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1 designations of Planning Area 126 and Planning Area 133 to Business Center, thereby
2 eliminating the previous Public Park and School land use designations; and

- 3 • An Amendment to the Development Agreement between the City of Rialto and
4 Lewis-Hillwood Rialto Company LLC to eliminate provisions related to the
5 construction of a public park on Planning Area 126 and Planning Area 133; and
- 6 • Preparation of all necessary California Environmental Quality Act (“CEQA”)
7 approvals related to the Specific Plan Amendment and DA Amendment; and

8 WHEREAS, the applicant has submitted Specific Plan Amendment No. 2024-0005 (“SPA
9 No. 2024-0005”) to amend the Renaissance Specific Plan (“SPA Project”) as follows:

- 10 • Change the land use designation of Planning Area 123 from School to General
11 Commercial with a Residential Overlay with a maximum development potential of
12 112,167 square feet of commercial uses, 164 dwelling units, or a combination
13 thereof; and
- 14 • Change the land use designation of Planning Area 126 from Public Park to Business
15 Center with a maximum development potential of 378,972 square feet of industrial
16 uses; and
- 17 • Change the land use designation of Planning Area 133 from Employment with a
18 Public Park Overlay to Business Center with a maximum development potential of
19 74,052 square feet of industrial uses; and
- 20 • Reconfigure Miro Way to extend from Linden Avenue on the west to Ayala Drive
21 on the east; and
- 22 • Various textual and graphical amendments related to the changes listed above; and

23 WHEREAS, the site for the SPA Project consists of approximately 33 acres of land (APN’s:
24 0264-211-15 & -20; 0264-212-12, -17, -30, -44, -45, -46, & -54; Portions of APN’s: 0264-212-05 &
25 -06 located between Linden Avenue and Ayala Drive approximately 415 feet north of Baseline Road
26 (“Site”); and

1 WHEREAS, in conjunction with the SPA Project, a First Amendment to the Development
2 Agreement between the City of Rialto and Lewis-Hillwood Rialto Company LLC has been prepared
3 to remove provisions related to the public park eliminated by the Project (“DA Amendment”); and

4 WHEREAS, the City of Rialto (“City”) has undertaken review under the California
5 Environmental Quality Act (“CEQA”), Public Resources Code Sections 21000, *et seq.* and
6 California Code of Regulations (“CEQA Guidelines”) Title 14, Sections 15000, *et seq.*; and

7 WHEREAS, the Applicant retained Kimley-Horn & Associates, Inc., an environmental
8 consulting firm, to prepare a Subsequent Environmental Impact Report (“SEIR”) for the SPA
9 Project; and

10 WHEREAS, in addition to the analyzing the Project, the SEIR would also analyze the
11 future development of two (2) industrial warehouse buildings totaling 428,715 square feet in size
12 (53,640 square feet on Planning Area 133 and 375,075 square feet on Planning Area 126) (“Future
13 Development”); and

14 WHEREAS, on July 8, 2024, the City distributed a Notice of Preparation for Draft
15 Environmental Impact Report SCH. 2024070224, for the SPA Project and the Future
16 Development, pursuant to CEQA Guidelines Section 15082 and Public Resources Code Section
17 21080.4, providing a 30-day period during which responsible agencies, trustee agencies, and
18 members of the general public could provide comments to the City regarding the scope of the
19 proposed SEIR; and

20 WHEREAS, pursuant to the authority and criteria contained in CEQA and the City of
21 Rialto environmental guidelines, the City, as the Lead Agency, analyzed the SPA Project and the
22 Future Development and prepared a Draft Subsequent Environmental Impact Report (“DSEIR”),
23 and determined that the proposed SPA Project and the Future Development would have significant
24 impacts related to greenhouse gas emissions from operations; and

25 WHEREAS, consistent with the requirements of CEQA Guidelines Section 15085, upon
26 completing the DSEIR dated March 2025, the City filed a Notice of Completion on March 21,
27 2025 with the Office of Planning and Research; and
28

1 WHEREAS, on March 21, 2025 consistent with the requirements of the Public Resources
2 Code Section 21092 and CEQA Guidelines Section 15087, the City published a Notice of
3 Availability of the DSEIR in the San Bernardino Sun newspaper, and, on March 21, 2025, posted
4 the Notice of Availability at City Hall and mailed a Notice of Availability to all responsible and
5 trustee agencies, all organizations and individuals who had requested notice, and all property
6 owners located within a 1,000 foot radius of the Site; and

