

Bridge Point North Rialto

Bridge Development Partners, LLC

General Plan Amendment No. 2018-0001

Specific Plan Amendment No. 2019-0002

Environmental Assessment Review No. 2018-0081

Project Site

- **16.55 gross acres**
- **West side of Maple Avenue approximately 660 feet north of Casmalia Street**
- **Jurisdiction of the County of San Bernardino**
- **Sphere of Influence**
- **Residential 6 – Land Use Designation**
- **Annexation No. 171 – Requires annexation of the project site and all of the North Rialto Islands**
- **Pre-zoning per RMC – Single Family Residential (R-1A)**

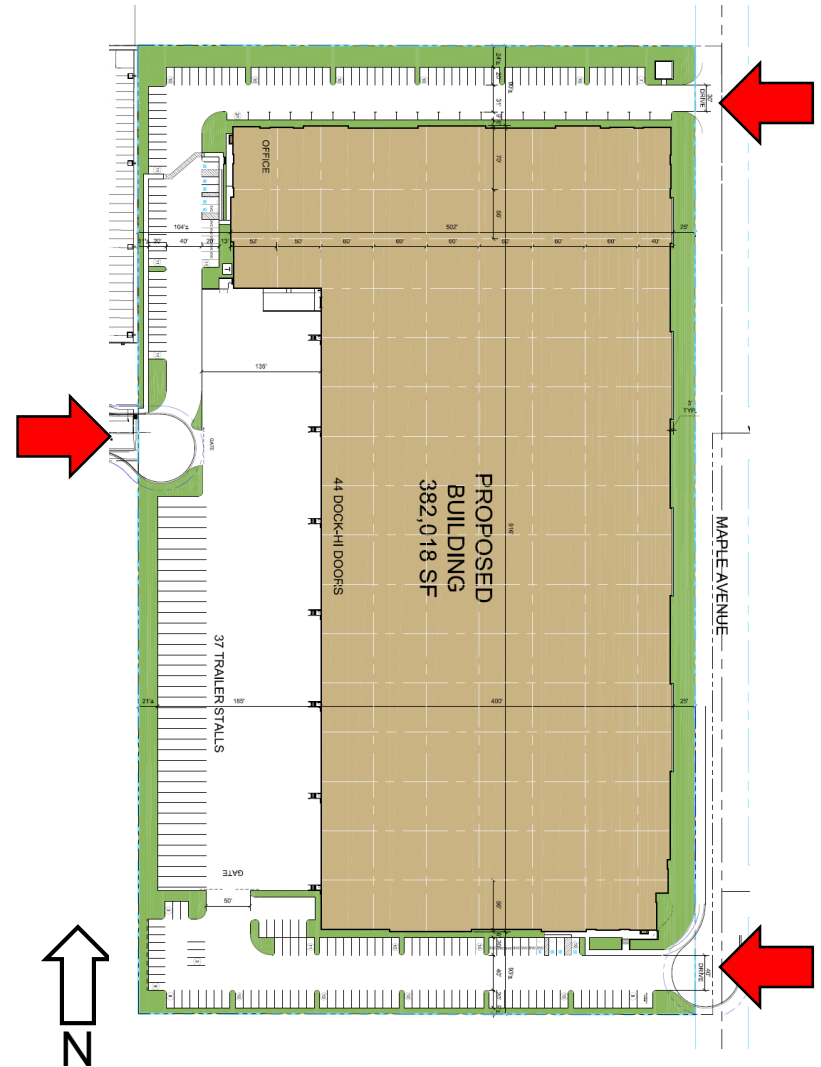


Project Proposal

- **Vacate portions of Vineyard Avenue and Carter Avenue**
- **Consolidate four (4) parcels of land into one (1) 15.95 net acre parcel**
- **Develop a 382,018 square foot industrial warehouse building**
- **Speculative – No tenant at this time**

Site Design

- Building placed towards the east end of the project site
- Truck court on the west side
- Passenger vehicle parking on the north and south sides of the building
- Two (2) driveways connected to Vineyard Avenue
- Two (2) driveways connected to Maple Avenue
- Landscape planters around building and site perimeter
- Screen wall around truck court



