

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

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

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

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

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

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

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

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

20           **WHEREAS**, pursuant to Government Code Sections 65350-65362, on February 24,  
21 2026, the City Council of the City of Rialto conducted a duly noticed public hearing on GPA No.  
22 25-0001; heard public testimony; discussed GPA No. 25-0001; closed the public hearing; and  
23 adopted the IS/MND and approved the 2021-2029 Housing Element Update and the  
24 Environmental Justice Element amendment;

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

1  
2       **NOW, THEREFORE**, the Planning Commission of the City of Rialto, California, does  
3 hereby resolve as follows:  
4

5       **SECTION 1.** The Planning Commission hereby specifically finds that foregoing recitals  
6 are true and correct and are incorporated herein by reference.  
7

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

- 9       A. Government Code Section 65588(b), a provision of the State housing element laws  
10       set forth in §65580 et seq., requires the City to update its Housing Element not less  
11       than once every eight years. The City’s Housing Element was last updated in 2020 for  
12       the 2014-2021 Four Year (Mid-Cycle) update, and an update is required for the  
13       planning period of 2021-2029.
- 14       B. The City submitted a draft of its 2021-2029 Housing Element Update to State HCD  
15       for review of substantial compliance with housing element laws, in accordance with  
16       Government Code Section 65588(b) and (d). State HCD confirmed that the revised  
17       draft meets statutory requirements of the State Housing Element Law, communicated  
18       via a letter dated December 2, 2025.
- 19       C. The Planning Commission has considered the approved Housing Element attached  
20       hereto as Exhibit “A.”
- 21       D. Based on substantial evidence in the record, the Planning Commission finds that  
22       existing uses on the non-vacant sites identified in the site inventory to accommodate  
23       the RHNA are likely to be discontinued during the planning period and therefore do  
24       not constitute an impediment to planned residential development on the site during  
25       the planning period.  
26

1 E. The Planning Commission has considered updating the Environment Justice Element  
2 to conform to the Housing Element.

3 F. The Housing Element substantially complies with all requirements of State Housing  
4 Element Law as interpreted by HCD.

5 G. The General Plan is internally consistent.

6 **SECTION 3.** The City of Rialto is the Lead Agency for the Project, as determined by  
7 CEQA. Based on the Initial Study/Mitigated Negative Declaration for the 2021-2029 (6th  
8 Cycle) General Plan Housing Element (Environmental Assessment Review No. 25-0020), it has  
9 been determined that 2021-2029 (6th Cycle) General Plan Housing Element will not have  
10 significant adverse impact on the environment with mitigation incorporated. 2021-2029 (6th  
11 Cycle) General Plan Housing Element is within the scope of the IS/MND and no subsequent  
12 environmental review is required per CEQA Guidelines Sections 15162–15164 as provided by  
13 Resolution No. \_\_\_\_\_ which incorporated herein by reference. The adoption of the proposed  
14 revision to the Environment Justice Element, as provided in Exhibit “B”, is not a project under  
15 CEQA. The revision is not an action which has the potential to result in a direct physical change  
16 in the environment or a reasonably foreseeable indirect physical change in the environment.  
17 (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Section  
18 15378.)

19 **SECTION 3.** The Planning Commission hereby recommends that the City Council of the  
20 City of Rialto ratify adoption of the 2021-2029 Housing Element Update, General Plan  
21 Amendment No. 25-0001  
22

23 **SECTION 4.** The Planning Commission hereby recommends that the City Council adopt the  
24 enclosed ordinance (Exhibit “B”) entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE  
25 CITY OF RIALTO, CALIFORNIA, AMENDING THE ENVIRONMENTAL JUSTICE  
26

1 ELEMENT OF THE RIALTO GENERAL PLAN TO MODIFY GOAL 9-14, "FAIR HOUSING  
2 OPTIONS FOR ALL," BY ADDING POLICY 9-14.4 TO ENSURE THAT THE  
3 DEVELOPMENT OF SITES FOR LOW-INCOME HOUSEHOLDS IS CONSISTENT WITH  
4 THE POLICIES AND GOALS OF THE ENVIRONMENTAL JUSTICE ELEMENT AND  
5 CONFORMS TO THE HOUSING ELEMENT.  
6

7 **SECTION 5.** Once adopted, the 6th Cycle Housing Element reflected in Exhibit A would  
8 supersede and replace any prior versions of the Housing Element of the General Plan.  
9

10 **SECTION 6.** It is recommended that the City Council authorize the City Manager to make  
11 any non-substantive changes to the Housing Element that may be required by the State to achieve  
12 final certification or that may be necessary to ensure internal consistency with other planning  
13 documents.  
14

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

17 **PASSED, APPROVED AND ADOPTED** this 21st day of January, 2026.  
18  
19

20 \_\_\_\_\_  
21 MICHAEL STORY, CHAIR  
22 CITY OF RIALTO PLANNING COMMISSION  
23  
24  
25  
26  
27  
28

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
4

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.  
10

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.  
17  
18  
19

20 \_\_\_\_\_  
21 HEIDY GONZALES, ADMINISTRATIVE ASSISTANT  
22  
23  
24  
25  
26  
27  
28

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).

3  
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.

9  
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.”

16  
17  
18  
19  
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  
25

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.

4  
5 \_\_\_\_\_  
6 JOE BACA, MAYOR  
OF RIALTO CITY COUNCIL

7 **ATTEST:**  
8  
9

10 \_\_\_\_\_  
11 BARBARA MCGEE, CITY CLERK  
12

13 **APPROVED AS TO FORM:**  
14  
15 \_\_\_\_\_

16 ERIC S. VAIL, CITY ATTORNEY

17 STATE OF CALIFORNIA )

18 COUNTY OF SAN BERNARDINO ) ss  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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 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

9 Upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember  
10 \_\_\_\_\_, the foregoing Ordinance No. \_\_\_\_\_ was duly passed and adopted.

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 \_\_\_\_\_, 2026.  
17  
18  
19

20 \_\_\_\_\_  
21 BARBARA MCGEE, CITY CLERK  
22  
23  
24  
25  
26

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28