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WHEREAS, the applicant, Crown Enterprises, Inc., proposes to store additional truck trailers outdoors (“Project”) on 3.3 acres of land (APNs: 0258-121-51) on the west side of Riverside Avenue approximately 280 feet north Industrial Drive within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan (“Site”) in junction with the existing truck terminal located at 2765 South Riverside Avenue; and

WHEREAS, in conjunction herewith, the applicant has submitted Conditional Development Permit No. 2019-0014 to allow the establishment and operation of an outdoor storage yard for truck trailers (“CDP No. 2019-0014”); and

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1 are imposed on the Project; thus, a Mitigated Negative Declaration was prepared and notice thereof  
2 was given in the manner required by law; and

3 WHEREAS, a Notice of Intent to adopt the Mitigated Negative Declaration for the Project  
4 was published in the San Bernardino Sun newspaper, and mailed to all property owners within 300  
5 feet of the Site, and a twenty (20) day public comment period was held from February 16, 2021 to  
6 March 7, 2021; and

7 WHEREAS, the Planning Division did not receive any comments during twenty (20) day  
8 public comment period; and

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

12 WHEREAS, on April 28, 2021, the Planning Commission of the City of Rialto conducted  
13 a duly noticed public hearing, as required by law, on the Mitigated Negative Declaration, PPD No.  
14 2019-0048 and CDP No. 2019-0014, took testimony, at which time it received input from staff,  
15 the city attorney, and the Applicant; heard public testimony; discussed the proposed Mitigated  
16 Negative Declaration, PPD No. 2019-0048 and CDP No. 2019-0014; and closed the public  
17 hearing; and

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

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

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

23 SECTION 2: The Planning Commission has independently reviewed and considered the  
24 proposed Initial Study and Mitigated Negative Declaration (Environmental Assessment Review  
25 No. 2019-0048) attached hereto as Exhibit "B" and incorporated herein by this reference and other  
26 evidence and finds that the Mitigated Negative Declaration was prepared in the manner required  
27 by law, and there is no substantial evidence in the record to support a fair argument that the Project  
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1 would result in a significant adverse effect upon the environment, provided appropriate mitigation  
2 measures are imposed as recommended below.

3 SECTION 3: The Initial Study and Mitigated Negative Declaration prepared for the project  
4 identified that the Site did not have suitable habitat for any threatened or endangered species, and  
5 therefore the proposed Project will have no individual or cumulative adverse impacts upon such  
6 resources, as defined in Section 711. 2 of the State Fish and Game Code.

7 SECTION 4: The attached proposed Initial Study and Mitigated Negative Declaration  
8 finds that there are no impacts or less than significant impacts to aesthetics, agriculture and forestry  
9 resources, air quality, energy, greenhouse gas emissions, hazards and hazardous materials,  
10 hydrology and water quality, land use/planning, mineral resources, noise, public services,  
11 recreation, tribal cultural resources, utilities and service systems, and wildfire.

12 SECTION 5: With the imposition of mitigation measures that address potential significant  
13 impacts upon biological resources, cultural resources, geology and soils, transportation, and  
14 mandatory findings of significance in the community, and as set forth in the Mitigation Monitoring  
15 & Reporting Program, Exhibit "B" hereto, which is attached hereto and incorporated herein by  
16 this reference, the proposed Project's potential significant impacts will be reduced below a level  
17 of significance.

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

SECTION 7: 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 28th day of April, 2021.

FRANK GONZALEZ, CHAIR  
CITY OF RIALTO PLANNING COMMISSION

1  
2 STATE OF CALIFORNIA )  
3 COUNTY OF SAN BERNARDINO ) ss  
4 CITY OF RIALTO )  
5

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

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

11 Vote on the motion:

12 AYES:

13 NOES:

14 ABSENT:

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
16 Rialto this \_\_\_\_th day of \_\_\_\_, 2021.  
17  
18  
19

20 \_\_\_\_\_  
21 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT  
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