

# **City of Rialto**



## **Regular Meeting - Final**

**Wednesday, June 18, 2025**

**REGULAR MEETING - 6:00 P.M.**

**City Council Chambers, 150 S. Palm Ave., Rialto, CA 92376**

## **Planning Commission**

## Public Participation Procedures

THE PUBLIC WILL HAVE THE OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY PROVIDE COMMENTS ON ANY AGENDA ITEM USING ANY OF THE FOLLOWING METHODS:

- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376

- IN WRITING VIA EMAIL TO [PLANNING@RIALTOCA.GOV](mailto:PLANNING@RIALTOCA.GOV) AT LEAST TWO (2) HOURS BEFORE THE MEETING.

YOU MAY CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (909) 820-2505 DURING REGULAR BUSINESS HOURS OR SEND AN EMAIL TO [PLANNING@RIALTOCA.GOV](mailto:PLANNING@RIALTOCA.GOV) TO FIND OUT WHAT DECISIONS THE PLANNING COMMISSION MADE ON THE AGENDA ITEMS.

## Call To Order

## Pledge of Allegiance

## Roll Call

Chair Jerry Gutierrez, Vice-Chair John Peukert, Artist Gilbert, Dale Estvander, Frank Gonzalez, Two (2) Vacancies

## Oral Communications from the Audience on items not on the Agenda

## Planning Commission Minutes

[PC-25-0419](#) Minutes from the June 4, 2025 Planning Commission meeting

Attachments: [PC MTG MINS 06.04.2025.docx](#)

## Public Hearings

[PC-25-0421](#) **Master Case No. 2025-0002 (Related Files: Precise Plan of Design No. 2025-0002, Conditional Development Permit No. 2025-0002, and Environmental Assessment Review No. 2025-0001):** A proposal to combine two lots (APNs 0258-041-28 and 0258-041-29) into one 4.04-acre parcel and develop a truck and trailer outdoor storage yard at 2175 South Willow Avenue in the Heavy Industrial (H-IND) zone in the Agua Mansa Specific Plan.

[PC-25-0342](#)

**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.

**Attachments:**

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Tentative Parcel Map](#)

[Exhibit D - Draft Resolution for TPM No. 2024-0003](#)

## **Action Items**

*None.*

## **Community Development Department Comments**

## **Planning Commissioner Reports/Comments**

## **Adjournment**



# City of Rialto

## Legislation Text

---

**File #:** PC-25-0419, **Version:** 1, **Agenda #:**

---

Minutes from the June 4, 2025 Planning Commission meeting



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**June 4, 2025 - 6:00 p.m.**

The regularly scheduled Planning Commission meeting of the City of Rialto was held in the City of Rialto City Council Chambers located at 150 South Palm Avenue, Rialto, California 92376, on June 4, 2025.

This meeting was called by the presiding officer of the City of Rialto Planning Commission in accordance with the provisions of **Government Code §54956** of the State of California.

o0o

**CALL TO ORDER**

Chair Jerry Gutierrez called the meeting to order at 6:00 p.m.

o0o

**PLEDGE OF  
ALLEGIANCE**

Chair Gutierrez led the pledge of allegiance.

o0o

**ROLL CALL**

Roll Call was taken by Administrative Assistant, Heidy Gonzalez.

**Present:**

Chair Jerry Gutierrez  
Vice-Chair John Peukert  
Commissioner Dale Estvander  
Commissioner Artist Gilbert  
Commissioner Frank Gonzalez

**Absent:**

There are two vacancies.

**Staff Present:**

Assistant City Attorney, Christy Marie Lopez  
Interim Community Development Director, Christina Taylor  
Community Development Manager, Paul Gonzales  
Senior Planner, Daniel Rosas  
Administrative Assistant, Heidy Gonzalez

o0o

**ORAL  
COMMUNICATION**

Chair Gutierrez asked if there were any oral communications from the public not on the agenda. Mrs. Gonzalez stated there were none.

o0o

**PLANNING**  
**COMMISSION**  
**MEETING MINUTES**

**Chair Gutierrez announced that the first item on the agenda is Planning Commission Meeting Minutes.**

Motion by Commissioner Dale Estvander, seconded by Commissioner Artist Gilbert to move to approve the May 7, 2025, Planning Commission meeting minutes.

All were in favor, *motion carried*, 5-0.

o0o

---

**PUBLIC HEARINGS**

**Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002 (File PC-25-0382).**

Senior Planner Daniel Rosas made the presentation.

***Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002:*** A request to allow for the expansion of an existing 5-acre truck yard operation generally located on the northeast corner of Stonehurst Drive and Alder Avenue onto 2.5 acres of land, also known as 2160 West Stonehurst Drive (APN: 1133-071-08, -09 & 10) and consideration of a CEQA Exemption pursuant to Section 15332 (Class 32), Infill Development Projects (Environmental Assessment Review No. 2024-0004). The site is located within the General Manufacturing (I-GM) zone of the Rialto Airport Specific Plan.

o0o

Chair Gutierrez continued the open Public Hearing.

The applicant, John Killen, gave a brief overview.

Chair Gutierrez inquired as to what caused the repeated continuances; Mr. Killen provided his response.

Commissioner Estvander made a motion to close the Public Hearing. Seconded by Commissioner Gilbert.

Chair Gutierrez closed the Public Hearing.

o0o

Commissioner Estvander made a motion to approve the Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002. Seconded by Commissioner Gilbert.

**PUBLIC HEARINGS**

Vote on the motion:

AYES: 5 (Gutierrez, Peukert, Estvander, Gilbert, Gonzalez)

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

o0o

**COMMUNITY  
DEVELOPMENT  
DIRECTOR  
COMMENTS**

**Chair Gutierrez stated that the next item on the agenda is Community Development Director comments.**

Community Development Manager Paul Gonzales reminded Commissioners that the grand opening for Handel's would be Sunday, June 7<sup>th</sup>.

o0o

**PLANNING  
COMMISSIONER  
COMMENTS**

**Chair Gutierrez stated the next item on the agenda is Planning Commissioner comments.**

None.

o0o

**ADJOURNMENT**

Commissioner Estvander made a motion to adjourn the meeting. Seconded by Commissioner Gilbert.

**The Regular Planning Commission meeting on Wednesday, June 4, 2025, adjourned at 6:14 p.m.**

o0o

---

Minutes prepared by Heidy Gonzalez  
Administrative Assistant

---

Jerry Gutierrez  
Chair, Planning Commission



# City of Rialto

## Legislation Text

---

**File #:** PC-25-0421, **Version:** 1, **Agenda #:**

---

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: Jason Costa, Associate Planner

**Master Case No. 2025-0002 (Related Files: Precise Plan of Design No. 2025-0002, Conditional Development Permit No. 2025-0002, and Environmental Assessment Review No. 2025-0001):**  
A proposal to combine two lots (APNs 0258-041-28 and 0258-041-29) into one 4.04-acre parcel and develop a truck and trailer outdoor storage yard at 2175 South Willow Avenue in the Heavy Industrial (H-IND) zone in the Agua Mansa Specific Plan.

**APPLICANT:**

Outour Acquisitions, LLC 800 Brickell Avenue, Suite 904, Miami, FL, 33131.

**LOCATION:**

The project site consists of two (2) parcels (Assessor's Parcel Numbers 0258-041-28 and 0258-041-29) located at 2175 South Willow Avenue (Location Map (**Exhibit A**)).

**RECOMMENDATION:**

The Planning Division requests that the Planning Commission continue the item indefinitely. Additional time is necessary to review project documents and studies. The item will be re-noticed prior to scheduling for a future Planning Commission meeting.





# City of Rialto

## Legislation Text

---

**File #:** PC-25-0342, **Version:** 1, **Agenda #:**

---

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*

<b>Location</b>	<b>General Plan Designation</b>
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*

<b>Location</b>	<b>Zoning</b>
-----------------	---------------

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:

<b><i>Parcel</i></b>	<b><i>Area</i></b>	<b><i>Width</i></b>	<b><i>Min. Depth</i></b>
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.

