

## **RESOLUTION NO. 2026-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL RATIFY ADOPTION OF GENERAL PLAN AMENDMENT NO. 25-0001 (THE 2021–2029 SIXTH CYCLE HOUSING ELEMENT UPDATE) AND APPROVE AN AMENDMENT TO THE ENVIRONMENTAL JUSTICE ELEMENT TO ENSURE CONSISTENCY WITH THE HOUSING ELEMENT.

**WHEREAS**, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of Rialto;

**WHEREAS**, the Housing Element is one of seven State-mandated General Plan elements and a component of the City of Rialto General Plan;

**WHEREAS**, the Environmental Justice Element includes policies intended to ensure that pollution, health risks, and environmental burdens do not disproportionately impact low-income communities or communities of color;

**WHEREAS**, California State Housing Element Law establishes the requirements for Housing Elements and California Government Code Section 65588 requires that local governments review and revise the Housing Element of their General Plans not less than once every eight years;

**WHEREAS**, the updated Housing Element must be adopted by City Council and certified by California State Department of Housing and Community Development (HCD), and the Planning Commission is required to make a recommendation regarding the Housing Element prior to City Council adoption;

**WHEREAS**, the City of Rialto has completed public engagement that included conducting two workshops, a web-based survey, pop-up activities, a special study session with the Planning Commission, and multiple presentations to City Council;

**WHEREAS**, the City of Rialto Planning Division has prepared an update of the City's General Plan Housing Element in accordance with Government Code Section 65588;

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the draft 2021-2029 Housing Update in compliance with CEQA and the local environmental review guidelines;

**WHEREAS**, the IS/MND was circulated for the required 30-day public review period from October 25, 2025 to November 26, 2025;

**WHEREAS**, a Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (NOI) for the draft 2021-2029 Housing Element Update was posted with the City Clerk and San Bernardino County Clerk and sent to responsible agencies on or about October 24, 2025;

**WHEREAS**, pursuant to Government Code Sections 65350-65362, on January 21, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing on GPA No. 25-0001; heard public testimony; discussed GPA No. 25-0001; closed the public hearing; and forwarded a recommendation of approval to the City Council for action;

**WHEREAS**, on December 2, 2025, staff received a letter from HCD, finding that the revised draft meets the statutory requirements of State Housing Element Law;

**WHEREAS**, pursuant to Government Code Sections 65350-65362, on February 24, 2026, the City Council of the City of Rialto conducted a duly noticed public hearing on GPA No. 25-0001; heard public testimony; discussed GPA No. 25-0001; closed the public hearing; and adopted the IS/MND and approved the 2021-2029 Housing Element Update and the Environmental Justice Element amendment;

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

**NOW, THEREFORE**, the Planning Commission of the City of Rialto, California, does hereby resolve as follows:

**SECTION 1.** The Planning Commission hereby specifically finds that foregoing recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** The Planning Commission finds as follows:

- A. Government Code Section 65588(b), a provision of the State housing element laws set forth in §65580 et seq., requires the City to update its Housing Element not less than once every eight years. The City's Housing Element was last updated in 2020 for the 2014-2021 Four Year (Mid-Cycle) update, and an update is required for the planning period of 2021-2029.
- B. The City submitted a draft of its 2021-2029 Housing Element Update to State HCD for review of substantial compliance with housing element laws, in accordance with Government Code Section 65588(b) and (d). State HCD confirmed that the revised draft meets statutory requirements of the State Housing Element Law, communicated via a letter dated December 2, 2025.
- C. The Planning Commission has considered the approved Housing Element attached hereto as Exhibit “A.”
- D. Based on substantial evidence in the record, the Planning Commission finds that existing uses on the non-vacant sites identified in the site inventory to accommodate the RHNA are likely to be discontinued during the planning period and therefore do not constitute an impediment to planned residential development on the site during the planning period.

- E. The Planning Commission has considered updating the Environment Justice Element to conform to the Housing Element.
- F. The Housing Element substantially complies with all requirements of State Housing Element Law as interpreted by HCD.
- G. The General Plan is internally consistent.

