

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

3 WHEREAS, pursuant to Section 18.78.060 of the Rialto Municipal Code, the Project
4 requires the approval of an amendment to the Gateway Specific Plan, and the applicant has agreed
5 to apply for Specific Plan Amendment No. 2022-0002 (“SPA No. 2022-0002”); and

6 WHEREAS, pursuant to Section 18.78.010 of the Rialto Municipal Code, the City Council
7 is authorized to adopt and implement specific plans with the City; and

8 WHEREAS, pursuant to Section 18.78.060E and Section 18.78.060F of the Rialto
9 Municipal Code, the Planning Commission shall hold a public hearing for a proposed amendment
10 to an adopted specific plan and forward a recommendation to the City Council for action; and

11 WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted
12 a duly noticed public hearing, as required by law, on SPA No. 2022-0002, GPA No. 2022-0001,
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 the proposed
15 SPA No. 2022-0002, GPA No. 2022-0001, CDP No. 2022-0019, and PPD No. 2022-0031; and
16 closed the public 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 SPA No. 2022-0002, 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 SPA No. 2022-0002 satisfies the requirements of
26 Government Code Sections 65358 and 65453 and Section 18.78.060I of the Rialto Municipal Code
27 pertaining to the findings which must be made precedent to amending a Specific Plan. The findings
28 are as follows:

- 1 1. That the proposed Specific Plan Amendment is consistent with the goals and policies
2 of the General Plan and its purposes, standards and land use guidelines; and

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

4 The applicant proposes to change the specific plan zoning designation of the Site to Industrial
5 Park (I-P) within the Gateway Specific Plan. In conjunction with the Project, the applicant
6 proposes GPA No. 2022-0001 to change the general plan land use designation of the Site from
7 General Commercial with a Specific Plan Overlay to Business Park with a Specific Plan
8 Overlay. The proposed I-P zoning designation is consistent with the Business Park with a
9 Specific Plan Overlay land use designation, and both will serve to facilitate the Development.

10 Additionally, the Project is consistent with Goal 2-16 and Goal 2-22 of the Land Use Element
11 of the General Plan, which encourages improved architectural and design quality that is
12 sensitive to the needs of the visitor or resident. The change in the specific plan zoning
13 designation will facilitate a development of superior architectural quality. The Development
14 proposes to incorporate significant wall plane articulation and several other architectural
15 features including reveals, metal brow accents, and glazing. The development will also
16 include a solid concrete screen wall around the loading area to screen views and reduce noise
17 pollution from the Site.

18 Furthermore, the Project is consistent with Goal 3-1 of the Economic Development Element
19 of the General Plan, which encourages strengthening and diversification of the economic base
20 and employment opportunities, while maintaining a positive business climate. The change in
21 the Specific Plan land use designation of the Site from F-C to I-P will lead to the development
22 of an industrial building on land that has remained historically under-developed and without
23 any commercial uses under the current commercial zoning.

- 24 2. That the proposed Specific Plan Amendment will help achieve a balanced community
25 of all races, age groups, income levels and ways of life; and

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

27 The Project will facilitate the development of one (1) 46,758 square foot industrial warehouse
28 building and one (1) 73,210 square foot industrial warehouse building, which will provide
29 new jobs across various wage and education levels available to all races, age groups, and ways
30 of life.

- 31 3. That the proposed Specific Plan Amendment results in development of desirable
32 character, which will be compatible with existing and proposed development in the
33 surrounding neighborhood; and

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

1 The Project will facilitate the development of two high-quality warehouse buildings. The
2 proposed development is consistent with existing warehouse developments to the northeast
3 and west of the Site and other recent warehouse developments within the Gateway Specific
4 Plan area.

5 The immediate area is predominantly designated for and developed with industrial uses,
6 and as a result, there are no sensitive land uses adjacent to or across the street from the Site.
7 The project is not expected to negatively impact any uses since measures, such as landscape
8 buffering and the installation of solid screen walls.

