

**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:

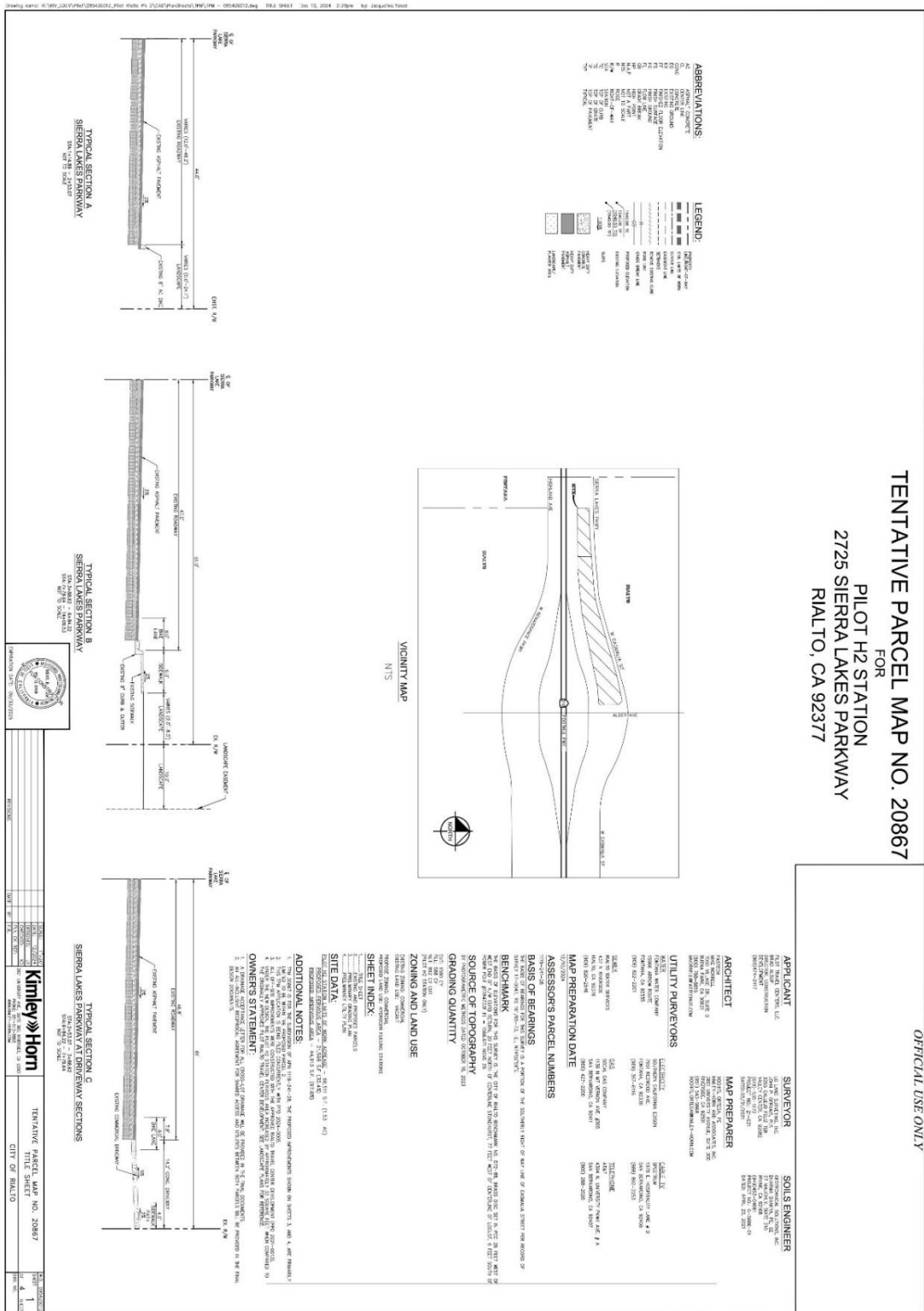
13 ABSENT:

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  
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[See attached]

