

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA DECLARING OPPOSITION TO THE VINEYARD AVENUE WAREHOUSE PROJECT (PROJ-2023-00162) WITHIN THE JURISDICTION OF THE COUNTY OF SAN BERNARDINO.

WHEREAS, in February 2025, the Community Development Department of the City of Rialto received a "Project Notice" from the San Bernardino County Land Use Services Department regarding a proposed 311,315 square foot industrial warehouse building on approximately 15.9 acres of land (APN's: 1133-201-04, 1133-221-02, 1133-221-06, & 1133-221-07) located on the west side of Maple Avenue approximately 200 feet south of Bohnert Avenue; and

WHEREAS, the development described within the Project Notice is also referred to as the "Vineyard Avenue Warehouse Project"; and

WHEREAS, the site described within the Project Notice is located within an unincorporated island of land under the jurisdiction of the County of San Bernardino and within the Sphere of Influence of the City of Rialto; and

WHEREAS, the site described within the Project Notice is surrounded by existing single-family residential uses to the north and east; and

WHEREAS, the Vineyard Avenue Warehouse Project also includes changing the zoning of the project site from Single-Residential (RS-1) to Community Industrial (IC) and changing the land use designation of the project site from Very Low Density Residential (VLDR) to Limited Industrial (LI); and

WHEREAS, in 2018, development applications for a project similar to the Vineyard Avenue Warehouse Project on the same site were filed with the City of Rialto Planning Division; and

WHEREAS, the applications filed in 2018 included a proposal to annex the project site into the City of Rialto; and

WHEREAS, on June 11, 2019, the City Council voted 5-0 to adopt a Resolution denying a similar industrial warehouse building on the same site as the Vineyard Avenue Warehouse Project; and

WHEREAS, on June 25, 2019, the City Council adopted Resolution No. 7539 formally denying the similar industrial warehouse building on the same site as the Vineyard Avenue Warehouse Project; and

WHEREAS, in adopting Resolution No. 7539, the City Council found that the development would create an imbalance between itself and the adjacent single-family residences, result in the development of a large-scale industrial building that would negatively impact scenic views and create large expanses of unsightly concrete walls up to forty-five (45) feet in height from the finished floor, create an extreme change in scale between structures, create significant levels of air pollution, noise, and traffic from trucks in an area immediately adjacent to sensitive single-family residences, and negatively disrupt the quality of life of the existing residents living in the surrounding area; and

WHEREAS, on March 4, 2025, the City of Rialto Economic Development Committee ("EDC") reviewed and discussed the Project Notice for the Vineyard Avenue Warehouse Project and requested staff prepare a resolution declaring opposition to the Vineyard Avenue Warehouse Project for consideration by the City Council; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and NOW, THEREFORE, the City Council hereby finds, determines, and resolves as follows:

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

SECTION 2. The City Council hereby declares opposition to the Vineyard Avenue Warehouse Project (PROJ-2023-00162) and discourages the County of San Bernardino Board of Supervisors, and any designated authority, from approving the Vineyard Avenue Warehouse Project (PROJ-2023-00162) on the grounds that the project will create an imbalance between itself and the adjacent single-family residences, result in the development of a large-scale industrial building that would negatively impact scenic views and create large expanses of unsightly concrete walls up to forty-five (45) feet in height from the finished floor, create an extreme change in scale between structures, create significant levels of air pollution, noise, and traffic from trucks in an area immediately adjacent to sensitive single-family residences, and negatively disrupt the quality of life of the existing residents living in the surrounding area.

1	SECTION 3. The Mayor shall sign as to the passage and adoption of this resolution and
2	thereupon the same shall take effect and be in force.
3	PASSED, APPROVED AND ADOPTED this day of
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7	JOE BACA, MAYOR
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1	ATTEST:
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5	BARBARA MCGEE, CITY CLERK
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7	APPROVED AS TO FORM:
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10	ERIC S. VAIL, CITY ATTORNEY
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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 Ri	alto, do hereby certify that the foregoin	ıg
6	Resolution No was duly passe	ed and adopted a	at a regular meeting of the City Counc	il
7	of the City of Rialto held on the da	ay of	, 2025.	
8	Upon motion of Councilmember	er	, seconded by Councilmemb	er
9	, the foregoing Resolution		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	, 2025.		
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20		BARBARA	MCGEE, CITY CLERK	
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