

1 Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the
2 Gateway Specific Plan (“SPA No. 2022-0002”); and

3 WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of
4 Design No. 2022-0031 to facilitate the development of one (1) 46,758 square foot industrial
5 warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site
6 (“PPD No. 2022-0065”); and

7 WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted
8 a duly noticed public hearing, as required by law, on CDP No. 2022-0019, GPA No. 2022-0001,
9 SPA No. 2022-0002, and PPD No. 2022-0031, took testimony, at which time it received input
10 from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed
11 CDP No. 2022-0019, GPA No. 2022-0001, SPA No. 2022-0002, and PPD No. 2022-0031; and
12 closed the public hearing; and

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

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

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

18 SECTION 2. Based on substantial evidence presented to the Planning Commission during
19 the public hearing conducted with regard to CDP No. 2022-0019, including written staff reports,
20 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
21 Planning Commission hereby determines that CDP No. 2022-0019 satisfies the requirements of
22 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made
23 precedent to granting a conditional development permit, which findings are as follows:

- 24 1. The proposed use is deemed essential or desirable to provide a service or facility
25 which will contribute to the convenience or general well-being of the neighborhood
26 or community; and

27 *This finding is supported by the following facts:*

28 The Site is under-developed and includes an existing industrial building near the south
portion of the Site which has been used for storage with supporting office in the past but is
currently vacant. The Project will develop the highest and best use for the Site, in

1 accordance with the proposed Industrial Park (I-P) zone of the Gateway Specific Plan.
2 Additionally, the Project will provide employment opportunities within the City and reduce
3 blight by implementing a use on non-conforming, semi-improved land.

- 4 2. The proposed use will not be detrimental or injurious to health, safety, or general
5 welfare of persons residing or working in the vicinity; and

6 *This finding is supported by the following facts:*

7 The development of an industrial warehouse building on the Site is consistent with the
8 proposed Industrial Park (I-P) zone, which conditionally permits the development and
9 operation of industrial warehouse buildings. To the north of the project site, is vacant land
10 with a wireless telecommunications facility, to the east is an existing self-storage facility
11 and Flood Control channel, to the west across Willow Avenue, is a 492,410 square foot
12 industrial building, and to the south across Valley Boulevard, is a vacant non-conforming
13 site. The proposed zoning designation of the Site and the zoning designation of the
14 properties to the west and south is I-P. The Project is consistent with the proposed I-P
15 zoning designation and the surrounding developments. The nearby area is predominantly
16 designated for and developed with industrial uses, and as a result, there are no sensitive
17 land uses adjacent to or across the street from the project site. The project is not expected
18 to negatively impact any uses with the successful implementation of measures such as
19 landscape buffering, the installation of solid screen walls, and aesthetic building
20 enhancements.

- 21 3. The site for the proposed use is adequate in size, shape, topography, accessibility and
22 other physical characteristics to accommodate the proposed use in a manner
23 compatible with existing land uses; and

24 *This finding is supported by the following facts:*

25 The Site is approximately 6.02 acres in size, is fairly level, and adjacent to two (2) public
26 streets, which will be able to accommodate the proposed use. The Project will have four (4)
27 points of access – one (1) via Valley Boulevard and three (3) via Willow Avenue. All
28 proposed driveways measure thirty-two (32) feet wide. The Valley Boulevard driveway
near the southeast corner of the project site will provide right-in/right-out access for
passenger vehicles only. The southern Willow Avenue driveway will provide full-access
for passenger vehicles only while the northern and central Willow Avenue driveways will
provide full-access for both trucks and passenger vehicles. In addition, the building will
have 111 parking spaces, which exceeds the amount required by Chapter 18.58 (Off-Street
Parking) of the Rialto Municipal Code.

4. The site has adequate access to those utilities and other services required for the
proposed use; and

This finding is supported by the following facts:

1 The Site is currently developed with an existing industrial building and has adequate access
2 to all utilities and services required through main water, electric, sewer, and other utility lines
3 that will be hooked up to the Site.

- 4 5. The proposed use will be arranged, designed, constructed, and maintained so as it will
5 not be injurious to property or improvements in the vicinity or otherwise be
6 inharmonious with the General Plan and its objectives, the Gateway Specific Plan, or
7 any zoning ordinances, and

8 *This finding is supported by the following facts:*

9 As previously stated, the proposed use is consistent with the proposed BP general plan land
10 use designation and proposed I-P zoning designation. The design of the Project includes
11 solid concrete screen walls such that none of the dock doors will be visible from the public
12 right-of-way, the building will have 111 parking spaces, and the Project will have a Floor
13 Area Ratio (FAR) of 45.8 percent, all of which comply with the proposed BP general plan
14 land use designation, the proposed I-P zone, the Gateway Specific Plan, and the City's
15 Design Guidelines. Additionally, a minimum twenty-five (25) foot wide landscaped
16 setbacks will be provided along the entire frontages of Valley Boulevard, and Willow
17 Avenue. Landscaping will be abundantly incorporated into the Site, as the landscape
18 coverage for the project is 19.6 percent, which exceeds the minimum required amount of
19 10.0 percent.

