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WHEREAS, the applicant, Rialto Travel Center, proposes to develop a passenger vehicle fuel station consisting of a 5,519 square foot canopy with seven (7) fuel dispensers underneath, a truck fuel station consisting of a 3,544 square foot canopy with nine (9) fuel dispensers underneath, a 14,697 square foot commercial building with drive-thru service, a 6,375 square foot truck service shop building, and associated fuel tanks, paving, screen walls, fencing, lighting, landscaping, and drainage improvements (“Project”) on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan (“Site”); and

WHEREAS, in conjunction with the Project, the applicant has submitted Conditional Development Permit No. 2021-0010 to facilitate the development and operation of a truck fuel station consisting of a 3,544 square foot canopy with nine (9) fuel dispensers underneath on the Site (“CDP No. 2021-0010”); and

1 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional
2 Development Permit No. 2021-0011 to facilitate the development and operation of a 12,297 square
3 foot convenience market/travel center within a proposed 14,697 square foot commercial building
4 on the Site (“CDP No. 2021-0011”); and

5 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional
6 Development Permit No. 2021-0012 to facilitate the development and operation of a 2,400 square
7 foot restaurant with drive-thru service within a proposed 14,697 square foot commercial building
8 on the Site (“CDP No. 2021-0012”); and

9 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional
10 Development Permit No. 2021-0013 to facilitate the development and operation of a 6,375 square
11 foot truck service shop building on the Site (“CDP No. 2021-0013”); and

12 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional
13 Development Permit No. 2021-0014 to facilitate the sale of beer and wine for off-site consumption
14 from a proposed 12,297 square foot convenience market/travel center on the Site (“CDP No. 2021-
15 0014”); and

16 WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of
17 Design No. 2021-0013 to facilitate the development of a passenger vehicle fuel station consisting
18 of a 5,519 square foot canopy with seven (7) fuel dispensers underneath, a truck fuel station
19 consisting of a 3,544 square foot canopy with nine (9) fuel dispensers underneath, a 14,697 square
20 foot commercial building with drive-thru service, a 6,375 square foot truck service shop building,
21 and associated fuel tanks, paving, screen walls, fencing, lighting, landscaping, and drainage
22 improvements on the Site (“PPD No. 2021-0013”); and

23 WHEREAS, pursuant to the provisions of California Environmental Quality Act (CEQA)
24 Section 15164(a), Public Resources Code Sections 21000 et. seq. (“CEQA”), the State's CEQA
25 Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., and Government
26 Code Section 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an
27 Addendum to Renaissance Specific Plan Final Environmental Impact Report (Environmental
28 Assessment Review No. 2021-0016) prepared by De Novo Planning Group, Inc., Exhibit “A”

1 hereto, and determined that the proposed Project would result in no new significant impacts that
2 were not analyzed in the Renaissance Specific Plan Final Environmental Impact Report ("RSP
3 FEIR"), nor would the proposed Project cause a substantial increase in the severity of any
4 previously identified environmental impacts. The potential impacts associated with proposed
5 Project would either be the same or less than those described in the RSP FEIR. In addition, there
6 are no substantial changes to the circumstances under which the proposed Project would be
7 undertaken that would result in new or more severe environmental impacts than previously
8 addressed in the RSP FEIR, nor has any new information regarding the potential for new or more
9 severe significant environmental impacts been identified; and

10 WHEREAS, the City mailed public hearing notices for the proposed Project to all property
11 owners within 1,000 feet of the project site, and published the public hearing notice in the San
12 Bernardino Sun newspaper as required by State law; and

13 WHEREAS, on October 13, 2021, the Planning Commission of the City of Rialto
14 conducted a duly noticed public hearing, as required by law, on the Addendum to the Renaissance
15 Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-
16 0016), CDP No. 2021-0009, CDP No. 2021-0010, CDP No. 2021-0011, CDP No. 2021-0012,
17 CDP No. 2021-0013, CDP No. 2021-0014, and PPD No. 2021-0013, took testimony, at which
18 time it received input from staff, the city attorney, and the Applicant; heard public testimony;
19 discussed the proposed Addendum to the Renaissance Specific Plan Final Environmental Impact
20 Report (Environmental Assessment Review No. 2021-0016), CDP No. 2021-0009, CDP No. 2021-
21 0010, CDP No. 2021-0011, CDP No. 2021-0012, CDP No. 2021-0013, CDP No. 2021-0014, and
22 PPD No. 2021-0013; and closed the public hearing; and

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

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

26 SECTION 1: The Planning Commission hereby finds all of the above recitals to be true
27 and correct.
28

SECTION 2: The City of Rialto is the Lead Agency for the Project, as determined by CEQA. Based on the Addendum to the Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) and the accompanying technical studies, it has been determined that:

1. There are no substantial changes to the Project or the circumstances under which the Project will be carried out that will require major revisions to the previously certified EIR.
2. The Project will not result in new significant environmental effects or substantial increases in the severity of previously identified significant effects.
3. There is no new information substantial importance, which was known or could have been known with the exercise of reasonable diligence at the time the previous EIR was certified.
4. The Project will not have any significant effects that are not identified and discussed in the previously certified EIR, and there are no newly feasible, or considerably different, mitigation measures or alternatives which would substantially reduce one or more significant effects of the Project which the applicant declines to adopt.

SECTION 3: The Planning Commission hereby adopts the Addendum to the Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016), attached hereto as Exhibit “A”, prepared in accordance with CEQA for the Project.

SECTION 4: 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 13th day of October, 2021.

FRANK GONZALEZ, 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 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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