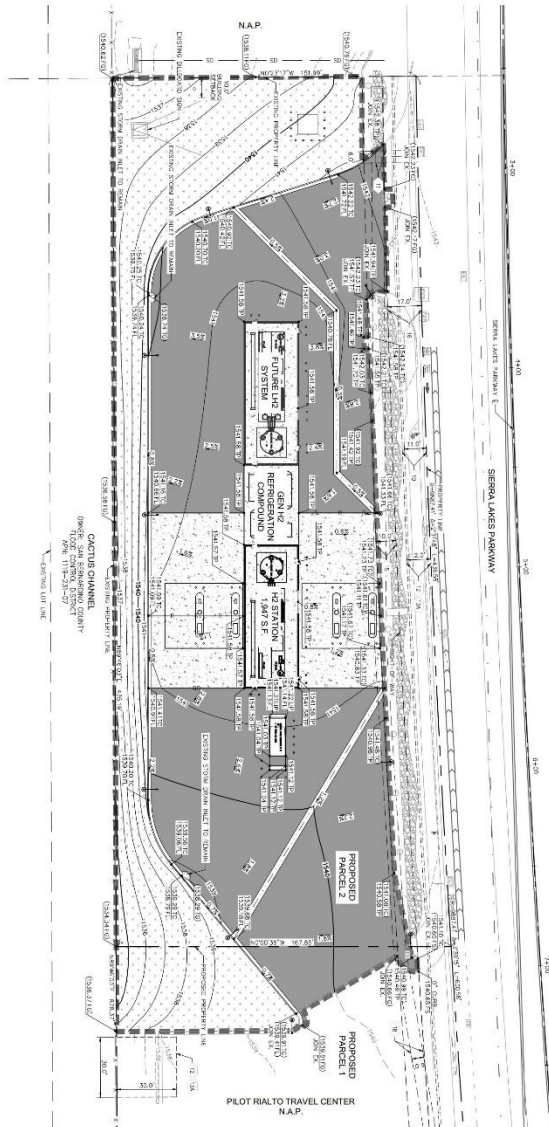


## EASEMENT NOTES

[illegible]

		3600 PERRY AVE. SUITE 200 (248) 344-3877	
PROJECT NO. 1247	DATE 7/2/2014	SHEET NO. 2	OF 4
EXISTING AND PROPOSED PARCELS		CITY OF RALSTO	
TRADING PARTS, MAP NO. 20847		CITY OF RALSTO	
1000 N. 10TH AVE. STE. 200, RICHMOND, VA 23220 (804) 344-3877		CITY OF RALSTO	
PROJECT NO. 1247	DATE 7/2/2014	SHEET NO. 2	OF 4

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



- GRADING NOTES**
1. ALL EXISTING GRADE SHOWN BY DOTTED LINES.
  2. ALL PROPOSED GRADE SHOWN BY SOLID LINES.
  3. ALL EXISTING ELEVATIONS SHOWN BY NUMBERS WITH A DOT.
  4. ALL PROPOSED ELEVATIONS SHOWN BY NUMBERS WITHOUT A DOT.
  5. ALL EXISTING ELEVATIONS SHOWN BY NUMBERS WITH A DOT.
  6. ALL PROPOSED ELEVATIONS SHOWN BY NUMBERS WITHOUT A DOT.
  7. ALL EXISTING ELEVATIONS SHOWN BY NUMBERS WITH A DOT.
  8. ALL PROPOSED ELEVATIONS SHOWN BY NUMBERS WITHOUT A DOT.
  9. ALL EXISTING ELEVATIONS SHOWN BY NUMBERS WITH A DOT.
  10. ALL PROPOSED ELEVATIONS SHOWN BY NUMBERS WITHOUT A DOT.
- LEGEND**
- EXISTING GRADE
  - PROPOSED GRADE
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
- ABBREVIATIONS**
- EXISTING GRADE
  - PROPOSED GRADE
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
- ESSENTIAL NOTES**
- 1. ALL EXISTING GRADE SHOWN BY DOTTED LINES.
  - 2. ALL PROPOSED GRADE SHOWN BY SOLID LINES.
  - 3. ALL EXISTING ELEVATIONS SHOWN BY NUMBERS WITH A DOT.
  - 4. ALL PROPOSED ELEVATIONS SHOWN BY NUMBERS WITHOUT A DOT.
  - 5. ALL EXISTING ELEVATIONS SHOWN BY NUMBERS WITH A DOT.
  - 6. ALL PROPOSED ELEVATIONS SHOWN BY NUMBERS WITHOUT A DOT.
  - 7. ALL EXISTING ELEVATIONS SHOWN BY NUMBERS WITH A DOT.
  - 8. ALL PROPOSED ELEVATIONS SHOWN BY NUMBERS WITHOUT A DOT.
  - 9. ALL EXISTING ELEVATIONS SHOWN BY NUMBERS WITH A DOT.
  - 10. ALL PROPOSED ELEVATIONS SHOWN BY NUMBERS WITHOUT A DOT.



Kimley-Horn	
TENTATIVE PARCEL MAP NO. 20867	
PILOT H2 STATION	
2725 SIERRA LAKES PARKWAY	
RIALTO, CA 92377	
CITY OF RIALTO	
DATE: 10/10/2024	
DRAWN BY: J. H. HORN	
CHECKED BY: J. H. HORN	
APPROVED BY: J. H. HORN	
SCALE: 1" = 100'	
SHEET 3 OF 3	