- 9 4. That the proposed Specific Plan Amendment contributes to a balance of land uses that
10 will enable local residents to work and shop in the community in which they live; and

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

12 Limited development opportunities exist within the Gateway Specific Plan area. To the east
13 of the project site, is self-storage facility, and to the northeast, across a San Bernardino County
14 Flood Control flood channel, is an existing industrial warehouse building. To the south, across
15 Valley Boulevard, is a vacant non-conforming property, and to the west, across Willow
16 Avenue, is an approximately 131,000 square foot industrial building. The Site has remained
17 historically under-developed and without any commercial uses with the Freeway Commercial
18 (F-C) zoning designation. The likelihood that the Site will develop into a commercial use is
19 remote given the industrial character to the south and west of the Site. The most logical
20 specific plan zoning designation to facilitate the development of the Site is an industrial zone,
21 such as the Industrial Park (I-P) zoning designation. The I-P zoning designation will maintain
22 consistency with the surrounding area and provide job opportunities for those living in
23 existing residential areas within the City.

- 24 5. That the proposed Specific Plan Amendment respects the environmental and aesthetic
25 assets of the community consistent with economic realities; and

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

27 Dudek, Inc. prepared an Initial Study (Environmental Assessment Review No. 2022-0033) in
28 accordance with the California Environmental Quality Act (CEQA). Based on the findings
and recommended mitigation with the Initial Study, staff determined that the project will not
have an adverse impact on the environment, provided that mitigation measures are
implemented, and a Mitigated Negative Declaration was prepared.

Additionally, the development, enabled by the Project, will meet or exceed all aesthetic design
guidelines required by the Chapter 18.112 (Indoor Storage Uses) of the Rialto Municipal Code
and City's Design Guidelines through the incorporation of landscaping, significant wall plane
articulation on the building, and several other architectural features including reveals, metal
brow accents, and glazing.

1 6. That the proposed Specific Plan Amendment incorporates, where feasible, active and
2 passive energy conservation measures.

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

4 The development, enabled by the Project, is required to meet or exceed California Building
5 Code Title 24, Part 6 Energy Efficiency Standards. This will be achieved through the
6 implementation of features such as, but not limited to, energy efficient windows, energy
7 efficient heating and cooling systems, painting in light off-white colors to reflect heat away,
8 and structural accommodation of photovoltaic solar electric systems.

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

22 SECTION 4. The Planning Commission hereby recommends that the City Council approve
23 SPA No. 2022-0002 to change the specific plan zoning designation of the Site from Freeway
24 Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway
25 Specific Plan, in accordance with the applications on file with the Planning Division, subject to the
26 following conditions:

- 27 1. SPA No. 2022-0002 is approved changing the specific plan zoning designation of
28 approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at

1 the northeast corner of Valley Boulevard and Willow Avenue, as described in the legal
2 description attached as Exhibit A, from Freeway Commercial (F-C) within the Gateway
Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan.

- 3 2. City inspectors shall have access to the Site to reasonably inspect the Site during normal
4 working hours to assure compliance with these conditions and other codes.
- 5 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
6 and/or any of its officials, officers, employees, agents, departments, agencies, and
7 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
8 demands, law suits, writs of mandamus, and other actions and proceedings (whether
9 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
10 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
11 and other such procedures), (collectively “Actions”), brought against the City, and/or
12 any of its officials, officers, employees, agents, departments, agencies, and
13 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
14 annul, the any action of, or any permit or approval issued by, the City and/or any of its
15 officials, officers, employees, agents, departments, agencies, and instrumentalities
16 thereof (including actions approved by the voters of the City), for or concerning the
17 Project (collectively, the “Entitlements”), whether such Actions are brought under the
18 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
19 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
20 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
21 or any decision of a court of competent jurisdiction. This condition to indemnify,
22 protect, defend, and hold the City harmless shall include, but not be limited to (i)
23 damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
24 attorneys’ fees and other costs, liabilities and expenses incurred in connection with
25 such proceeding whether incurred by applicant, Property owner, or the City and/or
26 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
27 are the “Damages”). Notwithstanding anything to the contrary contained herein, the
28 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
SPA No. 2022-0002.
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. Approval of SPA No. 2022-0002 will not be valid until such time that the City Council of
the City of Rialto has approved General Plan Amendment No. 2022-0001, which was
prepared in conjunction with the Project.

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6. The applicant shall comply with all conditions of approval contained in GPA No. 2022-0001, 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 Chairman of the Planning Commission shall sign as to the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

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

MICHAEL E. 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, 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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