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1 **WHEREAS**, in order to implement Housing Element Goal 2, Housing Program 2B,
2 referred to as the Rezone Program, calls for the City to rezone to provide adequate sites to
3 accommodate RHNA; and

4 **WHEREAS**, the City's Rezone Program includes a Housing Opportunity District
5 residential overlay affecting a total 315 parcels totaling approximately 323 acres city-wide; and

6 **WHEREAS**, the City's Rezone Program includes a Housing Opportunity District overlay
7 in the Foothill Central Specific Plan affecting approximately 170 parcels totaling approximately
8 173 acres; and

9 **WHEREAS**, the City's Rezone Program includes a provision to permit at least 20 units
10 per acre on sites identified in the housing element; and

11 **WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), Initial
12 Study/Mitigated Negative Declaration (IS/MND) was prepared for this Project in compliance with
13 CEQA and the local environmental review guidelines; and

14 **WHEREAS**, pursuant to Government Code Sections 65450-65457, on January 21, 2026,
15 the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required
16 by law, on Specific Plan Amendment (SPA) No. 25-0001; heard public testimony; discussed SPA
17 No. 25-0001; and closed the public hearing and forwarded a recommendation to the City Council
18 for action; and

19 **WHEREAS**, the Planning Commission voted 6-0 to recommend the City Council approve
20 the SPA No. 25-0001; and

21 **WHEREAS**, pursuant to Government Code Section 65350-65362, on February 24, 2026,
22 the City Council of the City of Rialto conducted a duly noticed public hearing, as required by law,
23 on SPA No. 25-0001, heard testimony, at which time it received input from staff and the city
24 attorney; received public testimony; discussed the proposed SPA No. 25-0001; and closed the
25 public hearing; and

1 **WHEREAS**, the final adoption of the IS/MND and approval of the draft Specific Plan
2 Amendment shall be considered by the City Council as the final approval authority, after
3 evaluation of the environmental document; and

4 **WHEREAS**, all legal prerequisites to the adoption of this Ordinance have occurred.

5 **NOW, THEREFORE**, the City Council of the City of Rialto, California, does hereby ordain
6 as follows:

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

9 **SECTION 2.** Pursuant to the California Environmental Quality Act (CEQA), an Initial
10 Study/Mitigated Negative Declaration (IS/MND) was prepared for the draft 2021-2029 Housing
11 Element Update in compliance with CEQA and the local environmental review guidelines. SPA No.
12 25-0001 is within the scope of the IS/MND, which is incorporated herein by this reference, and no
13 subsequent environmental review is required per CEQA Guidelines Sections 15162–15164. The City
14 Council hereby adopts the IS/MND and finds that, based upon the IS/MND, there is no substantial
15 evidence of environmental impacts.

16 **SECTION 3.** The Foothill Central Specific Plan shall be amended to revise the following
17 sections in the manner shown, with underlined text representing added language. All unmarked text
18 shall remain unmodified and in full force and effect, the Foothill Central Specific Plan shall be
19 amended to read as follows:

20 “5.5 Land Use Districts, 5.5.2 Intent and Purpose

21 **Housing Opportunity District:** Parcels within the Foothill–Central Specific Plan designated for
22 residential opportunity in the City’s 2021–2029 Housing Element shall be subject to the Housing
23 Opportunity District regulations contained in Chapter 18.116 of the Rialto Municipal Code. Where
24 conflicts occur between this Specific Plan and Chapter 18.116, the provisions of Chapter 18.116 shall
25 govern.”

26 “Table 5-1 - Permitted Uses
27
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Notes:

9. Within parcels identified as part of the Housing Opportunity District (HOD), residential uses permitted under Rialto Municipal Code Chapter 18.116 are allowable. Where conflicts occur between Chapter 18.116 and the Foothill–Central Specific Plan, the provisions of Chapter 18.116 shall govern.”

“Table 5-2 – Development Standards

Notes:

Within parcels identified as part of the Housing Opportunity District (HOD), residential uses permitted under Rialto Municipal Code Chapter 18.116 are allowable. Where conflicts occur between Chapter 18.116 and the Foothill–Central Specific Plan, the provisions of Chapter 18.116 shall govern.”

SECTION 4. The City Council hereby directs staff to prepare, execute, and file with the San Bernardino County Clerk of the Board of Supervisors a Notice of Determination within five (5) working days of the adoption of the Ordinance.

SECTION 5. If any provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions of this Ordinance, which shall remain in effect absent the provision held to be invalid and, to this end, the provisions of this Ordinance are declared to be severable.

SECTION 6. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption of this Ordinance and shall cause a copy thereof to be published within fifteen (15) days of the adoption and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED AND ADOPTED this ____ day of February, 2026.

JOE BACA, MAYOR

ATTEST:

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM:

ERIC S. VAIL, 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 February, 2026.

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 _____, 2026.

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19 _____
20 BARBARA MCGEE, CITY CLERK
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