7 WHEREAS, the Notice of Availability and Notice of Completion noticed all agencies,
8 organizations, and the public that they had 45 days to provide comments on the contents of the
9 DSEIR, which was available in hard copy for in-person review at City Hall – the Community
10 Development Building - and available for download on the City of Rialto website, throughout the
11 comment period; and

12 WHEREAS, at the conclusion of the 45-day public review and comment period related to
13 the DSEIR, the City directed the preparation of the Final Subsequent Environmental Impact Report
14 dated August 2025 (“FSEIR”) pursuant to CEQA Guidelines Sections 15088, 15089 and 15132,
15 which included the DSEIR, responses to public comments on the DSEIR, and a Mitigation
16 Monitoring and Reporting Program; and

17 WHEREAS, pursuant to CEQA Guidelines Section 15132, the FSEIR is required to be
18 completed in compliance with CEQA, and pursuant to Section 21092.5 of CEQA, on October 14,
19 2024, the City sent via mail the FSEIR, including written responses to comments, to all agencies,
20 organizations, and persons that commented on the DSEIR; and

21 WHEREAS, on October 16, 2025, the City published a Notice of Public Hearing that the
22 Planning Commission would consider certification of the FSEIR and approval of the SPA Project
23 and DA Amendment at its November 5, 2025 meeting in the San Bernardino Sun newspaper,
24 posted the notice at City Hall, and mailed said notice to all property owners within a 1,000 foot
25 radius of the Site as well as all to all organizations and individuals who had requested notice; and

26 WHEREAS, on November 5, 2025, the Planning Commission conducted a public hearing,
27 and considered the record of proceedings for the FSEIR, which includes, but is not limited to, the
28 following:

- (1) The Notice of Preparation for the SPA Project and the Future Development (the “NOP”), and all other public notices issued by the City in connection with the Project;
- (2) The FSEIR dated August 2025;
- (3) All written comments submitted by agencies or members of the public during any public review comment period on the DSEIR;
- (4) All written and verbal public testimony presented during a noticed public hearing for the SPA Project and DA Amendment at which such testimony was taken, including without limitation, the Staff Report to the Planning Commission, including all attachments, any and all presentations by City staff, the City’s consultants, the Applicant and the Applicant’s consultants, the public, and any other interested party;
- (5) The Mitigation Monitoring and Reporting Program for the Project (the “MMRP”);
- (6) The reports, studies and technical memoranda included and/or referenced in the DSEIR and the FSEIR and or their appendices;
- (7) All documents, studies, or other materials incorporated by reference in the DSEIR and the FSEIR;
- (8) All Ordinances and Resolutions presented to and/or to be adopted by the City in connection with the SPA Project and DA Amendment; and all documents incorporated by reference therein, specifically including, but not limited to, this Resolution and its exhibit;
- (9) Matters of common knowledge to the City, including but not limited, to federal, state, and local laws and regulations, adopted City plans, policies (including but not limited to the 2010 Rialto General Plan and the Renaissance Specific Plan), and the professional qualifications of City staff members and consultants;
- (10) Any documents expressly cited in this Resolution and its exhibit, the Staff Report to the Planning Commission, the FSEIR which includes the DSEIR; and
- (11) Any other relevant materials required to be in the record of proceedings under Section 21167.6(e) of the Public Resources Code; and

1 WHEREAS, the City has not pre-committed to approving the SPA Project, DA
2 Amendment, or the FSEIR, and will not commit to any approval related to the SPA Project until
3 the Planning Commission and City Council consider and certify the FSEIR for the SPA Project
4 based upon all evidence presented; and

5 WHEREAS, on November 5, 2025, following the public hearing, the Planning
6 Commission considered and discussed the adequacy of the proposed FSEIR as an informational
7 document and applied their own independent judgment and analysis to review said FSEIR, and
8 thereby desired to take action to recommend that the City Council certify the FSEIR, as having
9 been completed in compliance with CEQA, based on the findings found therein; and

10 WHEREAS, at its November 5, 2025 meeting, following the public hearing, the Planning
11 Commission also considered and decided whether to recommend approval or rejection of the SPA
12 Project and DA Amendment to the City Council at this time; and

13 WHEREAS, CEQA requires in Public Resources Section 21081 the following:

14 “Section 21081. Findings necessary for approval of project. Pursuant to the policy stated
15 in Sections 21002 and 21002.1, no public agency shall approve or carry out a project for
16 which an environmental impact report has been certified which identifies one or more
17 significant effects on the environment that would occur if the project is approved or carried
18 out unless both of the following occur:

19 (a) The public agency makes one or more of the following findings with respect to each
20 significant effect:

21 (1) Changes or alterations have been required in, or incorporated into, the Project
22 which mitigate or avoid the significant effects on the environment.

