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WHEREAS, currently, the development, expansion, and modification of storage warehouses, distribution centers, and similar uses are permitted by right in each industrial zone within the City of Rialto; and

WHEREAS, the City desires to have storage warehouses, distribution centers, and similar uses be conditionally permitted in all industrial zones within the City of Rialto rather than permitted by right; and

WHEREAS, the Conditional Development Permit process will allow the City to place conditions of approval upon the development, expansion, or modification of storage warehouses, distribution centers, and similar uses in all industrial zones within the City of Rialto to ensure that these particular type of uses are constructed and operated continuously in a manner that is consistent with the vision, objectives, and goals of the General Plan, Rialto Municipal Code, and any underlying specific plan; and

WHEREAS, on November 20, 2019 the Planning Commission conducted a duly noticed public hearing at which time it received input from staff and the city attorney, heard public testimony, discussed the proposed Ordinance, and after considering both oral and written testimony, closed the public hearing; and

WHEREAS, the adoption of the proposed Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15378(b)(5); and

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

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

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

6 SECTION 2. The Planning Commission hereby finds that the proposed Ordinance is
7 consistent with following goals and policies of the General Plan: (i) Goal 2-9, Protect residential
8 schools, parks, and other sensitive land uses from the impacts associated with industrial and
9 trucking-related land uses, as well as commercial and retail areas, (ii) Policy 2-9.1, Require
10 mitigation and utilize other techniques to protect residential development and other sensitive land
11 uses near industrial land uses or within identified health risk areas from excessive noise, hazardous
12 materials and waste releases, toxic air pollutant concentrations, and other impacts, and (iii) Goal 2-
13 22, Promote commercial and/or industrial development that is well designed, people oriented,
14 environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally
15 efficient for its purpose.

16 SECTION 3. The Planning Commission hereby recommends that the City Council of the
17 City of Rialto approved the proposed Ordinance, Exhibit "A" hereto, to add sections to Chapter
18 18.66 (Conditional Development Permits) and amend Section 18.38.020 of the Rialto Municipal
19 Code to require the approval of a Conditional Development Permit for the development, expansion,
20 or modification of storage warehouses, distribution centers, and similar uses.

21 SECTION 4. The Chairman of the Planning Commission shall sign the passage and
22 adoption of this resolution and thereupon the same shall take effect and be in force.

23
24 PASSED, APPROVED AND ADOPTED this 20th day of November, 2019.

25
26 
27 JOHN PEUKERT, CHAIR
28 CITY OF RIALTO PLANNING COMMISSION

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

5 I, Edgar Gonzalez, Assistant Planner of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **19-65** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 20th day of November 2019.

8 Upon motion of Planning Commissioner Dale Estvander, second by Vice Chair Frank
9 Gonzalez the foregoing Resolution No. **19-65** was duly passed and adopted.

10
11 Vote on the motion:

12 AYES: 7

13 NOES: 0

14 ABSENT:

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
16 Rialto this 20th day of November 2019.

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20 
Edgar Gonzalez, Assistant Planner