

For the Planning Commission Meeting of [January 29, 2020]

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Matthew Schneider, Director of Community Development

FROM: Daniel Rosas, Associate Planner

..Title

Conditional Development Permit No. 2018-0045 (MC2018-0102): A request to allow the development of a trucking facility consisting of a 15,258 square foot industrial building with a 1,400 square foot canopy, a storage yard with 30 truck/trailer parking spaces, and associated auto-parking, landscaping, and required street improvements on 2.84 acres of land (APN: 1133-081-01 & 02) located at the southwest corner of Locust Avenue and Stonehurst Drive within the General Manufacturing (I-GM) zone of the Rialto Airport Specific Plan. The project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

..Body

APPLICANT:

Tony Hsu, 14774 Jurupa Avenue, Fontana, CA 92337.

LOCATION:

The project site consists of two (2) parcels of land (APNs: 1133-081-01 & 02) located at the southwest corner of Locust Avenue and Stonehurst Drive (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding Land Use and Zoning

The Project is located within the General Manufacturing (I-GM) zone of the Rialto Airport Specific Plan. As shown in the table below, the zoning of the properties to the north, south and west is General Manufacturing (I-GM) of the Rialto Airport Specific Plan. The zoning of the properties to the east, across Locust Avenue, is Planned Industrial Development (I-PID) within the Rialto Airport Specific Plan.

Pursuant to Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code, the development of an industrial warehouse building with truck repair and a truck and trailer

storage yard within the I-GM zone requires a Conditional Development Permit and a Precise Plan of Design.

<i>Location</i>	<i>Existing Land Use</i>	<i>Zoning</i>
Site	Vacant Land	General Manufacturing (I-GM)
North	Equipment rentals	General Manufacturing (I-GM)
East	Industrial Warehouse	Planned Industrial Development (I-PID)
South	Precast concrete facility	General Manufacturing (I-GM)
West	Vacant Land	General Manufacturing (I-GM)

General Plan Designations

The proposed project is consistent with the General Industrial land use designation which allows for a broad range of heavy industrial activities requiring large areas of land with convenient access for trucks.

<i>Location</i>	<i>General Plan Designation</i>
Site	General Industrial with a Specific Plan Overlay
North	General Industrial with a Specific Plan Overlay
East	Light Industrial with a Specific Plan Overlay
South	General Industrial with a Specific Plan Overlay
West	General Industrial with a Specific Plan Overlay

Site Characteristics

The project site is a rectangular shaped piece of land comprised of two (2) parcels. The applicant will be required to process a Lot Merger to consolidate the two (2) parcels of land into one (1) parcel of land. With the merger, the site will be 2.84 acres in size with approximate dimensions of 460 feet (east-west) by 330 feet (north-south). The project site is bounded on the east by Locust Avenue and on the north by Stonehurst Drive. To the north of the site is a 22,000 square foot industrial building, occupied by United Rentals. To the east, across Locust Avenue, of the project site is a 613,000 square foot industrial warehouse building occupied by KW International Logistics. To the west is a 5,300 square foot industrial building occupied by Bolding Engineering, and to the south

a precast concrete manufacturing facility operated by Pyramid Precast Co.

Entitlement Process

The applicant submitted an entitlement application on December 5, 2018, which was preliminarily reviewed by the Development Review Committee on December 19, 2018. On January 3, 2019, an Incomplete Letter was issued for the project and the applicant began to work on revising the architectural plan set. The applicant provided revised architectural plans to the Planning Division on April 10, 2019, and began soliciting proposals from environmental consultants for services. On behalf of the applicant, environmental consultant Jericho Systems Incorporated, conducted a Historical/Archaeological Resources survey report for the project (July 19, 2019) as well as a biological assessment (October 15, 2019) of the project site. The final environmental component required to confirm qualification for Class 32 categorical exemption was the transportation review. The applicant engaged Integrated Engineering Group to work with the Public Works Department on completing a traffic scoping agreement which was approved on November 20, 2019. Because the applicant had submitted an entitlement application and was actively working on completing the application prior to the effective date of October 3, 2019, for Urgency Ordinance No. 1624 establishing a moratorium on truck terminals, the entitlement application may be considered by the Planning Commission for action.

ANALYSIS/DISCUSSION:

Project Proposal & Site Design

Tony Hsu, the applicant, proposes to develop the project site into a new trucking facility. According to the applicant's site plan (**Exhibit B**), the development will include the construction of a 15,258 square foot industrial building with a 1,400 square foot canopy and paving for storage and parking areas.

The building will be located near the northeast corner of the project site, near the intersection of Locust Avenue and Stonehurst Drive.

The floor plan (**Exhibit C**) indicates that the building will consist of the following:

- 1,236 square feet of office floor area on the first floor to include a lobby, breakroom, conference room, and restrooms;
- 1,164 square feet of office floor area on the second floor to include office space for customer services, accounting, dispatch, a waiting area and additional restrooms;
- 11,873 square feet warehouse area which is available to temporarily store goods in the event the local receiver cannot off-load the materials as scheduled. The goods are moved into and stored in the warehouse where a new delivery schedule and transport method are created;
- 968 square feet of truck maintenance/repair floor area for private use only

- (no services to the public); and
- 1,400 square foot canopy over the grade-level roll-up door to provide protection from the elements while off-loading goods.

An employee parking lot containing twenty-five (25) auto-parking spaces will be located directly to the west of the building along the Stonehurst Drive street frontage. The truck and trailer storage yard will be located to the west of the building and the employee parking lot, furthest from the street intersection. The storage yard will accommodate the parking of thirty (30) trucks/trailers. A solid decorative block wall will be constructed along the storage yard to adequately screen truck trailers from the public right-of-way. The wall will have an interior height of fourteen (14) feet with street frontage landscaping sloped up to the screen wall so that only about 10 feet of the wall will be visible from the street. As shown in the attached screen wall details (**Exhibit D**), the walls will screen the view of all trucks and trailers from Locust Avenue and Stonehurst Drive.

The project site includes two (2) separate parcels at the southwest corner of Locust Avenue and Stonehurst Drive. A majority of the project site is comprised of Assessor's Parcel No. 1133-081-02 (3.40 gross acres), while Assessor's Parcel No. 1133-081-01 is a smaller triangular parcel (0.06 gross acres). A condition of approval has been included in the resolution requiring the merger of the two parcels into one parcel to facilitate the proposed development. In addition, a condition of approval has been included in the resolution requiring the dedication of the half-width of thirty-two (32) feet of right-of-way for Stonehurst Drive and fourteen (14) feet of additional right-of-way along Locust Avenue pursuant to the General Plan and Rialto Municipal Code Section 11.04.240, and make all of the necessary street improvements.

Architectural Design

The proposed building will feature significant footprint articulation on all sides of the building visible from the public right-of-way. The articulated portions will feature increased height, relative to the rest of the building. The articulated portions will also have a maximum height of thirty-five (35) feet from the finished floor, while the rest of the building will have a maximum height of thirty-two (32) feet from the finished floor. The exterior of the building will be of concrete tilt-up wall construction painted in three (3) colors. A light gray is the primary color used on the main wall planes. A darker gray is used as wainscot on the main wall planes as well as on the wall pop-outs. A blue color is primarily used to accent the building corners, trims and color blocking on all articulated wall planes. Three (3) dock-high roll-up doors and (4) grade-level roll-up doors will be located on the west side of the building to permit truck access. The solid block wall and the articulated wall planes of the building will screen these roll-up doors from public view. Other architectural features of the building include panel reveals, metal canopies, and generous amounts glazing visible from the public right-of-way (**Exhibit E**).

Access

The development will have two (2) points of access – one driveway connected directly to Stonehurst Drive and one driveway connected directly to Locust Avenue. Both driveways will provide full access movements to and from both Locust Avenue and Stonehurst Drive. The northerly driveway will serve as truck access as well as employees and visitor access. The easterly driveway on Locust will serve trucks entering and exiting the site.

Parking Calculations

The development will have 25 auto-parking spaces. This quantity meets the minimum parking requirement as shown in the parking calculation chart below and as required by Chapter 18.58 (Off-Street Parking Regulations) of the Rialto Municipal Code:

<i>Type of Use</i>	<i>Floor Area (square feet)</i>	<i>Parking Ratio</i>	<i>Number of spaces required</i>
<u>Office</u>	2,400	1 / 250	10
<u>Warehouse</u> 11,873	10,000	1 / 1,000	10
<i>Up to 10,000</i>			
<i>Beyond 10,000</i>	1,873	1/2,000	1
<u>Maintenance/Repair</u>	968	1 / 300	4
Total Required/Total Provided			25/25

Landscaping

The landscape coverage for the project is 23 percent, which exceeds the minimum required amount of 10.0 percent. This includes a twenty-five (25) foot wide landscape setback along Locust Avenue, a fifteen (15) foot wide landscape setback along Stonehurst Drive and planters along the building, the parking area, and perimeter of the

property. A minimum five (5) foot wide landscape planter will be constructed along the interior property boundary and will be planted with twenty-four (24) inch box cypress trees planted approximately every thirty feet and a continuous hedge to provide a buffer from the adjacent neighbors. All other landscape planters will feature a mix of fifteen (15) gallon and twenty-four (24) inch box trees every thirty (30) feet, and an abundant amount of shrubs and ground cover (**Exhibit F**).