23 (2) Those changes or alterations are within the responsibility and jurisdiction of
24 another public agency and have been, or can and should be, adopted by that other
25 agency.

26 (3) Specific economic, legal, social, technological, or other considerations,
27 including considerations for the provision of employment opportunities for highly
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1 trained workers, make infeasible the mitigation measures or alternatives identified
2 in the environmental impact report.

3 (b) With respect to significant effects which were subject to a finding under paragraph (3)
4 of subdivision (a), the public agency finds that specific overriding economic, legal, social,
5 technological, or other benefits of the Project outweigh the significant effects on the
6 environment.”

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

8 NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS, that the Planning Commission of
9 the City of Rialto hereby do find, determine, and declare based upon the evidence presented as
10 follows:

11 SECTION 1: RECITALS. The Planning Commission hereby finds all of the above recitals
12 to be true and correct.

13 SECTION 2: FINDINGS. The FSEIR available at the Community Development
14 Department office and provided concurrently with this Resolution, includes the DSEIR SCH No.
15 2024070224 dated March 2025 and all related appendices, the Response to Comments, and all
16 related appendices and attachments to the FSEIR. The Planning Commission finds, based upon
17 the substantial evidence in the record of proceedings and the whole record before it, in the exercise
18 of its independent judgment and analysis, that the FSEIR is, procedurally and substantively, in
19 compliance with the requirements of CEQA:

20 a. *Procedural Compliance:* The FSEIR was prepared in procedural
21 compliance with the requirements of CEQA:

- 22 1. Notice of Preparation. As described in the Recitals hereto, a Notice
23 of Preparation was prepared in accordance with Section 15082 of
24 CEQA.
- 25 2. Public Review. As described in the Recitals hereto, the City held
26 multiple public review periods pursuant to the CEQA Guidelines.
- 27 3. Notice of Completion. As described in the Recitals hereto, the City
28 has complied with CEQA Guidelines Sections 15085, 15086,

15087, and 15105 by providing a Notice of Completion of the DEIR to the State Clearinghouse and a Notice of Availability to responsible and trustee agencies and other persons and agencies as required.

4. Written Comments. As described in the Recitals hereto, the City has evaluated and responded to all written comments received during the public review period and included both comments and responses as part of the FSEIR pursuant to CEQA Guidelines Section 15088.

b. *Findings Regarding Significant Effects that Can be Mitigated to Less Than Significant.* The FSEIR identifies potentially significant effects on the environment that could result if the SPA Project or Future Development were adopted without changes or alterations to the SPA Project or Future Development and imposition of mitigation measures and further finds that changes, alterations, and mitigation measures have been or will be incorporated into, or imposed as conditions of approval on, the SPA Project and the Future Development. The Planning Commission recommends adoption of the statements and findings in Exhibit A (Section 5.0, titled “Findings Regarding Potentially Significant Environmental Impacts which can be Mitigated to a Level of Less than Significant”) to this Resolution, which is attached hereto and incorporated herein by this reference. These avoidable significant effects are identified in Exhibit A (Section 5.0) and include potentially significant impacts to air quality, biological resources, cultural resources, energy, greenhouse gas emissions, noise, and tribal cultural resources. However, mitigation measures can be implemented to reduce these impacts to a level that is less than significant; changes have been required in, or incorporated into, the SPA Project and Future Development through the imposition of

1 mitigation measures as described in Exhibit A (Section 5.0). These
2 mitigation measures identified in Exhibit B will be imposed pursuant to
3 the MMRP found in Section 4.0 (“Mitigation Monitoring and Reporting
4 Program”) of the FSEIR. These changes, alterations, and mitigation
5 measures are fully enforceable because they have either resulted in an
6 actual change to the SPA Project and Future Development as proposed or
7 they will be imposed as conditions of approval on the SPA Project and
8 Future Development.

- 9 c. *Findings Regarding Unavoidable Significant Impacts.* The Planning
10 Commission recommends adoption of the statements and findings in
11 Exhibit A (Section 6.0, titled “Findings Regarding Significant and
12 Unavoidable Environmental Impacts which cannot be Mitigated to a
13 Level of Less than Significant”) to this Resolution, which is attached
14 hereto and incorporated herein by this reference. The SPA Project and
15 the Future Development have significant effects that cannot be mitigated
16 to a less than significant level through the imposition of mitigation
17 measures. These significant effects are identified in Exhibit A (Section
18 6.0). Specific economic, legal, social, technological, or other
19 considerations are found to make the Proposed SPA Project and Future
20 Development acceptable notwithstanding that even with the required
21 mitigation measures, and consideration of project alternatives identified
22 in the FSEIR for the significant impacts identified in Exhibit A (Section
23 8.0, titled “Findings Regarding Project Alternatives”) all impacts cannot
24 be reduced to less than significant levels, including those based upon the
25 findings in Exhibit A (Section 6.0) to this resolution, and the findings in
26 Exhibit A (Section 8.0) regarding the proposed alternatives. Therefore,
27 those impacts are found to be significant and unavoidable.
28

