



1 paving, landscaping, fencing, lighting, and drainage improvements on the Site (“PPD No. 2022-  
2 0031”); and

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

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

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

11 WHEREAS, on August 9, 2023, the Planning Commission of the City of Rialto conducted  
12 a duly noticed public hearing, as required by law, on GPA No. 2022-0001, SPA No. 2022-0002,  
13 CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input  
14 from staff, the city attorney, and the applicant; heard public testimony; discussed GPA No. 2022-  
15 0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public  
16 hearing; and

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

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

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

22 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
23 the public hearing conducted with regard to GPA No. 2022-0001, including written staff reports,  
24 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the  
25 Planning Commission hereby determines that GPA No. 2022-0001 satisfies the requirements of  
26 Government Code Sections 65358 pertaining to the findings which must be made precedent to  
27 amending a General Plan. The findings are as follows:

28

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

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

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

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

17           SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been  
18          prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-  
19          0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings  
20          and recommended mitigation with the Initial Study, staff determined that the project will not have an  
21          adverse impact on the environment, provided that mitigation measures are implemented, and a  
22          Mitigated Negative Declaration was prepared. The local newspaper published a copy of the Notice  
23          of Intent to adopt the Mitigated Negative Declaration for the project, and the City mailed the notice  
24          to all property owners within 1,000 feet of the project site for a public comment period held from  
25          February 11, 2026 to March 12, 2026. The Mitigated Negative Declaration was prepared in  
26          accordance with CEQA. Pursuant to Resolution No. \_\_\_\_\_, incorporated herein by this reference,  
27          the Planning Commission hereby recommends that the City Council adopt the Mitigated Negative  
28          Declaration and direct the Planning Division to file the necessary documentation with the Clerk of  
                the Board of Supervisors for San Bernardino County.

SECTION 4. The Planning Commission hereby recommends that the City Council approve  
                GPA No. 2022-0001 to change the land use designation of the Site from General Commercial (GC)

1 with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay, in accordance with  
2 the applications on file with the Planning Division, subject to the following conditions:

- 3  
4 1. GPA No. 2022-0001 is approved changing the general plan land use designation of  
5 approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at  
6 the northeast corner of Valley Boulevard and Willow Avenue, and described in the legal  
7 description attached as Exhibit A, from General Commercial (GC) with a Specific Plan  
8 Overlay to Business Park (BP) with a Specific Plan Overlay.
- 9  
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  
13 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
14 and/or any of its officials, officers, employees, agents, departments, agencies, and  
15 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,  
16 demands, law suits, writs of mandamus, and other actions and proceedings (whether  
17 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative  
18 dispute resolutions procedures (including, but not limited to arbitrations, mediations,  
19 and other such procedures), (collectively “Actions”), brought against the City, and/or  
20 any of its officials, officers, employees, agents, departments, agencies, and  
21 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or  
22 annul, the any action of, or any permit or approval issued by, the City and/or any of its  
23 officials, officers, employees, agents, departments, agencies, and instrumentalities  
24 thereof (including actions approved by the voters of the City), for or concerning the  
25 Project (collectively, the “Entitlements”), whether such Actions are brought under the  
26 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision  
27 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public  
28 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,  
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.
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

1 subject to protest by the applicant at the time of approval or conditional approval of the  
2 Project or within 90 days after the date of the imposition of the fees, dedications,  
reservations, or exactions imposed on the Project.

- 3 5. The applicant shall comply with all conditions of approval contained in SPA No. 2022-  
4 0002, CDP No. 2022-0019, and PPD No. 2022-0031, to the extent they are not in conflict  
5 with any condition of approval herein.

6 SECTION 5. The Chairman of the Planning Commission shall sign as to the passage and  
7 adoption of this resolution and thereupon the same shall take effect and be in force.

8 PASSED, APPROVED AND ADOPTED this 15th day of April, 2026.

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11 \_\_\_\_\_  
12 MICHAEL E. STORY, CHAIR  
13 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, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the  
6 foregoing Resolution No. \_\_\_\_ was duly passed and adopted at a regular meeting of the Planning  
7 Commission of the City of Rialto held on the \_\_\_\_th day of \_\_\_\_, 2026.

8 Upon motion of Planning Commissioner\_\_\_\_\_, seconded by Planning Commissioner  
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 \_\_\_\_th day of \_\_\_\_, 2026.

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KIMBERLY DAME, ADMINISTRATIVE ANALYST

Exhibit A

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