



City of Rialto

Legislation Details (With Text)

File #: PC-25-0342 **Version:** 1 **Name:**
Type: Public Hearing **Status:** Agenda Ready
File created: 5/9/2025 **In control:** Planning Commission
On agenda: 6/18/2025 **Final action:**
Title: Tentative Parcel Map No. 2024-0003: A request to allow the subdivision of one (1) 13.22-acre parcel of land (APN: 1119-241-28) into two (2) new parcels of land - Parcel 1 (11.63 acres) and Parcel 2 (1.58 acres). The project site is located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - Site Plan, 3. Exhibit C - Tentative Parcel Map, 4. Exhibit D - Draft Resolution for TPM No. 2024-0003

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of June 18, 2025

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Christina Taylor, Interim Community Development Director
REVIEWED BY: Paul Gonzales, Community Development Manager
FROM: Daniel Casey, Principal Planner

Tentative Parcel Map No. 2024-0003: A request to allow the subdivision of one (1) 13.22-acre parcel of land (APN: 1119-241-28) into two (2) new parcels of land - Parcel 1 (11.63 acres) and Parcel 2 (1.58 acres). The project site is located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines.

APPLICANT:

Pilot Travel Centers, LLC, 5508 Lonas Drive, Knoxville, TN 37909

LOCATION:

The project site consists of one (1) parcel of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	General Plan Designation
Site	Specific Plan with a Renaissance Specific Plan Overlay
North	Public Facility with a Renaissance Specific Plan Overlay
East	Specific Plan with a Renaissance Specific Plan Overlay
South	Specific Plan with a Renaissance Specific Plan Overlay
West	Specific Plan with a Renaissance Specific Plan Overlay

Surrounding Zoning Designations

Location	Zoning
Site	Renaissance Specific Plan (Freeway Incubator (FI))
North	Rialto Airport Specific Plan (General Manufacturing (I-GM))
East	Renaissance Specific Plan (Freeway Incubator (FI))
South	Renaissance Specific Plan (Freeway Incubator (FI))
West	Renaissance Specific Plan (Freeway Incubator (FI))

Site Characteristics

The project site is a relatively flat, asymmetrical-shaped site made up of piece of land comprised of one (1) parcel. The parcel is 13.22 acres in size with approximate average dimensions of 2,500 feet (east-west) by 230 feet (north-south). The east 11.5 acres of the parcel was developed into the Pilot Travel Center in 2023, and the west 1.5 acres is currently vacant, except for a landscape planter along the street frontage and a freeway advertising billboard.

Surrounding Area

The project site is bound by Sierra Lakes Parkway on the north and Alder Avenue on the east. To the north, across Sierra Lakes parkway, is a rock quarry, and to the east, across Alder Avenue, is an existing Shell fuel station, to the south is the San Bernardino County Flood Control Channel and the SR-210 Freeway, and to the west is approximately 3.14 acres of vacant land.

Previous Entitlements

On March 24, 2025, the Director of Community Development approved Precise Plan of Design No. 2024-0005 allowing the development of a hydrogen fueling operation consisting of four (4) hydrogen fuel dispensers, two (2) aboveground hydrogen tanks, and two (2) overhead canopies on the west 1.5 acres of the project site. A copy of the approved site plan is attached as **Exhibit B**.

ANALYSIS/DISCUSSION:

Project Proposal

The applicant, Pilot Travel Centers, LLC, filed Tentative Parcel Map No. 2024-0003 (Tentative Parcel Map No. 20867) to subdivide the project site into two (2) new parcels of land (**Exhibit C**). According to Table 3-5 (Development Standards - Business and Commercial Uses) of the Renaissance Specific Plan, new parcels within the FI land use district require a minimum lot size of 22,500 square feet, a minimum lot width of one-hundred fifty (150) feet, and a minimum depth of one-hundred fifty (150)

feet. The specifications of the proposed parcels are shown in the chart below:

Parcel	Area	Width	Min. Depth
1	506,802 sq. ft.	2,175	167
2	68,977 sq. ft.	435	152

As shown in the chart, each of the proposed parcels will exceed the minimum size requirements of the FI land use district.

If approved, the tentative parcel map will create separate parcels for the Pilot Travel Center and the hydrogen fueling operation for future conveyance of each parcel separately.

Access

Vehicular access to both parcels will continue to be provided via the four (4) existing driveways on Sierra Lakes Parkway and a fifth proposed driveway on the west end of the Sierra Lakes Parkway frontage. A condition of approval is included within the proposed Resolution requiring the applicant to record a reciprocal access agreement or easement between both new parcels to ensure unimpeded access to each of the proposed driveways.

Conclusion

The Planning Division and the Public Works Engineering Division have reviewed Tentative Parcel Map No. 2024-0003. The tentative parcel map will comply with both State and City of Rialto requirements for subdivisions. Tentative Parcel Map No. 2024-0003 meets the technical standards of the FI land use district of the Renaissance Specific Plan.

GENERAL PLAN CONSISTENCY:

The Site has a General Plan designation of Specific Plan with a Specific Plan Overlay and a zoning designation of Renaissance Specific Plan. Within the Renaissance Specific Plan, the Site has a land use designation of Freeway Incubator (FI). The Project will subdivide the Site into two (2) new parcels of land - Parcel 1 (11.63 acres) and Parcel 2 (1.58 acres). Per Table 3-5 (Development Standards), of the Renaissance Specific Plan, new parcels within the FI land use district require a minimum lot size of 22,500 square feet, a minimum lot width of one-hundred fifty (150) feet, and a minimum depth of one-hundred fifty (150) feet. The proposed parcels exceed the required minimum size and dimensions.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies as a Class 15 exemption under CEQA Guidelines Section 15315 - Minor Land Divisions. Section 15315 allows for exemption of a project consisting of the division of property in an urbanized area zoned for residential, commercial, or industrial uses into four (4) or fewer parcels when the division is in conformance with the General Plan and zoning. The project proposes the subdivision of one (1) parcel of land into two (2) parcels of land in an urbanized area zoned for commercial and industrial uses, thereby qualifying it for a Class 15 exemption.

PUBLIC NOTICE:

The City mailed public hearing notices for the proposed project to all property owners within 660 feet of the project site, posted public notices at the site and City Hall, and published the public hearing notice in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

1. Determine that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315, Minor Land Divisions, of the CEQA Guidelines and direct Staff to file the Notice of Exemption with County of San Bernardino; and,
2. Adopt the attached Resolution (**Exhibit D**) to approve Tentative Parcel Map No. 2024-0003, subject to the findings and conditions therein.