Parking

- **234 parking spaces**
 - Including 9 disabled parking spaces

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces required
<u>Office</u>	10,000	1 / 250	40
<u>Warehouse</u>			
Floor Area up to 10,000 square feet	10,000	1 / 1,000	10
Floor Area 10,001 square feet or more	362,018	1 / 2,000	182
Total Required / Total Provided			232 / 234

Architectural Design

- **Wall plane relief**
 - Projected masses – 3 feet in depth
 - Height variations – 40 feet to 46 feet
- **Exterior Finishes**
 - Concrete tilt-up walls
 - Three (3) paint colors
 - Glazing
 - Reveals
 - Steel Canopies
 - Vertical metal accents



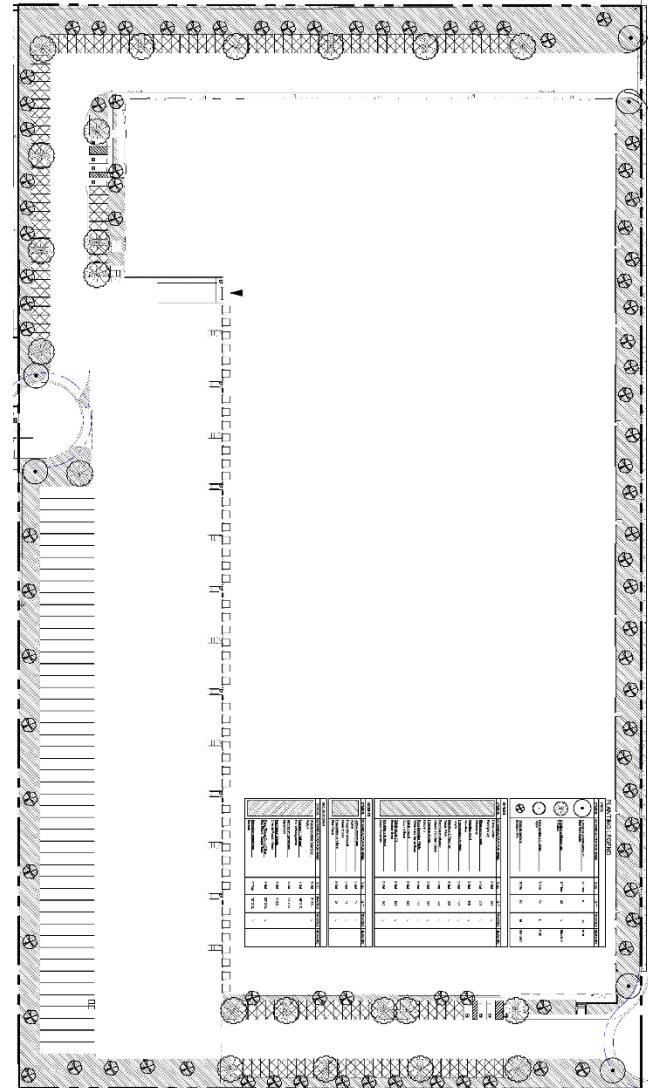
ENLARGED VIEW @ MAIN OFFICE ENTRY



NORTH ELEVATION

Landscaping

- **25.5% landscape coverage**
- **25 foot landscape setback along Maple Avenue**
- **Parkway landscaping**
- **Trees every 30 linear feet**
- **Abundant amount of shrubs**



Fiscal Analysis

- **Approximately \$2,685,700 in one-time fees**

Fee	Capital	Operating	Total
Development Impact Fees	\$2,250,000	-	\$2,250,000
Building Plan Check / Permit Fees	-	\$114,000	\$114,000
Planning Fees	-	\$16,700	\$16,700
Engineering Plan Check / Permit Fees	-	\$305,000	\$305,000
One Time Fee Revenues	\$2,250,000	\$435,700	\$2,685,700

