mitigation Monitoring and Reporting Program, Staff Report, public testimony, and all other documents and evidence in the administrative record of proceedings, the City Council has determined that the Project, as conditioned and mitigated, will not have a significant adverse impact on the environment and also finds that the preparation of the Initial Study and Mitigated Negative Declaration attached hereto complies with CEQA. Therefore, the City Council hereby certifies the Initial Study and Mitigated Negative Declaration and adopts the Mitigation Monitoring and Reporting Program, making certain environmental findings to allow the Project.

**SECTION 7.** The Mayor 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 11th day of June, 2019.

DEBORAH ROBERTSON, MAYOR

**ATTEST:**

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BARBARA MCGEE, CITY CLERK

**APPROVED AS TO FORM:**

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FRED GALANTE, CITY ATTORNEY

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
4

5 I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing  
6 Resolution No. \_\_\_\_\_ was duly passed and adopted at a regular meeting of the City Council  
7 of the City of Rialto held on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

8 Upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember  
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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
16  
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19 \_\_\_\_\_  
20 BARBARA MCGEE, CITY CLERK  
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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

Exhibit “B”

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Exhibit "C"

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