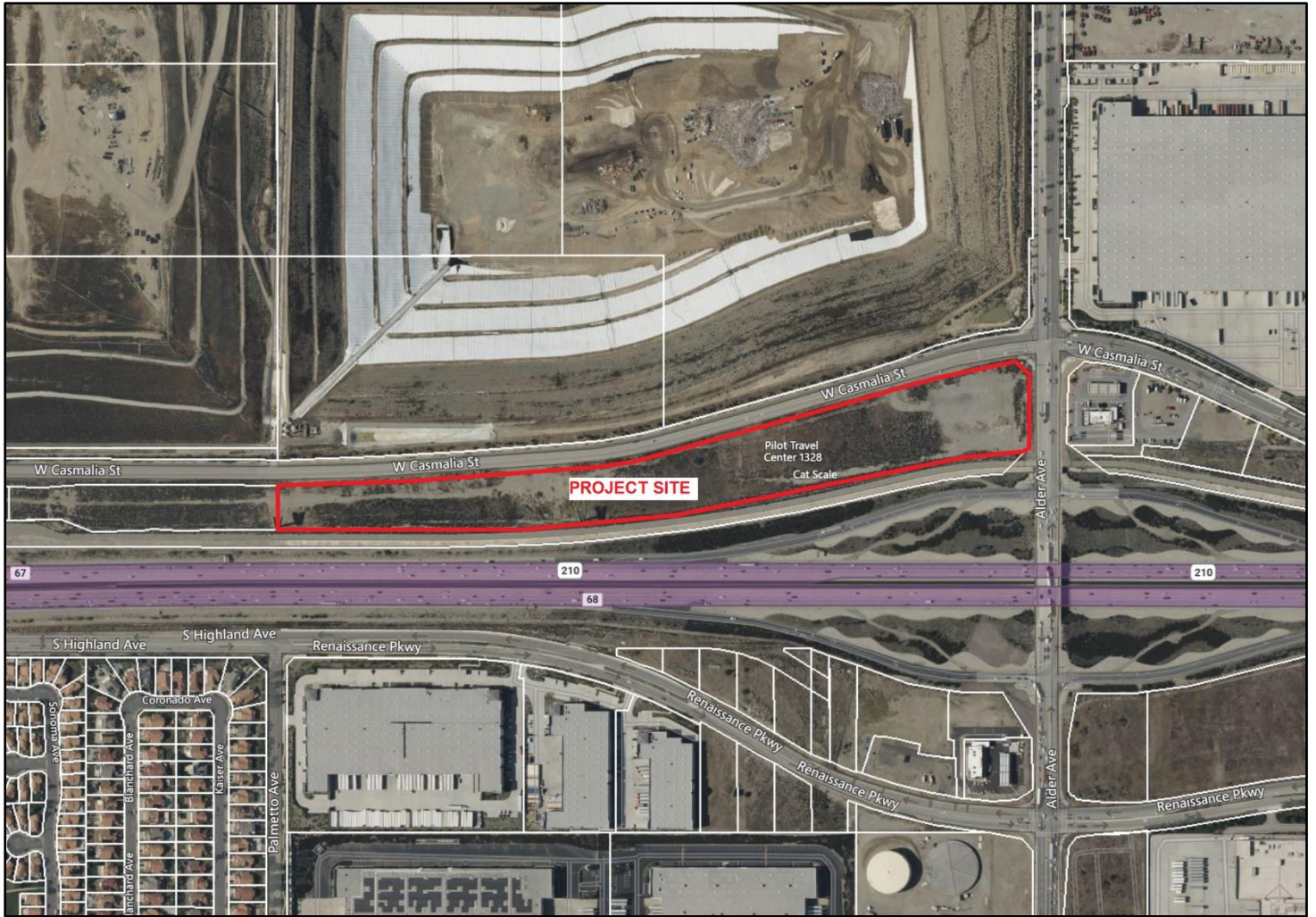
#### **RECOMMENDATION:**

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,

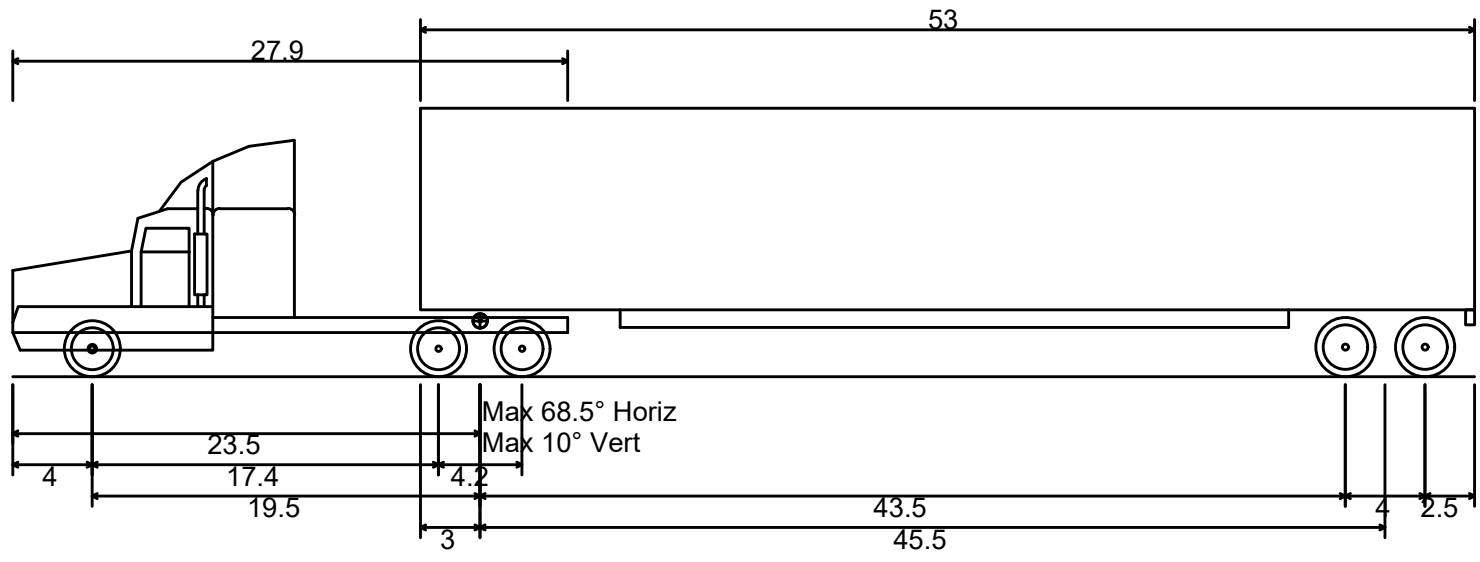
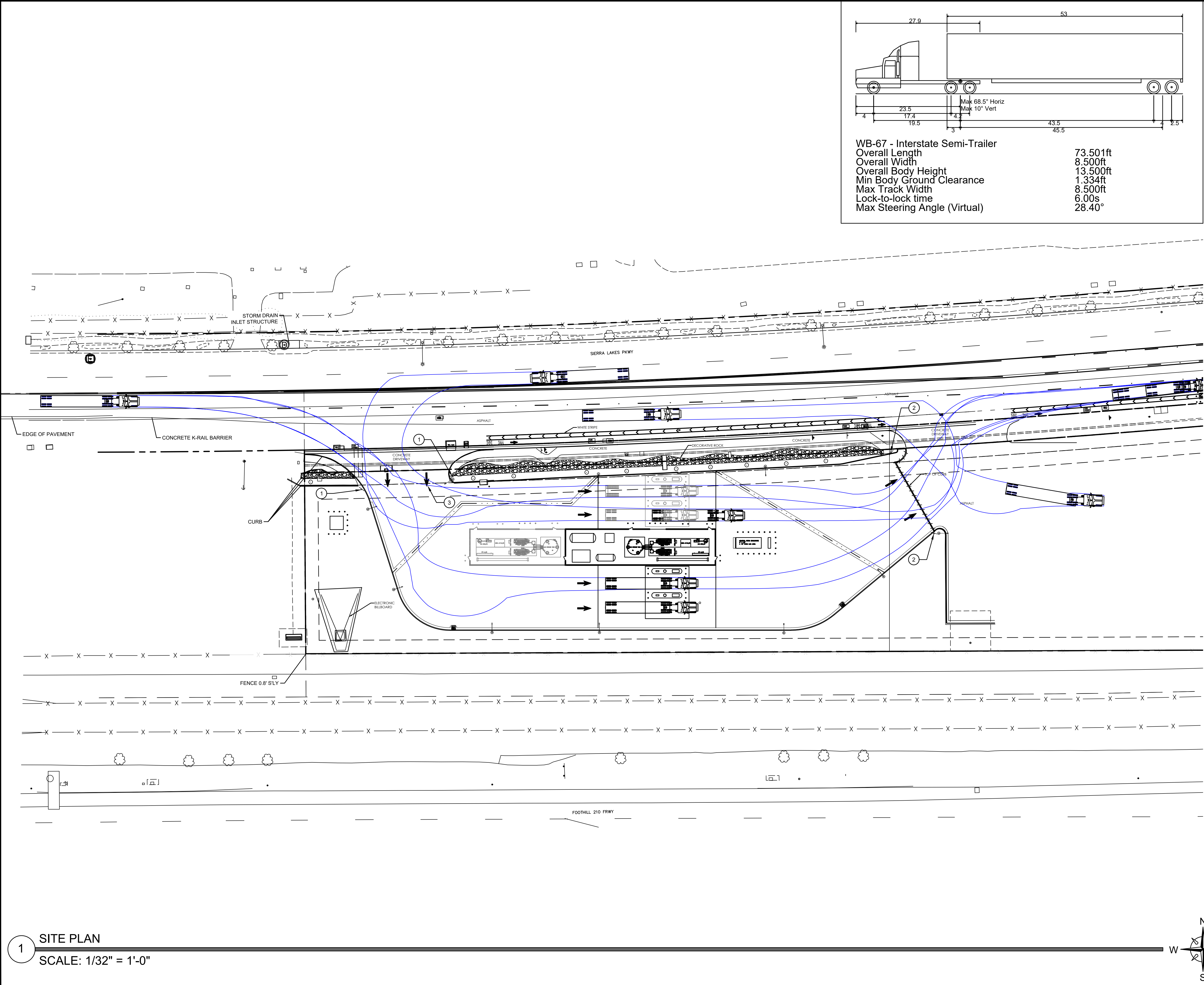
2. Adopt the attached Resolution (**Exhibit D**) to approve Tentative Parcel Map No. 2024-0003, subject to the findings and conditions therein.



**Project Location Map**







WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

EQUIPMENT LIST

- | # | ITEMS               |
|---|---------------------|
| 1 | ENTRANCE SIGN       |
| 2 | DO NOT ENTER SIGN   |
| 3 | TRAFFIC FLOW MARKER |

**FASTECH**  
FUELING & SERVICE  
TECHNOLOGIES, INC  
7050 VILLAGE DR., SUITE D  
BUENA PARK, CA 90621  
WWW.FASTECHUS.COM  
800.788.8815

SEAL		REVISION		PILOT H2 SITE LAYOUT	
MARK	DATE	DATE	DATE	DATE	DATE
1	11/20/2024				

NOTES

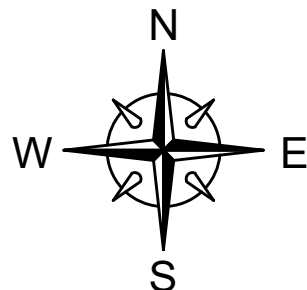
- SIGNAGE WILL BE PLACED INDICATING RIGHT TURN ONLY WHEN EXITING.

PILOT H2 STATION  
SIERRA LAKES PARKWAY  
RIALTO, CA 92377

PROJECT NUMBER  
301314

SHEET NAME  
SITE PLAN  
AUTOTURN

SHEET NUMBER  
CP-1.6.1



TENTATIVE PARCEL MAP NO. 20867  
FOR  
PILOT H2 STATION  
2725 SIERRA LAKES PARKWAY  
RIALTO, CA 92377

OFFICIAL USE ONLY

APPLICANT

PILOT TRAVEL CENTERS, LLC.  
BRAD ALSUP  
DIRECTOR, CONSTRUCTION  
DEVELOPMENT  
(865)474-2417

SURVEYOR

LG LAND SURVEYING, INC.  
JOHN P. GERVAIS, PLS  
3055 CALLEJO FELIZ TER  
VALLEY CENTER, CA 92082  
(619)-535-1172  
PROJECT NO.: 21-031  
DATED: 03/31/2021

SOILS ENGINEER

GEOTECHNICAL SOLUTIONS, INC.  
DHARMA SHAKYA, PE, GE  
27 MAUGHLY, SUITE 210  
IRVINE, CA 92168  
(949)453-04061  
PROJECT NO.: G-5886-01  
DATED: APRIL 20, 2021

ARCHITECT

FASTECH  
MIKE NORRELL  
7050 VILLAGE DR., SUITE D  
BUENA PARK, CA 90621  
(800) 788-8815  
MNORRELL@FASTECHUS.COM

MAP PREPARER

XOCHITL ORTEGA, PE  
KIMLEY-HORN AND ASSOCIATES, INC.  
3801 UNIVERSITY AVENUE, SUITE 300  
RIVERSIDE, CA 92501  
(951) 543-9868  
XOCHITL.ORTEGA@KIMLEY-HORN.COM

UTILITY PURVEYORS

WATER  
FONTANA WATER COMPANY  
15966 ARROW ROUTE  
FONTANA, CA 92335  
(909) 822-2201

ELECTRICITY  
SOUTHERN CALIFORNIA EDISON  
7951 REDWOOD AVE.  
FONTANA, CA 92336  
(909) 357-6116

CABLE TV  
SPECTRUM  
1078 E. HOSPITALITY LANE # D  
SAN BERNARDINO, CA 92408  
(888) 892-2253

SEWER

RIALTO WATER SERVICES  
437 N RIVERSIDE  
RIALTO, CA 92376  
(909) 820-2546

GAS  
SOCAL GAS COMPANY  
1136 N MT VERNON AVE. #305  
SAN BERNARDINO, CA 92411  
(800) 427-2200

TELEPHONE  
AT&T  
4394 N. UNIVERSITY PKWY AVE. # A  
SAN BERNARDINO, CA 92407  
(800) 288-2020

MAP PREPARATION DATE

12/10/2024

ASSESSOR'S PARCEL NUMBERS

1119-241-28

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CASMALIA STREET PER RECORD OF SURVEY 17-0047, RS 161/65-73, I.E., N74°02'59"E.

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF RIALTO BENCHMARK NO. 072-88, BRASS DISC SET IN PCC 28 FEET WEST OF WEST END OF N/W CURB RETURN, 20 FEET NORTH OF CENTERLINE STONEHURST, 77 FEET WEST OF CENTERLINE OF LOCUST, 6 FEET SOUTH OF POWER POLE #2284733E EL = 1566.671 NGVD 29.

