



# City of Rialto

## Legislation Details (With Text)

**File #:** PC-23-882    **Version:** 1    **Name:**  
**Type:** Public Hearing    **Status:** Agenda Ready  
**File created:** 10/2/2023    **In control:** Planning Commission  
**On agenda:** 10/11/2023    **Final action:**  
**Title:** Conditional Development Permit No. 2022-0049 & Precise Plan of Design No. 2022-0070: A request to allow the development and operation of a truck yard consisting of a 1,400 square foot office building, paving, landscaping, lighting, fencing, and drainage improvements on 3.48 acres of land (APN's: 0258-102-52 & -53) located on the west side of Lilac Avenue approximately 550 feet north of Jurupa Avenue within the Light Manufacturing (M-1) zone. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A - Location Map, 2. Exhibit B - Site Plan, 3. Exhibit C - Floor Plan, 4. Exhibit D - Elevations, 5. Exhibit E - Conceptual Landscape Plan, 6. Exhibit F - Traffic Impact Analysis Scoping Agreement, 7. Exhibit G - Air Quality and Greenhouse Gases Study, 8. Exhibit H - Operational Air Quality Emissions Memorandum, 9. Exhibit I - Biological Resources Assessment, 10. Exhibit J - Health Risk Assessment, 11. Exhibit K - Noise Impact Analysis, 12. Exhibit L - Draft Resolution for CDP No. 2022-0049, 13. Exhibit M - Draft Resolution for PPD No. 2022-0070

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of October 11, 2023

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Colby Cataldi, Community Development Director

REVIEWED BY: Paul Gonzales, Community Development Manager

FROM: Daniel Casey, Principal Planner

***Conditional Development Permit No. 2022-0049 & Precise Plan of Design No. 2022-0070:*** A request to allow the development and operation of a truck yard consisting of a 1,400 square foot office building, paving, landscaping, lighting, fencing, and drainage improvements on 3.48 acres of land (APN's: 0258-102-52 & -53) located on the west side of Lilac Avenue approximately 550 feet north of Jurupa Avenue within the Light Manufacturing (M-1) zone. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

**APPLICANT:**

Stonemont Financial Group, LLC, Terminus 100, 2380 Peachtree Road, Suite 2770, Atlanta, GA 30305

## **LOCATION:**

The project site consists of two (2) parcels of land (APN's: 0258-102-52 & -53) located on the west side of Lilac Avenue approximately 550 feet north of Jurupa Avenue (refer to the attached Location Map - **Exhibit A**).

## **BACKGROUND:**

### *Surrounding General Plan Land Use Designations*

<b>Location</b>	<b>General Plan Designation</b>
Site	Light Industrial
North	Residential 2
East	Light Industrial
South	Residential 2
West	Residential 2

### *Surrounding Zoning Designations*

<b>Location</b>	<b>Zoning</b>
Site	Light Manufacturing (M-1)
North	County of San Bernardino
East	Light Manufacturing (M-1)
South	County of San Bernardino
West	County of San Bernardino

### *Site Characteristics*

The project site is comprised of two (2) parcels of land totaling approximately 3.48 acres in size with approximate dimensions of 235 feet (north-south) by 625 feet (east-west). The project site is bound on the east by Lilac Avenue. The project site is partially developed with an existing modular structure, block wall along the frontage, limited amounts of pavement, one (1) concrete driveway, and a concrete curb along the frontage.

### *Surrounding Area*

To the north of the project site is an existing single-family residence on approximately 2.87 acres of land, to the east, across Lilac Avenue, are several incubator industrial buildings, to the south is an existing single-family residence on approximately 3.79 acres of land, and to the west is an existing single-family residence on approximately 2.16 acres of land.

## **ANALYSIS/DISCUSSION:**

### *Project Proposal*

Stonemont Financial Group, LLC, the applicant, proposes to develop a truck yard consisting of a 1,400 square foot office building, paving, landscaping, lighting, fencing, and drainage improvements on the project site. Upon completion of construction, the applicant intends to lease the truck yard to a single tenant with a fleet operation.

### *Entitlement Requirements*

The following entitlements are required for the applicant's proposal:

- Conditional Development Permit: Per Section 18.104.025(A)(1) of the Rialto Municipal Code, the development and operation of a truck yard requires the approval of a Conditional Development Permit.
- Precise Plan of Design: Per Section 18.65.010 of the Rialto Municipal Code, the design of the proposed development and the related site improvements (e.g, building exterior, screen walls, landscaping, etc.) requires the approval of a Precise Plan of Design.

### *Site Design*

According to the applicant's site plan (**Exhibit B**), the development will include the installation of a 1,400 square foot modular office building, paving for parking areas, the installation of screen walls, and the installation of landscape planters. The applicant will install the office building near the northeast corner of the project site. A passenger vehicle parking lot containing 20 parking spaces will be located directly to the east of the office building, and the truck and trailer storage yard area will be located directly to the west of the office building and the passenger vehicle parking lot. The truck and trailer storage yard area will accommodate the parking of 71 trucks and trailers.

A new tan-colored split-face block wall will fully enclose the truck and trailer storage yard area. The wall will have a height of 12 feet on the east side of the property facing Lilac Avenue and a height of 8 feet on the north, south, and west sides of the property. Additionally, the site will have a 25-foot-wide landscape planter along the Lilac Avenue frontage and a 5-foot-wide landscape planter along the north, south, and west ends for buffering between the project site and the adjacent single-family residences. Lastly, a new 45-foot-wide driveway connected directly to Lilac Avenue, and aligned with Maywood Street, at the south end of the project frontage will provide full access for trucks and passenger vehicles.

