



1            SECTION 2. Based on substantial evidence presented to the Planning Commission during  
2 the public hearing conducted with regard to CDP No. 2021-0036, including written staff reports,  
3 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
4 Planning Commission hereby determines that CDP No. 2021-0036 satisfies the requirements of  
5 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings that must be made  
6 precedent to granting a conditional development permit, which findings are as follows:

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

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

11           The Project site is a rectangular-shaped piece of land, 6.5 acres in size, currently a modular  
12           building storage yard. The Project will develop the highest and best use for the site, in  
13           accordance with the Heavy Industrial (H-IND) land use designation of the Agua Mansa  
14           Specific Plan. Additionally, the project will provide employment opportunities within the  
15           City and reduce blight by implementing a use on vacant, unimproved land.

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

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

19           The development of an industrial storage warehouse building on the Site is consistent with  
20           the H-IND land use designation of the Agua Mansa Specific Plan, which conditionally  
21           permits the development and operation of a truck trailer storage yard. To the north of the  
22           project, is an approximately 18,750 square foot industrial building occupied by Empire  
23           Tanker, which is a truck repair shop, to the west is a 5,150 square foot office and a 1,944  
24           square foot canopy for a wood pallet yard occupied by Woodland Pallets, to the south is  
25           vacant land located in unincorporated County jurisdiction, and to the east is a 3,220 square  
26           foot office building and 7,373 square feet storage, occupied by CC Enterprise Trucks &  
27           Body repair. The Site and all of the surrounding properties are within the H-IND land use  
28           designation of the Agua Mansa Specific Plan. The Project is consistent with the H-IND  
                    designation and the surrounding land uses. The nearby area is predominantly zoned for  
                    and developed with industrial uses, and as a result, there are no sensitive land uses near the  
                    project site. The project is not expected to negatively impact any uses with the successful  
                    implementation of measures such as landscape buffering, the installation of screening  
                    walls, and landscaping.

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

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

2            The Site is rectangular-shaped, 6.5 acres in size, fairly level, and adjacent to one (1) public  
3 street which will be able to accommodate the Project. The Project will have one (1) access  
4 point via Jurupa Avenue, which will provide full access movements for both trucks and  
5 passenger vehicles. In addition, the Project will have two (2) standard parking spaces, one (1)  
6 ADA parking space, fifteen (15) truck parking spaces, and 182 trailer parking spaces, which  
exceed the amount required by Table 13 (Off-Street Parking Requirements) of the Agua  
Mansa Specific Plan.

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

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

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

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

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

16          As previously stated, the Project is consistent with the H-IND land use designation of the  
17 Agua Mansa Specific Plan and the General Industrial with a Specific Plan Overlay General  
18 Plan land use designation. The proposed layout will place the truck trailer parking  
19 throughout the project site and passenger vehicle parking areas on the east sides of the  
20 building and east of the main drive aisle. A new twenty-six (26) foot wide driveway  
21 connected directly to Jurupa Avenue on the east end of the project frontage will provide  
22 full access movements for both trucks and passenger vehicles. Other proposed on-site  
23 improvements include paving, lighting, landscape planters, 8-foot-tall split-face block wall  
with wrought iron fencing, and an underground stormwater infiltration system, all of which  
comply with the General Plan, the H-IND land use district of the Agua Mansa Specific  
Plan, and the City's Design Guidelines. Landscaping will be abundantly incorporated into  
the Site, as the landscape setback is required to be 25 feet along the project frontage.

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

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

1 The Project's effects will be minimized through the implementation of the Conditions of  
2 Approval contained herein and through the implementation of Conditions of Approval  
3 imposed by the Planning Commission on the Precise Plan of Design, such as landscaping  
4 and screen walls. The development of high-quality industrial development will provide  
5 additional employment opportunities for residents and visitors to the City. The Project is  
6 consistent with the H-IND designation and the surrounding land uses. The nearby area is  
7 predominantly zoned for and developed with industrial uses, and as a result, there are no  
8 sensitive land uses near the project site. The project is not expected to negatively impact  
any uses with the successful implementation of measures such as landscape buffering, the  
installation of screen walls, and aesthetic building enhancements. Moreover, any potential  
adverse effects are outweighed by the benefits conferred upon the community and  
neighborhood as a whole.

9 SECTION 3. The Project is categorically exempt from the requirements of the California  
10 Environmental Quality Act (CEQA), pursuant to Section 15301, Existing Facilities. The Planning  
11 Commission directs the Planning Division to file the necessary documentation with the Clerk of the  
12 Board of Supervisors for San Bernardino County.