Operations

The applicant intends to develop the site for his personal trucking business – Best 1 Trucking (“Best 1”). The facility is anticipated to operate 6 days per week between the hours of 6 am and 10 pm, and currently has 10 employees, which may be increased to no more than 15.

As a broker for independent truck operators, Best 1 Trucking leases standard 53-foot-long trailers which are stored at the facility. Best 1 then matches independent drivers with hauling jobs. Jobs are primarily to take an empty trailer from the Best 1 facility to a location within Los Angeles, Riverside and San Bernardino counties, where the trailer is loaded, and the driver hauls the goods to an in-state or out-of-state location. Much of the business entails hauling the goods to the East Coast. Goods are also “back-hauled” from the destination back to the receiver within the Los Angeles, Riverside, and San Bernardino service area. The empty trailer is then returned to the Best 1 yard where it is serviced and re-used for the next job. Best 1 Trucking had been operating in much the same way in a leased facility in the City of Fontana for the past 10 years, until the lease rate was substantially increased. The operation then moved to a leased location in the City of San Bernardino. Owner Tony Hsu, through his corporation T&D Management purchased the land in the City of Rialto and began the entitlement process to make the City of Rialto the new permanent home for Best 1 Trucking.

More specifically, tractor rigs will enter the facility, collect a trailer, and leave. Upon return, the tractor rig generally enters the facility with an empty trailer, parks the trailer and leaves. If the independent tractor driver will be taking a short break (2 to 3 days generally) before his/her next run, the tractor may be parked in the space with the trailer until the new hauling job starts. For contracted loads where the receiver was not ready to off-load the contents of the trailer, the contents would be off-loaded onto the loading dock, and transferred to the warehouse where a new pickup and delivery schedule would be created.

A 968 square-foot repair bay is planned within the facility to primarily service the leased trailers. Minor repairs (primarily safety items such as lighting, wipers, etc.) for the independent tractor rigs may also occur if needed by the independent driver. The repair bay will store minor amounts of oil and hydraulic fluid as needed for routine maintenance of the trailers. Oil changes may be performed for the tractor rigs if requested. Major repairs (such as drivetrain repair and maintenance) may also occur,

although these repairs are anticipated to be infrequent as the more complicated repairs are generally performed by mechanics and shops that specialize in the more major repairs. All truck maintenance and repair will occur within the enclosed building.

The operation will have between ten (10) and twenty (20) trucks per day enter and exit the facility during the hours of operation. A condition of approval is included to limit the number of trucks entering and exiting the site each day pursuant to the proposed operational characteristics and allows the applicant to request a modification to this condition of approval if an increase is necessary, in the future. The condition would allow the Community Development Director to approve the request for a minor increase or refer the matter to the Planning Commission for a more significant increase.

Land Entitlements

The Project is located within the General Manufacturing (I-GM) zone of the Rialto Airport Specific Plan. Pursuant to Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code, the development of an industrial warehouse building with truck repair and a truck and trailer storage yard within the I-GM zone requires a Conditional Development Permit and a Precise Plan of Design.

Development Review Committee

The Development Review Committee (DRC) preliminarily reviewed PPD No. 2018-0102 for the proposed development on December 19, 2018. The DRC asked the applicant to revise the site design and architecture of the building. The Committee's revisions included enhanced building articulation and the incorporation of additional landscape planters. The Committee's revisions have been incorporated into the project plans. After Planning Commission review, the project will return to the Development Review Committee for approval and finalization of all Precise Plan of Design development-related conditions.

Traffic

The applicant prepared a Traffic Scoping Agreement in coordination with the City of Rialto Public Works Department. The Public Works Department found that the project is exempt from the requirement of preparing a Traffic Impact Analysis (TIA) consistent with the requirements set by the City of Rialto Traffic Impact Analysis Report Guidelines and Requirements approved by the Transportation Commission on February 5, 2014. Per the Public Works Department memo dated November 27, 2019, a Traffic Impact Analysis is not required, however, the development is required to pay a fair share contribution toward a traffic signal at Locust/Bohnert and a dedicated right turn lane at Locust/Casmalia that has been determined to be warranted (**Exhibit G**). The traffic

signal determination was a result of other developments in the area that have prepared recent traffic impact analyses and the fair share is based on the total passenger car equivalent (PCE) trip from the project site.

As noted previously, the development of the project will also require the construction of half-width street improvements along the entire project frontage and the payment of development impact fees related to traffic. Development Impact Fees including “fair-share” payments must be paid prior to issuance of building permits and the completion of all street improvements is required prior to occupancy.

Land Use Compatibility

The project is consistent with the General Manufacturing (I-GM) zone of the Rialto Airport Specific Plan and the surrounding land uses. There are no sensitive uses near the project site. The proposed project should not negatively affect the surrounding properties since the applicant will install landscape buffering and block wall screening and anticipates passenger vehicle trips resulting from a maximum of 15 employees and between 10 and 20 trucks entering and exiting the site on a daily basis. The project is anticipated to be a benefit to the community and an improvement to the surrounding area. Aesthetically, the site will be enhanced with new landscaping and a structure that complies with the City’s Design Guidelines as well as the installation of half-width street improvements.

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 2-16: Improve the architectural and design quality of development in Rialto.

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

ENVIRONMENTAL IMPACT:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. Class 32 allows for the exemption of a project that is less than 5.0 acres in size and is surrounded by existing developments. A Notice of Exemption form is attached to agenda report (**Exhibit H**).

PUBLIC NOTICE:

The City mailed public hearing notices for the proposed project to all property owners within 300 feet of the project site and published the public hearing notice in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

It is recommended that the Planning Commission:

Adopt the attached Resolution (**Exhibit I**) to approve Conditional Development Permit No. 2018-0045 to allow the development of an 15,258 square foot industrial warehouse building with truck repair and a truck and trailer storage yard, subject to the findings and conditions therein.

EXHIBIT A – LOCATION MAP



Project Location Map



EXHIBIT B – SITE PLAN

Trucking Facility For:
T & D Management LLC
SWC Locust Avenue & Stone Hurst Drive, Rialto, CA 92377



OWNER: TONY HSU
14774 JURUPA AVE.,
FONTANA, CA 92337
(626) 893-9235
PROJECT ADDRESS: SWC LOCUST & STONE HURST DR.
RIALTO, CA 92377

ARCHITECT: ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY
FONTANA, CA 92335
(909) 355-6688
doug@1architect.com

APN: 1133-08-01 & 02
ZONING: I-GM (GENERAL MANUFACTURING)
OCCUPANCY: GROUP S/B
CONSTRUCTION: TYPE V-B
FIRE SPRINKLERS: REQUIRED
EASEMENTS:
PROJECT DESCRIPTION: PROPOSED TRUCKING FACILITY
LOT AREA: 123,737 SQ. FT. (2.84 AC.)
BUILDING FOOTPRINT: 15,496 SQ. FT.
LOT COVERAGE: 12.5%
NET LOT AREA: 108,241 SQ. FT. (100%)
LANDSCAPED AREA: 25,894 SQ. FT. (23.0%)
HARDSCAPE AREA: 83,347 SQ. FT. (77.0%)
BUILDING AREA:
OFFICE AREA (1ST FLOOR): 1,236 SQ. FT.
OFFICE AREA (2ND FLOOR): 1,164 SQ. FT.
WAREHOUSE AREA: 11,873 SQ. FT.
TRUCK REPAIR: 968 SQ. FT.
TOTAL BUILDING AREA: 15,259 SQ. FT.
CANOPY AREA: 1,400 SQ. FT.