SOURCE OF TOPOGRAPHY

BY PHOTOGRAMETRIC METHODS DATED OCTOBER 18, 2023

GRADING QUANTITY

CUT: 1580 CY  
FILL: 588 CY  
NET: 992 CY CUT  
(PILOT H2 STATION ONLY)

ZONING AND LAND USE

EXISTING ZONING: COMMERCIAL  
EXISTING LAND USE: VACANT

PROPOSE ZONING: COMMERCIAL  
PROPOSED LAND USE: HYDROGEN FUELING STATIONS

SHEET INDEX:

- 1.....TITLE SHEET
- 2.....EXISTING AND PROPOSED PARCELS
- 3.....PRELIMINARY GRADING PLAN
- 4.....PRELIMINARY UTILITY PLAN

SITE DATA:

PILOT H2 STATION LIMITS OF WORK ACREAGE - 66,511 S.F. (1.53 AC)  
PROPOSED PERVIOUS AREA - 21,598 S.F. (32.4%)  
PROPOSED IMPERVIOUS AREA - 44,913 S.F. (67.6%)

ADDITIONAL NOTES:

- 1. TPM 20867 IS FOR THE SUBDIVISION OF APN 1119-241-28. THE PROPOSED IMPROVEMENTS SHOWN ON SHEETS 3, AND 4, ARE PRIMARILY LIMITED TO BE WITHIN THE PROPOSED PARCEL 2.
- 2. THIS TPM APPLICATION IS BEING FILED CONCURRENTLY WITH PPD 2024-0005.
- 3. ALL OFF-SITE IMPROVEMENTS WERE CONSTRUCTED WITH THE APPROVED RIALTO TRAVEL CENTER DEVELOPMENT (PPD 2021-0013).
- 4. UNDER THE NEW DESIGN, THE PILOT H2 STATION PERVIOUS AREA INCREASED BY APPROXIMATELY 33 SQUARE FEET WHEN COMPARED TO THE ORIGINALLY APPROVED PILOT RIALTO TRAVEL CENTER DEVELOPMENT. SEE LANDSCAPE PLANS FOR REFERENCE.

OWNER'S STATEMENT:

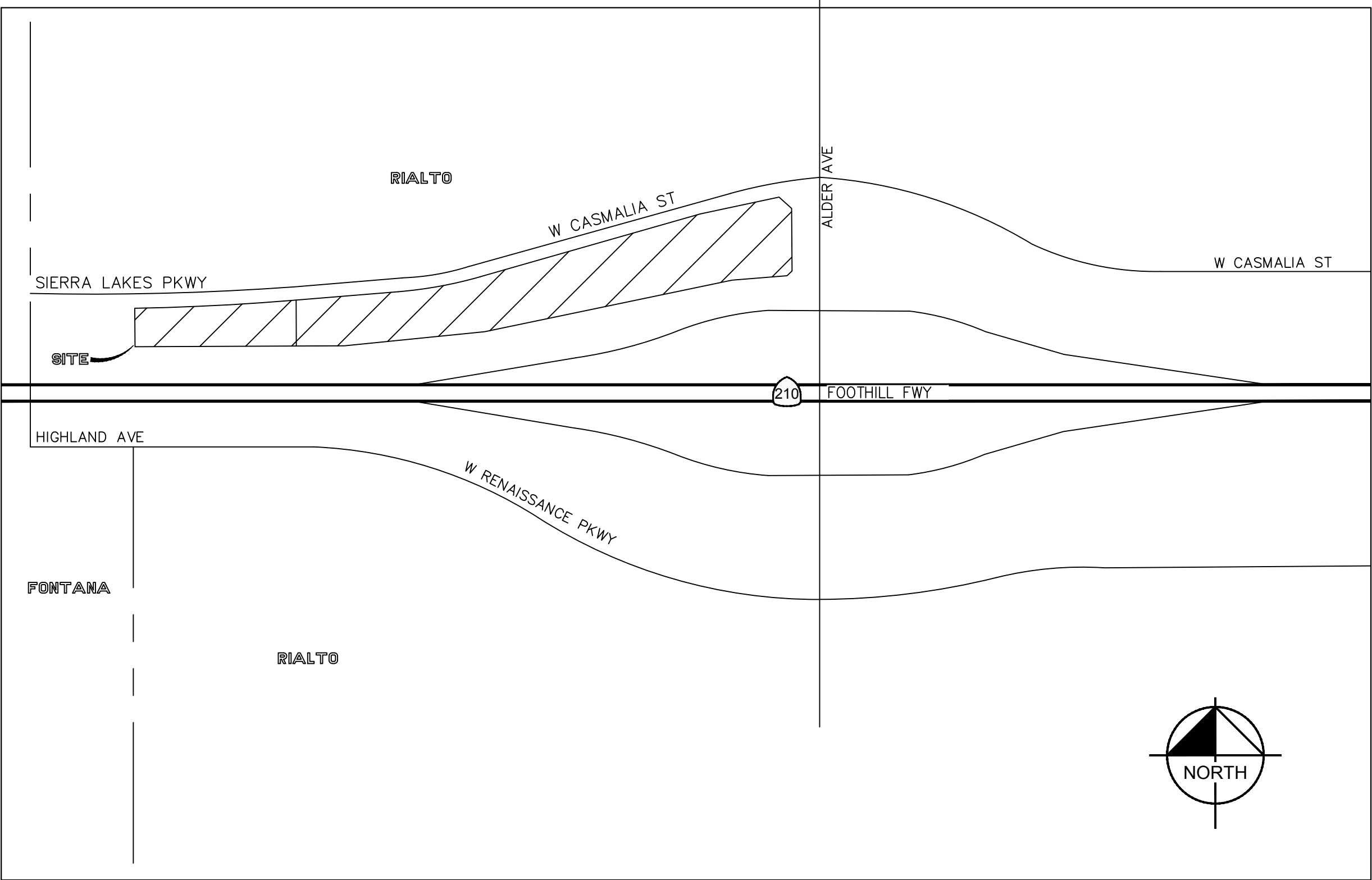
- 1. A DRAINAGE ACCEPTANCE LETTER FOR ALL CROSS-LOT DRAINAGE WILL BE PROVIDED IN THE FINAL DOCUMENTS.
- 2. AN ALL-INCLUSIVE RECIPROCAL AGREEMENT FOR SHARED ACCESS AND UTILITIES BETWEEN BOTH PARCELS WILL BE PROVIDED IN THE FINAL DESIGN DOCUMENTS.

ABBREVIATIONS:

AC ASPHALT CONCRETE  
CL CENTER LINE  
CONC CONCRETE  
EG EXISTING GROUND  
EX EXISTING  
FF FINISHED FLOOR ELEVATION  
FS FINISH SURFACE  
FG FINISH GROUND  
FL FLOW LINE  
GB GRADE BREAK  
HP HIGH POINT  
N.A.P NOT A PART  
NTS NOT TO SCALE  
R RIDGE  
R/W RIGHT-OF-WAY  
STA STATION  
TC TOP OF CURB  
TG TOP OF GRATE  
TP TOP OF PAVEMENT  
TYP TYPICAL

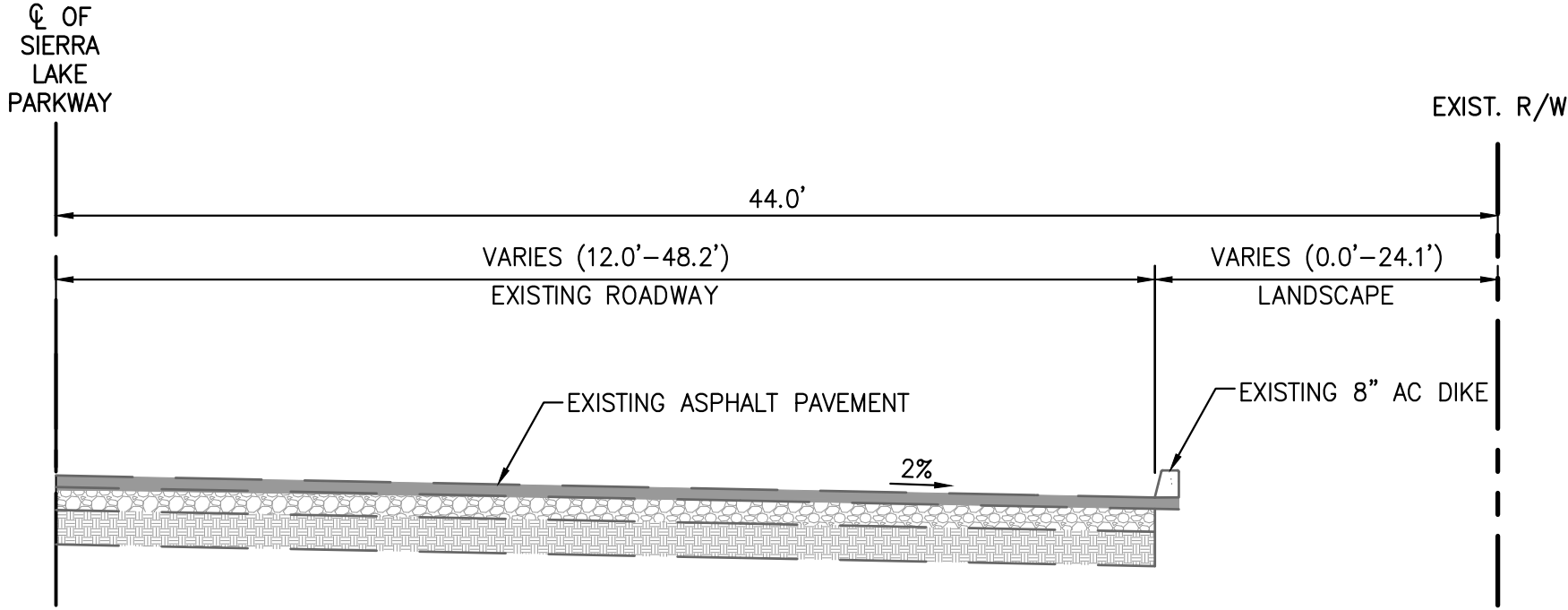
LEGEND:

PROPERTY LINE/RIGHT-OF-WAY  
CIVIL LIMITS OF WORK  
CENTER LINE  
EASEMENT LINE  
SETBACKS  
REMOVE EXISTING CURB  
RIDGE LINE  
GRADE BREAK LINE  
PROPOSED ELEVATION  
EXISTING ELEVATION  
SLOPE  
HEAVY DUTY CONCRETE PAVEMENT  
HEAVY DUTY ASPHALT PAVEMENT  
LANDSCAPE/PLANTER AREA