1 d. *Findings Regarding Less than Significant Impacts.* In the course of the
2 DSEIR evaluation, certain environmental impacts of the SPA Project and
3 the Future Development were found not to be significant. Any and all
4 potential significant impacts discussed in the FSEIR that are not subject
5 to paragraph 2(b) or 2(c), above, as either an avoidable significant impact,
6 or as an unavoidable significant impact, are insignificant impacts to the
7 environment. There exists no fair argument that the environmental
8 conditions that were found not to be significant in the DSEIR will pose a
9 significant environmental impact, due to the inability of a project of this
10 scope to create such impacts or the absence of project characteristics
11 producing significant effects of this nature.

12 SECTION 3: FEIR REVIEWED AND CONSIDERED. The Planning Commission has
13 reviewed and considered the information contained in the FSEIR and finds that the FSEIR has
14 been completed in compliance with CEQA.

15 SECTION 4: ALTERNATIVES. The FSEIR identified potential environmental impacts
16 of separate project alternatives compared to impacts from the proposed SPA Project and Future
17 Development. These alternatives were selected based upon their ability to avoid or substantially
18 lessen the significant effects of the proposed SPA Project and Future Development, while still
19 achieving the primary SPA Project and Future Development objectives. Most alternatives are
20 hereby found infeasible due to lack of alternative site availability, failure to meet basic SPA Project
21 and Future Development objectives, or the fact that some alternatives would still have the same
22 types of significant and unavoidable impacts as the SPA Project and the Future Development. The
23 Planning Commission hereby recommends that the City Council adopt the Statement of Findings
24 on rejection of Project Alternatives in Exhibit A (Section 8.0, titled "Findings Regarding Project
25 Alternatives") to this Resolution, which is attached hereto and incorporated herein by this
26 reference.

27 SECTION 5: STATEMENT OF OVERRIDING CONSIDERATIONS. The Planning
28 Commission finds, pursuant to CEQA Section 21081(b) and CEQA Guidelines Section 15093,

1 that the specific economic, legal, social, technological and other benefits of the SPA Project and
2 Future Development outweigh the SPA Project's and Future Development's unavoidable adverse
3 environmental impacts, and therefore, the impacts are acceptable. The Planning Commission
4 hereby recommends that the City Council adopt the Statement of Overriding Considerations in
5 Exhibit A (Section 11.0, titled "Statement of Overriding Considerations") to this Resolution, which
6 is attached hereto and incorporated herein by this reference. The Planning Commission finds that
7 each of the Significant and Unavoidable Impacts identified in Exhibit A (Section 6.0) may be
8 considered acceptable for the reasons cited.

9 SECTION 6: MITIGATION MONITORING. The City as lead agency adopts the MMRP
10 for the changes made to the SPA Project and Future Development that it has adopted in order to
11 mitigate or avoid significant effects on the environment. Pursuant to Public Resources Code
12 Section 21081.6, the MMRP set forth as Section 4.0 of the FSEIR to this Resolution, which is
13 attached hereto as Exhibit B and incorporated herein by this reference, is hereby adopted to ensure
14 that all mitigation measures adopted for the SPA Project and Future Development are fully
15 implemented. The Planning Commission hereby recommends that the City Council adopt the
16 MMRP to ensure compliance with mitigation measures during SPA Project and Future
17 Development implementation. As required by Public Resources Code Section 21081.6, the
18 MMRP designates responsibility and anticipated timing for the implementation of the mitigation
19 measures recommended in the FEIR. The MMRP will remain available for public review during
20 the compliance period.

21 SECTION 7: RECOMMENDATION OF CERTIFICATION. Based on the above facts
22 and findings, the Planning Commission hereby recommends that the City Council certify the
23 FSEIR for the SPA Project and Future Development as accurate and adequate. The Planning
24 Commission further recommends that the City Council certify that the FSEIR was completed in
25 compliance with CEQA and the CEQA Guidelines.
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1 SECTION 8: The Chairman of the Planning Commission shall sign the passage and
2 adoption of this resolution and thereupon the same shall take effect and be in force.

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4 PASSED, APPROVED AND ADOPTED this 5th day of November, 2025.

