

**RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL DEVELOPMENT PERMIT NO. 2023-0007 ALLOWING THE DEVELOPMENT AND OPERATION OF A TRUCK TERMINAL FACILITY CONSISTING OF A 172,445 SQUARE FOOT CROSS-DOCK TRUCK TERMINAL BUILDING AND A 18,700 SQUARE FOOT FLEET MAINTENANCE BUILDING ON 45.7 ACRES OF LAND (APN: 0258-141-18) LOCATED ON THE SOUTH SIDE OF SANTA ANA AVENUE APPROXIMATELY 1,800 FEET EAST OF RIVERSIDE AVENUE WITHIN THE HEAVY INDUSTRIAL (H-IND) LAND USE DISTRICT OF THE AGUA MANSA SPECIFIC PLAN.

WHEREAS, the applicant, Crown Venture Holdings, LLC, (“Applicant”) proposes to develop and operate a truck terminal facility consisting of consisting of a 172,445 square foot cross-dock truck terminal building, a 18,700 square foot fleet maintenance building, and associated paving, landscaping, fencing, lighting, and drainage improvements (“Project”) on approximately 45.7 acres of land (APN: 0258-141-18) located on the south side of Santa Ana Avenue approximately 1,800 feet east of Riverside Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan (“Site”); and

WHEREAS, the Project will consist of a 172,445 square foot cross-dock truck terminal building, an 18,700 square foot fleet maintenance building, two hundred eighty (280) dock-high loading doors, concrete screen walls, an abundant amount of landscaping, and full pedestrian and vehicle access; and

WHEREAS, Pursuant to Ordinance No. 1653, the Project requires a Conditional Development Permit, and the applicant has agreed to apply for Conditional Development Permit No. 2023-0007 (“CDP No. 2023-0007”); and

WHEREAS, in conjunction with the Project, the applicant has applied for Precise Plan of Design No. 2023-0006 (“PPD No. 2023-0006”) to facilitate the development of a 172,445 square foot cross-dock truck terminal building, an 18,700 square foot fleet maintenance building, and associated paving, landscaping, fencing, lighting, and drainage improvements on the Site; and

1 WHEREAS, on September 17, 2025, the Planning Commission of the City of Rialto  
2 conducted a duly noticed public hearing, as required by law, on CDP No. 2023-0007 and PPD No.  
3 2023-0006, took testimony, at which time it received input from staff, the city attorney, and the  
4 applicant; heard public testimony; discussed the proposed CDP No. 2023-0007 and PPD No. 2023-  
5 0006; 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 on substantial evidence presented to the Planning Commission during  
12 the public hearing conducted with regard to CDP No. 2023-0007, including written staff reports,  
13 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
14 Planning Commission hereby determines that CDP No. 2023-0007 satisfies the requirements of  
15 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made  
16 precedent to granting a conditional development permit, which findings are as follows:

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

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

21 The Site is asymmetrical-shaped, expansive in size, and vacant. The Project will develop  
22 the highest and best use for the Site, in accordance with the Heavy Industrial (H-IND) land  
23 use district of the Agua Mansa Specific Plan. Additionally, the Project will provide  
employment opportunities within the City and reduce blight by implementing a use on  
vacant, unimproved land.

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

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

27 The development of a truck terminal facility on the Site is consistent with the Heavy  
28 Industrial (H-IND) land use designation of the Agua Mansa Specific Plan, which  
conditionally permits the development and operation of truck terminal facilities. To the

1 north of the project site, across Santa Ana Avenue, is a pallet yard, operated by Select  
2 Pallets, and to the east is an 82,000 square foot industrial warehouse building and Rialto  
3 Water Service's Wastewater Treatment Plant. To the south is the Santa Ana River, and to  
4 the west are various industrial developments and operations, including Holliday Rock, a  
5 concrete mix supplier, and Ecology Auto Parts, auto-salvage and fleet maintenance  
6 operations. The nearby area is designated for and completely developed with industrial  
7 uses, and as a result, there are no sensitive land uses adjacent to or near the project site.  
8 The project is not expected to negatively impact any uses with the successful  
9 implementation of measures such as landscape buffering, the installation of solid screen  
10 walls, aesthetic building enhancements, and other traffic related measures.

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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:*

The Site contains 45.7 acres, is asymmetrical-shaped, and adjacent one (1) public street, which will be able to accommodate the proposed use. The Project will have two (2) points of access via Santa Ana Avenue. A new 32-foot-wide driveway connected directly to Santa Ana Avenue on the west end of the project frontage will provide right-in/left-out access for both trucks and passenger vehicles. The other driveway on the east end of the site will also provide right-in/left-out access for trucks and passenger vehicles. In addition, the Site will have 149 passenger vehicle parking spaces, which exceeds the amount required by Table 13 (Off-Street Parking Requirements) of the Agua Mansa Specific Plan.

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:*

The Site will have adequate access to all utilities and services required through main water, 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:*

As previously stated, the use is consistent with the Heavy Industrial (H-IND) land use designation of the Agua Mansa Specific Plan. A solid screen wall will be installed along the Santa Ana Avenue frontage such that none of the dock doors or truck loading areas will be visible from the public right-of-way, and the Site will have 149 passenger vehicle parking spaces, all of which comply with the General Plan, the Agua Mansa Specific Plan,

1 Ordinance No. 1653, and the City's Design Guidelines. A twenty-five (25) foot wide  
2 landscaped setback will be provided along Santa Ana Avenue.

- 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 Heavy Industrial (H-IND) land  
14 use district and the surrounding industrial land uses. The nearby area is designated for and  
15 completely developed with industrial uses, and as a result, there are no sensitive land uses  
16 adjacent to or near 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 2023-0010) 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 air quality, greenhouse gas emissions, and transportation/traffic.  
25 The Planning Commission has forwarded, or is forwarding, a recommendation to the City Council to  
26 adopt the Environmental Impact Report prepared for the Project.