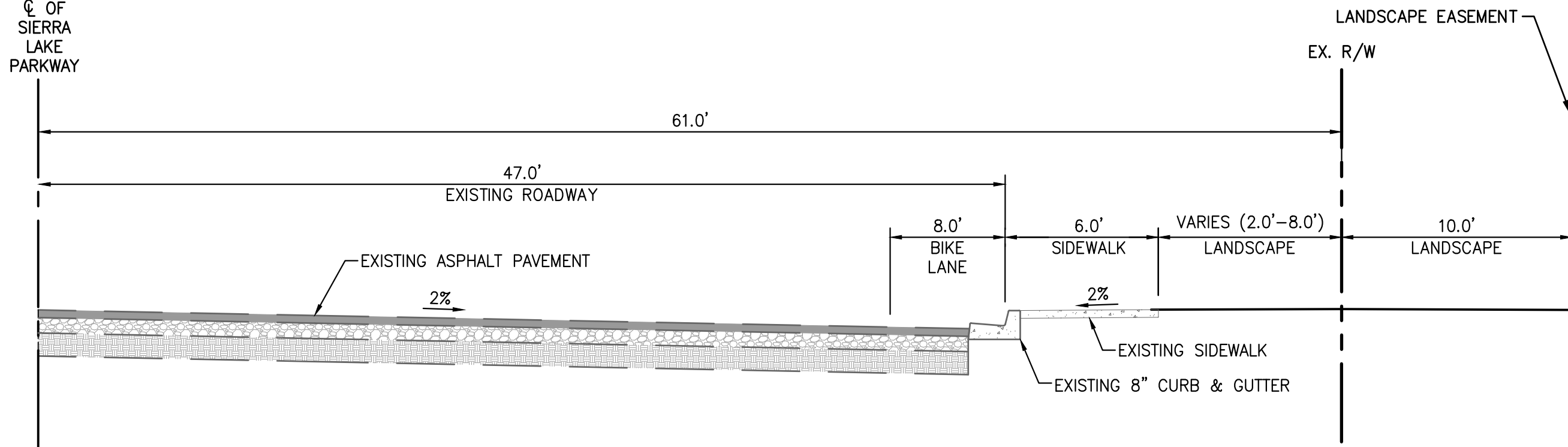
VICINITY MAP

NTS



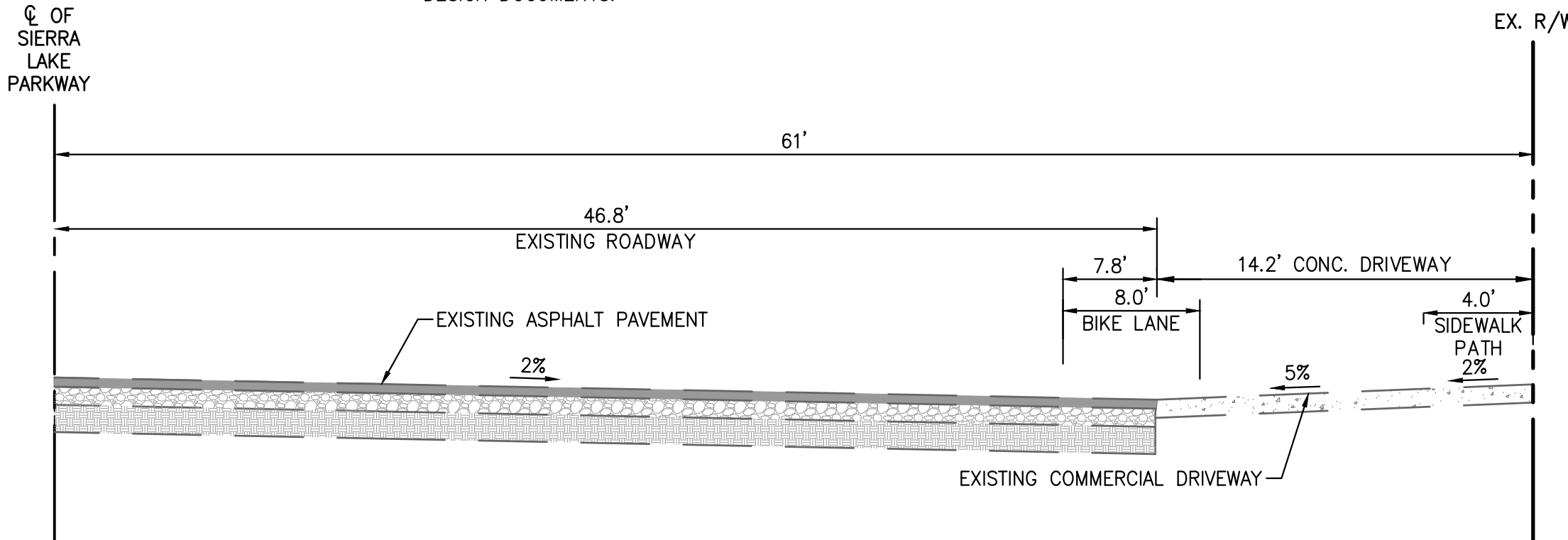
TYPICAL SECTION A  
SIERRA LAKES PARKWAY

STA:1+14.89 - 2+53.07  
NOT TO SCALE



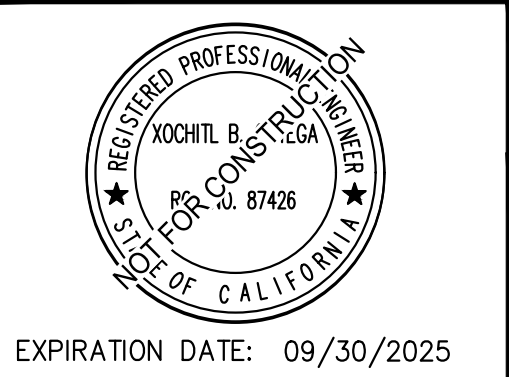
TYPICAL SECTION B  
SIERRA LAKES PARKWAY

STA:3+88.62 - 6+84.22  
STA:7+79.64 - 14+09.53  
NOT TO SCALE



TYPICAL SECTION C  
SIERRA LAKES PARKWAY AT DRIVEWAY SECTIONS

STA:2+53.07 - 3+88.62  
STA:6+84.22 - 7+79.64  
NOT TO SCALE



REVISIONS		DATE	BY

SCALE: 1"=20'
DATE: 12/2024
DESIGNED: JY
CHECKED: XO
PLN CK REF: F.B.

**Kimley»Horn**  
3801 UNIVERSITY AVE., SUITE 300, RIVERSIDE, CA 92501  
PHONE: 951-543-9868  
WWW.KIMLEY-HORN.COM

TENTATIVE PARCEL MAP NO. 20867  
TITLE SHEET

CITY OF RIALTO

W.D. 095426012  
SHEET 1  
OF 4 SHEETS  
DWG. NO.



TENTATIVE PARCEL MAP NO. 20867  
FOR  
PILOT H2 STATION  
2725 SIERRA LAKES PARKWAY  
RIALTO, CA 92377

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIALTO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID PORTION LYING NORTHERLY OF ROUTE 210 AND SOUTHERLY OF CASMALIA STREET AS SHOWN ON COUNTY SURVEYOR'S PLAT 10100-1 THROUGH 5 RECORDED MARCH 24TH, 2011 IN THE OFFICE OF THE SAN BERNARDINO COUNTY SURVEYOR, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTHERLY ALONG THE CENTER OF SECTION AND PALMETTO AVENUE (VACATED) NORTH 00°22'35" WEST A DISTANCE OF 379.29 FEET TO THE NORTH RIGHT OF WAY LINE OF ROUTE 210, POINT ALSO BEING THE NORTH RIGHT OF WAY OF CACTUS CHANNEL AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH RIGHT OF WAY OF ROUTE 210 AND CACTUS CHANNEL NORTH 89°45'37" EAST A DISTANCE OF 828.37 FEET;

THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY OF ROUTE 210 AND CACTUS CHANNEL NORTH 84°14'53" EAST A DISTANCE OF 558.46 FEET;

THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY OF ROUTE 210 AND CACTUS CHANNEL NORTH 78°13'56" EAST A DISTANCE OF 1000.53 FEET;

THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY OF ROUTE 210 AND CACTUS CHANNEL NORTH 85°24'38" EAST A DISTANCE OF 218.09 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY;

THENCE NORTH 46°25'25" EAST A DISTANCE OF 27.16 FEET, TO AN ANGLE POINT IN THE WESTERLY RIGHT OF WAY OF ALDER AVENUE, BEING VARIED IN HALF WIDTH;

THENCE ALONG THE WESTERLY RIGHT OF WAY OF ALDER AVENUE NORTH 00°25'17" WEST A DISTANCE OF 247.54 FEET, TO AN ANGLE POINT IN SAID RIGHT OF WAY;

THENCE NORTH 47°58'30" WEST A DISTANCE OF 67.03 FEET, TO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY OF CASMALIA STREET, BEING VARIED IN HALF WIDTH;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF CASMALIA STREET SOUTH 77°57'27" WEST A DISTANCE OF 318.68 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF CASMALIA STREET SOUTH 74°02'59" WEST A DISTANCE OF 905.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1684.57 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF CASMALIA STREET SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°14'49" A DISTANCE OF 330.67 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF CASMALIA STREET SOUTH 85°17'48" WEST A DISTANCE OF 414.32 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 9887.41 FEET;

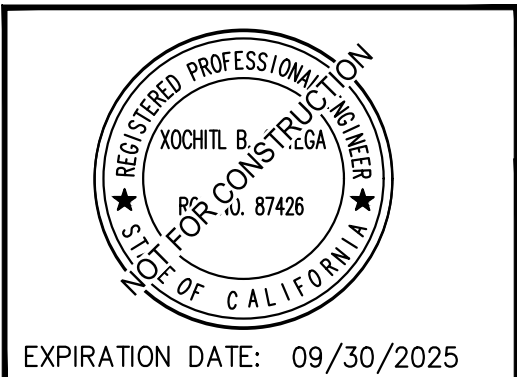
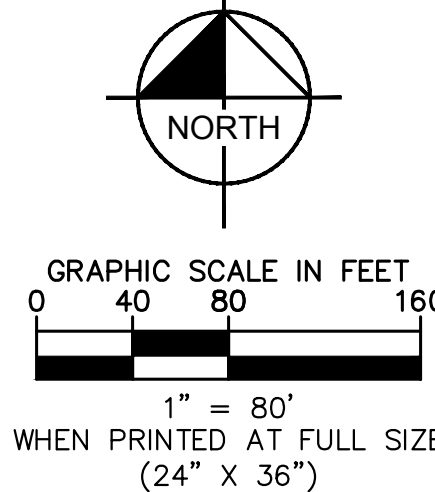
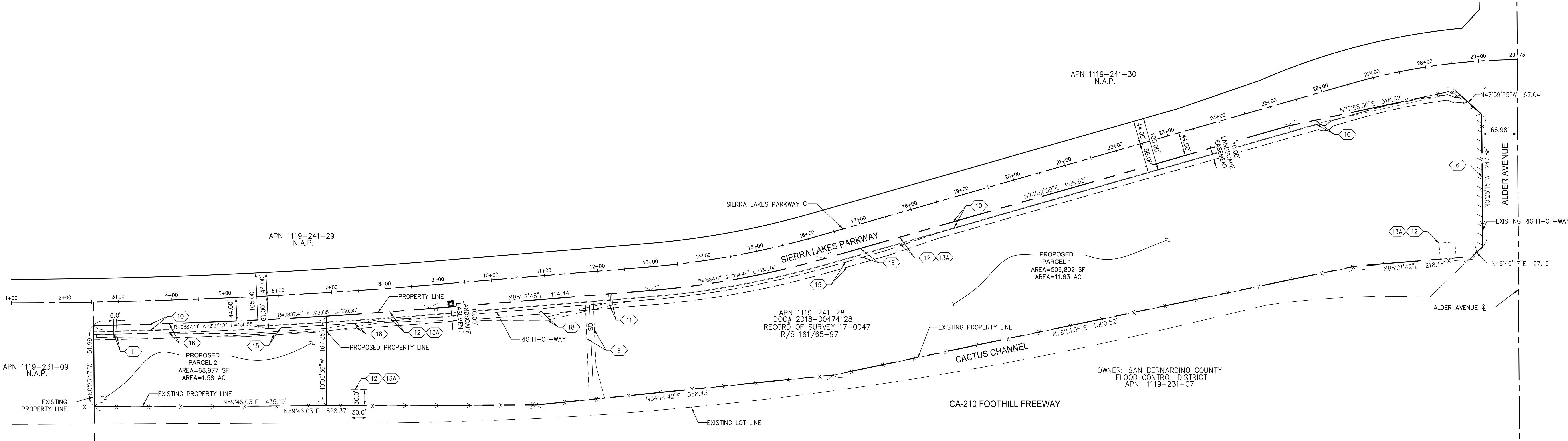
THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY OF CASMALIA STREET SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°39'13" A DISTANCE OF 630.51 FEET TO THE CENTER OF SECTION LINE, AND PALMETTO AVENUE (VACATED);

THENCE SOUTHERLY ALONG THE CENTER OF SECTION AND PALMETTO AVENUE (VACATED) SOUTH 00°22'35" EAST A DISTANCE OF 151.87 FEET TO THE NORTH RIGHT OF WAY LINE OF CACTUS CHANNEL AND THE TRUE POINT OF BEGINNING.

