

1 WHEREAS, on December 17, 2025, the Planning Commission of the City of Rialto
2 conducted a duly noticed public hearing, as required by law, on CDP No. 2023-0032, TPM No.
3 20809, and PPD No. 2023-0041, took testimony, at which time it received input from staff, the
4 city attorney, and the applicant; heard public testimony; discussed the proposed CDP No. 2023-
5 0032, TPM No. 20809, and PPD No. 2023-0041; and closed the public hearing; and

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

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

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

11 SECTION 2. Based upon the forgoing and substantial evidence presented to the Planning
12 Commission during the public hearing conducted with regard to CDP No. 2023-0032, including, but
13 not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, and other
14 supporting documents, and the conditions of approval stated herein, the Planning Commission hereby
15 determines that CDP No. 2023-0032 satisfies the requirements of Section 18.66.020 of the Rialto
16 Municipal Code pertaining to the findings which must be made precedent to granting a conditional
17 development permit, which findings are as follows:

- 18 1. The proposed use is deemed essential or desirable to provide a service or facility
19 which will contribute to the convenience or general well-being of the neighborhood
20 or community; and

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

22 The Site is “L”-shaped, expansive in size, and vacant. The Project will develop the highest
23 and best use for the Site, in accordance with the General Manufacturing (I-GM) land use
24 district of the Rialto Airport Specific Plan. Additionally, the Project will provide
25 employment opportunities within the City and reduce blight by implementing a use on
26 vacant, unimproved land.

- 27 2. The proposed use will not be detrimental or injurious to health, safety, or general
28 welfare of persons residing or working in the vicinity; and

This finding is supported by the following facts:

1 The development of an industrial warehouse building on the Site is consistent with the
2 underlying General Manufacturing (I-GM) land use district, which conditionally permits
3 the development and operation of industrial warehouse buildings. To the north of the
4 project site, across Lowell Street, are several existing industrial developments, and to the
5 east, across Locust Avenue, is approximately 4.75 acres of vacant land. To the south are
6 several existing industrial developments, and to the west is a concrete mix manufacturing
7 facility operated by Robertson's Ready Mix. The nearby area is predominantly designated
8 for and developed with industrial uses, and as a result, there are no sensitive land uses
9 adjacent to the project site. The project is not expected to negatively impact any uses with
10 the successful implementation of measures such as landscape buffering, the installation of
11 solid screen walls, aesthetic building enhancements, and other traffic related measures.

3. The site for the proposed use is adequate in size, shape, topography, accessibility and
other physical characteristics to accommodate the proposed use in a manner
compatible with existing land uses; and

This finding is supported by the following facts:

12 The Site is 38.78 net acres in size and adjacent to two (2) public streets, which will be able to
13 accommodate the proposed use. The Project will have three (3) points of access via Lowell
14 Street and one (1) point of access via Locust Avenue. In addition, the building will have 365
15 passenger vehicle parking spaces, which exceeds the amount required by Chapter 18.58 (Off-
16 Street Parking) of the Rialto Municipal Code.

4. The site has adequate access to those utilities and other services required for the
proposed use; and

This finding is supported by the following facts:

19 The Site will have adequate access to all utilities and services required through main water,
20 electric, sewer, and other utility lines that will be hooked up to the Site.

5. The proposed use will be arranged, designed, constructed, and maintained so as it will
not be injurious to property or improvements in the vicinity or otherwise be
inharmonious with the General Plan and its objectives, the Agua Mansa Specific Plan,
or any zoning ordinances, and

This finding is supported by the following facts:

25 As previously stated, the proposed use is consistent with the General Manufacturing (I-GM)
26 land use district of the Rialto Airport Specific Plan. The building will be oriented such that
27 none of the dock doors will front or face the public right-of-way and the building will have
28 365 passenger vehicle parking spaces, all of which comply with the General Plan, the I-
GM land use district of the Rialto Airport Specific Plan, Chapter 18.112 (Indoor Storage
Facilities) of the Rialto Municipal Code, and the City's Design Guidelines. Additionally,

1 a landscape setback with a minimum depth of twenty (20) feet will be provided along the
2 frontages of both Locust Avenue and Lowell Street.

- 3 6. Any potential adverse effects upon the surrounding properties will be minimized to
4 every extent practical and any remaining adverse effects shall be outweighed by the
5 benefits conferred upon the community or neighborhood as a whole.