27 SECTION 4. The Planning Commission hereby recommends that the City Council approve  
28 CDP No. 2023-0007, in accordance with the plans and application on file with the Planning Division,  
subject to the following conditions:

1. The approval is granted allowing the development and operation of a truck terminal  
facility consisting of a 172,445 square foot cross-dock truck terminal building and an  
18,700 square foot fleet maintenance building on 45.7 acres of land (APN: 0258-141-18)  
located on the south side of Santa Ana Avenue approximately 1,800 feet east of Riverside  
Avenue, as shown on the plans attached as Exhibit A and as approved by the City Council.  
If the Conditions of Approval specified herein are not satisfied or otherwise completed,  
the project shall be subject to revocation.

2. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.
3. 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 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. 2023-0007.
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 property owner(s) and building tenants shall always abide by all operational mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with the Environmental Impact Report (Environmental Assessment Review No. 2023-0010) adopted for the Project.

6. The tenants within the buildings shall always conduct operations consistent with the environmental analysis contained within the Environmental Impact Report (Environmental Assessment Review No. 2023-0010) adopted for the Project.
7. The Project shall be limited to a maximum of 377 actual passenger car trips and 574 actual truck trips daily, in accordance with Table 5 (Summary of Project Trip Generation) of the Traffic Study prepared for the Project by Kimley-Horn and Associates, Inc. and dated April 2023, which is attached hereto as Exhibit B.
8. 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.
9. The applicant, landlord, operator(s) and/or tenant(s) shall only park or store trucks and trailers within designated truck and trailer parking spaces on-site. No trucks or trailers shall be parked or stored within any public street or within any on-site drive-aisles or passenger vehicle parking areas at any time.
10. The landlord and/or tenant(s) shall not store any product, goods, materials, etc. outside of the building at any time, except for trucks, trailers, and vehicles associated with the operation(s) conducted within the building, without prior approval of a separate Conditional Development Permit in accordance with Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code.
11. Approval of CDP No. 2023-0007 will not become effective until the applicant has signed a statement acknowledging awareness and acceptance of the required conditions of approval contained herein.
12. In the event, that any operation on the Site 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 Heavy Industrial (H-IND) land use district, the Agua Mansa Specific Plan, and/or the City's General Plan, the applicant shall address the issues within forty-eight (48) hours of being notified by the City.
13. If the applicant fails to comply with any of the conditions of approval placed upon CDP No. 2023-0007 or PPD No. 2023-0006, the Planning Commission 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. 2023-0007 may be revoked, suspended or modified in accordance with

1 Section 18.66.070 of the Zoning Ordinance at the discretion of the Planning  
2 Commission if:

- 3 a) The use for which such approval was granted has ceased to exist, been  
4 subsequently modified, or has been suspended for six (6) months or more;
- 5 b) Any of the express conditions or terms of such permit are violated;
- 6 c) The use for which such approval was granted becomes or is found to be  
7 objectionable or incompatible with the character of the City and its environs  
8 due to excessive noise, excessive traffic, loitering, criminal activity or other  
9 undesirable characteristics including, but not strictly limited to uses which  
10 are or have become offensive to neighboring property or the goals and  
11 objectives of the Heavy Industrial (H-IND) land use district, the Agua  
12 Mansa Specific Plan, and/or the City's General Plan.

13 SECTION 5. The Chairman of the Planning Commission shall sign the passage and  
14 adoption of this resolution and thereupon the same shall take effect and be in force.

15 PASSED, APPROVED AND ADOPTED this 17th day of September, 2025.

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17 JERRY GUTIERREZ, CHAIR  
18 CITY OF RIALTO PLANNING COMMISSION  
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1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
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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.

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20 HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT  
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Exhibit "A"

Project Plans

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# Exhibit "B"

Table 3 (Summary of Project Trip Generation)  
From the Traffic Study prepared for the Project by Kimley-Horn and Associates, Inc.  
Dated April 2023

TABLE 3 SUMMARY OF PROJECT TRIP GENERATION OLIVE AVENUE DEVELOPMENT PROJECT										
TRIP GENERATION RATES <sup>1</sup>										
ITE Land Use		ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Warehousing		150	KSF	1,740	0.131	0.039	0.170	0.051	0.139	0.190
PROJECT TRIP GENERATION										
Project Land Use		Quantity	Unit	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Warehousing		679,607	KSF	1,183	89	27	116	35	94	129
Passenger Vehicles	60.00%			710	53	16	69	21	56	77
Trucks	40.00%			473	36	11	47	14	38	52
PROJECT TRIPS - PASSENGER CAR EQUIVALENTS (PCE)										
Vehicle Type	Vehicle Mix <sup>2</sup>	Daily Vehicles	PCE Factor	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Passenger Vehicles	60.0%	710	1.0	710	53	16	69	21	56	77
2-Axle Trucks	0.8%	9	1.5	14	1	0	1	0	1	1
3-Axle Trucks	11.2%	132	2.0	264	20	6	26	8	21	29
4+ Axle Trucks	28.0%	331	3.0	993	75	23	98	29	79	108
Total Truck PCE Trips				1,271	96	29	125	37	101	138
Total Project PCE Trips				1,981	149	45	194	58	157	215
<sup>1</sup> Source: Institute of Transportation Engineers (ITE) <u>Trip Generation Manual</u> , 10th Edition										
<sup>2</sup> Source: City of Rialto Traffic Impact Analysis Report Guidelines and Requirements, December, 2013										
PCE = Passenger Car Equivalent										
KSF = Thousand Square Feet										