

1 **RESOLUTION NO. 2026-01**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF RIALTO, CALIFORNIA RECOMMENDING CITY
4 COUNCIL ADOPTION OF A RESOLUTION APPROVING AN
5 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
6 (ENVIRONMENTAL ASSESSMENT REVIEW NO. 25-0020) FOR
7 THE 2021-2029 (6TH CYCLE) GENERAL PLAN HOUSING
8 ELEMENT (AS PROVIDED IN GENERAL PLAN AMENDMENT
9 NO. 25-0001) AND FOR A RELATED PROJECT CONSISTING OF
10 ZONING CODE AMENDMENT NO. 25-0002, SPECIFIC PLAN
11 AMENDMENT NO. 25-0001, SPECIFIC PLAN AMENDMENT
12 NO. 25-0002, WHICH ESTABLISH A HOUSING OPPORTUNITY
13 DISTRICT TO ACCOMMODATE HOUSING IN ACCORDANCE
14 WITH THE HOUSING ELEMENT REZONE PROGRAM
15 IMPLEMENTATION PROJECT.

16 WHEREAS, pursuant to the 2021-2029 (6th Cycle) General Plan Housing Element Goal
17 #2, Housing Program 2B, referred to as the Rezone Program, the City will need to rezone parcels
18 to provide adequate sites to accommodate the City's Regional Housing Needs Allocation; and

19 WHEREAS, the 2021-2029 (6th Cycle) General Plan Housing Element and the Rezone
20 Program, which is comprised of Zoning Code Amendment No. 25-0002, Specific Plan
21 Amendment No. 25-0001, and Specific Plan Amendment No. 25-0002 (which collectively
22 establish a Housing Opportunity District to accommodate housing) (collectively hereafter referred
23 to as the "Project"); and

24 WHEREAS, pursuant to the provisions of California Environmental Quality Act (CEQA)
25 Section 15164(a), Public Resources Code Sections 21000 et. seq. ("CEQA"), the State's CEQA
26 Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., the City prepared an
27 Initial Study/Mitigated Negative Declaration (IS/MND) for the 2021-2029 (6th Cycle) General
28 Plan Housing Element (Environmental Assessment Review No. 25-0020) prepared by Kimley-
Horn and Associates, Inc., Exhibit "A" attached hereto; and

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; and

1 WHEREAS, the 30-day public review period for the Notice of Intent to Adopt an Initial
2 Study and Mitigated Negative Declaration for the Project opened on October 25, 2025 closed on
3 November 26, 2025, comments were received are attached to the IS/MND (Exhibit “A”); and

4 WHEREAS, Based on the findings and recommended mitigation measures identified in
5 the IS/MND, staff determined that the project will not have a significant adverse impact on the
6 environment with mitigation incorporated. All potential impacts identified in IS/MND —
7 including, but not limited to, air quality, biological resources, cultural resources, greenhouse gas
8 emissions, hazards and hazardous materials, noise, transportation, and tribal cultural resources —
9 will be reduced to less than significant levels through the imposition of the mitigation measures
10 contained within the project’s Mitigation Monitoring and Reporting Program; and

11 WHEREAS, the City published the public hearing notice in the San Bernardino Sun
12 newspaper and posted in public places as required by State law; and

13 WHEREAS, on January 21, 2026, the Planning Commission of the City of Rialto
14 conducted a duly noticed public hearing, as required by law, on the IS/MND for the 2021-2029
15 (6th Cycle) General Plan Housing Element (Environmental Assessment Review No. 25-0020), the
16 2021-2029 Sixth Cycle Housing Element, ZCA No. 25-0002, SPA No. 25-0001, and SPA No. 25-
17 0002, heard testimony, at which time it received input from staff and the city attorney; received
18 public testimony; discussed the proposed IS/MND for the 2021-2029 (6th Cycle) General Plan
19 Housing Element (Environmental Assessment Review No. 25-0020), ZCA No. 25-0002, SPA No.
20 25-0001, and SPA No. 25-0002; and closed the public hearing; and

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

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

24 SECTION 1: The Planning Commission hereby finds all of the above recitals to be true
25 and correct.

26 SECTION 2: The City of Rialto is the Lead Agency for the Project, as determined by
27 CEQA. Based on the Initial Study/Mitigated Negative Declaration for the 2021-2029 (6th Cycle)
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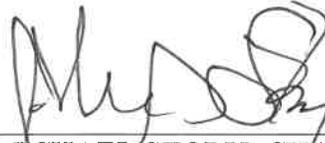
1 General Plan Housing Element (Environmental Assessment Review No. 25-0020), it has been
2 determined that:

- 3 1. The Project will not have a significant adverse impact on the environment with mitigation
4 incorporated.
- 5
6 2. All potential impacts identified in the Initial Study/Mitigated Negative Declaration —
7 including, but not limited to, air quality, biological resources, cultural resources,
8 greenhouse gas emissions, hazards and hazardous materials, noise, transportation, and
9 tribal cultural resources — will be reduced to less than significant levels through the
10 imposition of the mitigation measures contained within the project’s Mitigation Monitoring
11 and Reporting Program.
- 12
13 3. The Project will not have any significant effects that are not identified and discussed in the
14 Initial Study/Mitigated Negative Declaration, and there are no feasible, or considerably
15 different, mitigation measures or alternatives which would substantially reduce one or
16 more significant effects of the Project which the applicant declines to adopt.

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18 SECTION 3: The Planning Commission hereby recommends that City Council adopt a
19 resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO,
20 CALIFORNIA ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
21 FOR THE 2021-2029 (6TH CYCLE) GENERAL PLAN HOUSING ELEMENT
22 (ENVIRONMENTAL ASSESSMENT REVIEW NO. 25-0020) PREPARED IN ACCORDANCE
23 WITH CEQA.

24 SECTION 4: The Chairman of the Planning Commission shall sign the passage and
25 adoption of this resolution and thereupon the same shall take effect and be in force.
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1 PASSED, APPROVED AND ADOPTED this 21ST day of January, 2026.

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5 MICHAEL STORY, CHAIR
6 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, Heidi Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2026-01** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 21st day of January 2026.

8 Upon motion of Vice-Chair Jerry Gutierrez, second by Commissioner Dale Estvander,
9 foregoing Resolution No. **2026-01** was duly passed and adopted.

10
11 Vote on the motion:

12 AYES: 6 (Corral, Estvander, Gutierrez, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 1 (Schneider)

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17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 21st day of January 2026.

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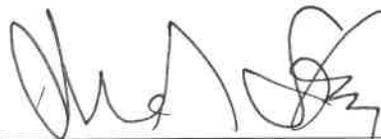
1 ELEMENT OF THE RIALTO GENERAL PLAN TO MODIFY GOAL 9-14, "FAIR HOUSING
2 OPTIONS FOR ALL," BY ADDING POLICY 9-14.4 TO ENSURE THAT THE
3 DEVELOPMENT OF SITES FOR LOW-INCOME HOUSEHOLDS IS CONSISTENT WITH
4 THE POLICIES AND GOALS OF THE ENVIRONMENTAL JUSTICE ELEMENT AND
5 CONFORMS TO THE HOUSING ELEMENT.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

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20 MICHAEL STORY, CHAIR
21 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, Heidi Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2026-02** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 21st day of January 2026.

8 Upon motion of Vice-Chair Jerry Gutierrez, second by Commissioner Dale Estvander,
9 foregoing Resolution No. **2026-02** was duly passed and adopted.

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11 Vote on the motion:

12 AYES: 6 (Corral, Estvander, Gutierrez, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 1 (Schneider)

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17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 21st day of January 2026.

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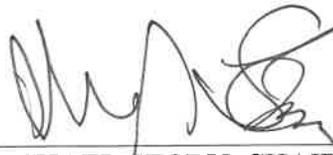
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23 Heidi Gonzalez
24 Administrative Assistant
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1 CITY OF RIALTO, CALIFORNIA, AMENDING TITLE 18 (ZONING) OF THE RIALTO
2 MUNICIPAL CODE TO MODIFY CHAPTER 18.116 ESTABLISHING A HOUSING
3 OPPORTUNITY DISTRICT TO ACCOMMODATE HOUSING AND MODIFYING
4 PERMITTED LAND USES AND RESIDENTIAL DENSITIES IN ACCORDANCE WITH THE
5 HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION PROJECT.
6

7 SECTION 4. When adopted, the contents of Exhibit A will supersede the prior zoning
8 overlay (which was adopted pursuant to Ordinance No. 1681).
9

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

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

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17 MICHAEL STORY, CHAIR
18 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, Heidi Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2026-03** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 21st day of January 2026.

