

1 **WHEREAS**, pursuant to Government Code Sections 65350-65362, the Project requires
2 the approval of an amendment to the General Plan, and the applicant has agreed to apply for
3 General Plan Amendment No. 2022-0001 (“GPA No. 2022-0001”); and

4 **WHEREAS**, pursuant to Government Code Sections 65350-65362, the City Council is
5 authorized to amend the General Plan within the City; and

6 **WHEREAS**, pursuant to Government Code Sections 65350-65362, the Planning
7 Commission shall hold a public hearing for a proposed amendment to the General Plan and forward
8 a recommendation to the City Council for action; and

9 **WHEREAS**, on April 15, 2026, the Planning Commission of the City of Rialto conducted
10 a duly noticed public hearing, as required by law, on GPA No. 2022-0001, SPA No. 2022-0002,
11 CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input
12 from staff, the city attorney, and the applicant; heard public testimony; discussed GPA No. 2022-
13 0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public
14 hearing; and

15 **WHEREAS**, on April 15, 2026, the Planning Commission voted 6-0 (1 Absence) to
16 recommend approval of the Project to the City Council; and

17 **WHEREAS**, on June 9, 2026, the City Council of the City of Rialto conducted a duly
18 noticed public hearing, as required by law, on GPA No. 2022-0001, SPA No. 2022-0002, CDP
19 No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input from
20 staff, the city attorney, and the applicant; heard public testimony; discussed GPA No. 2022-0001,
21 SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing;
22 and

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

24 **NOW, THEREFORE**, the City Council hereby finds, determines, and resolves as follows:

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

27 **SECTION 2.** Based on substantial evidence presented to the City Council during the public
28 hearing conducted with regard to GPA No. 2022-0001, including written staff reports, verbal

1 testimony, project plans, other documents, and the conditions of approval stated herein, the City
2 Council hereby determines that GPA No. 2022-0001 satisfies the requirements of Government Code
3 Sections 65358 pertaining to the findings which must be made precedent to amending a General Plan.

4 The findings are as follows:

- 5
6 1. That the proposed General Plan Amendment is in the public interest.

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

8 The Site is surrounded on the south and west by existing industrial developments and uses.
9 The Site is currently partially developed with an unoccupied building. The Project will change
10 the general plan land use designation of the Site to Business Park (BP) with a Specific Plan
11 Overlay, which is the same designation as the properties to the northeast, west and south of
12 the Site.

13 The Project will facilitate the development of Class-A industrial warehouse buildings in
14 keeping with the character of the adjacent properties. The new warehouse buildings will
15 generate approximately 80 to 100 jobs, and any member of the public seeking employment
16 will be provided additional employment opportunities. Furthermore, the development of new
17 industrial warehouse buildings on the Site will contribute to an increase in revenues collected
18 in form of permit fees, development impact fees, sales tax, and property tax. In addition, the
19 Site is under-developed with minimal landscaping, missing paving, no screening, and the
20 general plan amendment will facilitate a development that will greatly enhance the aesthetics
21 of the Site and bring much needed infrastructure to the Site and its street frontages.

22 **SECTION 3.** An Initial Study (Environmental Assessment Review No. 2022-0033) has
23 been prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No.
24 2022-0031 in accordance with the California Environmental Quality Act (CEQA). Based on the
25 findings and recommended mitigation with the Initial Study, staff determined that the project will not
26 have an adverse impact on the environment, provided that mitigation measures are implemented, and
27 a Mitigated Negative Declaration was prepared. On June 9, 2026, the City Council adopted the Final
28 Mitigated Negative Declaration prepared for the Project.

SECTION 4. Based upon the foregoing and substantial evidence presented to the City
Council during the public hearing conducted with regard to GPA No. 2022-0001, including but not
limited to, written staff reports, verbal testimony, presentations by City staff, site plans, and other

1 supporting documents, and the conditions of approval stated herein, the City Council hereby approves
2 GPA No. 2022-0001, in accordance with the plans and application on file with the Planning Division,
3 subject to the following conditions:
4

- 5 1. GPA No. 2022-0001 is approved changing the general plan land use designation of
6 approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at
7 the northeast corner of Valley Boulevard and Willow Avenue, and described in the legal
8 description attached as Exhibit A, from General Commercial (GC) with a Specific Plan
9 Overlay to Business Park (BP) with a Specific Plan Overlay.
- 10 2. City inspectors shall have access to the Site to reasonably inspect the Site during normal
11 working hours to assure compliance with these conditions and other codes.
- 12 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
13 and/or any of its officials, officers, employees, agents, departments, agencies, and
14 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
15 demands, law suits, writs of mandamus, and other actions and proceedings (whether
16 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
17 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
18 and other such procedures), (collectively “Actions”), brought against the City, and/or
19 any of its officials, officers, employees, agents, departments, agencies, and
20 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
21 annul, the any action of, or any permit or approval issued by, the City and/or any of its
22 officials, officers, employees, agents, departments, agencies, and instrumentalities
23 thereof (including actions approved by the voters of the City), for or concerning the
24 Project (collectively, the “Entitlements”), whether such Actions are brought under the
25 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
26 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
27 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
28 or any decision of a court of competent jurisdiction. This condition to indemnify,
protect, defend, and hold the City harmless shall include, but not be limited to (i)
damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
attorneys’ fees and other costs, liabilities and expenses incurred in connection with
such proceeding whether incurred by applicant, Property owner, or the City and/or
other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
are the “Damages”). Notwithstanding anything to the contrary contained herein, the
Applicant shall not be liable to the City Parties under this indemnity to the extent the
Damages incurred by any of the City Parties in such Action(s) are a result of the City
Parties’ fraud, intentional misconduct or gross negligence in connection with issuing
the Entitlements. The applicant shall execute an agreement to indemnify, protect,
defend, and hold the City harmless as stated herein within five (5) days of approval of
GPA No. 2022-0001.

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- 4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

- 5. The applicant shall comply with all conditions of approval contained in SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031, to the extent they are not in conflict with any condition of approval herein.

SECTION 5. The Mayor shall sign the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2026.

JOE BACA, MAYOR

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ATTEST:

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM:

ERIC S. VAIL, CITY ATTORNEY

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 Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council
7 of the City of Rialto held on the _____ day of _____, 2026.

8 Upon motion of Councilmember _____, seconded by Councilmember
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 _____ day of _____, 2026.

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BARBARA MCGEE, CITY CLERK

Exhibit A

Legal Description

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