APN: 1119-241-28-0-000

EASEMENT NOTES

- 6 THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDED SEPTEMBER 22, 2008 AS INSTRUMENT NO. 2008-0426940 OF OFFICIAL RECORDS. SAID LAND, HOWEVER, ABUTS ON A PUBLIC THOROUGHFARE, OTHER THAN THE ONE REFERRED ABOVE, OVER WHICH THE RIGHTS OF VEHICULAR ACCESS HAVE NOT BEEN RELINQUISHED.
- 9 EASEMENT FOR DRAINAGE AND RIGHTS INCIDENTAL THERETO AS RESERVED BY THE STATE OF CALIFORNIA IN A DOCUMENT, RECORDED SEPTEMBER 12, 2016, INSTRUMENT NO. 2016-0373553 OF OFFICIAL RECORDS.
- 10 MATTER CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED GRANT OF EASEMENT AND AGREEMENT, DATED FEBRUARY 7, 2018, EXECUTED BY COUNTY OF SAN BERNARDINO, AND SOUTHERN CALIFORNIA EDISON RECORDED MARCH 7, 2018 AS INSTRUMENT NO. 2018-0080856 OF OFFICIAL RECORDS, PLOTTED HEREON.
- 11 EASEMENT(S) TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS FRANDTIED IN A DOCUMENT SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSOR AND/OR ASSIGNS, RECORDED JANUARY 2, 2020 AS INSTRUMENT NO. 2020-0000416 OF OFFICIAL RECORDS.
- 12 EASEMENT FOR A GROUNDWATER SYSTEM AND ASSOCIATED PURPOSES, RECORDED DECEMBER 26, 2018 AS INSTRUMENT NO. 2018-0474128 OF OFFICIAL RECORDS.
- 13A EASEMENT FOR THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF THE OUTDOOR ADVERTISING STRUCTURE, TOGETHER WITH A MAINTENANCE, UTILITY, ACCESS, VISIBILITY, AND OVERHANG EASEMENT AND RIGHTS INCIDENTAL THERETO AS RESERVED BY THE CITY OF RIALTO, A MUNICIPAL CORPORATION IN DEED RECORDED JUNE 15, 2022 AS INSTRUMENT NO. 2022-0215733 OF RECORDS.
- 15 EASEMENT TO THE CITY OF RIALTO, A MUNICIPAL CORPORATION AND RIGHTS INCIDENTAL THERETO, FOR LANDSCAPE AND IRRIGATION PURPOSES TO PLANT, MAINTAIN, REPLACE AND REMOVE LANDSCAPING RECORDED APRIL 20, 2023 AS INSTRUMENT NO. 2023-0094271 OF OFFICIAL RECORDS.
- 16 EASEMENT TO THE CITY OF RIALTO, A MUNICIPAL CORPORATION AND RIGHTS INCIDENTAL THERETO, FOR THE RIGHT OF WAY FOR STREETS, HIGHWAYS, SANITARY SEWER LINES, DOMESTIC WATER LINES, PUBLIC UTILITIES, AND OTHER APPURTENANT USES, RECORDED APRIL 20, 2023 AS INSTRUMENT NO. 2023-0094272 OF OFFICIAL RECORDS.
- 18 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, RECORDED DATE: AUGUST 1, 2023 AS INSTRUMENT NO. 2023-0188791 OF OFFICIAL RECORDS.



REVISIONS		DATE	BY

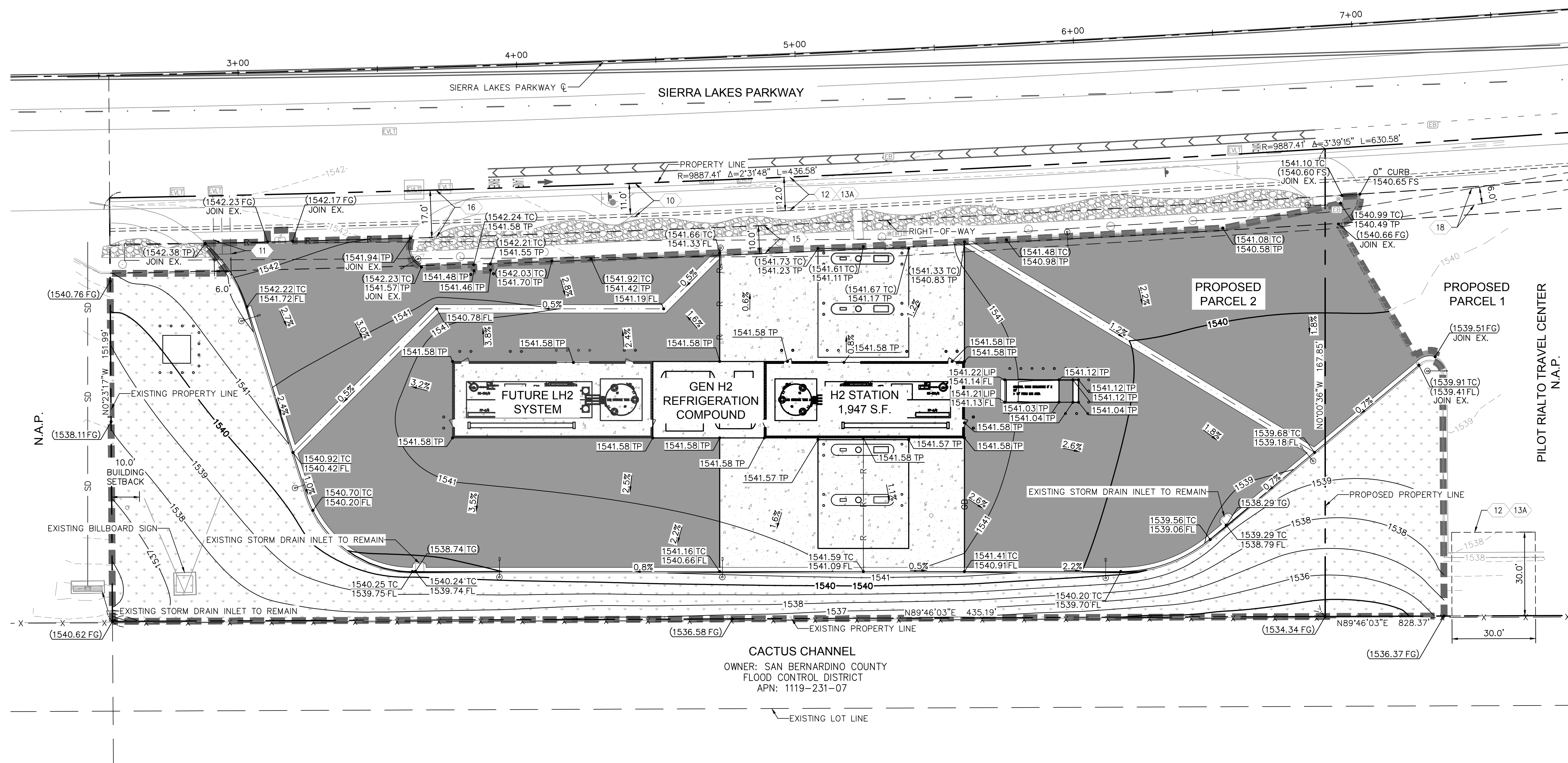
**Kimley»Horn**  
3801 UNIVERSITY AVE., SUITE 300, RIVERSIDE, CA 92501  
PHONE: 951-543-9868  
WWW.KIMLEY-HORN.COM

TENTATIVE PARCEL MAP NO. 20867 EXISTING AND PROPOSED PARCELS		W.D. 095426012
CITY OF RIALTO		SHEET 2
		OF 4 SHEETS
		DWG. NO.



# TENTATIVE PARCEL MAP NO. 20867

FOR  
PILOT H2 STATION  
2725 SIERRA LAKES PARKWAY  
RIALTO, CA 92377



## GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 2:1, UNLESS OTHERWISE NOTED.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
- EARTHWORK AND PAVING SPECIFICATION PER GEOTECHNICAL REPORT.

## LEGEND

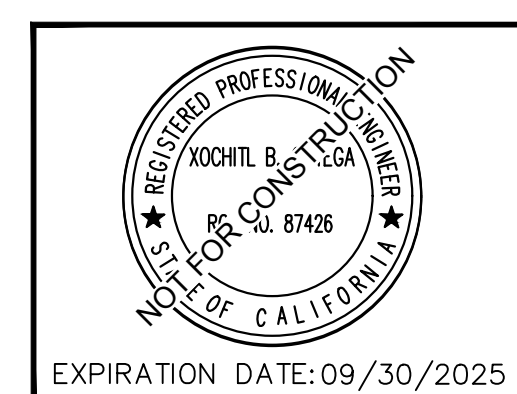
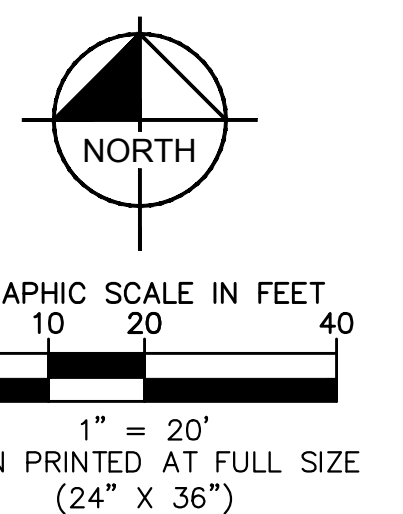
- PROPERTY LINE/RIGHT-OF-WAY
- CIVIL LIMITS OF WORK
- CENTER LINE
- EASEMENT LINE
- SETBACKS
- REMOVE EXISTING CURB
- RIDGE LINE
- GRADE BREAK LINE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- SLOPE
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- LANDSCAPE/PLANTER AREA

## ABBREVIATIONS:

- EG EXISTING GROUND
- FF FINISHED FLOOR ELEVATION
- FS FINISH SURFACE
- FG FINISH GROUND
- FL FLOW LINE
- GB GRADE BREAK
- HP HIGH POINT
- N.A.P. NOT A PART
- R RIDGE
- TC TOP OF CURB
- TG TOP OF GRATE
- TP TOP OF PAVEMENT

## EASEMENT NOTES

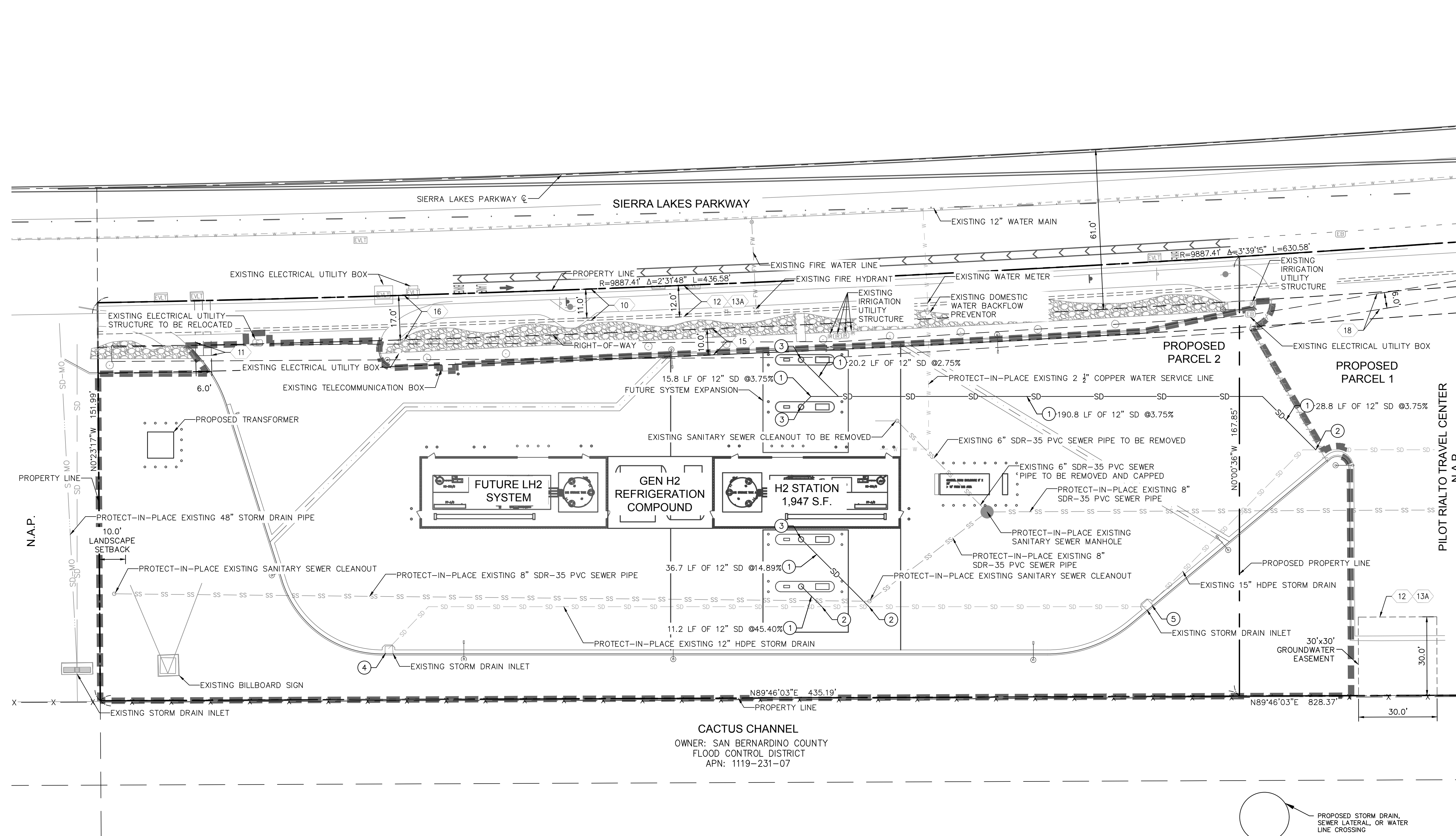
SEE SHEET 2 FOR EASEMENTS.



