



1           **WHEREAS**, in conjunction with the Project, the applicant has submitted Conditional  
2 Development Permit No. 2022-0019 to facilitate the development and operation of one (1) 46,758  
3 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse  
4 building on the Site (“CDP No. 2022-0019”); and

5           **WHEREAS**, in conjunction with the Project, the applicant has submitted Precise Plan of  
6 Design No. 2022-0031 to facilitate the development of one (1) 46,758 square foot industrial  
7 warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site  
8 (“PPD No. 2022-0031”); and

9           **WHEREAS**, pursuant to the provisions of the California Environmental Quality Act,  
10 Public Resources Code Sections 21000 et. seq. (“CEQA”), the State's CEQA Guidelines,  
11 California Code of Regulations, Title 14, Section 15000 et. seq., and Government Code Section  
12 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an Initial Study  
13 (Environmental Assessment Review No. 2022-0033) prepared by Dudek Inc. and determined that  
14 there is no substantial evidence that the approval of the Project would result in a significant adverse  
15 effect on the environment, provided appropriate mitigation measures are imposed on the Project;  
16 thus, a Mitigated Negative Declaration was prepared and notice thereof was given in the manner  
17 required by law; and; and

18           **WHEREAS**, a Notice of Intent to adopt the MND for the Project was published in the  
19 State Clearinghouse on February 11, 2026 (SCH#: 2026020456), published in the San Bernardino  
20 Sun newspaper, and mailed to all property owners within 1,000 feet of the Project Site, and a thirty  
21 (30) day public comment period was held from February 11, 2026 to March 12, 2026; and

22           **WHEREAS**, the Planning Division received two (2) comment letters during the public  
23 comment period, one (1) from the Department of Toxic Substances Control and one (1) from San  
24 Bernardino County Department of Public Works and the comments with response to comments  
25 have been included in the Final Mitigated Negative Declaration; and

26           **WHEREAS**, on April 15, 2026, the Planning Commission conducted a duly noticed public  
27 hearing, as required by law, on GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019,  
28 and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city

1 attorney, and the applicant; heard public testimony; discussed the proposed GPA No. 2022-0001,  
2 SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing;  
3 and

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

6 **WHEREAS**, on June 9, 2026, the City Council conducted a duly noticed public hearing,  
7 as required by law, on GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD  
8 No. 2022-0031, took testimony, at which time it received input from staff, the city attorney, and  
9 the applicant; heard public testimony; discussed the proposed GPA No. 2022-0001, SPA No. 2022-  
10 0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing; and

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

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

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

15 **SECTION 2:** The City Council has independently reviewed and considered the proposed  
16 Initial Study and Mitigated Negative Declaration (Environmental Assessment Review No. 2022-  
17 0033) attached hereto as Exhibit “B” and incorporated herein by this reference, the public  
18 comments upon it, and other evidence, and finds that the Mitigated Negative Declaration was  
19 prepared in the manner required by law, and there is no substantial evidence in the record to support  
20 a fair argument that the Project would result in a significant adverse effect upon the environment,  
21 provided appropriate mitigation measures are imposed as recommended below

22 **SECTION 3:** The Initial Study (Environmental Assessment Review No. 2022-0033)  
23 prepared for the project identified that the Site did not have suitable habitat for any threatened or  
24 endangered species, and therefore the proposed Project will have no individual or cumulative  
25 adverse impacts upon resources, as defined in Section 711. 2 of the State Fish and Game Code.

26 **SECTION 4:** The attached proposed Initial Study and Mitigated Negative Declaration  
27 finds that there are no impacts or less than significant impacts to aesthetics, agriculture and forestry  
28 resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous

1 materials, hydrology/water quality, land use/planning, mineral resources, population/housing,  
2 public services, recreation, traffic and transportation, utilities and service systems, wildfire and  
3 mandatory findings of significance.

4 **SECTION 5:** With the imposition of mitigation measures that address potential impacts  
5 upon biological resources, cultural resources, noise, and tribal cultural resources, in the  
6 community, and as set forth in the Mitigation Monitoring & Reporting Program, Exhibit “C”  
7 hereto, which is attached hereto and incorporated herein by this reference, the proposed Project’s  
8 potential significant impacts will be reduced below a level of significance.

9 **SECTION 6:** For the foregoing reasons and based on the information and findings  
10 included in the Initial Study and Mitigated Negative Declaration, technical reports, Mitigation  
11 Monitoring and Reporting Program, Staff Report, public testimony, and all other documents and  
12 evidence in the administrative record of proceedings, the City Council has determined that the  
13 Project, as conditioned and mitigated, will not have a significant adverse impact on the  
14 environment and also finds that the preparation of the Initial Study and Mitigated Negative  
15 Declaration attached hereto complies with CEQA. Therefore, the City Council hereby certifies  
16 the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting  
17 Program, making certain environmental findings to allow the Project.

18 **SECTION 7:** The Mayor shall sign the passage and adoption of this resolution and  
19 thereupon the same shall take effect and be in force.

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

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JOE BACA, MAYOR  
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**ATTEST:**

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BARBARA MCGEE, CITY CLERK

**APPROVED AS TO FORM:**

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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