### *Building Design*

The office building will have a footprint dimension of 60 feet by 23 feet and a maximum height of 17.5 feet as measured from the finished surface. The building will accommodate approximately 460 square feet of office space, approximately 840 square feet of lobby/break room space, and two (2) restrooms. The exterior of the structure will feature a stucco finish painted gray along with blue accents. Additional exterior features include a stone veneer wainscot, windows, and trim lines (**Exhibits C & D**).

### *Parking*

The development will have 20 auto-parking spaces, including one (1) ADA accessible parking space. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart below and as required by Chapter 18.58 (Off-Street Parking) of the Rialto Municipal Code:

<b>Type of Use</b>	<b>Floor Area (square feet)</b>	<b>Parking Ratio</b>	<b>Number of spaces required</b>
Office	1,400	1 / 250	6

Total Required / Total Provided

6 / 20

*Landscaping*

The landscape coverage for the project is 15.0 percent, which exceeds the minimum required amount of 10.0 percent. This includes a 23-foot-wide landscape setback along Lilac Avenue, as well as the planters around the perimeter of the project site. All the landscape planters will feature a variety of trees spaced every thirty (30) linear feet and an abundant number of shrubs and groundcover (**Exhibit E**).

*Traffic*

Kimley-Horn & Associates, Inc. prepared a Traffic Impact Analysis Scoping Agreement (TIASA), dated June 29, 2023, to assess the project's potential impacts to local streets and intersections (**Exhibit F**). The TIASA estimates that the project will generate up to 30 actual daily vehicle trips (58 PCE daily vehicle trips) with 8 trips in the AM peak hour and 4 trips in the PM peak hour. Trucks will constitute up to 15 of the 30 actual daily vehicle trips. The TIASA concluded that the project would generate an insignificant amount of traffic, and all nearby intersections and roadway segments will continue to operate under their current Level of Service (LOS). The nearby intersections and roadway segments do not require any improvements to maintain the current LOS, and therefore the project will not be responsible for the payment of "fair-share" fees.

Additionally, the project will construct any missing half-width street improvements along the entire project frontage of Lilac Avenue, and the applicant will pay development impact fees related to traffic. All street improvements and development impact fee payments must be paid and/or completed prior to final inspection and occupancy.

*Land Use Compatibility*

The project is consistent with the Light Manufacturing (M-1) zone of the Rialto Municipal Code, Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, and Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code. The most sensitive uses near the project site are the existing single-family residences located to the north, south, and west of the project site. These properties are not expected to be negatively impacted by the proposed project, since measures, such as landscape buffering and block wall screening, will be implemented. Additionally, the Draft Resolutions contain conditions of approval requiring that the project not exceed the traffic estimates contained within the TIASA, thereby ensuring that the project will not significantly impact local streets and intersections.

**GENERAL PLAN CONSISTENCY:**

The project is consistent with the following goals of the Land Use Element and Economic Development Element of the Rialto General Plan:

**Goal 2-22:** Promote 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.

**Goal 3-1:** Strengthen and diversify the economic base and employment opportunities and maintain a positive business climate.

## **ENVIRONMENTAL IMPACT:**

### *California Environmental Quality Act*

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 and the Light Industrial (M-1) zoning designation, the project occurs on a site less than 5.0 acres in size that is substantially surrounded by development, the project site has no value as habitat for threatened or endangered species, the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the project site can be adequately served by all required utilities and public services.

The following technical studies were prepared to substantiate the CEQA exemption:

1. Air Quality and Greenhouse Gases Study prepared by Design-Go, LLC (**Exhibit G**)
2. Operational Air Quality Emissions Memorandum prepared by Kimley-Horn & Associates, Inc. (**Exhibit H**)
3. Biological Resources Assessment prepared by Jennings Environmental (**Exhibit I**)
4. Health Risk Assessment prepared by Kimley-Horn & Associates, Inc. (**Exhibit J**)
5. Noise Impact Analysis prepared by Roma Environmental (**Exhibit K**)

These reports provide evidence that the project will not exceed any threshold or standard required by either the South Coast Air Quality Management District (SCAQMD) or the Rialto General Plan, and therefore the project will not result in a significant impact as it relates to air quality, greenhouse gases, or noise. As previously mentioned, the project's TIASA provides evidence that the project will not result in a significant impact as it relates to traffic. Lastly, the Draft Resolutions of Approval contain conditions of approval that require City approval of a project-specific Water Quality Management Plan (WQMP) prior to the issuance of a grading permit, to ensure that the project will not result in a significant impact to water quality.

## **PUBLIC NOTICE:**

The City published a public hearing notice for the proposed project in the *San Bernardino Sun* newspaper, posted copies of the public hearing notice outside the Council Chambers and the City Clerk's Office, and mailed public hearing notices to all property owners within 660 feet of the project sit.

## **RECOMMENDATION:**

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit L**) to approve Conditional Development Permit No. 2022-0049 to allow the development and operation of truck yard on 3.48 acres of land (APN's: 0258-102-52 & -53) located on the west side of Lilac Avenue approximately 550 feet north of Jurupa Avenue, subject to the findings and conditions therein.

- Adopt the attached Resolution (**Exhibit M**) to approve Precise Plan of Design No. 2022-0070 to allow the development of a truck yard consisting of a 1,400 square foot office building, paving, landscaping, lighting, fencing, and drainage improvements on 3.48 acres of land (APN's: 0258-102-52 & -53) located on the west side of Lilac Avenue approximately 550 feet north of Jurupa Avenue, subject to the findings and conditions therein.