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9 MICHAEL E. STORY, CHAIR
10 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Heidi Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2025-26** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 5th day of November 2025.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Terry Thompson,
9 foregoing Resolution No. **2025-26** was duly passed and adopted.

10
11 Vote on the motion:

12 AYES: 4 (Corral, Estvander, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 2 (Gutierrez, Schneider)
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 5th day of November 2025.
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21 

22 Heidi Gonzalez
23 Administrative Assistant
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- An Amendment to the Development Agreement between the City of Rialto and Lewis-Hillwood Rialto Company LLC to eliminate provisions related to the construction of a public park on Planning Area 126 and Planning Area 133; and
- Preparation of all necessary California Environmental Quality Act (“CEQA”) approvals related to the Specific Plan Amendment and DA Amendment; and

WHEREAS, the applicant has submitted Specific Plan Amendment No. 2024-0005 (“SPA No. 2024-0005”) to amend the Renaissance Specific Plan (“Project”) as follows:

- Change the land use designation of Planning Area 123 from School to General Commercial with a Residential Overlay with a maximum development potential of 112,167 square feet of commercial uses, 164 dwelling units, or a combination thereof; and
- Change the land use designation of Planning Area 126 from Public Park to Business Center with a maximum development potential of 378,972 square feet of industrial uses; and
- Change the land use designation of Planning Area 133 from Employment with a Public Park Overlay to Business Center with a maximum development potential of 74,052 square feet of industrial uses; and
- Reconfigure Miro Way to extend from Linden Avenue on the west to Ayala Drive on the east; and
- Various textual and graphical amendments related to the changes listed above; and

WHEREAS, the site for the Project consists of approximately 33 acres of land (APN’s: 0264-211-15 & -20; 0264-212-12, -17, -30, -44, -45, -46, & -54; Portions of APN’s: 0264-212-05 & -06 located between Linden Avenue and Ayala Drive approximately 415 feet north of Baseline Road (“Site”); and

WHEREAS, in conjunction with the Project, a First Amendment to the Development Agreement between the City of Rialto and Lewis-Hillwood Rialto Company LLC has been prepared to remove provisions related to the public park eliminated by the Project (“DA Amendment”); and

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

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

6 WHEREAS, on November 5, 2025, the Planning Commission of the City of Rialto
7 conducted a duly noticed public hearing, as required by law, on SPA No. 2024-0005 and the DA
8 Amendment, took testimony, at which time it received input from staff, the city attorney, and the
9 Applicant; heard public testimony; discussed the proposed SPA No. 2024-0005 and the DA
10 Amendment; and closed the public hearing; and

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

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

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

16 SECTION 2. Based on substantial evidence presented to the Planning Commission during
17 the public hearing conducted with regard to SPA No. 2024-0005, including written staff reports,
18 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the
19 Planning Commission hereby determines that SPA No. 2024-0005 satisfies the requirements of
20 Government Code Sections 65358 and 65453 and Section 18.78.060I of the Rialto Municipal Code
21 pertaining to the findings which must be made precedent to amending a Specific Plan. The findings
22 are as follows:

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

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

26 The Site has a General Plan land use designation of Specific Plan with a Specific Plan Overlay.
27 This General Plan land use designation requires the underlying Specific Plan to establish
28 distinct land use designations within the Specific Plan itself. The underlying Specific Plan of
the Site is the Renaissance Specific Plan. The Applicant proposes to change the land use

1 designations of Planning Area 126 and Planning Area 133 of the Renaissance Specific Plan
2 to Business Center and change the land use designation of Planning Area 123 of the
3 Renaissance Specific Plan to General Commercial with a Residential Overlay. The Project
4 will not affect the General Plan land use designation of the Site. Amending the land use
5 designations of the Site does not present any inconsistencies with the General Plan.

6 Furthermore, the Project will facilitate up to 453,024 square feet of industrial uses, 112,167
7 square feet of commercial uses, 164 dwelling units, or a combination thereof, which is
8 consistent with Goal 3-1 of the Economic Development Element of the General Plan, which
9 encourages strengthening and diversification of the economic base and employment
10 opportunities, while maintaining a positive business climate.

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

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

14 The Project will facilitate the development of up to 453,024 square feet of industrial uses,
15 112,167 square feet of commercial uses, 164 dwelling units, or a combination thereof, which
16 will provide new housing opportunities and jobs across various wage and education levels
17 available to all races, age groups, and ways of life.