PARKING SUMMARY:
REQUIRED PARKING:
REGULAR PARKING: 12,250 = 2,400 / 250 = 9.6 SPACES
WAREHOUSE: 1/1,000 = 11,892 / 1,000 = 11.9 SPACES
TRUCK REPAIR: 1/300 = 968 / 300 = 3.2 SPACES
TOTAL SPACES REQUIRED: 24.7 SPACES

TRUCK PARKING
1 PER BAY: 6 DOORS = 6 SPACES

PROVIDED PARKING:
REGULAR PARKING: (INCLUDING 1 HANDICAP SPACES) 25 SPACES

TRUCK/TRAILER PARKING: 30 SPACES
LOADING SPACE: 1 SPACE

Area Schedule	
Name	Area
First Floor Area	14086 SF
Second Floor Area	1164 SF
	15259 SF

- NOTES:
- ALL LIGHT STANDARDS, INCLUDING BASE, SHALL BE A MAXIMUM OF TWENTY-FIVE (25) FEET HIGH, AS MEASURED FROM THE FINISHED SURFACE. LIGHTING SHALL BE SHIELDED AND/OR DIRECTED TOWARD THE SITE SO AS TO NOT PRODUCE DIRECT GLARE OR "STRAY LIGHT" ONTO ADJACENT PROPERTIES. ALL LIGHT STANDARDS SHALL BE IDENTIFIED ON THE SITE PLAN AND A NOTE INDICATING THE HEIGHT RESTRICTION SHALL BE WITHIN THE FORMAL BUILDING PLAN CHECK SUBMITTAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - A FORMAL LANDSCAPE PLAN SUBMITTAL SHALL BE SUBMITTED TO THE PLANNING DIVISION PRIOR TO THE INNUANCE OF BUILDING PERMIT.
 - ALL GROUND MOUNTED EQUIPMENT AND UTILITY BOXES, INCLUDING TRANSFORMERS, FIRE-DEPARTMENT CONNECTIONS, BACKFLOW DEVICES, ETC. SHALL BE SURROUNDED BY A MINIMUM OF TWO ROWS OF FIVE GALLON SHRUBS SPACED A MAXIMUM OF 24 INCHES ON CENTER, PRIOR TO THE ISSUANCE OF A CERTIFICATED OF OCCUPANCY.
 - NO OVERHEAD WIRING FROM THE NEAREST POLE OR ANY PUBLIC POLE ONTO THE BUILDING WILL BE ALLOWED. UTILITIES MUST BE UNDERGROUNDED.
 - LANDSCAPE AND IRRIGATION IN THE PUBLIC RIGHT-OF-WAY MUST BE ANNEXED INTO SPECIAL DISTRICT FOR FUTURE MAINTENANCE.
 - PERMANENT OR TEMPORARY FIRE PROTECTION SHALL BE PROVIDED BEFORE CONSTRUCTION.
 - THE DEVELOPMENT IS WITHIN WEST VALLEY WATER DISTRICT'S SERVICE AREA AND WOULD BE REQUIRED TO APPLY FOR WATER SERVICE FROM THE DISTRICT.
 - APPLICANT WILL NEED TO PAY APPLICABLE FEES AND ALL WATER SERVICE INSTALLATIONS MUST BE DONE BY ONE OF THE DISTRICTS APPROVED CONTRACTORS.
 - NEW IRRIGATION OR FIRE CONNECTIONS WILL ALSO REQUIRE A PLAN CHECK SUBMISSION AND REVIEW BY THE DISTRICT. THESE REQUIREMENTS CAN BE FOUND ON THE DISTRICTS ENGINEERING WEB PAGE.
 - UNDULATING BURMS SHALL BE INCORPORATED WITHIN THE LANDSCAPE SETBACKS. THE BURMS SHALL BE IDENTIFIED ON THE PRECISE GRADING AND FORMAL LANDSCAPING PLAN SUBMITTAL PRIOR TO ISSUANCE OF BUILDING PERMIT.

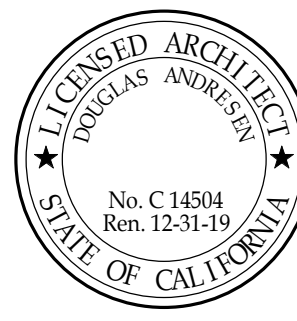
WATER FLOW DEMAND CALCULATION			
FIXTURE	FIXTURE UNITS	QUANT.	TOTAL
KITCHEN SINK	1.5	2	3
WATER CLOSET	2.5	4	10
LAVATORY	1	4	4
SHOWER	2	1	2
19 FU = 35 GPH			
OPC APPENDIX A CHART A 103.1(1)			

Sequence of Drawings - DR	
Number	Description
PL1	Site Plan
PL2	Floor Plans
PL3	Ext. Elevations & Roof Plan
PL4	Trash Enclosure & Screen Walls
1 of 2	Preliminary Grading Plan
2 of 2	Preliminary Grading Plan
L-1	Conceptual Landscaping Plan

Trucking Facility For:
T & D Management LLC
SWC Locust Avenue & Stone Hurst Drive, Rialto, CA 92377