- **Approximately \$136,500 in annual revenues to the City General Fund**

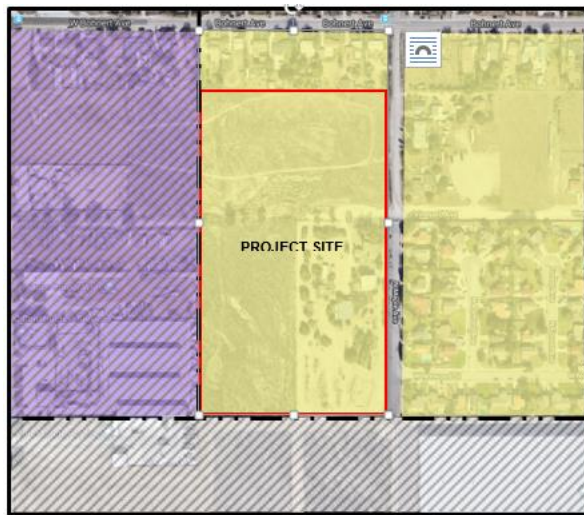
Revenue Source	Estimated First Year Revenue
Property Taxes	\$71,000
Utility Taxes	\$36,500
Business License Tax	\$29,000
Total Annual Revenues	\$136,500

- **150 to 200 jobs**






Existing Land Use & Pre-Zoning

- Project site contains a Residential 6 land use designation
- Project site is pre-zoned Single-Family Residential (R-1A)
- Industrial warehouse developments are not permitted under the current designations

Land Use



Land Use Legend:

-  Residential 6
-  Light Industrial with a Specific Plan Overlay
-  Specific Plan with a Specific Plan Overlay
-  Project Site Boundary
-  Specific Plan Boundary

Pre-Zoning



Zoning Legend:






-  Single-Family Residential (R-1A)
-  Single-Family Residential (R-1C)
-  Planned Industrial Development (I-PID) within the Rialto Airport Specific Plan
-  Employment (EMP) within the Renaissance Specific Plan
-  Project Site Boundary
-  Specific Plan Boundary

Proposed Land Use

- **Change the land use designation to Light Industrial with a Specific Plan Overlay**
- **The properties adjacent to the west contain the same land use designation**



Land Use Legend:

-  Residential 6
-  Light Industrial with a Specific Plan Overlay
-  Specific Plan with a Specific Plan Overlay
-  Project Site Boundary
-  Specific Plan Boundary

Proposed Pre-Zoning

- **Change the boundary of the Rialto Airport Specific Plan to include the project site**
- **Change the pre-zoning designation to Planned Industrial Development (I-PID)**
- **The properties adjacent to the west contain the same land use designation**



Zoning Legend:

-  Single-Family Residential (R-1A)
-  Single-Family Residential (R-1C)
-  Planned Industrial Development (I-PID) within the Rialto Airport Specific Plan
-  Employment (EMP) within the Renaissance Specific Plan
-  Project Site Boundary
-  Specific Plan Boundary

Committees, Commissions, and Meetings

- **Community Meeting held on October 22, 2018 to introduce the project to the public and to provide an update regarding Annexation No. 171. The meeting was held at Carter High School located at 2630 N. Linden Avenue. Approximately ten (10) groups of residents attended the meeting. No one in attendance expressed opposition or objected to the project.**
- **Economic Development Committee (EDC) reviewed the project on October 24, 2018. The EDC expressed support for the development and the necessary industrial designations.**
- **Transportation Commission reviewed and approved the traffic study for the project on December 17, 2018. The Transportation Commission and the traffic study determined the following:**
 - **Development will generate 1,360 daily vehicle trips (544 daily truck trips)**
 - **115 trips AM Peak Hour**
 - **123 trips PM Peak Hour**
 - **Fair Share Payment of \$191,360 towards the following improvements at the intersection of Locust Avenue and Casmalia Street and the SR-210 Freeway and Alder Avenue interchange.**
- **Planning Commission reviewed the project on April 10, 2019. After consideration, the Planning Commission continued the public hearing and directed staff to conduct a neighborhood meeting.**

Committees, Commissions, and Meetings cont.