**SECTION 3.** The City of Rialto is the Lead Agency for the Project, as determined by CEQA. Based on the Initial Study/Mitigated Negative Declaration for the 2021-2029 (6th Cycle) General Plan Housing Element (Environmental Assessment Review No. 25-0020), it has been determined that 2021-2029 (6th Cycle) General Plan Housing Element will not have significant adverse impact on the environment with mitigation incorporated. 2021-2029 (6th Cycle) General Plan Housing Element is within the scope of the IS/MND and no subsequent environmental review is required per CEQA Guidelines Sections 15162–15164 as provided by Resolution No. \_\_\_\_\_ which incorporated herein by reference. The adoption of the proposed revision to the Environment Justice Element, as provided in Exhibit “B”, is not a project under CEQA. The revision is not an action which has the potential to result in a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Section 15378.)

**SECTION 3.** The Planning Commission hereby recommends that the City Council of the City of Rialto ratify adoption of the 2021-2029 Housing Element Update, General Plan Amendment No. 25-0001

**SECTION 4.** The Planning Commission hereby recommends that the City Council adopt the enclosed ordinance (Exhibit "B") entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING THE ENVIRONMENTAL JUSTICE

ELEMENT OF THE RIALTO GENERAL PLAN TO MODIFY GOAL 9-14, “FAIR HOUSING OPTIONS FOR ALL,” BY ADDING POLICY 9-14.4 TO ENSURE THAT THE DEVELOPMENT OF SITES FOR LOW-INCOME HOUSEHOLDS IS CONSISTENT WITH THE POLICIES AND GOALS OF THE ENVIRONMENTAL JUSTICE ELEMENT AND CONFORMS TO THE HOUSING ELEMENT.

**SECTION 5.** Once adopted, the 6th Cycle Housing Element reflected in Exhibit A would supersede and replace any prior versions of the Housing Element of the General Plan.

**SECTION 6.** It is recommended that the City Council authorize the City Manager to make any non-substantive changes to the Housing Element that may be required by the State to achieve final certification or that may be necessary to ensure internal consistency with other planning documents.

**SECTION 7.** The Chairman of the Planning Commission shall sign this resolution evidencing the passage and adoption of this resolution.

**PASSED, APPROVED AND ADOPTED** this 21st day of January, 2026.

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**MICHAEL STORY, CHAIR  
CITY OF RIALTO PLANNING COMMISSION**

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
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5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the  
6 foregoing Resolution No. 26- was duly passed and adopted at a regular meeting of the Planning  
7 Commission of the City of Rialto held on the 21<sup>st</sup> day of January, 2026.

8 Upon motion of Planning Commissioner \_\_\_\_\_, seconded by Planning Commissioner  
9 \_\_\_\_\_, the foregoing Resolution No. 26- was duly passed and adopted.

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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 \_\_\_\_ day of January, 2026.

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HEIDY GONZALES, ADMINISTRATIVE ASSISTANT  
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## Exhibit “A”

See Housing Element Update, Exhibit A, attached to Legislative Report or click this link  
(<https://www.rialtoca.gov/633/Plan-to-House-Our-Rialto-Housing-Element>) to view online.

## Exhibit “B”

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING THE ENVIRONMENTAL JUSTICE ELEMENT OF THE RIALTO GENERAL PLAN TO MODIFY GOAL 9-14, "FAIR HOUSING OPTIONS FOR ALL," BY ADDING POLICY 9-14.4 TO ENSURE THAT THE DEVELOPMENT OF SITES FOR LOW-INCOME HOUSEHOLDS IS CONSISTENT WITH THE POLICIES AND GOALS OF THE ENVIRONMENTAL JUSTICE ELEMENT AND CONFORMS TO THE HOUSING ELEMENT.**

**WHEREAS**, there is a shortage of affordable housing in the City of Rialto (“City”) as documented in the 2021-2029 (6<sup>th</sup> Cycle) General Plan Housing Element; and