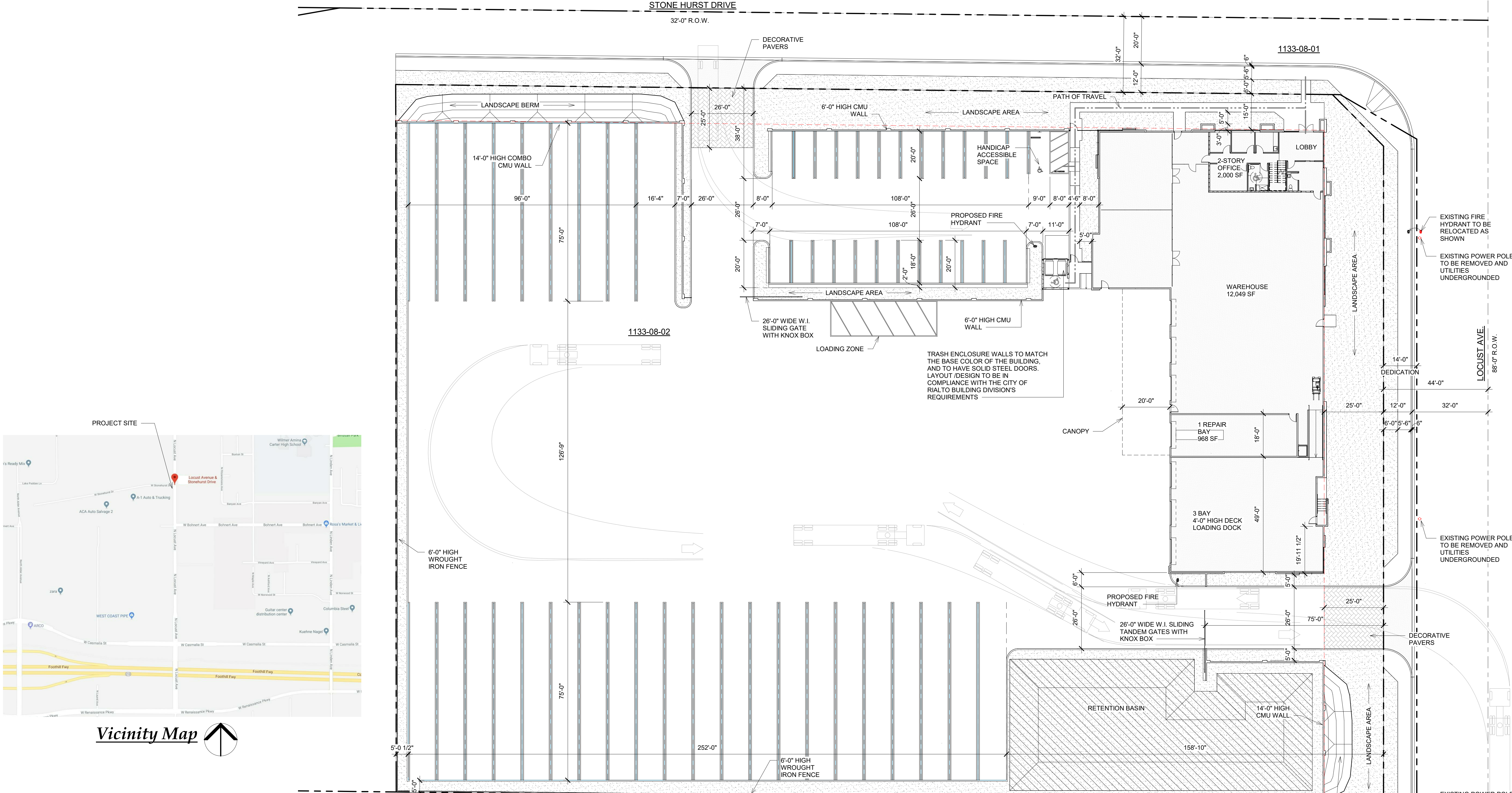
10 Apr. 2019

18-3175

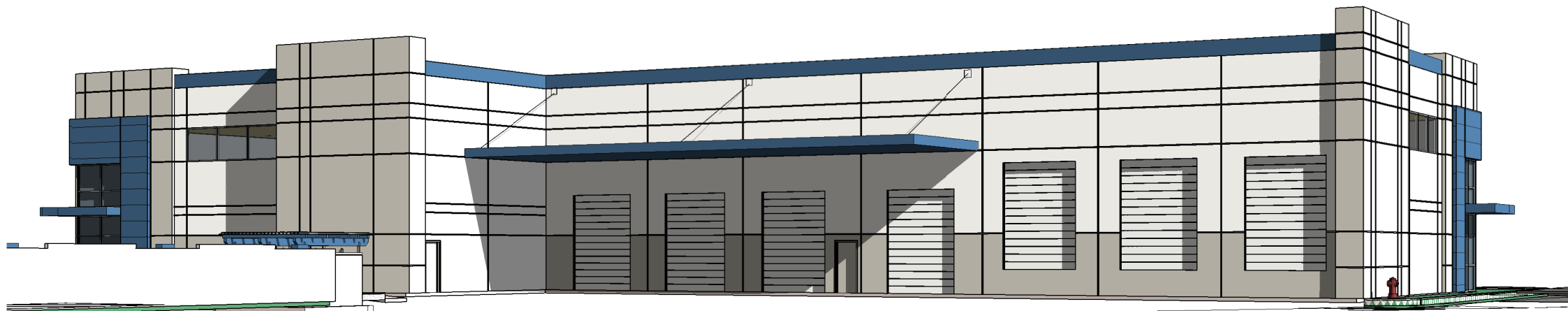


Site Plan

PL1



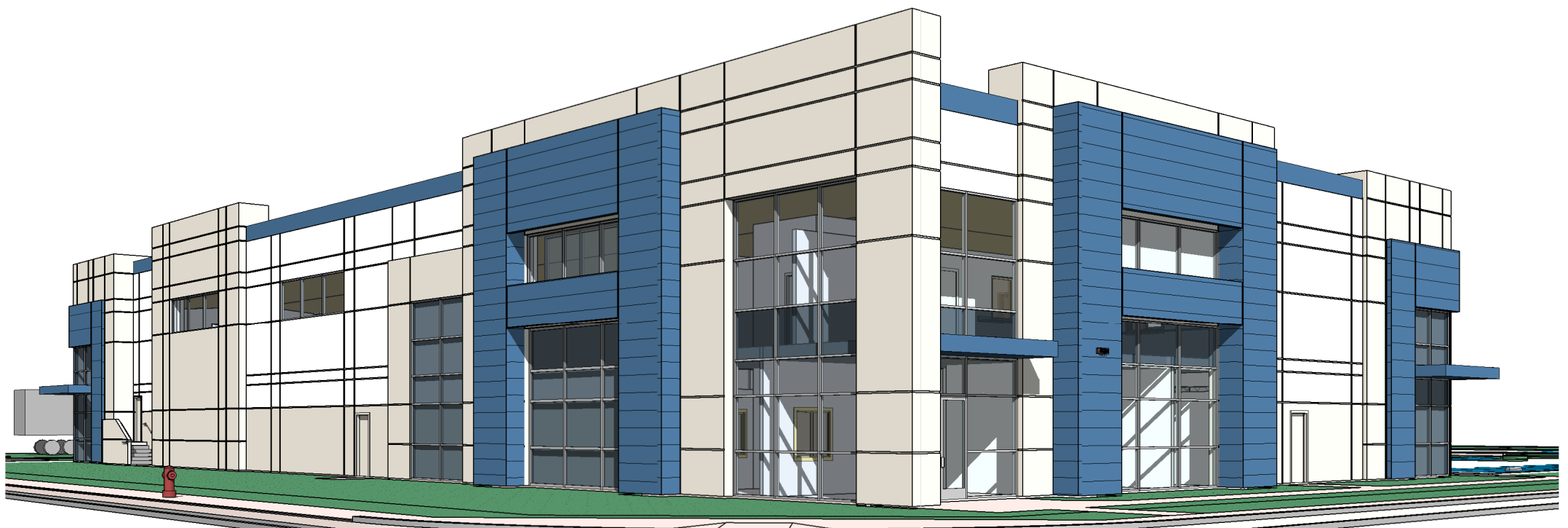
Site Plan
1" = 20'-0"