13 SECTION 4. CDP No. 2021-0036 is granted to G.W. Singletary, Inc., in accordance with the  
14 plans and application on file with the Planning Division, subject to the following conditions:  
15

- 16 1. The approval is granted allowing the development and operation of a truck and trailer  
17 storage yard on 6.5 gross acres of land (APN: 0258-121-20) located at 264 West Jurupa  
18 Avenue on the north side of Jurupa Avenue approximately 288 feet east of Willow  
19 Avenue, as shown on the plans submitted to the Planning Division on September 14, 2021,  
and as approved by the Planning Commission. If the Conditions of Approval specified  
herein are not satisfied or otherwise completed, the project shall be subject to revocation.
- 20 2. City inspectors shall have access to the site to reasonably inspect the site during normal  
21 working hours to assure compliance with these conditions and other codes.
- 22 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
23 and/or any of its officials, officers, employees, agents, departments, agencies, and  
24 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,  
25 demands, law suits, writs of mandamus, and other actions and proceedings (whether  
26 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative  
27 dispute resolutions procedures (including, but not limited to arbitrations, mediations,  
28 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

1 Project (collectively, the “Entitlements”), whether such Actions are brought under the  
2 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision  
3 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public  
4 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,  
5 or any decision of a court of competent jurisdiction. This condition to indemnify,  
6 protect, defend, and hold the City harmless shall include, but not limited to (i) damages,  
7 fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys’ fees  
8 and other costs, liabilities and expenses incurred in connection with such proceeding  
9 whether incurred by the applicant, Property owner or the City and/or other parties  
10 initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the  
11 “Damages”). Notwithstanding anything to the contrary contained herein, the Applicant  
12 shall not be liable to the City Parties under this indemnity to the extent the damages  
13 incurred by any of the City Parties in such Action(s) are a result of the City Parties’  
14 fraud, intentional misconduct or gross negligence in connection with issuing the  
15 Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,  
16 and hold the City harmless as stated herein within five (5) days of approval of CDP No.  
17 2021-0036.

- 18 4. The Project shall be limited to a maximum of one-hundred-one (101) daily trips, in  
19 accordance with the Traffic Impact Screening Analysis prepared for the Project by  
20 Translutions, Inc. and dated June 18, 2022, which is attached as Exhibit A.
- 21 5. The applicant, landlord, and/or tenant(s) shall not park any trucks or trailers within any  
22 drive-aisles or passenger vehicle parking areas at any time.
- 23 6. The landlord and/or tenant(s) shall not store any product, goods, materials, etc. outside of  
24 the building at any time, except for trucks, trailers, and vehicles associated with the  
25 operation(s) conducted within the building, without prior approval of a separate  
26 Conditional Development Permit in accordance with Chapter 18.104 (Outdoor Storage  
27 Uses) of the Rialto Municipal Code.
- 28 7. The privileges granted by the Planning Commission pursuant to the approval of this  
Conditional Development Permit are valid for one (1) year from the effective date of  
approval. If the applicant fails to commence the project within one year of the said  
effective date, this conditional development permit shall be null and void and any  
privileges granted hereunder shall terminate automatically. If the applicant or his or  
her successor in interest commence the project within one year of the effective date of  
approval, the privileges granted hereunder will continue inured to the property as long  
as the property is used for the purpose for which the conditional development permit  
was granted, and such use remains compatible with adjacent property uses.
8. Approval of CDP No. 2021-0036 will not become effective until the applicant has signed  
a statement acknowledging awareness and acceptance of the required conditions of  
approval contained herein.

1 9. In the event, that any operation on the Site is found to be objectionable or incompatible  
2 with the character of the City and its environs due to excessive noise, excessive traffic,  
3 loitering, criminal activity or other undesirable characteristics including, but not strictly  
4 limited to, uses which are or have become offensive to a neighboring property or the goals  
5 and objectives of the Heavy Industrial (H-IND) designation of the Agua Mansa Specific  
6 Plan and the City's General Plan, the applicant shall address the issues within forty-eight  
7 (48) hours of being notified by the City.