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

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

22 No specific development is proposed with the Project. However, the Project will facilitate
23 future development of up to 453,024 square feet of industrial uses, 112,167 square feet of
24 commercial uses, 164 dwelling units, or a combination thereof, on the Site. These future
25 developments will be required to comply with the development standards and design
26 guidelines specified in the Renaissance Specific Plan, Chapter 18.112 (Indoor Storage
27 Uses) of the Rialto Municipal Code, and Chapter 18.61 (Design Guidelines) of the Rialto
28 Municipal Code, which require high-quality developments that are sensitive to the needs
of the surrounding area.

The Project will change the land use designation of three (3) Planning Areas within the
Renaissance Specific Plan and add a new segment of Miro Way from Linden Avenue on
the west to Ayala Drive on the east. None of the new industrial-natured Business Center
areas resulting from the Project will be adjacent to any existing or proposed residential or
other sensitive-type use. The new Miro Way street segment will ensure that any future
industrial developments on Planning Area 126 or Planning Area 133 are separated from
any future residential developments in the area.

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

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

4 The Project will facilitate the development of up to 453,024 square feet of industrial uses,
5 112,167 square feet of commercial uses, 164 dwelling units, or a combination thereof.
6 Therefore, the Project will provide opportunities for local residents to live, work, and shop
7 within the Site itself. Additionally, the surrounding area is also dominated by a mix of
8 residential, commercial, industrial, and recreational uses that promote a balance of living,
9 working, shopping, and recreating in a localized area.

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

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

13 Kimley-Horn & Associates, Inc., an environmental consulting firm, prepared a Subsequent
14 Environmental Impact Report (Environmental Assessment Review No. 2024-0025) for the
15 Project. The Subsequent Environmental Impact Report indicated that the Project will result
16 in a significant and unavoidable impact to greenhouse gas emissions. Mitigation measures
17 within the Subsequent Environmental Impact Report will reduce the adverse significant
18 environmental effects of the Project to the greatest extent feasible. Through the adoption of
19 the Subsequent Environmental Impact Report and a Statement of Overriding Considerations,
20 it is determined that the social, economic, and environmental benefits of the Project separately
21 and individually outweigh the potential unavoidable adverse impacts of the Project and render
22 those potential adverse environmental impacts acceptable based upon the following:

- 23 1. Minimized Environmental Impacts. All feasible mitigation measures have been imposed
24 to lessen Project impacts to less than significant levels; and furthermore, alternatives to
25 the Project are infeasible because while they have similar or less environmental impacts,
26 they do not provide the economic benefits of the Project, or are otherwise socially or
27 economically infeasible when compared to the Project, as described in the Statement of
28 Facts and Findings.
- 29 2. Specific Plan Consistency. The Project aligns with the goals of the Renaissance Specific
30 Plan, as amended. The proposed Project would bring new business to vacant land with the
31 construction of the proposed warehouse buildings, which would be consistent with the
32 proposed Business Center zone change. The rezone of Planning Area 123 from School to
33 General Commercial with a Residential overlay would allow for future uses on Planning
34 Area 123 to meet the needs of the residents, employees, and visitors to the Renaissance
35 Specific Plan area.
- 36 3. General Plan Objectives. The Project fulfills key objectives of the City's General Plan by
37 creating employment opportunities and promoting economic growth.

- 1 4. **Employment Opportunities.** Approval of the Project will generate employment
2 opportunities for citizens of Rialto and surrounding communities. The development and
3 construction of the site will create temporary on-site jobs and indirectly support local and
4 regional employment. Additionally, construction spending will provide a one-time
5 economic stimulus to the local and regional economies. Furthermore, the Project's
6 approval will help maximize employment opportunities, improve the jobs-housing
7 balance, and reduce unemployment within the City.
- 8 5. **Economic Development.** Approval of the Project will facilitate the construction of two
9 industrial warehouse buildings. These structures are designed to adhere to contemporary
10 industry standards and will be economically competitive with similar facilities in the local
11 and regional areas, attracting businesses that can expedite the delivery of essential goods
12 to consumers and businesses in Rialto and the surrounding area.
- 13 6. **Planned Development.** Approval of the Project will contribute to the continued
14 development of a master planned community with a unique character and quality with a
15 commitment to economic development, sustainability, flexible planning, high quality
16 architecture, site design, and landscape design.
- 17 7. **Improved Infrastructure.** Approval of the Project will facilitate infill development on a
18 vacant site and the completion of Miro Way and other planned infrastructure
19 improvements in the Renaissance Specific Plan area.
- 20 8. **Increased Tax Revenues.** The Project will bolster the City's fiscal health by generating
21 additional property taxes, sales taxes, and other local revenue streams. These funds will
22 support essential public services such as public safety, parks, and infrastructure
23 maintenance.
- 24 9. **Public Services and Amenities.** Approval of the Project will result in the payment of
25 development impact fees, used to increase public services and amenities throughout the
26 City.
- 27 10. **Quality of Life.** The Project will create permanent employment opportunities near
28 residential, commercial areas, and near transit options. This will enhance the quality of
life for residents who can live, work, shop, and enjoy recreational activities in the
Renaissance Plan area and close to the City's downtown center.