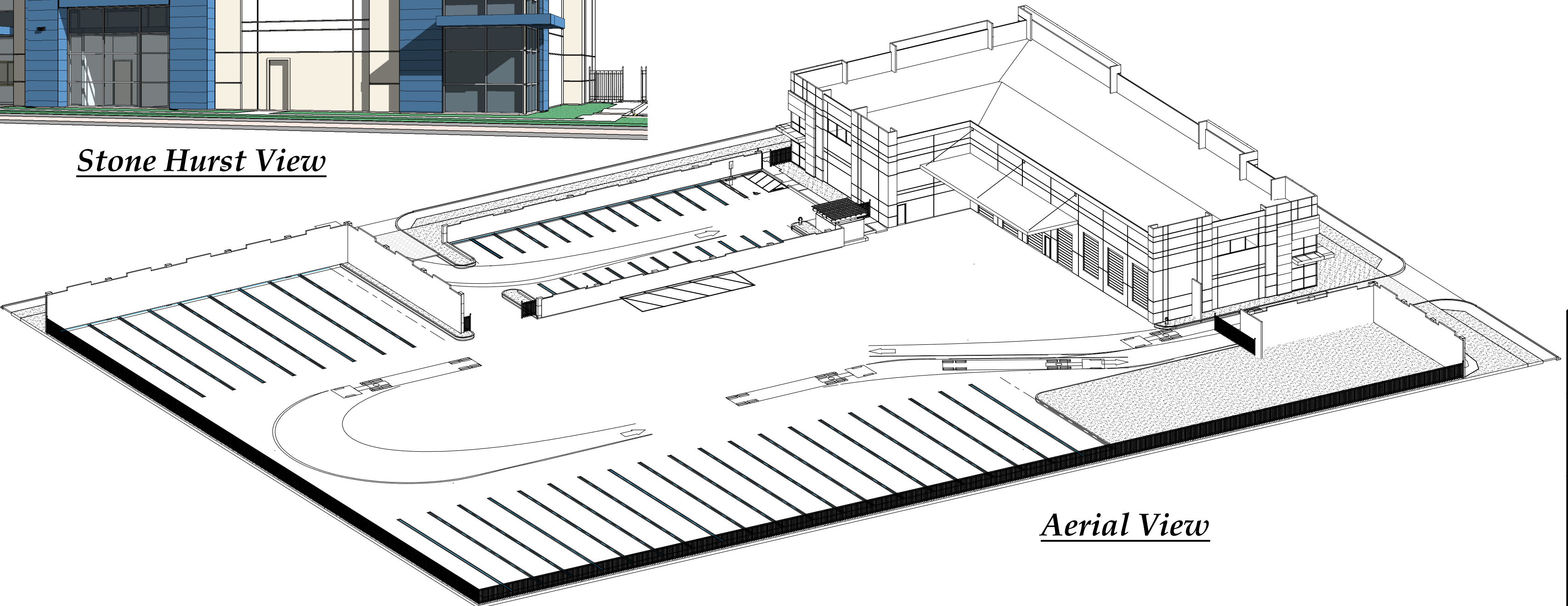
Rear 3D View



Stone Hurst View



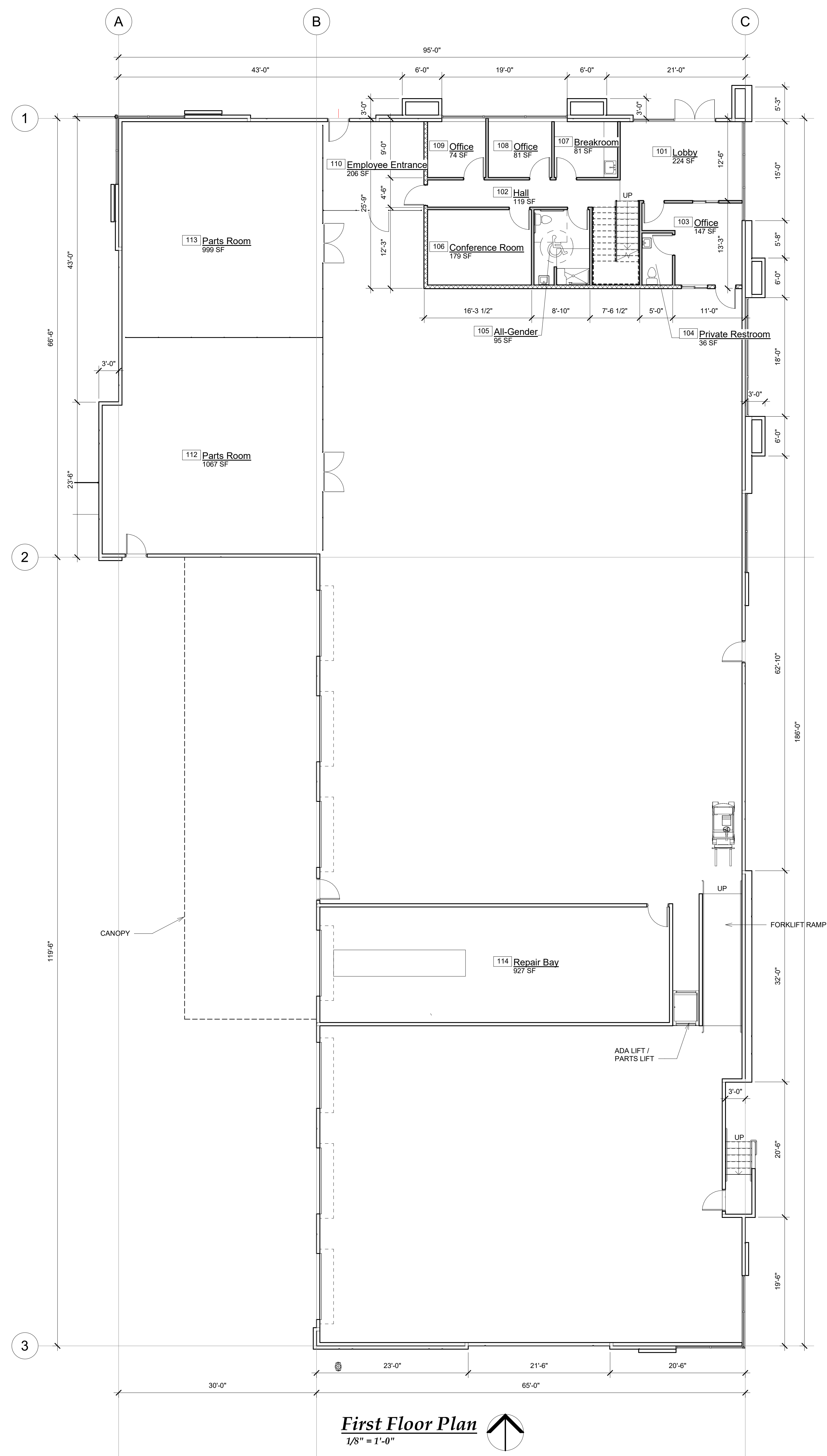
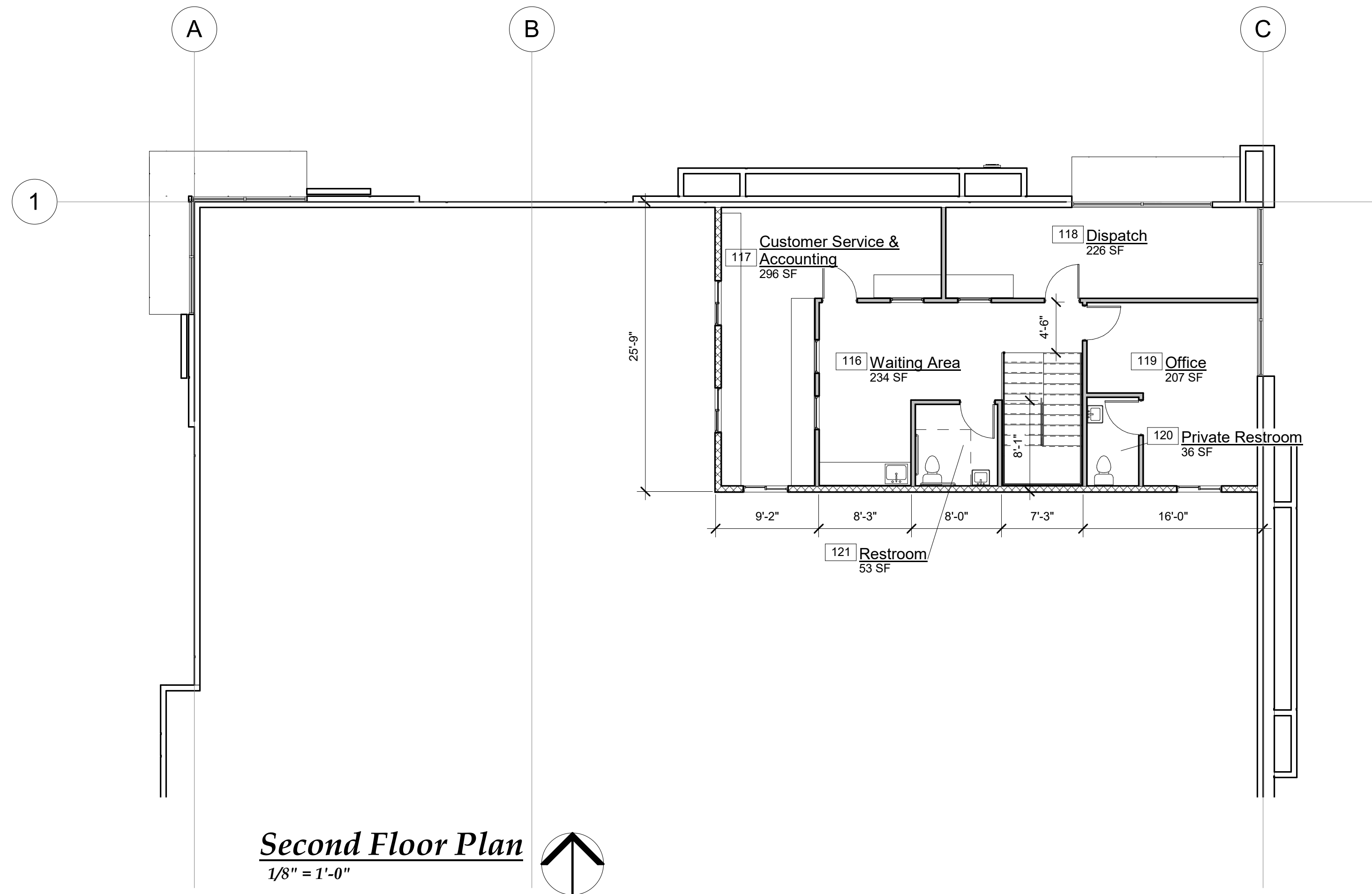
Corner 3D View



Aerial View

EXHIBIT C – FLOOR PLAN

4/10/2019 12:28:49 PM A:\1_P\Projects\2018\18-3175 Tony Hsu Trucking Facility (Revit)\18-3175 Best 1 Trucking.rvt



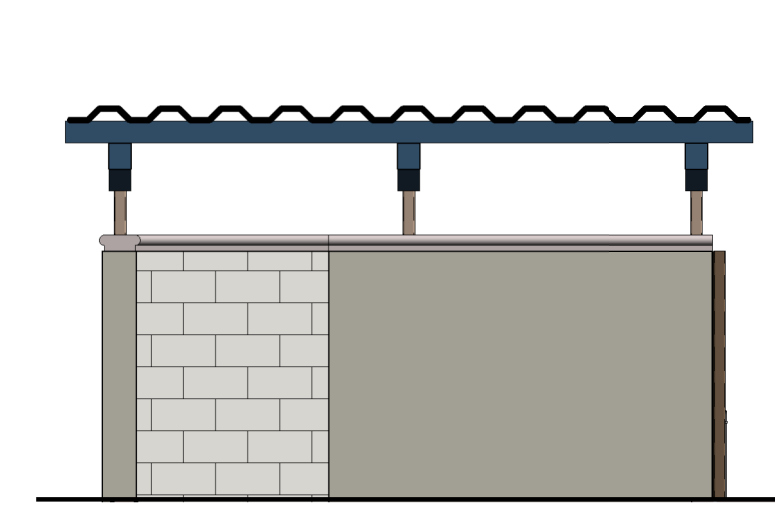
Trucking Facility For: T & D Management LLC SWC Locust Avenue & Stone Hurst Drive, Rialto, CA 92377	
10 Apr. 2019	▲▲▲
18-3175	▲▲▲



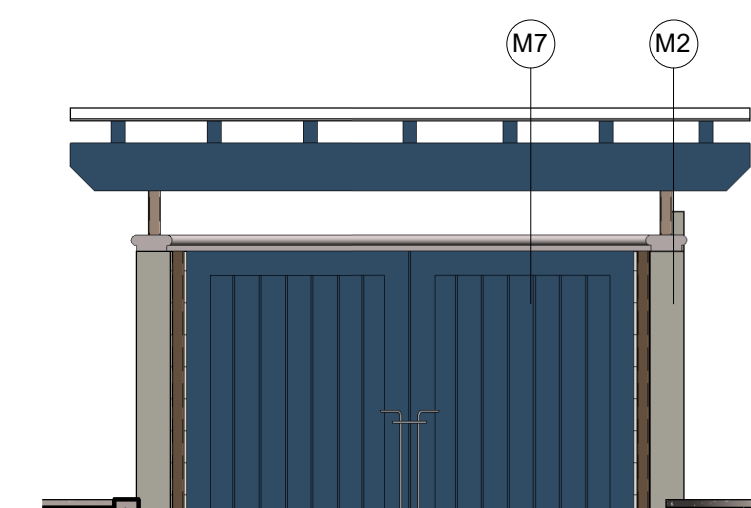
Floor Plans

PL2

EXHIBIT D – SCREEN WALLS



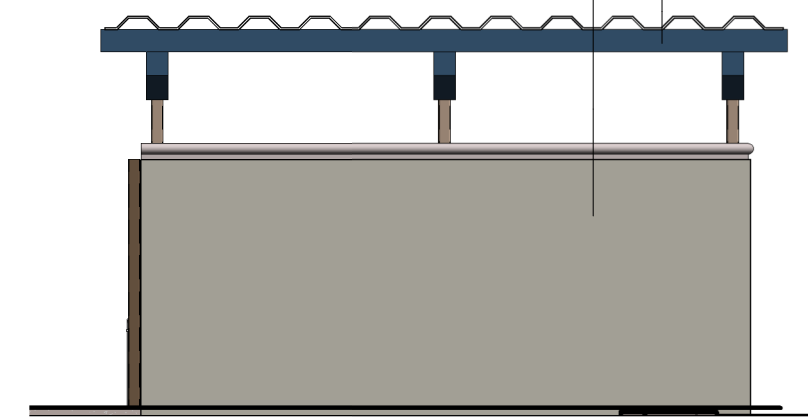
TE - Left Elevation
1/4" = 1'-0"