- 20 6. Any potential adverse effects upon the surrounding properties will be minimized to
21 every extent practical and any remaining adverse effects shall be outweighed by the
22 benefits conferred upon the community or neighborhood as a whole.

23 *This finding is supported by the following facts:*

24 The Project's effects will be minimized through the implementation of the Conditions of
25 Approval contained herein, and through the implementation of Conditions of Approval
26 imposed by the City Council on the Precise Plan of Design, such as extensive landscaping,
27 solid screen walls, decorative paving, and enhanced architectural features. The
28 development of a high-quality industrial development will provide additional employment
opportunities for residents and visitors to the City. The Project will also serve to develop
a piece of land, which has remained non-conforming and under-developed. The Project is
consistent with the proposed I-P zoning designation and the surrounding land uses. The
nearby area is predominantly designated for and developed with industrial uses, and as a
result, there are no sensitive land uses adjacent to or across the street from the project site.
The project is not expected to negatively impact any uses with the successful
implementation of measures such as landscape buffering, the installation of solid screen
walls, and aesthetic building enhancements. Therefore, any potential adverse effects are
outweighed by the benefits conferred upon the community and neighborhood as a whole.

1 SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been
2 prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-
3 0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings
4 and recommended mitigation with the Initial Study, staff determined that the project will not have an
5 adverse impact on the environment, provided that mitigation measures are implemented, and a
6 Mitigated Negative Declaration was prepared. The local newspaper published a copy of the Notice
7 of Intent to adopt the Mitigated Negative Declaration for the project, and the City mailed the notice
8 to all property owners within 1,000 feet of the project site for a public comment period held from
9 February 11, 2026 to May 12, 2026. The Mitigated Negative Declaration was prepared in accordance
10 with CEQA. Pursuant to Resolution No. _____, incorporated herein by this reference, the
11 Planning Commission hereby recommends that the City Council adopt the Mitigated Negative
12 Declaration and direct the Planning Division to file the necessary documentation with the Clerk of
13 the Board of Supervisors for San Bernardino County.
14

15 SECTION 4. The Planning Commission hereby recommends that the City Council approve
16 CDP No. 2022-0019, in accordance with the plans and application on file with the Planning Division,
17 subject to the following conditions:

- 18 1. The approval is granted allowing the development and operation of one (1) 46,758 square
19 foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse
20 building on approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04)
21 located at the northeast corner of Valley Boulevard and Willow Avenue, as shown on the
22 plans attached as Exhibit A and as approved by the City Council. If the Conditions of
23 Approval specified herein are not satisfied or otherwise completed, the project shall be
24 subject to revocation.
- 25 2. City inspectors shall have access to the site to reasonably inspect the site during normal
26 working hours to assure compliance with these conditions and other codes.
- 27 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
28 and/or any of its officials, officers, employees, agents, departments, agencies, and
 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
 demands, law suits, writs of mandamus, and other actions and proceedings (whether
 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
 and other such procedures), (collectively “Actions”), brought against the City, and/or

1 any of its officials, officers, employees, agents, departments, agencies, and
2 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
3 annul, the any action of, or any permit or approval issued by, the City and/or any of its
4 officials, officers, employees, agents, departments, agencies, and instrumentalities
5 thereof (including actions approved by the voters of the City), for or concerning the
6 Project (collectively, the “Entitlements”), whether such Actions are brought under the
7 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
8 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
9 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
10 or any decision of a court of competent jurisdiction. This condition to indemnify,
11 protect, defend, and hold the City harmless shall include, but not be limited to (i)
12 damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
13 attorneys’ fees and other costs, liabilities and expenses incurred in connection with
14 such proceeding whether incurred by applicant, Property owner, or the City and/or
15 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
16 are the “Damages”). Notwithstanding anything to the contrary contained herein, the
17 Applicant shall not be liable to the City Parties under this indemnity to the extent the
18 Damages incurred by any of the City Parties in such Action(s) are a result of the City
19 Parties’ fraud, intentional misconduct or gross negligence in connection with issuing
20 the Entitlements. The applicant shall execute an agreement to indemnify, protect,
21 defend, and hold the City harmless as stated herein within five (5) days of approval of
22 CDP No. 2022-00019.

