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WHEREAS, the applicant, J & T Management, Inc., proposes to develop a vehicle fuel station consisting of a 5,324 square foot canopy with sixteen (16) fuel dispensers, a 1,152 square foot canopy with six (6) fuel dispensers, a 4,138 square foot convenience market with the sale of beer and wine, a 1,430 square foot automated car wash, and a 2,542 square foot stand-alone restaurant building with drive-thru service (“Project”) on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway within the Freeway Commercial (FC) zone of the Renaissance Specific Plan (“Site”); and

WHEREAS, on September 30, 2020, the Planning Commission adopted Planning Commission Resolutions Nos. 2020-27 through 2020-33 approving Conditional Development Permit No. 2019-0022, Conditional Development Permit Nos. 2020-0013 through 2020-0017, and Precise Plan of Design No. 2019-0048, which allowed the development of a vehicle fuel station consisting of a 5,324 square foot canopy with sixteen (16) fuel dispensers, a 1,152 square foot canopy with six (6) fuel dispensers, a 4,400 square foot convenience market with the sale of beer and wine, a 1,798 square foot quick-service restaurant with drive-thru service, a 1,750 square foot

1 quick-service restaurant, and a 2,542 square foot stand-alone restaurant building with drive-thru
2 service on the Site (collectively “Alder Renaissance Project”); and

3 WHEREAS, on September 30, 2020, the Planning Commission approved the July 2020
4 Mitigated Negative Declaration for the Alder Renaissance Project; and

5 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional
6 Development Permit No. 2021-0003 to facilitate the development and operation of a 1,430 square
7 foot automated car wash on the Site (“CDP No. 2021-0003”); and

8 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional
9 Development Permit No. 2021-0024 to reduce the floor area of the convenience market previously
10 approved under Conditional Development Permit No. 2019-0022 from 4,400 square feet to 4,138
11 square feet (“CDP No. 2021-0024”); and

12 WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of
13 Design No. 2021-0004 to modify the Alder Renaissance Project, to include reducing the floor area
14 of the previously approved convenience market from 4,400 to 4,138 square feet, eliminating the
15 two (2) previously approved quick-service restaurants totaling 3,548 square feet in size, and
16 incorporating a new 1,430 square foot automated car wash (“PPD No. 2021-0004”); and

17 WHEREAS, pursuant to the provisions of California Environmental Quality Act (CEQA)
18 Section 15164(b), Public Resources Code Sections 21000 et. seq. (“CEQA”), the State’s CEQA
19 Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., and Government
20 Code Section 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an
21 Addendum to the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project
22 (Environmental Assessment Review No. 2021-0020) prepared by Matthew Fagan Consulting
23 Services, Inc., Exhibit “A” hereto, and determined that the proposed Project would result in no
24 new significant impacts that were not analyzed in the July 2020 Mitigated Negative Declaration
25 for the Alder Renaissance Project (“July 2020 MND”), nor would the proposed Project cause a
26 substantial increase in the severity of any previously identified environmental impacts. The
27 potential impacts associated with proposed Project would either be the same or less than those
28 described in the July 2020 MND. In addition, there are no substantial changes to the circumstances

1 under which the proposed Project would be undertaken that would result in new or more severe
2 environmental impacts than previously addressed in the July 2020 MND, nor has any new
3 information regarding the potential for new or more severe significant environmental impacts been
4 identified; and

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

8 WHEREAS, on July 14, 2021, the Planning Commission of the City of Rialto conducted a
9 duly noticed public hearing, as required by law, on the Addendum to the July 2020 Mitigated
10 Negative Declaration for the Alder Renaissance Project, CDP No. 2021-0003, CDP No. 2021-
11 0024, and PPD No. 2021-0004, took testimony, at which time it received input from staff, the city
12 attorney, and the Applicant; heard public testimony; discussed the proposed Addendum to the July
13 2020 Mitigated Negative Declaration for the Alder Renaissance Project, CDP No. 2021-0003,
14 CDP No. 2021-0024, and PPD No. 2021-0004; and closed the public hearing; and

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

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

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

20 SECTION 2: The City of Rialto is the Lead Agency for the Project, as determined by
21 CEQA. Based on the Addendum to the July 2020 Mitigated Negative Declaration for the Alder
22 Renaissance Project (Environmental Assessment Review No. 2021-0020) and the accompanying
23 technical studies, it has been determined that:

- 24
- 25 1. There are no substantial changes to the Project or the circumstances under which the
26 Project will be carried out that will require major revisions to the previously approved
27 Mitigated Negative Declaration.
28

1 2. The Project will not result in new significant environmental effects or substantial increases
2 in the severity of previously identified significant effects.

3
4 3. There is no new information substantial importance, which was known or could have been
5 known with the exercise of reasonable diligence at the time the previous Mitigated
6 Negative Declaration was approved.

7
8 4. The Project will not have any significant effects that are not identified and discussed in the
9 previously approved Mitigated Negative Declaration, and there are no newly feasible, or
10 considerably different, mitigation measures or alternatives which would substantially
11 reduce one or more significant effects of the Project which the applicant declines to adopt.

12
13 SECTION 3: The Planning Commission hereby approves the Addendum to the July 2020
14 Mitigated Negative Declaration for the Alder Renaissance Project (Environmental Assessment
15 Review No. 2021-0020), attached hereto as Exhibit "A", prepared in accordance with CEQA for
16 the Project.

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

19 PASSED, APPROVED AND ADOPTED this 14th day of July, 2021.

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FRANK GONZALEZ, CHAIR
23 CITY OF RIALTO PLANNING COMMISSION
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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 Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2021.

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 ____, 2021.
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19 _____
20 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT
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Exhibit “A”

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