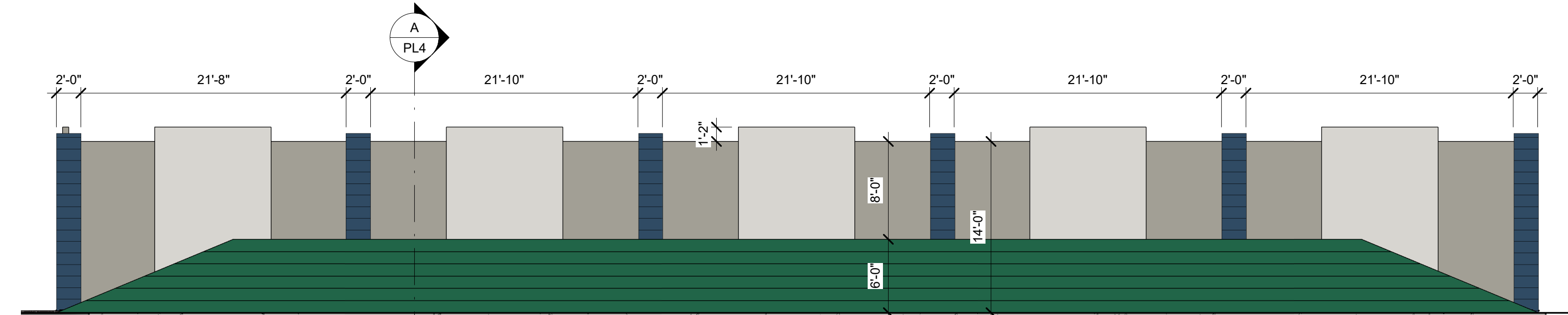
TE - Front Elevation
1/4" = 1'-0"



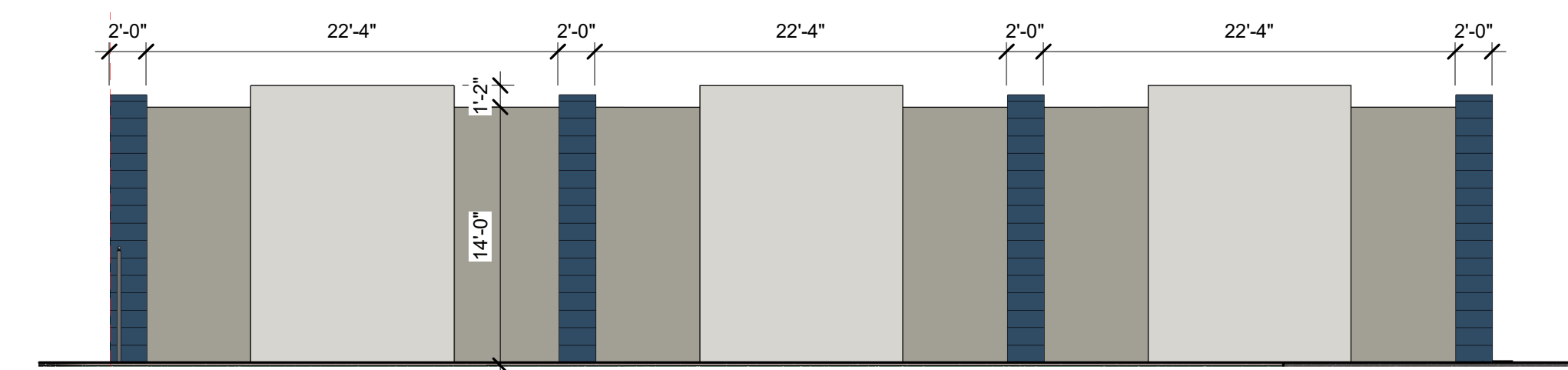
TE - Rear Elevation
1/4" = 1'-0"



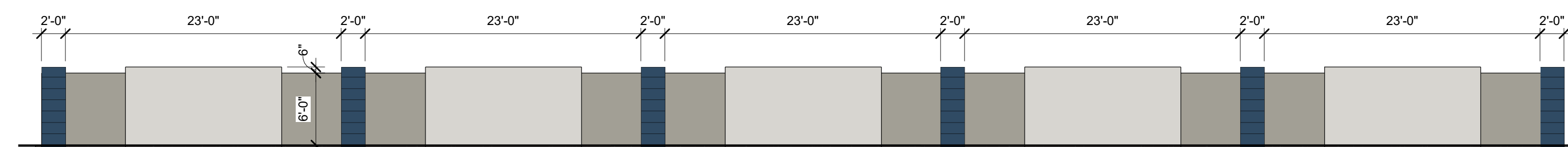
TE - Right Elevation
1/4" = 1'-0"



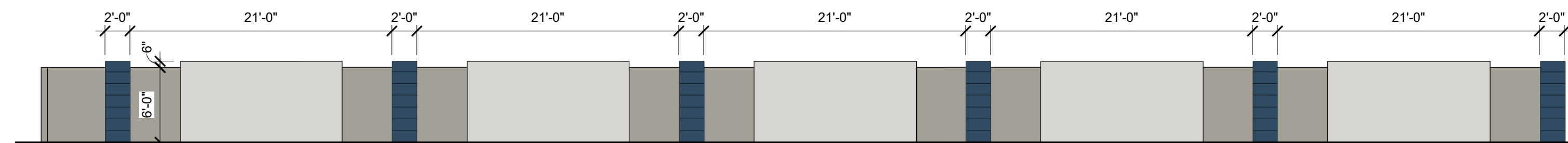
1 Screen Wall - Stone Hurst Dr.
1/8" = 1'-0"



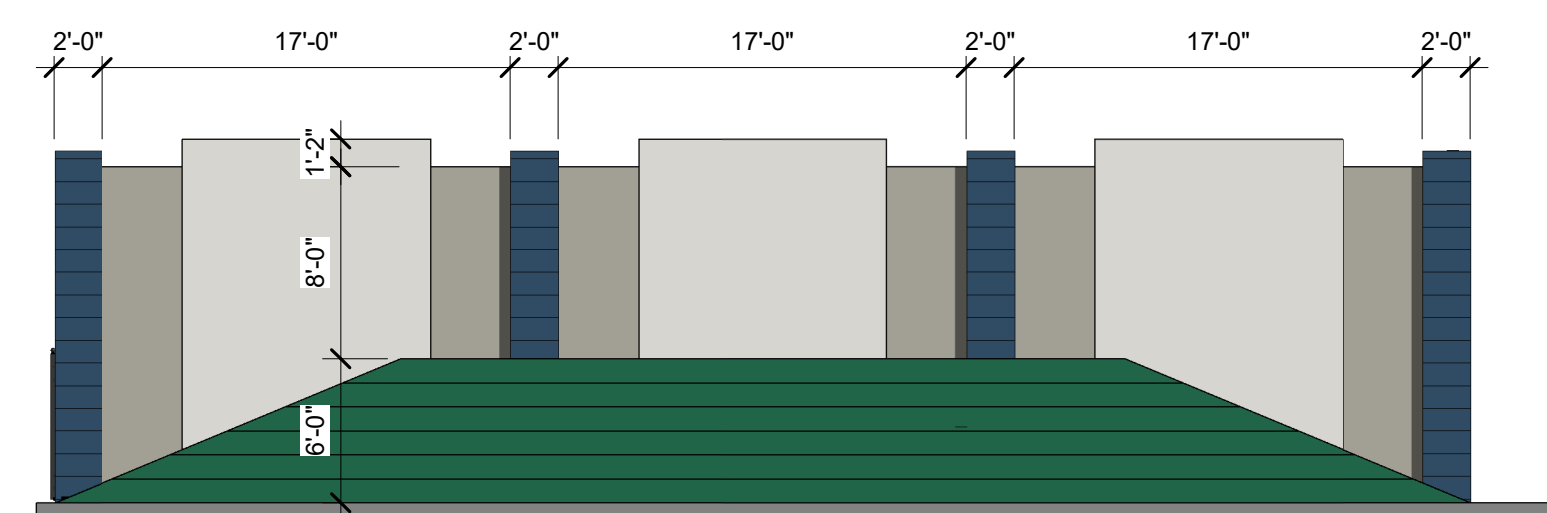
2 Screen Wall - North Driveway
1/8" = 1'-0"



