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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING CONDITIONAL DEVELOPMENT PERMIT NO. 2025-0002 ALLOWING THE OPERATION AN OUTDOOR STORAGE YARD FOR TRUCKS AND RAILERS ON 4.04 ACRES OF LAND (APNS 0258-041-28 AND 0258-041-29) AT 2175 SOUTH WILLOW AVENUE IN THE HEAVY INDUSTRIAL (H-IND) ZONE OF THE AGUA MANSA SPECIFIC PLAN.

WHEREAS, the applicant, Outour Storage Investments, proposes to develop and operate an outdoor storage yard for trucks and trailers (“Project”) on 4.04 acres of land (APNs 0258-041-28 and 0258-041-29) at 2175 South Willow Avenue in the Heavy Industrial Zone (H-IND) of the Agua Mansa Specific Plan (“Site”); and

WHEREAS, the Project will consist of refurbishing an existing 5,800 square-foot building, parking for up to 87 trucks and trailers, visitor and employee parking, newly paved surfaces, new landscaping, lighting, masonry block screen walls, a screening gate, drainage improvements, and pedestrian and vehicle access; and

WHEREAS, pursuant to Section 18.104.025(A)(5) of the Rialto Municipal Code, the Project requires a Conditional Development Permit, and the applicant applied for Conditional Development Permit No. 2025-0002 (“CDP No. 2025-0002”); and

WHEREAS, in conjunction with the Project and consistent with Section 18.65.010 of the Rialto Municipal Code, the applicant has applied for Precise Plan of Design No. 2025-0002 (“PPD No. 2025-0002”) to facilitate the development of a semi-trailer and truck yard consisting of an existing 5,800 square-foot building, parking for up to 87 trucks and trailers, visitor and employee parking, newly paved surfaces, new landscaping, lighting, masonry block screen walls, a screening gate, drainage improvements, and pedestrian and vehicle access on the Site; and

WHEREAS, on August 20, 2025, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on CDP No. 2025-0002 and PPD No. 2025-0002, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed CDP No. 2025-0002 and PPD No. 2025-0002; and closed the public hearing; and

1 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.  
2 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto as  
3 follows:

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

6 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
7 the public hearing conducted with regard to CDP No. 2025-0002, including written staff reports,  
8 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
9 Planning Commission hereby determines that CDP No. 2025-0002 satisfies the requirements of  
10 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made to  
11 grant a conditional development permit, which findings are as follows:

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

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

16 The Site's parcel will be formed by merging two smaller parcels and will be developed  
17 from these highly disturbed lots with previous unlicensed activity. The project will  
18 refurbish the site by including frontage along South Willow Avenue, refurbish the existing  
19 building and parking, and include landscaping. The Project will bring a viable use that is  
20 consistent with the Agua Mansa Specific Plan's Heavy Industrial (H-IND) zone.  
21 Additionally, the Project will provide employment opportunities within the City and reduce  
22 blight.

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

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

26 The development and operation of a truck yard on the Site is consistent with the Agua  
27 Mansa Specific Plan's Heavy Industrial zone, which permits truck yards subject to a  
28 Conditional Development Permit. All the surrounding parcels are also in the Agua Mansa  
Specific Plan and zoned Heavy Industrial. To the north of the project site is a steel welding  
truck and trailer service repair. To the south is a semi-truck fueling station. To the southeast  
is a hazardous materials collection company, To the east is a truck and trailer storage use  
facility. To the west, across South Willow Avenue is a cross-dock warehouse facility. The  
Site will be screened from public view by a 14-foot-high decorative block wall. New trees

1 and drought resistant ground cover and shrubs will be placed along the South Willow  
2 Avenue setback.

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

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

6 The Site will merge a 1.55-acre parcel and a 2.49-acre parcel into one 4.04-acre parcel which  
7 will be able to accommodate the proposed use. It is on the east side of South Willow Avenue  
8 and will provide two (2) points of vehicle access. The northern most driveway is designed for  
9 trucks and the south driveway is designed for passenger vehicles. There will also be a  
10 pedestrian gate south of the south driveway. In addition, the Project includes the installation  
of fourteen (14) passenger vehicle parking spaces, meeting the minimum requirement of  
Chapter 18.58 (Off-Street Parking Regulations) of the Rialto Municipal Code.