**WHEREAS**, the 2021-2029 (6<sup>th</sup> Cycle) General Plan Housing Element is a mandatory element of the City's General Plan and the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals, policies and programs that address these needs and constraints, and plans for projected housing needs for all income levels based on the City's assigned Regional Housing Needs Allocation (RHNA); and

**WHEREAS**, California Government Code Section 65580(d) states that all cities have a responsibility to use the powers vested in them to facilitate the improvement and development of housing and to make adequate provisions for the housing needs of all economic segments of the community; and

**WHEREAS**, consistent with State Law, Housing Goal 2 is to “Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region”; and

1           **WHEREAS**, pursuant to Government Code Sections 65350-65362, on January 21, 2026,  
2 the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required  
3 by law, on GPA No. 25-0001; heard public testimony; discussed GPA No. 25-0001; and closed  
4 the public hearing; and

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

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

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

10           **SECTION 2.** The adoption of this Ordinance is not a project under CEQA. The revision to  
11 the Environmental Justice Element is not an action which has the potential to result in a direct physical  
12 change in the environment or a reasonably foreseeable indirect physical change in the environment.  
13 (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Section 15378.).

14           **SECTION 3.** The Rialto General Plan shall be amended to revise the following code section  
15 in the manner shown, with underlined text representing added language. All unmarked text shall  
16 remain unmodified and in full force and effect. The Rialto General Plan, Environmental Justice  
17 Element, Goal 9-14: Fair housing options for all, shall be amended to read as follows (additions in  
18 underline):

19  
20           “Goal 9-14: Fair housing options for all

21           Policy 9-14.1: Continue to enforce fair housing laws prohibiting arbitrary discrimination  
22 in the building, financing, selling, or renting of housing based on race, religion, family  
23 status, national origin, disability, or other protected class (Housing Element Policy 5.1).

1 Policy 9-14.2: Ensure that residents are aware of their rights and responsibilities regarding  
2 fair housing (Housing Element Policy 5.2).

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4 Policy 9-14.3: Continue to cooperate with the Inland Mediation Board to enforce fair  
5 housing laws and provide fair housing education services (Housing Element Policy 5.3).  
6 Emphasize tenant rights within the outreach materials so that renters are not penalized for  
7 reporting dwelling units that do not meet health and safety standards. Effort should be made  
8 to translate materials into the languages of the communities.

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10 Policy 9-14.4: Ensure that development sites for low-income households (Housing  
11 Element Policy 2.12 – Site Suitability Criteria), is consistent with the policies and goals of  
12 this element. This consistency includes but is not limited to sites that are: free from  
13 pollution and toxins, protected from air pollution including trucking routes, free from  
14 hazardous waste and water pollution, accessible to quality public transit, accessible to  
15 healthy food, and accessible to bicycle routes.”

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20 **SECTION 4.** If any provision of this Ordinance is held invalid, such invalidity shall not  
21 affect the remaining provisions of this Ordinance, which shall remain in effect absent the provision  
22 held to be invalid and, to this end, the provisions of this Ordinance are declared to be severable.

23 **SECTION 5.** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the  
24 adoption of this Ordinance and shall cause a copy thereof to be published within fifteen (15) days of

1 the adoption and shall post a certified copy of this Ordinance, including the vote for and against the  
2 same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

3 **PASSED, APPROVED AND ADOPTED** this \_\_\_\_\_ day of February, 2026.

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6 JOE BACA, MAYOR  
7 OF RIALTO CITY COUNCIL

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10 **ATTEST:**  
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12 \_\_\_\_\_  
13 BARBARA MCGEE, CITY CLERK  
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15 \_\_\_\_\_  
16 **APPROVED AS TO FORM:**  
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18 ERIC S. VAIL, CITY ATTORNEY  
19 STATE OF CALIFORNIA )  
20 COUNTY OF SAN BERNARDINO ) ss  
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1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
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5 I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing  
6 Ordinance No. \_\_\_\_\_ was duly passed and adopted at a regular meeting of the City Council of  
7 the City of Rialto held on the \_\_\_\_\_ day of February, 2026.

8 Upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember  
9 \_\_\_\_\_, the foregoing Ordinance 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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20 BARBARA MCGEE, CITY CLERK  
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