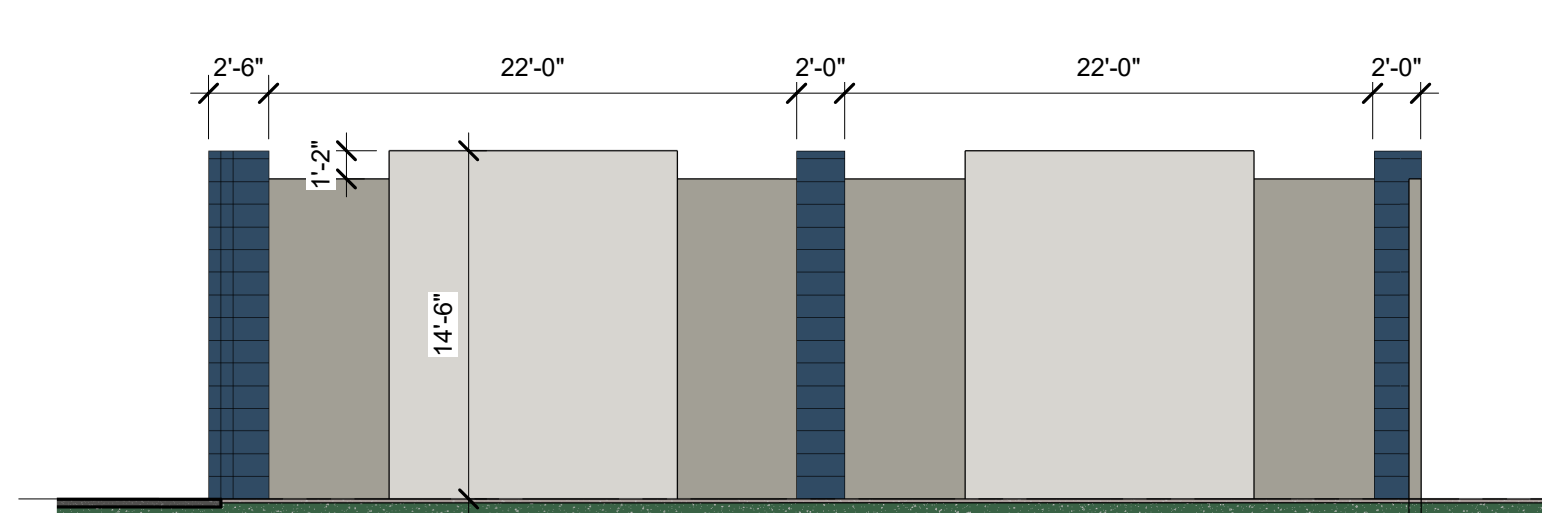
3 Screen Wall - Stone Hurst Dr. - 6' Wall (Parking Screening)
1/8" = 1'-0"



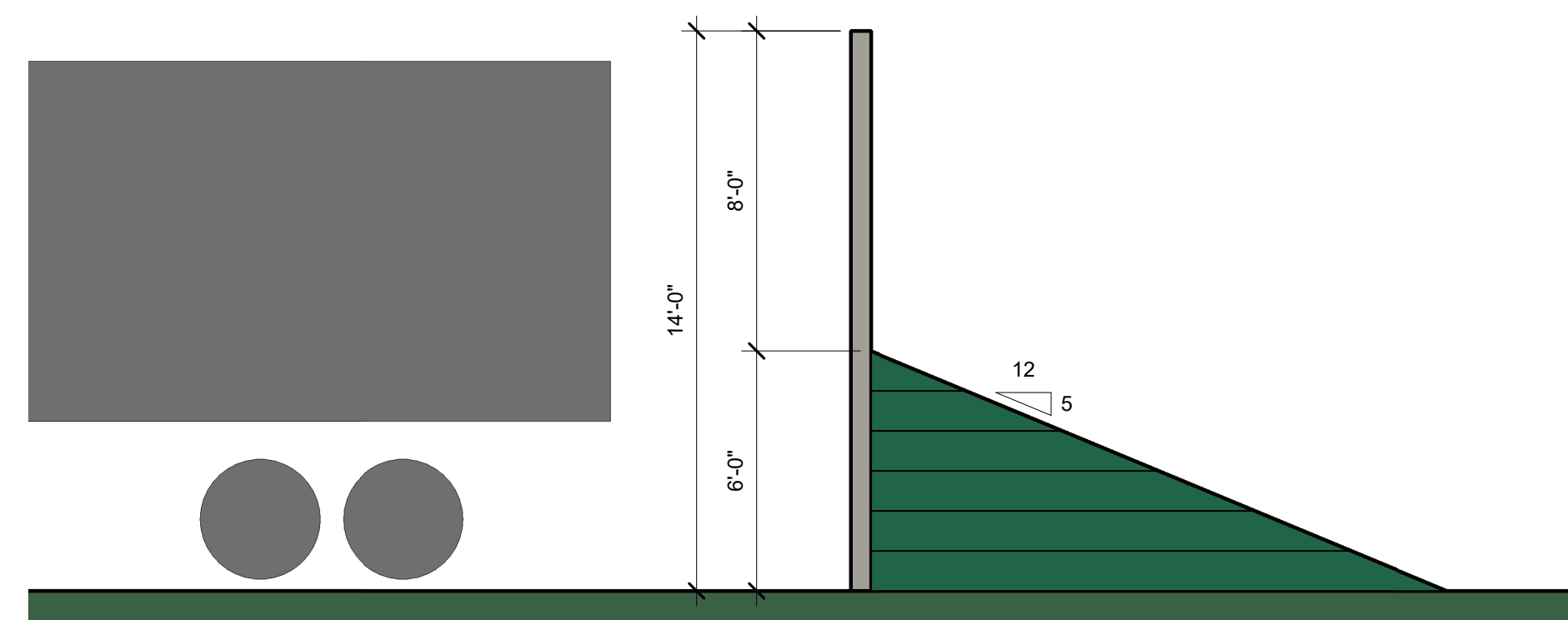
4 Screen Wall - 6' Wall
1/8" = 1'-0"