				SCALE: 1"=20'		<div>Kimley»Horn</div> <div>3801 UNIVERSITY AVE., SUITE 300, RIVERSIDE, CA 92501</div> <div>PHONE: 951-543-9868</div> <div>WWW.KIMLEY-HORN.COM</div>		TENTATIVE PARCEL MAP NO. 20867 PRELIMINARY GRADING PLAN  CITY OF RIALTO		W.O. 095426012	
				DATE: 12/2024						SHEET 3	
				DESIGNED: JY						OF 4 SHEETS	
				CHECKED: XO						DWG. NO.	
REVISIONS		DATE		RY		PLN CK REF: F.B.					

# TENTATIVE PARCEL MAP NO. 20867

FOR  
PILOT H2 STATION  
2725 SIERRA LAKES PARKWAY  
RIALTO, CA 92377



## LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- CIVIL LIMITS OF WORK
- CENTER LINE
- EASEMENT LINE
- SETBACKS
- REMOVE EXISTING CURB
- PROPOSED STORM DRAIN

- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- LANDSCAPE/PLANTER AREA

## CONSTRUCTION NOTES

1. INSTALL HDPE STORM DRAIN PIPE
2. CONNECT TO EXISTING STORM DRAIN PIPE
3. ROOF DRAIN DOWN SPOUT
4. INSTALL 12" JENSEN CONCRETE EXTENSION TO EXISTING INLET
5. INSTALL 6" JENSEN CONCRETE EXTENSION TO EXISTING INLET

## EASEMENT NOTES

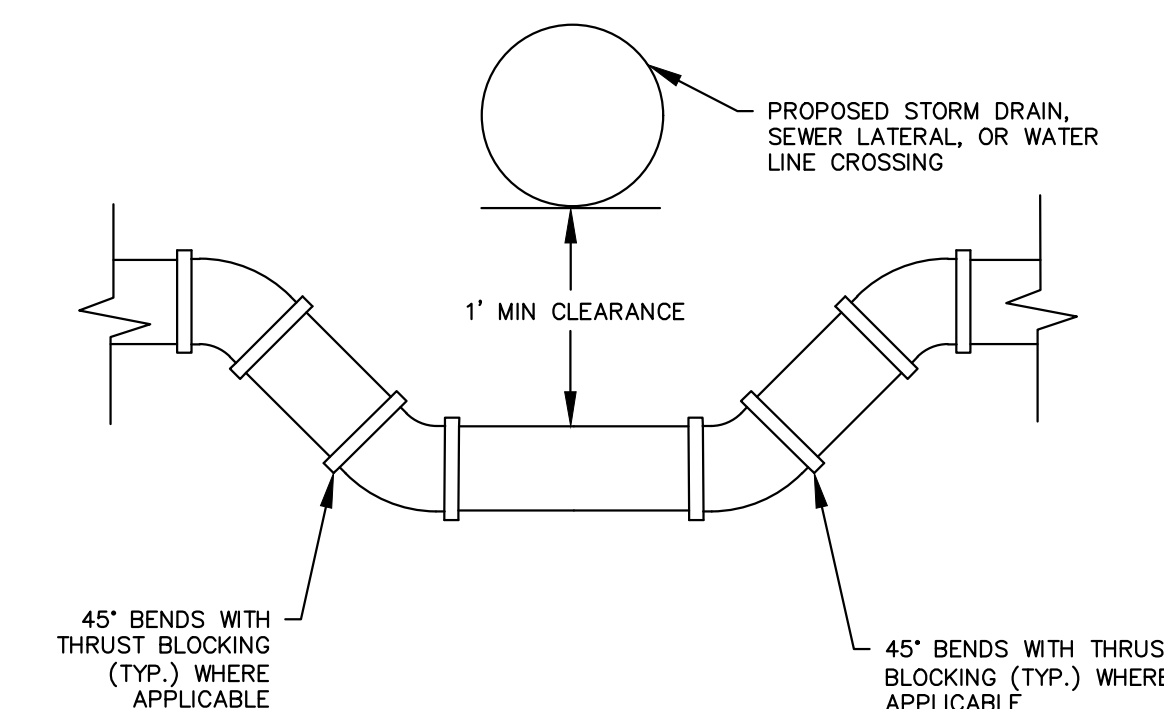
SEE SHEET 2 FOR EASEMENTS.

## NOTES

1. THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
2. ALL SHUT DOWN OF EXISTING WATER MAIN TO BE DONE BY AND COORDINATED WITH THE CITY OF RIALTO UTILITY PURVEYOR. CONTRACTOR SHALL NOTIFY ALL AFFECTED WATER USERS 72 HOURS IN ADVANCE OF SHUT DOWN.
3. PRIOR TO ANY WORK PERFORMED IN THE RIGHT-OF-WAY, A PERMIT FROM THE CITY OF RIALTO ENGINEERING DEPARTMENT IS REQUIRED.
4. FOR TRENCHING, PIPE BEDDING & ROADWAY PAVEMENT REPAIR DETAILS & SPECIFICATIONS, TRENCH AND BACKFILL PER CITY OF RIALTO STD. DETAIL SC-231.
5. CONTRACTOR TO MAINTAIN A VERTICAL SEPARATION OF A MINIMUM OF 1-FOOT FOR ALL UTILITY CROSSINGS SHOWN ON THIS PLAN PER DETAIL 1, HEREON.

## UTILITY PURVEYORS

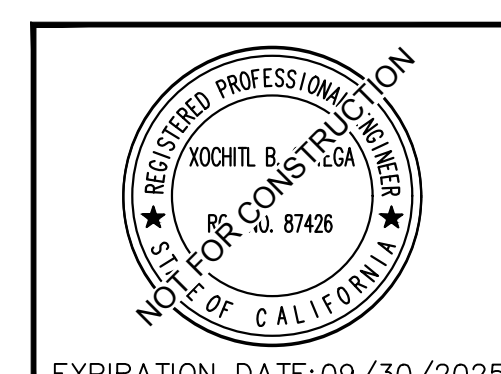
1. WEST VALLEY WATER DISTRICT  
855 W BASELINE RD.  
RIALTO, CA 92376  
PHONE 661-947-4111
2. RIALTO WATER SERVICE  
PO BOX 800  
RIALTO, CA 92377  
PHONE 909-820-2456
3. SOUTHERN CALIFORNIA EDISON  
PHONE 800-684-8123
4. SOUTHERN CALIFORNIA GAS COMPANY  
PHONE 818-349-8615
5. CITY OF RIALTO PUBLIC WORKS  
355 W RIALTO AVE  
RIALTO, CA 92376  
PHONE 661-267-5272



NOTE: CONTRACTOR MAY AT HIS/HER OPTION ROPE THE WATER MAIN IN PLACE OF VERTICAL BENDS TO MAINTAIN 1' MIN CLEARANCE. ROPEING SHALL NOT EXCEED MAXIMUM RADIUS OF CURVATURE PER MANUFACTURERS RECOMMENDATIONS.

CROSSING DETAIL  
N.T.S.

1



REVISIONS

DATE

BY

F.B.

SCALE: 1"=20'

DATE: 12/2024

DESIGNED: JY

CHECKED: XO

PLN CK REF:

F.B.

**Kimley»Horn**  
3801 UNIVERSITY AVE., SUITE 300, RIVERSIDE, CA 92501  
PHONE: 951-543-9868  
WWW.KIMLEY-HORN.COM

TENTATIVE PARCEL MAP NO. 20867  
PRELIMINARY UTILITY PLAN

CITY OF RIALTO

W.O. 095426012  
SHEET 4  
OF 4 SHEETS  
DWG. NO.

**RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 2024-0003 TO ALLOW THE SUBDIVISION OF ONE (1) 13.22 ACRE PARCEL OF LAND (APN: 1119-241-28) 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 INTO TWO (2) NEW PARCELS OF LAND – PARCEL 1 (11.63 ACRES) AND PARCEL 2 (1.58 ACRES).

WHEREAS, the applicant, Pilot Travel Centers LLC, proposes to subdivide one 13.22-acre parcel of land (APN: 1119-241-28) 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 (“Site”) into two (2) new parcels of land – Parcel 1 (11.63 acres) and Parcel 2 (1.58 acres) (“Project”); and

WHEREAS, the east portion of the Site that will comprise Parcel 1 which was developed into a Pilot Travel Center in 2023 and the west portion of the Site that will comprise Parcel 2 is currently vacant, with the exception of a landscape planter along the street frontage of Sierra Lakes Parkway and a freeway advertising billboard.

WHEREAS, 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 dispensers, two (2) aboveground hydrogen tanks, and two (2) overhead canopies on the area of the Site that will comprise Parcel 2; and

WHEREAS, the Project will create separate parcels for the Pilot Travel Center and the hydrogen fueling operation; and

WHEREAS, the Project within the Freeway Incubator (FI) land use district requires the approval of a tentative parcel map (TPM), and the Applicant applied for TPM No. 2024-0003, also referred to as Tentative Parcel Map No. 20867 (“TPM No. 20867”), in accordance with Government Code Section 66474; and

1 WHEREAS, on June 4, 2025, the Planning Commission of the City of Rialto conducted a  
2 duly noticed public hearing, as required by law, on TPM No. 20867, at which time it allowed for  
3 input from staff, the Commission, the city attorney's office, and the applicant; allowed for public  
4 testimony regarding the proposed TPM No. 20867; and closed the public hearing; and

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

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

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

10 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
11 the public hearing conducted with regard to TPM No. 20867, including written staff reports, verbal  
12 testimony, site plan, other documents, and the conditions of approval stated herein, the Planning  
13 Commission hereby determines that TPM No. 20867 satisfies the requirements of Government Code  
14 Section 66474 pertaining to the findings which must be made prior to approving a tentative map. The  
15 findings are as follows:

- 16 1. That the proposed Tentative Parcel Map is consistent with the General Plan of the City  
17 of Rialto and the Freeway Incubator (FI) land use district of the Renaissance Specific  
18 Plan; and

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

20 The Site has a General Plan designation of Specific Plan with a Specific Plan Overlay and a  
21 zoning designation of Renaissance Specific Plan. Within the Renaissance Specific Plan, the  
22 Site has a land use designation of Freeway Incubator (FI). The Project will subdivide the Site  
23 into two (2) new parcels of land – Parcel 1 (11.63 acres) and Parcel 2 (1.58 acres). Per Table  
24 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.