8 Upon motion of Vice-Chair Jerry Gutierrez, second by Commissioner Dale Estvander,
9 foregoing Resolution No. **2026-03** was duly passed and adopted.

10
11 Vote on the motion:

12 AYES: 6 (Corral, Estvander, Gutierrez, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 1 (Schneider)

16
17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 21st day of January 2026.

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23 Heidi Gonzalez
24 Administrative Assistant
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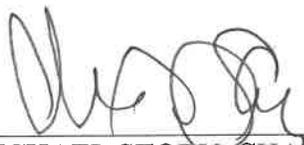
1 and no subsequent environmental review is required per CEQA Guidelines Sections 15162–15164
2 as provided by Resolution No. _____ which incorporated herein by reference.

3 SECTION 3. The Planning Commission hereby recommends that the City Council adopt the
4 enclosed ordinance (Exhibit “A”) entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE
5 CITY OF RIALTO, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 25-0001
6 TO ESTABLISH A HOUSING OPPORTUNITY DISTRICT OVERLAY IN THE FOOTHILL
7 CENTRAL SPECIFIC PLAN TO ACCOMMODATE HOUSING IN ACCORDANCE WITH THE
8 HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION PROJECT.

9 SECTION 4. When adopted, the contents of Exhibit A will supersede the prior zoning
10 overlay.

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

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

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20 MICHAEL STORY, CHAIR
21 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, Heidi Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2026-04** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 21st day of January 2026.

8 Upon motion of Vice-Chair Jerry Gutierrez, second by Commissioner Dale Estvander,
9 foregoing Resolution No. **2026-04** was duly passed and adopted.

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11 Vote on the motion:

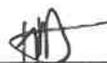
12 AYES: 6 (Corral, Estvander, Gutierrez, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 1 (Schneider)

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17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 21st day of January 2026.

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23 Heidi Gonzalez
24 Administrative Assistant
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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 overlay
5 in the Gateway Specific Plan affecting approximately 2 parcels totaling approximately 20 acres;
6 and

7 WHEREAS, the City's Rezone Program includes a provision to permit at least twenty units
8 per acre on sites identified in the housing element; and

9 WHEREAS, 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 Update in compliance with CEQA and the local environmental review guidelines;

12 WHEREAS, on January 21, 2026, the Planning Commission of the City of Rialto
13 conducted a duly noticed public hearing, as required by law, on Specific Plan Amendment (SPA)
14 No. 25-0002; heard public testimony; discussed SPA No. 25-0002; and closed the public hearing;
15 and

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

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

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

21 SECTION 2. The City of Rialto is the Lead Agency for SPA No. 25-0002, as determined
22 by CEQA. Based on the Initial Study/Mitigated Negative Declaration for the 2021-2029 (6th
23 Cycle) General Plan Housing Element (Environmental Assessment Review No. 25-0020), it has
24 been determined that SPA No. 25-0002 will not have significant adverse impact on the
25 environment with mitigation incorporated. SPA No. 25-0002 is within the scope of the IS/MND

1 and no subsequent environmental review is required per CEQA Guidelines Sections 15162–15164
2 as provided by Resolution No. _____ which incorporated herein by reference.

3 SECTION 3. The Planning Commission hereby recommends that the City Council adopt the
4 enclosed ordinance (Exhibit “A”) entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE
5 CITY OF RIALTO, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 25-0002
6 TO ESTABLISH A HOUSING OPPORTUNITY DISTRICT OVERLAY IN THE GATEWAY
7 SPECIFIC PLAN TO ACCOMMODATE HOUSING IN ACCORDANCE WITH THE HOUSING
8 ELEMENT REZONE PROGRAM IMPLEMENTATION PROJECT.

9 SECTION 4. When adopted, the contents of Exhibit A will supersede the prior zoning
10 overlay.

11 SECTION 5. The Chairman of the Planning Commission shall sign the passage and adoption
12 of this resolution and thereupon the same shall take effect and be in force.
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14 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, Heidi Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2026-05** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 21st day of January 2026.

8 Upon motion of Vice-Chair Jerry Gutierrez, second by Commissioner Dale Estvander,
9 foregoing Resolution No. **2026-05** was duly passed and adopted.

10

11 Vote on the motion:

12 AYES: 6 (Corral, Estvander, Gutierrez, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 1 (Schneider)

16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 21st day of January 2026.

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Heidi Gonzalez
Administrative Assistant