- **Neighborhood Meeting held on April 29, 2019 to provide information about the project and to facilitate a questions and answers forum. The meeting was held at the Frances E. Brooks Conference Center located at 214 N. Palm Avenue. Approximately eleven (11) groups of residents attended the meeting. The attendees generally expressed opposition to the project. The main issues of concern were:**
 - **Traffic**
 - **Air Pollution**
 - **Noise**
 - **Light Pollution**
 - **Safety at the Intersection of Maple Avenue and Bohnert Avenue**
- **The meeting resulted in the incorporation of three (3) new conditions of approval:**
 1. **The applicant shall construct the full width of Maple Avenue from the south terminus of the project site up to and including the intersection of Maple Avenue and Bohnert Avenue.**
 2. **The applicant shall implement measures, such as shielding of the light fixtures, focusing of the light fixtures away from the nearest residences, and/or and adjustment of the intensity of the lighting.**
 3. **Trucks shall not enter or exit the site via Maple Avenue, and the property owner and the tenant(s) shall inform the truck drivers of the restricted access and shall install signage for the truck drivers to visually reference on-site.**

Environmental Assessment Review No. 2018-0081

- **Kimley-Horn & Associates, Inc. prepared an Initial Study and Mitigated Negative Declaration for the project.**
- **A 20 day public comment period from March 20, 2019 to April 8, 2019 was announced in the San Bernardino Sun. Two (2) comment letters were submitted; one by the Rialto Unified School District (RUSD) and the other from the South Coast Air Quality Management District (SCAQMD).**
- **RUSD sought clarification on the distribution of truck traffic, and what, if any, impact it may have on existing school bus routes and service that exist on Linden Avenue, Bohnert, Avenue, and Maple Avenue.**
- **On April 2, 2019, the Planning Division sent a response letter to the RUSD that indicated that all truck movements will access the site from Vineyard Avenue via Locust Avenue, and therefore the project's truck traffic will not conflict with an existing school bus routes or service.**
- **RUSD did not provide any further comment.**

Environmental Assessment Review No. 2018-0081 cont.

- SCAQMD noted that the projects estimated air emissions *are below* the SCAQMD thresholds of significance, but provided suggestions to further reduce nitrous-oxide (NOx) and particulate matter (PM2.5) emissions. Additionally, SCAQMD identified an inconsistency between the Initial Study and the Air Quality Assessment in regards to estimates pertaining to carcinogenic risk generated by the project.
- On April 4, 2019, the Planning Division sent a response letter to SCAQMD that indicated that the applicant will make efforts to implement additional measures, as feasible, to further reduce NOx and PM2.5 emissions, and explained that the inconsistency between the Initial Study and the Air Quality Assessment had been corrected in the final versions of each document.
- SCAQMD did not provide any further comment upon receiving the response.

Environmental Assessment Review No. 2018-0081 cont.

- **Native American Consultation periods were held for the project pursuant to SB 18 and AB 52.**
- **Fourteen (14) tribes received notification of the project.**
- **Two (2) tribes, the Gabrieleño Band of Mission Indians-Kizh Nation (Kizh Nation) and the San Manuel Band of Mission Indians, initially requested formal consultation during the period.**
- **Both tribes agreed to forego consultation subject to the incorporation of mitigation measures into the Initial Study that require tribal monitoring and procedures for unanticipated discoveries during construction.**

Summary

- **The project is consistent with the following goal of the Rialto General Plan:**
 - **Goal 2-22: Promote industrial development that is well designed, etc.**
- **Proposed land use and pre-zoning are consistent with the surrounding designations.**
- **The design of the proposed development complies with all of the development standards of the I-PID zone.**
- **The development associated with the project will require the approval of a Tentative Parcel Map application by the Planning Commission and a Precise Plan of Design application by the Development Review Committee upon completion of Annexation No. 171.**

Recommendation

- **Adopt the attached Resolutions approving:**
 - **Mitigated Negative Declaration prepared for the project**
 - **General Plan Amendment No. 2018-0001**
 - **Specific Plan Amendment No. 2019-0002**