8 10. If the applicant fails to comply with any of the conditions of approval placed upon CDP  
9 No. 2021-0036, and PPD No. 2017-0043, the Planning Commission may initiate  
10 proceedings to revoke the conditional development permit in accordance with the  
11 provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal  
12 Code. Conditional Development Permit No. 2021-0036 may be revoked, suspended,  
13 or modified in accordance with Section 18.66.070 of the Zoning Ordinance at the  
14 discretion of the Planning Commission if:

- 15 a) The use for which such approval was granted has ceased to exist, been  
16 subsequently modified, or has been suspended for six (6) months or more;
- 17 b) Any of the express conditions or terms of such permit are violated;
- 18 c) The use for which such approval was granted becomes or is found to be  
19 objectionable or incompatible with the character of the City and its environs  
20 due to excessive noise, excessive traffic, loitering, criminal activity or other  
21 undesirable characteristics including, but not strictly limited to uses which  
22 are or have become offensive to a neighboring property or the goals and  
23 objectives of the Heavy Industrial (H-IND) designation of the Agua Mansa  
24 Specific Plan, and the City's General Plan.

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

27 PASSED, APPROVED, AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_.

28 \_\_\_\_\_  
JERRY GUTIERREZ, CHAIR  
CITY OF RIALTO PLANNING COMMISSION

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

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I, Kimberly Dame, Administrative Analyst 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 \_\_\_\_, 2024.

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 \_\_\_\_, 2024.

\_\_\_\_\_  
KIMBERLY DAME, ADMINISTRATIVE ANALYST

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## Exhibit "A" Traffic Impact Screening Analysis



translutions, inc.  
17632 Irvine Boulevard, Suite 200,  
Tustin, California 92780  
Phone (949)656-3131 Fax (949)445-3131  
solutions@translutions.com

June 18, 2022

Mr. Justin Schlaefli, P.E., T.E., PTOE  
City of Rialto,  
150 S. Palm Avenue  
Rialto, California 92376

Subject: 264 W Jurupa Avenue, Rialto – Trip Generation and Vehicle Miles Traveled Screening Analyses

Dear Mr. Schlaefli,

Translutions, Inc. (Translutions) is pleased to provide this letter discussing the trip generation and vehicle miles traveled (VMT) screening analyses for the property located at 264 W Jurupa Avenue in the City of Rialto, California. The project site was developed as a truck storage yard in 1997 and has been in operation since then. The project was recently submitted to the City to comply with the new development requirements for the City. Figure 1 shows the project site.

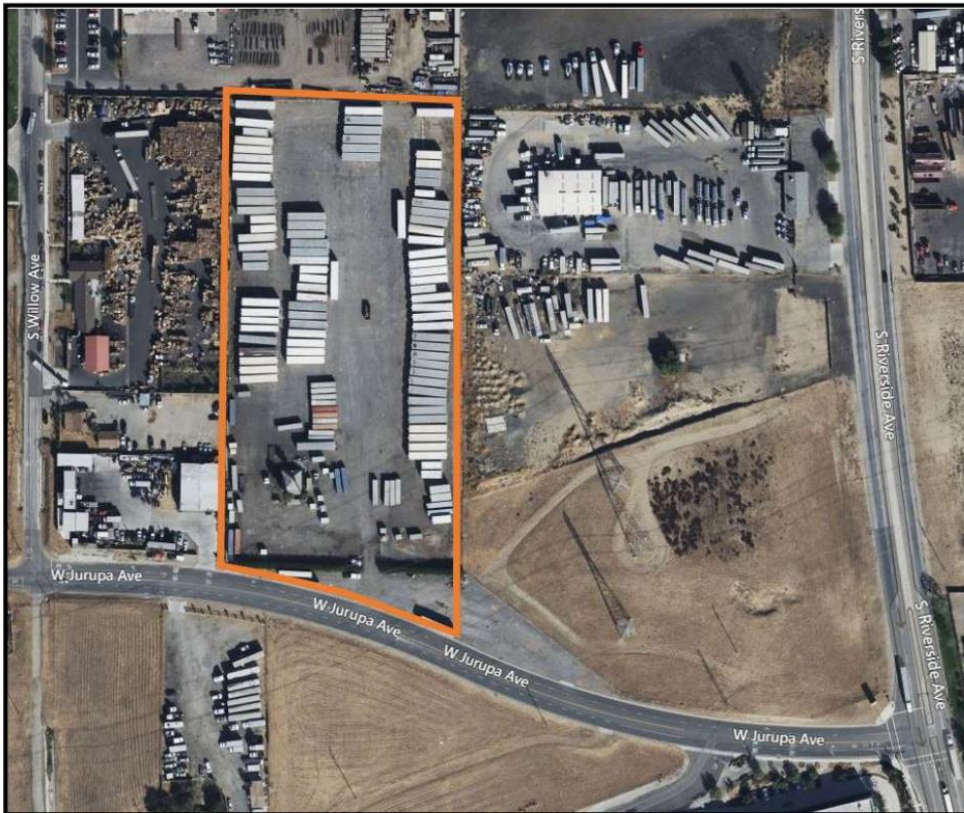


Figure 1 – Project Site

As seen on Figure 1, the aerial photograph shows trailers parked on site establishing the existing use. Figure 1 also shows that the trailer parking is not currently striped and therefore provides flexibility in terms of how the trailers are parked and moved as operational needs change. The proposed site plan formalizes the trailer parking area. Figure 2 shows the site plan included in the application.