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

7 The Project's effects will be minimized through the implementation of the Conditions of
8 Approval contained herein, and through the implementation of Conditions of Approval
9 imposed by the City Council on the Precise Plan of Design, such as extensive landscaping,
10 solid screen walls, and enhanced architectural features. The development of a high-quality
11 industrial development will provide additional employment opportunities for residents and
12 visitors to the City. The Project will also serve to develop a piece of land, which has
13 remained undeveloped. The Project is consistent with the General Manufacturing (I-GM)
14 land use district and the surrounding industrial land uses. The nearby area is predominantly
15 designated for and developed with industrial uses, and as a result, there are no sensitive
16 land uses adjacent to the project site. The project is not expected to negatively impact any
17 uses with the successful implementation of measures such as landscape buffering, the
18 installation of solid screen walls, aesthetic building enhancements, and other traffic related
19 measures. Therefore, any potential adverse effects are outweighed by the benefits conferred
20 upon the community and neighborhood as a whole.

21 SECTION 3. An Environmental Impact Report (Environmental Assessment Review No.
22 2023-0051) has been prepared for the proposed Project in accordance with the California
23 Environmental Quality Act (CEQA) and it has been determined that the Project will create
24 unavoidable significant impacts to greenhouse gas emissions. On December 17, 2025, by Resolution
25 No. _____, the Planning Commission recommended that the City Council certify the above-
26 reference Environmental Impact Report, make certain findings, and adopt a Statement of Overriding
27 Considerations and a Mitigation Monitoring and Reporting Plan, which Resolution No. _____
28 together with the above-referenced Environmental Impact Report are incorporated herein by
reference. The Planning Commission further finds that the CDP No. 2023-0032 is within the scope
of the above-referenced Environmental Impact Report. Accordingly, the Planning Commission has
forwarded, or is forwarding, a recommendation to the City Council to adopt the Environmental Impact
Report prepared for the Project.

SECTION 4. Based upon the forgoing and substantial evidence presented to the Planning
Commission during the public hearing conducted with regard to CDP No. 2023-0032, including, but

1 not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, and other
2 supporting documents, and the conditions of approval stated herein, the Planning Commission hereby
3 recommends that the City Council approve CDP No. 2023-0032, in accordance with the plans and
4 application on file with the Planning Division, subject to the following conditions:

- 5 1. The approval is granted allowing the development and operation of a 664,859 square foot
6 industrial warehouse building on 38.89 gross acres (38.78 net acres) of land (APN: 0239-
7 192-23) located at the southwest corner of Locust Avenue and Lowell Street, as shown
8 on the plans attached as Exhibit A and as approved by the City Council. If the Conditions
9 of Approval specified herein are not satisfied or otherwise completed, the project shall be
10 subject to revocation.
- 11 2. City inspectors shall have access to the site to reasonably inspect the site during normal
12 working hours to assure compliance with these conditions and other codes.
- 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 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 CDP No.
2023-0032.

- 1 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
2 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
3 subject to protest by the applicant at the time of approval or conditional approval of the
4 Project or within 90 days after the date of the imposition of the fees, dedications,
5 reservations, or exactions imposed on the Project.
- 6 5. The property owner(s) and building tenants shall always abide by all operational
7 mitigation measures contained within the Mitigation Monitoring and Reporting Program
8 associated with the Environmental Impact Report (Environmental Assessment Review
9 No. 2023-0051) adopted for the Project.
- 10 6. The tenants within the buildings shall always conduct operations consistent with the
11 environmental analysis contained within the Environmental Impact Report
12 (Environmental Assessment Review No. 2023-0051) adopted for the Project.
- 13 7. The Project shall be limited to a maximum of 683 actual passenger car trips and 455 actual
14 truck trips daily, in accordance with Table 5 (Summary of Project Trip Generation) of the
15 Traffic Study prepared for the Project by Kimley-Horn and Associates, Inc. and dated
16 December 2025, which is attached hereto as Exhibit B.
- 17 8. The applicant, landlord, and/or tenant(s) shall require all inbound truck traffic to access
18 the site via the SR-210 Freeway & Alder Avenue off-ramps, northbound on Alder Avenue
19 to Casmalia Street, eastbound on Casmalia Street to Locust Avenue, and then northbound
20 on Locust Avenue to the either driveway connected to Locust Avenue, or via the I-15
21 Freeway & Sierra Avenue off-ramps, southbound on Sierra Avenue to Riverside Avenue,
22 southeastbound on Riverside Avenue to Locust Avenue, and then southbound on Locust
23 Avenue to either driveway connected to Locust Avenue. Inbound truck traffic shall not
24 use Casmalia Street east of Locust Avenue or Riverside Avenue southeast of Locust
25 Avenue.
- 26 9. The applicant, landlord, operator(s) and/or tenant(s) shall require all outbound truck traffic
27 to proceed southbound on Locust Avenue to Casmalia Street, then westbound on
28 Casmalia Street to Alder Avenue, then southbound on Alder Avenue to the SR-210
Freeway & Alder Avenue on-ramps, or trucks exiting shall proceed northbound on Locust
Avenue to Riverside Avenue, then northwestbound on Riverside Avenue to Sierra
Avenue, then northbound on Sierra Avenue to the I-15 Freeway & Sierra Avenue on-
ramps.
10. The applicant, landlord, operator(s) and/or tenant(s) shall ensure that all inbound truck
traffic that requires temporary queuing or staging do so on-site. Inbound truck traffic shall
not queue or stage on any public street at any time. Activities on-site shall not operate in
such a manner that would impact traffic lanes, cause back up (queuing or staging) of
vehicles into the public-right-of-way, or create any unsafe conditions. Fire and Police
access and passage around trucks queuing or staging on-site shall be feasible at all times
and activities shall not block parking areas, access or passage for disabled persons or
emergency response vehicles.