23 Additionally, any future development enabled by the Project, will meet or exceed all aesthetic
24 design guidelines required by the Renaissance Specific Plan and City's Design Guidelines
25 through the incorporation of landscaping, wall plane articulation on buildings, and exterior
26 trims and accents.

- 26 6. That the proposed Specific Plan Amendment incorporates, where feasible, active and
27 passive energy conservation measures.

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

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

SECTION 3. A Subsequent Environmental Impact Report (Environmental Assessment Review No. 2024-0025) has been prepared for the proposed Project in accordance with the California Environmental Quality Act (CEQA) and it has been determined that the Project will create unavoidable significant impacts to greenhouse gas emissions. On November 5, 2025, the Planning Commission recommended that the City Council adopt the Final Subsequent Environmental Impact Report prepared for the Project.

SECTION 4. The Planning Commission hereby recommends that the City Council approve SPA No. 2024-0005 amending the Renaissance Specific Plan in accordance with the amended specific plan attached hereto as Exhibit A, exclusive of the removal of any redlines/highlights and the addition of final dates and related Resolutions/Ordinances, subject to the following conditions:

1. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the "City Parties"), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project (collectively, the "Entitlements"), whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public 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 be 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))

1 are the "Damages"). Notwithstanding anything to the contrary contained herein, the
2 Applicant shall not be liable to the City Parties under this indemnity to the extent the
3 Damages incurred by any of the City Parties in such Action(s) are a result of the City
4 Parties' fraud, intentional misconduct or gross negligence in connection with issuing
5 the Entitlements. The applicant shall execute an agreement to indemnify, protect,
6 defend, and hold the City harmless as stated herein within five (5) days of approval of
7 SPA No. 2024-0005.

- 8
- 9 2. In accordance with the provisions of Government Code Section 66020(d)(1), the
10 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
11 subject to protest by the applicant at the time of approval or conditional approval of the
12 Project or within 90 days after the date of the imposition of the fees, dedications,
13 reservations, or exactions imposed on the Project.
- 14 3. The applicant shall provide six (6) hard copies and a digital (PDF) copy of the final version
15 of the Renaissance Specific Plan, as amended through Specific Plan Amendment No.
16 2024-0005 and as approved by the City Council. The final version shall include the
17 removal of any redlines/highlights and the addition of final dates and related
18 Resolutions/Ordinances. The copies shall be provided to the Planning Division within
19 thirty (30) days of the adoption of this Resolution.

20 SECTION 5. The Chairman of the Planning Commission shall sign as to the passage and
21 adoption of this resolution and thereupon the same shall take effect and be in force.

22 PASSED, APPROVED AND ADOPTED this 5th day of November, 2025.

23
24 Michael E. Story

25 MICHAEL E. STORY, CHAIR
26 CITY OF RIALTO PLANNING COMMISSION
27
28

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. **2025-27** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 5th day of November 2025.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Terry Thompson,
9 foregoing Resolution No. **2025-27** was duly passed and adopted.

10
11 Vote on the motion:

12 AYES: 4 (Corral, Estvander, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

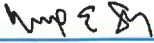
14 ABSTENTION: 0

15 ABSENT: 2 (Gutierrez, Schneider)
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 5th day of November 2025.
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22 Heidy Gonzalez
23 Administrative Assistant
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Signature: 
Mike Story (Nov 6, 2025 10:17:14 PST)

Email: mstory@sunrisechurch.org

RESOLUTION NO. 2025-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RIALTO AND LEWIS-HILLWOOD RIALTO COMPANY LLC REGARDING PROPERTIES WITHIN THE RENAISSANCE SPECIFIC PLAN.