**Project Trip Generation.**

The project site is unique and the closest use that would meet the operational characteristics of the project is light industrial use. However, the associated building size of the project is significantly smaller than the typical building sizes for such projects. Therefore, the trip generation for the existing and proposed use are based on the lot area. Further, the Institute of Transportation Engineers (ITE) *Trip Generation* does not provide data based on lot area. Therefore, the trip generation for the proposed project was developed by applying the ratio of trip generation rates based on building area and lot area from the City of Fontana Truck Trip Generation Study (2003) and applying that ratio to the ITE Trip Generation (11<sup>th</sup> Edition) for light industrial uses. The trip generation was converted to vehicle types assuming that 40% of the traffic will be from trucks, which is required by the City of Rialto Guidelines. Truck traffic was converted to passenger car equivalents (PCE) based on a PCE factor of 3.0 for each truck, which is more conservative than the requirements under the Rialto Guidelines. Attachment A includes the trip generation rates for from the Fontana study and the ITE Trip Generation Manual. Table A shows the trip generation for the existing and proposed project.

**Table A - Trip Generation**

Trip Generation Source	Rate & Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Fontana Truck Trip Generation Study	Rate per Acre	37.313			2.159			1.386
Fontana Truck Trip Generation Study	Rate per TSF	11.744			0.679			0.436
ITE Trip Generation, 11 <sup>th</sup> Edition	Rate per TSF	4.87	88%	12%	0.74	14%	86%	0.65
Calculated (Rate per Acre) *	Rate per Acre	15.47	2.07	0.28	2.35	0.29	1.78	2.07
<b>Project Trips (Total Vehicles)</b>	<b>6.5 Acres</b>	<b>101</b>	<b>13</b>	<b>2</b>	<b>15</b>	<b>2</b>	<b>12</b>	<b>13</b>
Auto Trips		61	8	1	9	1	7	8
Truck Trips 40%	40%	40	5	1	6	1	5	5
Truck PCE	3	120	15	3	18	3	15	15
<b>Total PCE</b>		<b>181</b>	<b>23</b>	<b>4</b>	<b>27</b>	<b>4</b>	<b>22</b>	<b>23</b>

\* Calculated by applying the ITE rate based on building area to the ratio of rates based on site area to building area from the Fontana Study.

As seen on Table A, the project generates 101 daily trips of which 15 trips are during the a.m. peak hour and 13 during the p.m. peak hour. Converted to passenger car equivalents, the project is forecast to generate 181 PCE trips per day, of which 27 PCE trips occur during the a.m. peak hour and 23 during the p.m. peak hour. Even if the proposed project were a new project, the project would screen out from the requirements of a traffic analysis per the City's Guidelines, which requires analysis if a project generates more than 50 PCE trips in any peak hour. Since the project is an existing use, the net new trips that would be generated by the project is anticipated to be negligible, and a traffic analysis should not be required.

**Project VMT Screening.**

The project generates 101 daily trips of which 61 are automobile trips. Even if the proposed project were a new project, the project would screen out from the requirements of VMT analyses under CEQA and impacts would be considered to be less than significant. Since the project is an existing use, the net new trips that would be generated by the project is anticipated to be negligible.

**Site Access.**

The project currently as one access off Jurupa Avenue. The access location will remain unchanged. The posted speed limit on Jurupa Avenue is 40 miles per hour. The latest Citywide Engineering and Traffic Survey (E&TS) prepared by the City in June 2022 does not recommend any change to the speed limit on Jurupa Avenue. Based on the American Association of State Highway and Transportation Officials (AASHTO) Green Book and 2001 AASHTO Little Green Book, the minimum recommended stopping sight distance for a design speed of 50 miles per hour (10 miles more than speed limit) is 245 feet. Based on the Green Book, the decision sight distance for left turn maneuvers is 555 feet and for right turn maneuvers is 480 feet. Further, based on the formulae included in the Highway Design Manual, the left turn sight distance recommended is 897 feet and the right turn distance is 772 feet. It should be noted that the left turn sight distance is based on the speed limit on the roadway and does not take into account the all-way stop sign at the intersection of

1 Jurupa Avenue and Willow Avenue or the signal at the intersection of Jurupa Avenue and Riverside Avenue. Since intersection controls  
2 result in lower speeds near the intersections, the resulting sight distance requirement will be lower. Clear lines of sight greater than 1000  
3 feet is available west of the project driveway and 905 feet to the east of the project driveway. Therefore, we do not foresee any hazards  
4 due to the driveway location.