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- 2 11. The applicant, landlord, operator(s) and/or tenant(s) shall only park or store trucks and
- 3 trailers within designated truck and trailer spaces within the truck court and adjacent to
- 4 the dock doors on the north side of the building. No trucks or trailers shall be parked or
- 5 stored within any drive-aisles or passenger vehicle parking areas outside of the enclosed
- 6 truck court at any time.
- 7
- 8 12. The landlord and/or tenant(s) shall not store any product, goods, materials, etc. outside of
- 9 the building at any time, except for trucks, trailers, and vehicles associated with the
- 10 operation(s) conducted within the building, without prior approval of a separate
- 11 Conditional Development Permit in accordance with Chapter 18.104 (Outdoor Storage
- 12 Uses) of the Rialto Municipal Code.
- 13
- 14 13. Approval of CDP No. 2023-0032 will not become effective until the applicant has signed
- 15 a statement acknowledging awareness and acceptance of the required conditions of
- 16 approval contained herein.
- 17
- 18 14. In the event, that any operation on the Site is found to be objectionable or incompatible
- 19 with the character of the City and its environs due to excessive noise, excessive traffic,
- 20 loitering, criminal activity or other undesirable characteristics including, but not strictly
- 21 limited to, uses which are or have become offensive to neighboring property or the goals
- 22 and objectives of the General Manufacturing (I-GM) land use district of the Rialto Airport
- 23 Specific Plan and/or the City's General Plan, the applicant shall address the issues within
- 24 forty-eight (48) hours of being notified by the City.
- 25
- 26 15. If the applicant fails to comply with any of the conditions of approval placed upon CDP
- 27 No. 2023-0032, TPM No. 20809, or PPD No. 2023-0041, the Planning Commission
- 28 may initiate proceedings to revoke the conditional development permit in accordance
- with the provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto
- Municipal Code. CDP No. 2023-0032 may be revoked, suspended or modified in
- accordance with Section 18.66.070 of the Zoning Ordinance at the discretion of the
- Planning Commission if:
- a) The use for which such approval was granted has ceased to exist, been subsequently modified, or has been suspended for six (6) months or more;
 - b) Any of the express conditions or terms of such permit are violated;
 - c) The use for which such approval was granted becomes or is found to be objectionable or incompatible with the character of the City and its environs due to excessive noise, excessive traffic, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to uses which are or have become offensive to neighboring property or the goals and objectives of the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan and/or the City's General Plan.

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

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I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the ____th day of ____, 2025.

Upon motion of Planning Commissioner_____, seconded by Planning Commissioner _____, the foregoing Resolution No. ____ was duly passed and adopted.

- Vote on the motion:
- AYES:
- NOES:
- ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this ____th day of ____, 2025.

HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT

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NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