- 25 2. That the design and improvements of the proposed tentative parcel map are consistent  
26 with the Subdivision Ordinance, the General Plan of the City of Rialto, and the  
27 Freeway Incubator (FI) land use district of the Renaissance Specific Plan.

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

1 The Project will comply with all technical standards required by Subdivision Map Act, the  
2 General Plan of the City of Rialto, and the FI land use district of the Renaissance Specific  
3 Plan. The proposed parcels will exceed the minimum size requirements of the FI land use  
4 district of the Renaissance Specific Plan.

5 3. That the site is physically suitable for the type of proposed development; and

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

7 The area of the Site containing Parcel 1 is already developed into the Pilot Travel Center. The  
8 area of the Site containing Parcel 2 is a relatively flat piece of land and development of the  
9 land should be easily accommodated. The Applicant will be required to submit a grading plan  
10 and geotechnical/soils report to the Public Works Department for review and approval prior  
11 to issuance of any building permits for any development on Parcel 2.

12 4. That the site is physically suitable for the proposed density of the development; and

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

14 The Project will subdivide the Site into two (2) new parcels of land – Parcel 1 (11.63 acres)  
15 and Parcel 2 (1.58 acres). The area of the Site containing Parcel 1 contains a 14,697 square  
16 foot travel center building, and the area of the Site containing Parcel 2 will not contain any  
17 enclosed structures. Rather Parcel 2 has been approved to be developed as a hydrogen fueling  
18 station. Per Footnote 6 of Table 3-5 (Development Standards – Business and Commercial  
19 Uses) of the Renaissance Specific Plan, the maximum allowable Floor Area Ratio (FAR) for  
20 parcels within Planning Area 1 is 0.23. The FAR proposed for each parcel is as follows:

- 21 • Parcel 1 – 0.029
- 22 • Parcel 2 – 0.000 (No building)

23 The proposed FAR for each parcel is within the allowable limit established by the Renaissance  
24 Specific Plan.

25 5. That the design of the land division is not likely to cause substantial environmental  
26 damage or substantially injure fish, wildlife, or their habitat; and

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

28 The Site was completely disturbed and graded at the time the Pilot Travel Center was  
developed in 2023. As a result, the Site does not have a suitable habitat for any threatened  
or endangered species and therefore any development of the new parcel will not cause  
substantial environmental damage or substantially injure fish, wildlife, or their habitat.

6. That the design of the land division is not likely to cause serious public health  
problems; and

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

2       The Project is consistent with the General Plan and the Freeway Incubator (FI) land use  
3       district within the Renaissance Specific Plan. The project site is bound by Sierra Lakes  
4       Parkway to the north and Alder Avenue to the east. To the north, across Sierra Lakes  
5       parkway, is a rock quarry, and to the east, across Alder Avenue, is a Shell fuel station. To  
6       the south is a San Bernardino County Flood Control Channel, and to the west is  
7       approximately 3.14 acres of vacant land. The proposed land subdivision is consistent with  
8       the FI land use district of the Renaissance Specific Plan. There are no sensitive uses  
9       immediately adjacent to or nearby the project site. As such, the project will not negatively  
10      affect the surrounding area.

11      7.       That the design of the land division or proposed improvements will not conflict with  
12      easements, acquired by the public at large, for access through or use of, property  
13      within the proposed land division.

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

15      Prior to the completion of the Project, the Final Map, any required street dedication and  
16      landscape easements will be recorded and approved by the Public Works Department. There  
17      are three (3) existing easements on the Site and four (4) existing easements adjacent to the  
18      frontage of the Site. These easements will be protected in place and will not be impacted by  
19      the Project. Additionally, any required site adjacent improvements will be reviewed and  
20      approved by the Public Works Department and will be constructed prior to the issuance of the  
21      Certificate of Occupancy.

22      SECTION 3. The Project is categorically exempt from the requirements of the California  
23      Environmental Quality Act (CEQA), pursuant to Section 15315, Minor Land Divisions. Section  
24      15315 allows for exemption of a project consisting of the division of property in an urbanized area  
25      zoned for residential, commercial, or industrial uses into four (4) or fewer parcels when the  
26      division is in conformance with the General Plan and zoning. The project proposes the subdivision  
27      of one (1) parcel of land into two (2) parcels of land in an urbanized area zoned for commercial  
28      and industrial uses, thereby qualifying it for a categorical exemption, pursuant to Section 15315,  
29      Minor Land Divisions. The Planning Commission directs the Planning Division to file the  
30      necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

31      SECTION 4. The Planning Commission hereby approves TPM No. 20867 to allow the  
32      subdivision of one 13.22-acre parcel of land (APN: 1119-241-28) located at the southwest corner of  
33      Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the



1 Renaissance Specific Plan (“Site”) into two (2) new parcels of land – Parcel 1 (11.63 acres) and Parcel  
2 2 (1.58 acres), in accordance with the plans and application on file with the Planning Division, subject  
3 to the following conditions:

- 4 1. TPM No. 20867 is approved allowing the subdivision of one (1) 13.22-acre parcel of  
5 land (APN: 1119-241-28) located at the southwest corner of Sierra Lakes Parkway and  
6 Alder Avenue within the Freeway Incubator (FI) land use district of the Renaissance  
7 Specific Plan into two (2) new parcels of land – Parcel 1 (11.63 acres) and Parcel 2  
8 (1.58 acres), as shown on the tentative parcel map attached hereto as **Exhibit A**, and as  
9 approved by the Planning Commission.
- 10 2. City inspectors shall have access to the Site to inspect the Site during normal working  
11 hours to assure compliance with these conditions and applicable codes, laws, policies  
12 or regulations.
- 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, 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 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 TPM  
No. 20867.

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. The applicant shall comply with all conditions of approval for TPM No. 20867 and Precise Plan of Design No. 2024-0005 to the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
6. The applicant shall submit a final parcel map (Parcel Map No. 20867), prepared by a California registered Land Surveyor or qualified Civil Engineer, to the Public Works Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with Parcel Map No. 20867 to the Public Works Engineering Division as part of the review of the Map. Parcel Map No. 20867 shall be approved by the City Council prior to issuance of any building permits, except as allowed by the Subdivision Map Act. Prior to approval of the Parcel Map by the City Council, the applicant shall provide a Preliminary Subdivision Report from a title company and if applicable, provide evidence that Section 66436 of the Subdivision Map Act regarding interfering with the rights of easement holders has been addressed. Dedications to the public required by these conditions of approval shall be made via the Parcel Map.
7. Prior to Parcel Map approval by the City Council, a reciprocal easement shall be recorded on title and shown on the Parcel Map for access drainage, and utility rights for all parcels within the parcel map. Alternatively, a reciprocal easement or Conditions, Covenants, and Restrictions (CC&Rs) by separate instrument may be submitted to the Public Works Engineering Division for review and approval.
8. The applicant shall comply with all other applicable State and local ordinances.
9. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TPM No. 20867 is granted for a period of twenty-four (24) months from the effective date of this resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an extension of time for TPM No. 20867 may be granted by the Planning Commission for a period or periods not to exceed a total of thirty-six (36) months. The period or periods of extension shall be in addition to the original twenty-four (24) months. An application shall be filed with the Planning Division for each extension together with the required fee prior to the expiration date of TPM No. 20867.



SECTION 6. The Chair of the Planning Commission shall sign this resolution evidencing its passage and adoption and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 18th day of June, 2025.

**JERRY GUTIERREZ, CHAIR**  
**CITY OF RIALTO PLANNING COMMISSION**

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
4

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 \_\_\_\_th day of \_\_\_\_, 2025.

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:

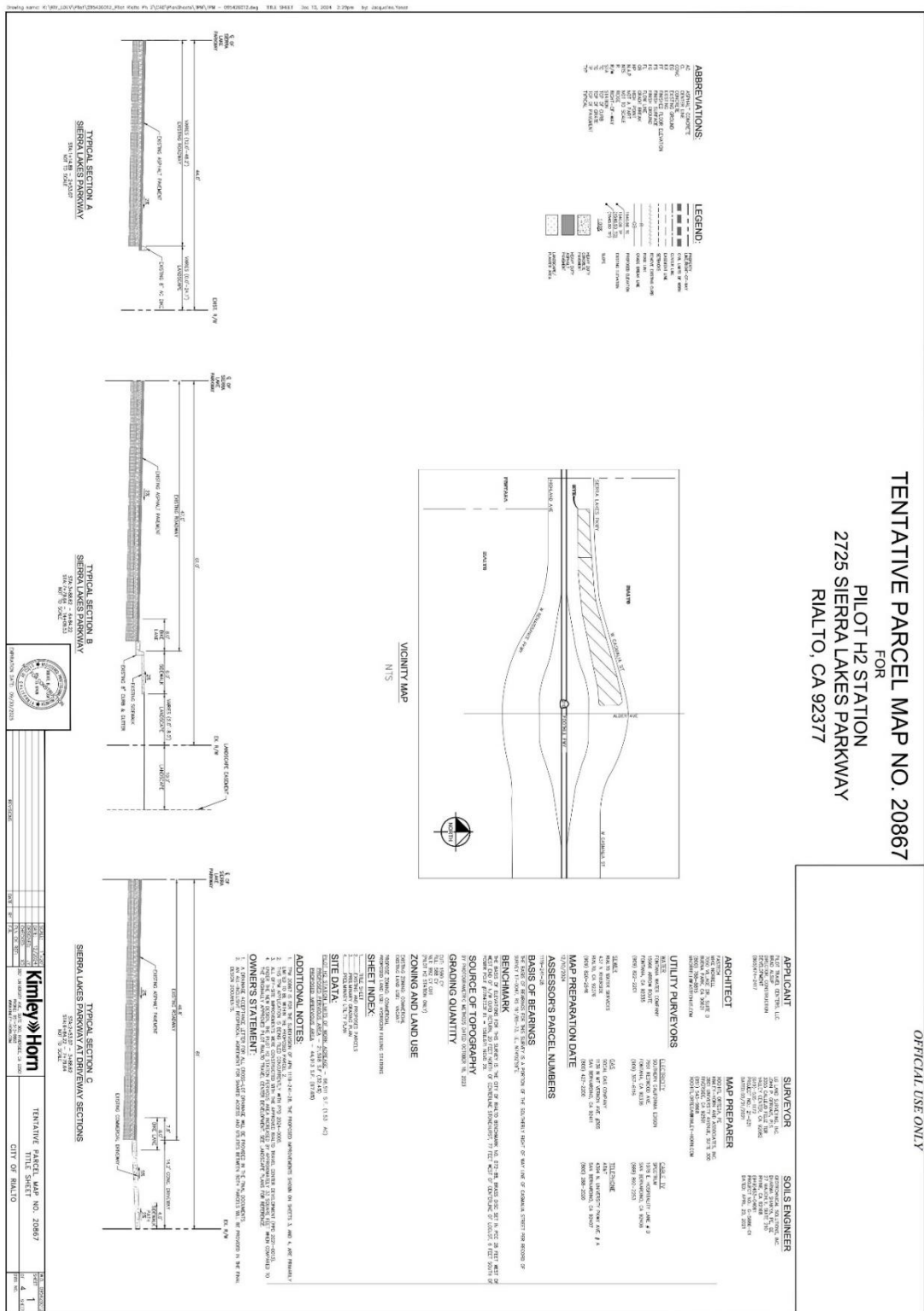
12 NOES:

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 \_\_\_\_, 2025.  
16  
17  
18

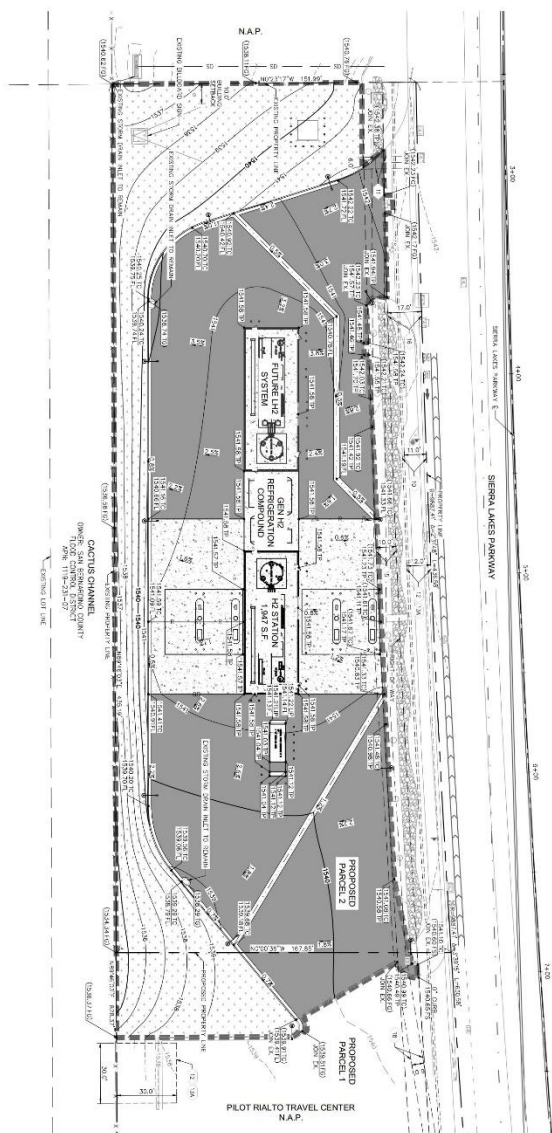
19 \_\_\_\_\_  
20 HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT  
21  
22  
23  
24  
25  
26  
27  
28

[See attached]



## EASEMENT NOTES

[illegible]



### GRADING NOTES

1. CONSIDERED TO BE AN ESTATE, TRUST, PARTNERSHIP, OR OTHER ENTITY FOR FEDERAL TAX PURPOSES.
2. ALL PARTIES TO THE AGREEMENT SHALL BE SUBJECT TO THE JURISDICTION OF THE FEDERAL TAX COURT.
3. ALL PARTIES TO THE AGREEMENT SHALL BE SUBJECT TO THE JURISDICTION OF THE FEDERAL TAX COURT.
4. ALL PARTIES TO THE AGREEMENT SHALL BE SUBJECT TO THE JURISDICTION OF THE FEDERAL TAX COURT.
5. ALL PARTIES TO THE AGREEMENT SHALL BE SUBJECT TO THE JURISDICTION OF THE FEDERAL TAX COURT.
6. ALL PARTIES TO THE AGREEMENT SHALL BE SUBJECT TO THE JURISDICTION OF THE FEDERAL TAX COURT.
7. ALL PARTIES TO THE AGREEMENT SHALL BE SUBJECT TO THE JURISDICTION OF THE FEDERAL TAX COURT.
8. ALL PARTIES TO THE AGREEMENT SHALL BE SUBJECT TO THE JURISDICTION OF THE FEDERAL TAX COURT.
9. ALL PARTIES TO THE AGREEMENT SHALL BE SUBJECT TO THE JURISDICTION OF THE FEDERAL TAX COURT.
10. ALL PARTIES TO THE AGREEMENT SHALL BE SUBJECT TO THE JURISDICTION OF THE FEDERAL TAX COURT.

**LEGEND**

- POLYMERIZATION OF  
 1,4-DICHLOROBENZENE  
 IN THE PRESENCE OF  
 AROMATIC POLYMER  
 SOLUTIONS  
 J. K. STILLE, J. H. KIM,  
 AND J. H. KIM  
 POLYMER RESEARCH  
 LABORATORY, SANGHVI  
 CHEMICALS, INC., 100  
 W. 10TH AVE., NEW YORK,  
 N. Y. 10011

## 1700.70

- Estimated Elevation  
5.27 ft  
1.02 ft  
(25.6300 ft)  
(26.6500 ft)

#### ABBREVIATIONS:

- |    |                   |
|----|-------------------|
| 13 | EXISTING 26'x100' |
| 12 | EXISTING 11'x100' |
| 11 | EXISTING 11'x100' |
| 10 | EXISTING 11'x100' |
| 9  | EXISTING 11'x100' |
| 8  | EXISTING 11'x100' |
| 7  | EXISTING 11'x100' |
| 6  | EXISTING 11'x100' |
| 5  | EXISTING 11'x100' |
| 4  | EXISTING 11'x100' |
| 3  | EXISTING 11'x100' |
| 2  | EXISTING 11'x100' |
| 1  | EXISTING 11'x100' |
- EASEMENT NOTES
- SHEET 2 FOR EASEMENTS

SEE SHEET 2 FOR FURTHER INFORMATION



REVIEWS	DATE	BY	FILE
			1-84
			2456 12/20/74
			38104825 -Y
			24624410 -K
			7144 24 1471
			1-84

**Kimley»Horn**  
100 WILSON ST., 2ND FL., SUITE 200, RICHMOND, CA 94804  
PHONE: 510-543-9965  
FAX: 510-543-9965  
WWW.KH.COM

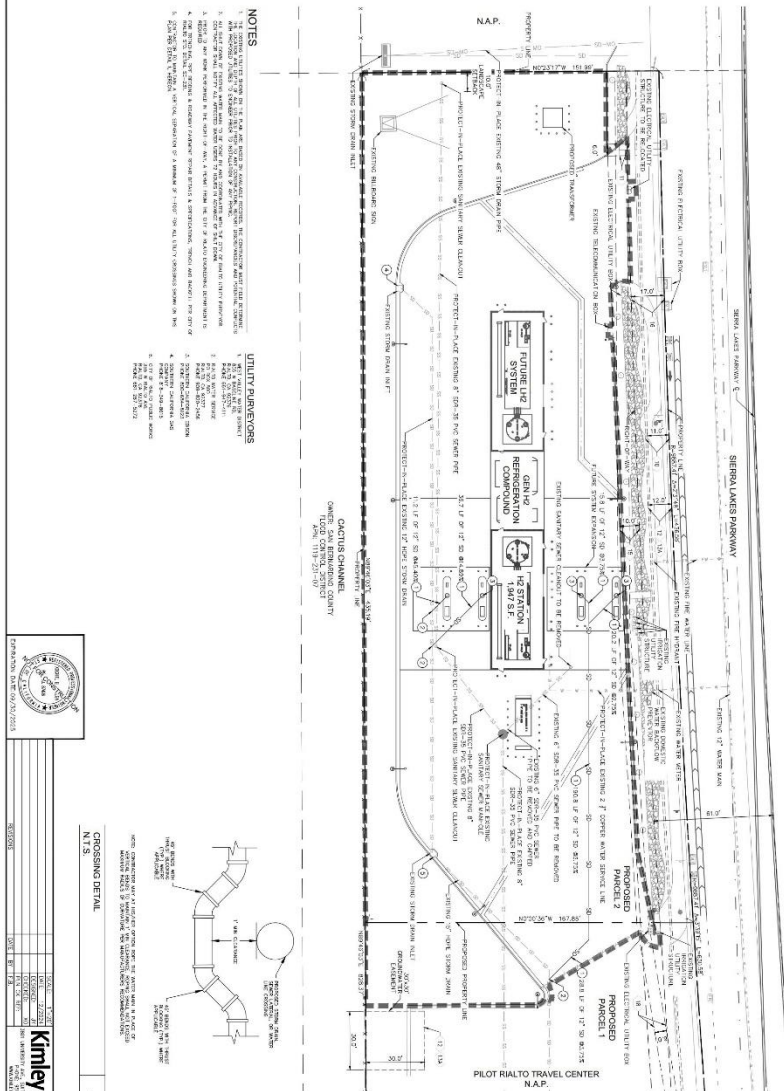
TENTATIVE PARCEL MAP  
PRELIMINARY GRADING  
CITY OF RIALTO

W. J. ORR (2ND)	SWIFT	3
	CR 4	SWIFT
	DAV. NO.	

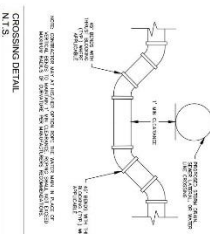


GRAPHIC SCALE IN FEET  
0 10 20 40  
1" = 20'  
NOT PRINTED AT FULL SIZE  
(24" X 36")

# TENTATIVE PARCEL MAP NO. 20867 FOR PILOT H2 STATION 2725 SIERRA LAKES PARKWAY RALTO, CA 92377



- ## NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE EASEMENT, UNLESS OTHERWISE NOTED.
  2. THE AREA OF THE SITE IS 1.00 ACRES. THE AREA OF THE EASEMENT IS 0.10 ACRES. THE AREA OF THE ROAD IS 0.90 ACRES.
  3. THE AREA OF THE SITE IS 1.00 ACRES. THE AREA OF THE EASEMENT IS 0.10 ACRES. THE AREA OF THE ROAD IS 0.90 ACRES.
  4. THE AREA OF THE SITE IS 1.00 ACRES. THE AREA OF THE EASEMENT IS 0.10 ACRES. THE AREA OF THE ROAD IS 0.90 ACRES.
  5. THE AREA OF THE SITE IS 1.00 ACRES. THE AREA OF THE EASEMENT IS 0.10 ACRES. THE AREA OF THE ROAD IS 0.90 ACRES.
- ## UTILITY EASEMENTS
1. THE UTILITY EASEMENT IS 10 FEET WIDE.
  2. THE UTILITY EASEMENT IS 10 FEET WIDE.
  3. THE UTILITY EASEMENT IS 10 FEET WIDE.
  4. THE UTILITY EASEMENT IS 10 FEET WIDE.
  5. THE UTILITY EASEMENT IS 10 FEET WIDE.



DATE	DESCRIPTION	BY	CHECKED
10/10/2023	PRELIMINARY UTILITY PLAN	Kimley-Horn	
10/10/2023	TENTATIVE PARCEL MAP NO. 20867	Kimley-Horn	
10/10/2023	PRELIMINARY UTILITY PLAN	Kimley-Horn	
10/10/2023	CITY OF RALTO	Kimley-Horn	

- ## LEGEND
- PROPOSED UTILITY LINES
  - EXISTING UTILITY LINES
  - PROPOSED EASEMENTS
  - EXISTING EASEMENTS
  - PROPOSED ROAD
  - EXISTING ROAD
  - PROPOSED TRAIL
  - EXISTING TRAIL
  - PROPOSED PARKING
  - EXISTING PARKING
  - PROPOSED BUILDING
  - EXISTING BUILDING
  - PROPOSED FENCE
  - EXISTING FENCE
  - PROPOSED SIGN
  - EXISTING SIGN
- ## CONSTRUCTION NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. THE AREA OF THE SITE IS 1.00 ACRES.
  3. THE AREA OF THE EASEMENT IS 0.10 ACRES.
  4. THE AREA OF THE ROAD IS 0.90 ACRES.
  5. THE AREA OF THE SITE IS 1.00 ACRES.
- ## EASEMENT NOTES
1. THE EASEMENT IS 10 FEET WIDE.
  2. THE EASEMENT IS 10 FEET WIDE.
  3. THE EASEMENT IS 10 FEET WIDE.
  4. THE EASEMENT IS 10 FEET WIDE.
  5. THE EASEMENT IS 10 FEET WIDE.