

RESOLUTION NO. 2026-XX

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

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

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

WHEREAS, pursuant to the provisions of California Environmental Quality Act (CEQA) Section 15164(a), Public Resources Code Sections 21000 et. seq. ("CEQA"), the State's CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., the City prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the 2021-2029 (6th Cycle) General 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)

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

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

21 SECTION 4: The Chairman of the Planning Commission shall sign the passage and
22 adoption of this resolution and thereupon the same shall take effect and be in force.

1 PASSED, APPROVED AND ADOPTED this 21ST day of January, 2026.

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MICHAEL STORY, CHAIR

5 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, Heidy Gonzalez, Administrative Assistant 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 21st day of January, 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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20 HEIDY GONZALEZ, ADMINISTRATIVE ASSITANT
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Exhibit “A”

The Initial Study and Mitigated Negative Declaration is attached to the Legal Report as “Exhibit B” and available to view online by clicking this link: <https://www.rialtoca.gov/633/Plan-to-House-Our-Rialto-Housing-Element>.