- 23 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
24 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
25 subject to protest by the applicant at the time of approval or conditional approval of the
26 Project or within 90 days after the date of the imposition of the fees, dedications,
27 reservations, or exactions imposed on the Project.
- 28 5. The tenants within the building shall always conduct operations consistent with the
environmental analysis contained within the Environmental Impact Report
(Environmental Assessment Review No. 2022-0033) adopted for the Project.
6. The property owner(s) and building tenants shall always abide by all operational
mitigation measures contained within the Mitigation Monitoring and Reporting Program
associated with the Environmental Impact Report (Environmental Assessment Review
No. 2020-0033) adopted for the Project.
7. The Project shall be limited to a maximum of 91 actual passenger car trips and 61 actual
truck trips daily, in accordance with the Trip Generation Summary of the Transportation
memorandum prepared for the Project by Dudek, Inc. and dated March 24, 2022, Revised
July 21, 2025, which is attached hereto as Exhibit B.
8. The applicant, landlord, and/or tenant(s) shall ensure that all inbound truck traffic that
requires temporary queuing or staging do so on-site. Inbound truck traffic shall not queue
or stage on any public street at any time. Activities on-site shall not operate in such a

1 manner that would impact traffic lanes, cause back up (queuing or staging) of vehicles
2 into the public-right-of-way, or create any unsafe conditions. Fire and Police access and
3 passage around trucks queuing or staging on-site shall be feasible at all times and activities
4 shall not block parking areas, access or passage for disabled persons or emergency
5 response vehicles.

6 9. The applicant, landlord, and/or tenant(s) shall only park or store trucks and trailers within
7 designated truck/trailer parking spaces adjacent to the dock doors. No trucks or trailers
8 shall be parked or stored within any drive-aisles or passenger vehicle parking areas outside
9 of the enclosed truck courts at any time.

10 10. The landlord and/or tenant(s) shall not store any product, goods, materials, etc. outside of
11 the building at any time, except for trucks, trailers, and vehicles associated with the
12 operation(s) conducted within the building, without prior approval of a separate
13 Conditional Development Permit in accordance with Chapter 18.104 (Outdoor Storage
14 Uses) of the Rialto Municipal Code.

15 11. At the discretion of the Rialto Police Department, the applicant shall install and maintain
16 exterior security cameras at the location that cover the entire Site. The exterior security
17 cameras shall be installed prior to the issuance of a Certificate of Occupancy. The security
18 cameras shall be accessible to the Rialto Police Department via the FususONE web
19 application, or successor application, at all times.

20 12. Approval of CDP No. 2022-0019 will not become effective until the applicant has signed
21 a statement acknowledging awareness and acceptance of the required conditions of
22 approval contained herein.

23 13. In the event, that any operation on the Site is found to be objectionable or incompatible
24 with the character of the City and its environs due to excessive noise, excessive traffic,
25 loitering, criminal activity or other undesirable characteristics including, but not strictly
26 limited to, uses which are or have become offensive to neighboring property or the goals
27 and objectives of the proposed Industrial Park (I-P) zoning district of the Gateway Specific
28 Plan and the City's General Plan, the applicant shall address the issues within forty-eight
(48) hours of being notified by the City.

14. If the applicant fails to comply with any of the conditions of approval placed upon CDP
No. 2022-0019, GPA No. 2022-0001, SPA No. 2022-0002, or PPD No. 2022-0031, the
Planning Commission may initiate proceedings to revoke the conditional development
permit in accordance with the provisions of Sections 18.66.070 through 18.66.090,
inclusive, of the Rialto Municipal Code. Conditional Development Permit No. 2022-
0019 may be revoked, suspended, or modified in accordance with Section 18.66.070 of
the Zoning Ordinance at the discretion of the Planning Commission if:

- a) The use for which such approval was granted has ceased to exist, been subsequently modified, or has been suspended for six (6) months or more;

- b) Any of the express conditions or terms of such permit are violated;
- c) The use for which such approval was granted becomes or is found to be objectionable or incompatible with the character of the City and its environs due to excessive noise, excessive traffic, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to uses which are or have become offensive to neighboring property or the goals and objectives of the Industrial Park (I-P) zoning district of the Gateway Specific Plan, and the City’s General Plan.

SECTION 5. The Chairman of the Planning Commission shall sign as to the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 15th day of April 2026.

MICHAEL E. STORY, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the
6 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 ____, 2026.

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 ____, 2026.

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KIMBERLY DAME, ADMINISTRATIVE ANALYST

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Exhibit "A"

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End of Exhibit "A"

Exhibit "B"

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End of Exhibit "B"