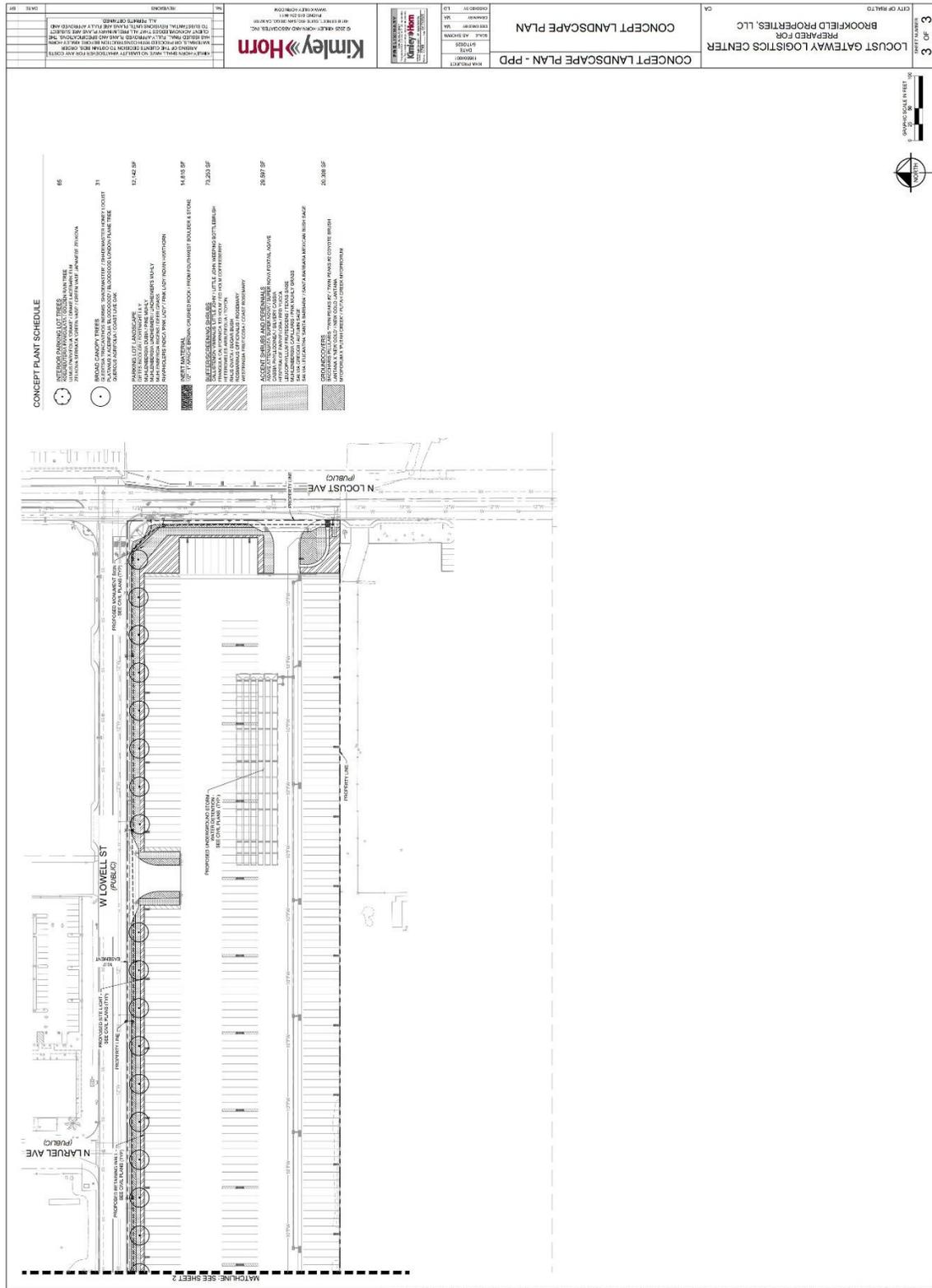
EAST ELEVATION

OVERALL COLORED ELEVATIONS DESIGN
W. LOWELL STREET AND N. LOCUST AVE.
RIALTO, CA

Brookfield
Properties
11/19/2025



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End of Exhibit A

Exhibit B

Table 5 (Summary of Project Trip Generation)
 From the Traffic Study prepared for the Project by Kimley-Horn and Associates, Inc.
 Dated December 2025

TABLE 5 SUMMARY OF PROJECT TRIP GENERATION										
Land Use	ITE Code	Unit	Trip Generation Rates ¹							
			Daily	AM Peak Hour			PM Peak Hour			
				In	Out	Total	In	Out	Total	
Warehousing	150	KSF	1,710	0.131	0.039	0.17	0.050	0.130	0.18	
Trip Generation Estimates										
Land Use	Quantity	Unit	Daily	AM Peak Hour			PM Peak Hour			
				In	Out	Total	In	Out	Total	
Warehousing	665,410	KSF	1,138	87	26	113	33	87	120	
Passenger Vehicles	60.00%		683	52	16	68	20	52	72	
Trucks	40.00%		455	35	10	45	13	35	48	
WAREHOUSING PROJECT TRIPS - PASSENGER CAR EQUIVALENTS (PCE)										
Vehicle Type	Vehicle Mix ²	Daily Vehicles	PCE Factor ²	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Passenger Vehicles	60.00%	683	1.0	683	52	16	68	20	52	72
2-Axle Trucks	0.80%	9	1.5	14	1	0	1	0	1	1
3-Axle Trucks	11.20%	127	2.0	254	19	6	25	7	19	26
4+ Axle Trucks	28.00%	319	3.0	957	73	22	95	28	73	101
Total Truck PCE Trips				1,225	93	28	121	35	93	128
Total Project PCE Trips				1,908	145	44	189	55	145	200
¹ Source: Institute of Transportation Engineers (ITE) <u>Trip Generation Manual</u> , 11th Edition ² Source: City of Rialto Traffic Impact Analysis Report Guidelines and Requirements										