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

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

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

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

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

20 The use is consistent with the Heavy Industrial Zone in the Agua Mansa Specific Plan. A  
21 new 251-foot-long and fourteen (14) foot high block wall will be constructed along the  
22 west side and a portion of the north side of the Site. The wall will be 207 feet along the  
23 Site frontage and 44 feet along the north property line. This will provide adequate screening  
of the Project from the public right-of-way. Additionally, there will be a fully landscaped  
24 setback between twenty-five (25) and seventy-five (75) feet (at different points) along the  
frontage of South Willow Avenue. These landscape setbacks will help soften views of the  
25 development from the public right-of-way. The frontage landscape will consist of drought  
tolerant ground cover, shrubs, and trees.

26 Additionally, the proposed use is consistent with Goal 3-1 of the Economic Development  
27 Element of the Rialto General Plan by strengthening the business climate and by providing  
28 additional employment opportunities in the area and Goal 2-22 by promoting commercial  
and/or industrial development that is well designed, people-oriented, environmentally

sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

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

*This finding is supported by the following facts:*

The Project's effects will be minimized through the implementation of the Conditions of Approval contained herein, and through the implementation of Conditions of Approval imposed by the Planning Commission on the Precise Plan of Design, such as new landscaping, solid screen walls, and overall aesthetic approval of the site. The development and operation of a truck yard will provide additional employment opportunities for residents and visitors to the City. The Project is consistent with the Agua Mansa Specific Plan's Heavy Industrial Zone. The surrounding uses are also industrial in nature. The Project is not expected to negatively impact any surrounding uses with the successful implementation of measures such as landscaping, the installation of solid screen walls, rehabilitating the existing building, and overall site improvement. Therefore, any potential adverse effects are outweighed by the benefits conferred upon the community and neighborhood as a whole.

SECTION 3. The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332, In-Fill Development Projects. The Planning Commission directs the Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies as a Class 32 exemption under CEQA Guidelines Section 15332 - In-Fill Development Projects - as the project is consistent with the Rialto General Plan, the Agua Mansa Specific Plan, and the Heavy Industrial (H-IND) zoning designation and the project occurs on a site less than 5.0 acres. The site was previously developed and heavily disturbed having been used as a horse carriage manufacturer. The project site is surrounded by H-IND zoned heavy industrial development and uses. To the north is a steel welding and truck and trailer service repair. To the south is a semi-truck fuel station. To the southeast is a hazardous materials company. To the east is a truck and trailer storage use facility. To the west, across South Willow Avenue is a cross-dock warehouse facility. The project site has no value as habitat for threatened or

1 endangered species, the project will not result in any significant effects relating to traffic, noise,  
2 air quality, or water quality, and the project site can be adequately served by all required utilities  
3 and public services.

4 The applicant provided three reports to substantiate the CEQA exemption. The first is  
5 “Willow Avenue Trailer Parking Project - Air Quality and Greenhouse Gas Emissions Analysis”,  
6 which is attached hereto as “Exhibit A”. The second is “Hydrology Report: Truck Parking Facility  
7 2175 S Willow Ave Bloomington, CA92316”, which is attached hereto as “Exhibit B”. The third  
8 is a “Preliminary Water Quality Management Plan for 2175 S Willow Avenue Rialto, CA”, which  
9 is attached hereto as “Exhibit C”. The reports provide evidence that the project will not result in  
10 a significant impact as it relates to air quality, greenhouse gases, or water pollution. As previously  
11 mentioned, the project’s TIASA provides evidence that the project will not result in a significant  
12 impact as it relates to traffic.

13 SECTION 4. CDP No. 2025-0002 is granted to Outdoor Storage Investments in accordance  
14 with the plans and application on file with the Planning Division, subject to the following conditions:

- 15 1. The approval is granted allowing the development and operation of truck and trailer yard,  
16 including the refurbishing installation of a 5,800 square foot office building, on 4.04 acres  
17 of land to be formed by merging Assessor Parcels Numbers APN: 0258-041-29 (2.49  
18 acres) and 0258-041-28 (1.55 acres) located at 2175 South Willow Avenue, as shown  
19 and described on the Exhibits A through K attached to the Project Staff Report and as  
20 approved by the Planning Commission. If the Conditions of Approval specified herein  
21 are not satisfied or otherwise completed, the project approval shall be subject to  
22 revocation.
- 23 2. City inspectors shall have access to the site to reasonably inspect the site during normal  
24 working hours to assure compliance with these conditions and other codes.
- 25 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
26 and/or any of its officials, officers, employees, agents, departments, agencies, and  
27 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,  
28 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) 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. 2025-0002.