WHEREAS, California Government Code Section 65864 and Chapter 18.79 of Title 18 of the Rialto Municipal Code authorizes the City Council to enter into development agreements; and

WHEREAS, pursuant to Section 18.79.040 of the Rialto Municipal Code, the Planning Commission shall hold a public hearing for a proposed amendment to an adopted development agreement and forward a recommendation to the City Council for action; and

WHEREAS, on December 13, 2016, the City of Rialto entered into Development Agreement with Lewis-Hillwood Rialto Company LLC regarding the disposition and development of certain properties within the boundary of the Renaissance Specific Plan; and

WHEREAS, on March 26, 2024, the City Council/Successor Agency to the Redevelopment Agency of the City of Rialto approved a Purchase and Sale Agreement, in cooperation with Lewis-Hillwood Rialto Company LLC, to facilitate the sale of five (5) parcels of land (APN's: 0264-211-15 & -20; 0264-212-44, -46, & -54) and portions of two (2) parcels of land (APN's 0264-212-17 & -45) to Newland Real Estate Equities LLC; and

WHEREAS, the land to be sold to Newland Real Estate Equities LLC encompasses the entirety of Planning Area 126 and Planning Area 133 of the Renaissance Specific Plan; and

WHEREAS, as part of the Purchase and Sale Agreement, the City of Rialto and Lewis-Hillwood Rialto Company LLC (collectively "Applicant") agreed to complete the following prior to finalizing the land sale transaction:

- An Amendment to the Renaissance Specific Plan to reconfigure Miro Way to extend from Linden Avenue to Ayala Drive, change the land use designation of Planning Area 123 to General Commercial with a Residential Overlay, and change the land use designations of

1 Planning Area 126 and Planning Area 133 to Business Center, thereby eliminating the
2 previous Public Park and School land use designations; and

- 3 • An Amendment to the Development Agreement between the City of Rialto and Lewis-
4 Hillwood Rialto Company LLC to eliminate provisions related to the construction of a
5 public park on Planning Area 126 and Planning Area 133; and
- 6 • Preparation of all necessary California Environmental Quality Act (“CEQA”) approvals
7 related to the Specific Plan Amendment and DA Amendment; and

8 WHEREAS, the applicant has submitted Specific Plan Amendment No. 2024-0005 (“SPA No.
9 2024-0005”) to amend the Renaissance Specific Plan (“Project”) as follows:

- 10 • Change the land use designation of Planning Area 123 from School to General
11 Commercial with a Residential Overlay with a maximum development potential of
12 112,167 square feet of commercial uses, 164 dwelling units, or a combination thereof;
13 and
- 14 • Change the land use designation of Planning Area 126 from Public Park to Business
15 Center with a maximum development potential of 378,972 square feet of industrial uses;
16 and
- 17 • Change the land use designation of Planning Area 133 from Employment with a Public
18 Park Overlay to Business Center with a maximum development potential of 74,052
19 square feet of industrial uses; and
- 20 • Reconfigure Miro Way to extend from Linden Avenue on the west to Ayala Drive on
21 the east; and
- 22 • Various textual and graphical amendments related to the changes listed above; and

23 WHEREAS, a First Amendment has been prepared to remove provisions related to the public
24 park eliminated by the Project.

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

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

28 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth

1 in the recitals above of this Resolution are true and correct and incorporated herein.

2 SECTION 2. A Subsequent Environmental Impact Report (Environmental Assessment
3 Review No. 2024-0025) has been prepared for the proposed Project in accordance with the California
4 Environmental Quality Act (CEQA) and it has been determined that the Project will create
5 unavoidable significant impacts to greenhouse gas emissions. On November 5, 2025, the Planning
6 Commission recommend that the City Council adopt the Final Subsequent Environmental Impact
7 Report prepared for the Project.

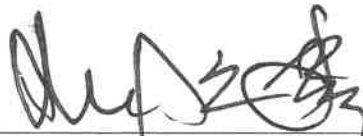
8 SECTION 3. The Planning Commission hereby finds that the First Amendment to the
9 Development Agreement between the City of Rialto and Lewis-Hillwood Rialto Company LLC is
10 consistent with the General Plan and the Renaissance Specific Plan because it will strengthen and
11 diversify the economic base, provide employment opportunities, and maintain a positive business
12 climate.

13 SECTION 4. The Planning Commission hereby recommends that the City Council adopt an
14 Ordinance approving the First Amendment to the Development Agreement between the City of Rialto
15 and Lewis-Hillwood Rialto Company LLC, attached hereto as Exhibit A.

16 SECTION 5. The Chairman of the Planning Commission shall sign as to the passage and
17 adoption of this resolution and thereupon the same shall take effect and be in force.

18 PASSED, APPROVED AND ADOPTED this 5th day of November, 2025.

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MICHAEL E. STORY, 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. **2025-28** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 5th day of November 2025.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Terry Thompson,
9 foregoing Resolution No. **2025-28** was duly passed and adopted.

10
11 Vote on the motion:

12 AYES: 4 (Corral, Estvander, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 2 (Gutierrez, Schneider)
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 5th day of November 2025.
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20

21 

22 Heidy Gonzalez
23 Administrative Assistant
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