5 Translutions also reviewed accident data from the Transportation Injury Mapping System (TIMS) and Statewide Integrated Traffic  
6 Records System (SWITRS) for the last 10 years. One crash was reported at the intersection of Willow Avenue & Jurupa Avenue for the  
7 10-year period, which was caused due to a sign violation. No accidents have been reported at this location. Figure 3 shows the outputs  
8 of the TIMS query.

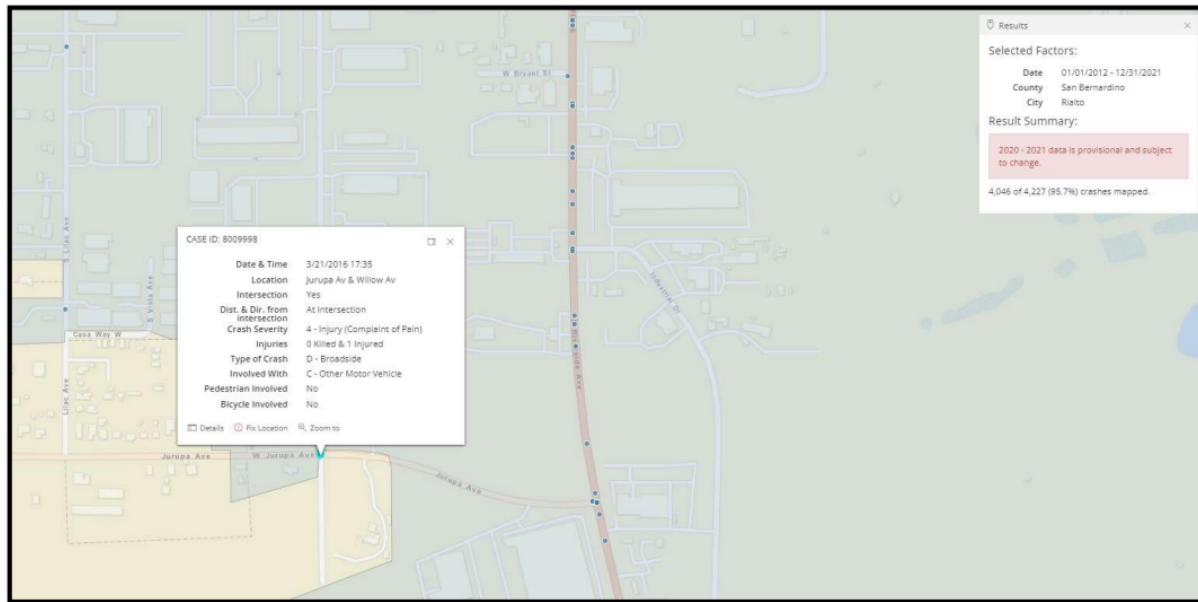


Figure 3 – Results of TIMS Query

16 **Summary.**

17 The proposed project is an existing use on the current site and the application is to comply with the new development requirements for  
18 the City. The project is not anticipated to generate substantial new traffic beyond current levels. Therefore, the project should not require  
19 a traffic analysis per the City's Guidelines. Further, since the project is unlikely to generate more than 110 new daily trips, the project  
20 impacts of VMT are considered to be less than significant. The TIMS does not show any crashes at the project driveway and the available  
21 lines of sight are more than those recommended by the AASHTO Green Book. Therefore, we do not foresee any traffic safety hazards  
22 from the project driveway.

23 We hope you will find this evaluation helpful. Please let me know whether the City has any comments on the analysis. Thank you for your  
24 assistance in this matter. I can be reached at (949) 656-3131 or by email at sandipan@translutions.com.

25 Sincerely,

26 **translutions, Inc.**

27 *Sandipan Bhattacharjee*

28 Sandipan Bhattacharjee, P.E., T.E., AICP, ENV SP  
Principal

Reviewed and accepted on behalf of Rialto Public  
Works: TKE Engineering, 7/1/22

*Jovan P. Schlaefli*