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 Project shall be limited to a maximum of 30 new passenger vehicle trips and 55 new truck trips daily, in accordance with Attachment B (Summary of Project Trip Generation) of the Traffic Impact Analysis Scoping Agreement prepared for the Project by Kimley-Horn & Associates, Inc. and dated July 21, 2025.
6. 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.
7. The applicant, landlord, operator(s) and/or tenant(s) shall only park or store trucks and trailers within designated truck and trailer parking spaces within the enclosed truck yard. No trucks or trailers shall be parked or stored within or on any public street or within any on-site drive-aisles or passenger vehicle parking areas at any time.
8. Trucks shall not run idle on-site for more than five (5) minutes. A truck idling for five (5) minutes shall immediately leave the Site or the engine shall be shut off.

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- 2 9. All trucks on-site shall be equipped with properly operating and maintained mufflers,
- 3 consistent with manufacturer's standards, at all times.
- 4 10. The privileges granted by the Planning Commission pursuant to approval of this
- 5 Conditional Development Permit are valid for one (1) year from the effective date of
- 6 approval. If the applicant fails to commence the project within one year of said
- 7 effective date, this conditional development permit shall be null and void and any
- 8 privileges granted hereunder shall terminate automatically. If the applicant or his or
- 9 her successor in interest commence the project within one year of the effective date of
- 10 approval, the privileges granted hereunder will continue inured to the property as long
- 11 as the property is used for the purpose for which the conditional development permit
- 12 was granted, and such use remains compatible with adjacent property uses.
- 13 11. Approval of CDP No. 2025-0002 will not become effective until the applicant has signed
- 14 a statement acknowledging awareness and acceptance of the required conditions of
- 15 approval contained herein.
- 16 12. In the event, that any operation on the Site is found to be objectionable or incompatible
- 17 with the character of the City and its environs due to excessive noise, excessive traffic,
- 18 loitering, criminal or nuisance activity or other undesirable characteristics including, but
- 19 not strictly limited to, uses which are or have become offensive to neighboring property
- 20 or the goals and objectives of the Agua Mansa Specific Plan's Heavy Industrial (H-IND)
- 21 zone and/or the City's General Plan, the applicant shall address the issues within forty-
- 22 eight (48) hours of being notified by the City and promptly remedy the same.
- 23 13. If the applicant fails to comply with any of the conditions of approval placed upon the
- 24 CDP No. 2025-0002 or accompanying PPD No. 2025-0002, the Planning Commission
- 25 may initiate proceedings to revoke, modify or suspend the conditional development
- 26 permit in accordance with the provisions of Sections 18.66.070 through 18.66.090,
- 27 inclusive, of the Rialto Municipal Code. Conditional Development Permit No. 2025-
- 28 0002 may be revoked, suspended or modified in accordance with Section 18.66.070 of
- the Zoning Ordinance at the discretion of the Planning Commission if:
- a) The use for which such approval was granted has not been used, ceased to exist, been subsequently modified, or has been suspended for six (6) months or more;
  - b) Any of the express conditions or terms of such permit are violated;
  - c) The use for which such approval was granted becomes or is found to be objectionable or incompatible with the character of the City and its environs due to dust, noise, odors or other undesirable characteristics including traffic, loitering, nuisance or criminal activity and those uses which are or have become offensive to neighboring property or the goals and objectives

1 of the Agua Mansa Specific Plan's Heavy Industrial (H-IND) and/or the  
2 City's General Plan.

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

5 PASSED, APPROVED AND ADOPTED this 20th day of August 2025.  
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JERRY GUTIERREZ, 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 )  
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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  
7 Planning Commission of the City of Rialto held on the 20th day of August 2025.

8 Upon motion of Planning Commissioner\_\_\_\_\_, seconded by Planning  
9 Commissioner\_\_\_\_\_, 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 20th day of August 2025.

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20 HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT  
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1 Exhibit A  
2 “Willow Avenue Trailer Parking Project - Air Quality and Greenhouse Gas Emissions Analysis”  
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1 Exhibit B  
2 “Hydrology Report: Truck Parking Facility 2175 S Willow Ave Bloomington, CA92316”  
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1 Exhibit C  
2 “Preliminary Water Quality Management Plan for 2175 S Willow Avenue Rialto, CA”  
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