5 Screen Wall - Locust Ave.
1/8" = 1'-0"



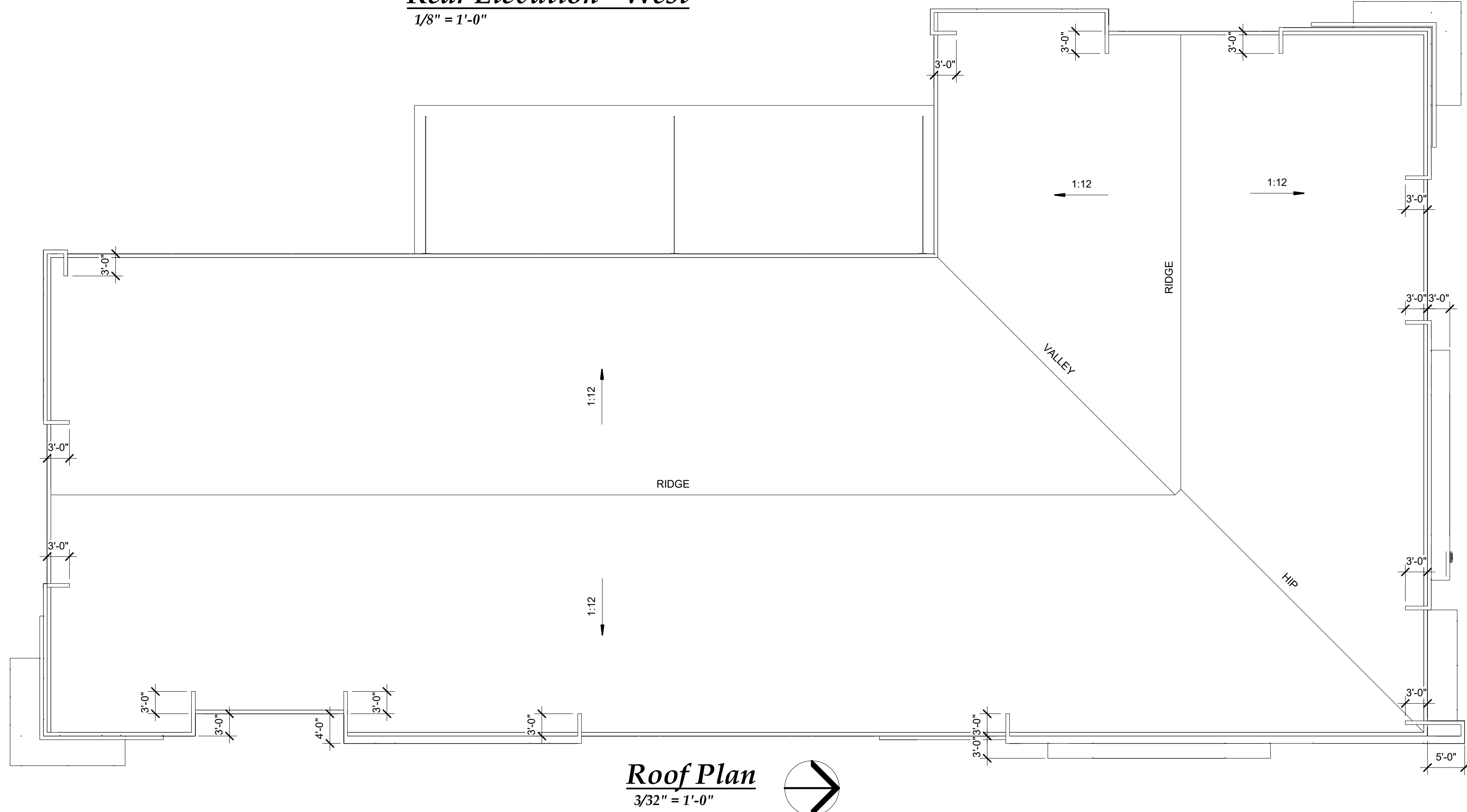
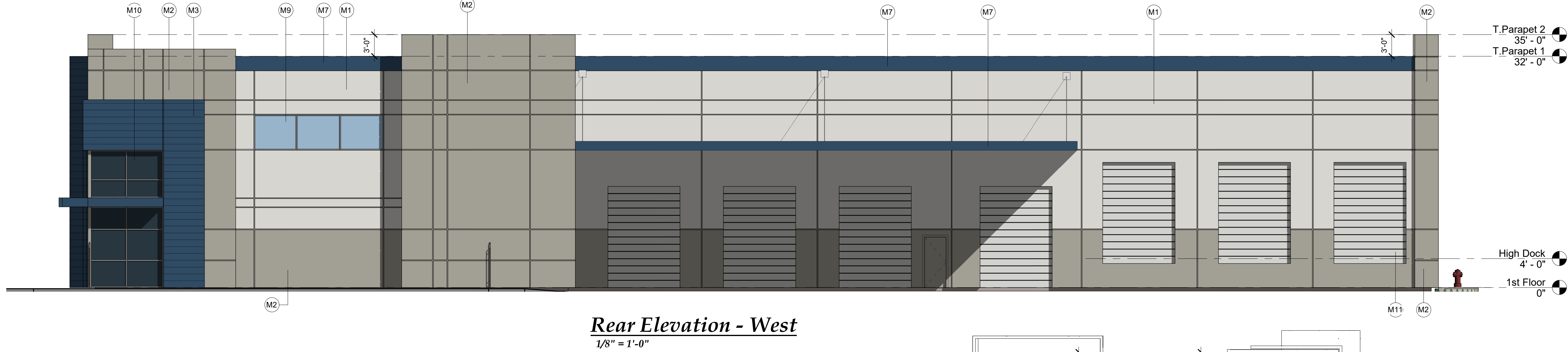
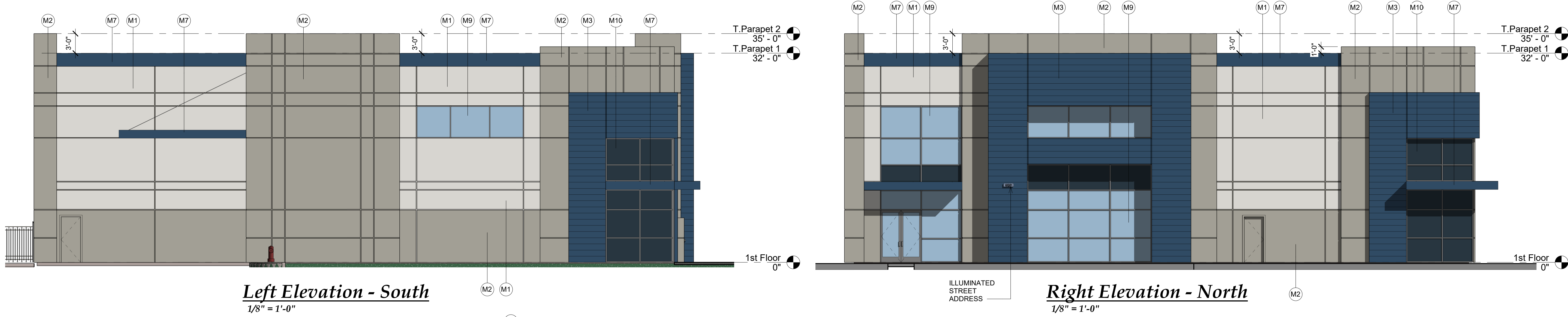
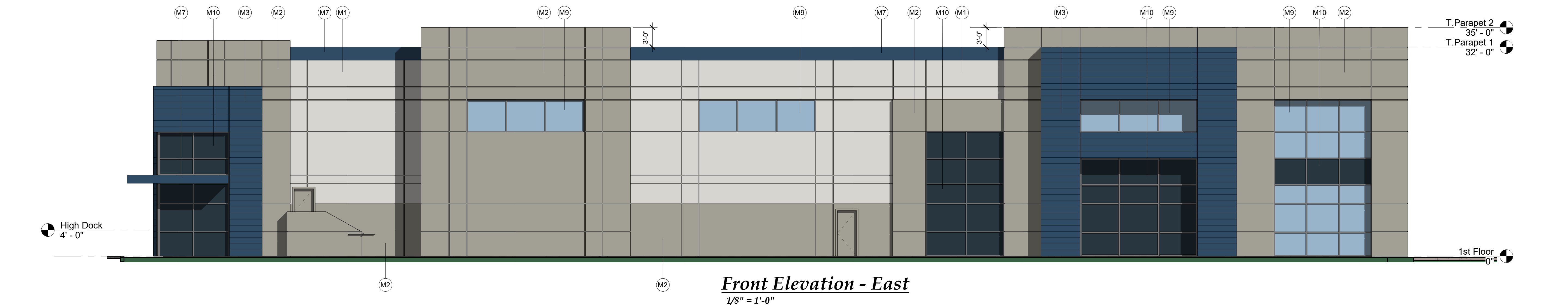
6 Screen Wall - South Driveway
1/8" = 1'-0"



A Combo Screen Wall Section
1/4" = 1'-0"

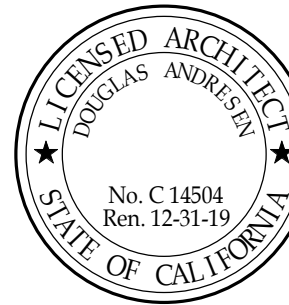
EXHIBIT E – ELEVATIONS

Material Schedule			
Mark	Material Type	Manufacturer	Color
M1	TILT-UP (MAIN COLOR)	DUNN EDWARDS PAINT	"DROPLETS" DEW381
M2	TILT-UP (ACCENT COLOR - MEDIUM)	DUNN EDWARDS PAINT	"RECLAIMED WOOD" DET625
M3	TILT-UP (ACCENT COLOR - DARK BLUE)	DUNN EDWARDS PAINT	"BLUE EARTH" DE5853
M4	TILT-UP (ACCENT COLOR - MEDIUM)	DUNN EDWARDS PAINT	"RAINY LAKE" DE5852
M5	TILT-UP (ACCENT COLOR - MEDIUM)	DUNN EDWARDS PAINT	"BLUEBERRY MUFFIN" DE5851
M6	TILT-UP (ACCENT COLOR - MEDIUM)	DUNN EDWARDS PAINT	"WANDERING RIVER" DE5850
M7	WALL TRIM & AWNING	DUNN EDWARDS PAINT	"BLUE EARTH" DE5853
M8	STOREFRONT MULLIONS	DUNN EDWARDS PAINT	ANODIZED GREY
M9	GLASS		PPG SOLABAN 60 - SOLARBLUE
M10	SPANDREL GLASS	DUNN EDWARDS PAINT	"SPANISH WHITE" DEC724
M11	ROLL-UP DOORS	DUNN EDWARDS PAINT	



NOTE:
ALL DOWNSPOUTS FOR ROOF DRAINS SHALL BE ROUTED THRU THE BUILDING.
NO DOWNSPOTS TO BE INSTALLED ON THE EXTERIOR OF BUILDING.

Trucking Facility For: T & D Management LLC SWC Locust Avenue & Stone Hurst Drive, Rialto, CA 92377	
10 Apr. 2019	▲▲▲
18-3175	▲▲▲



**Ext. Elevations
& Roof Plan**

PL3

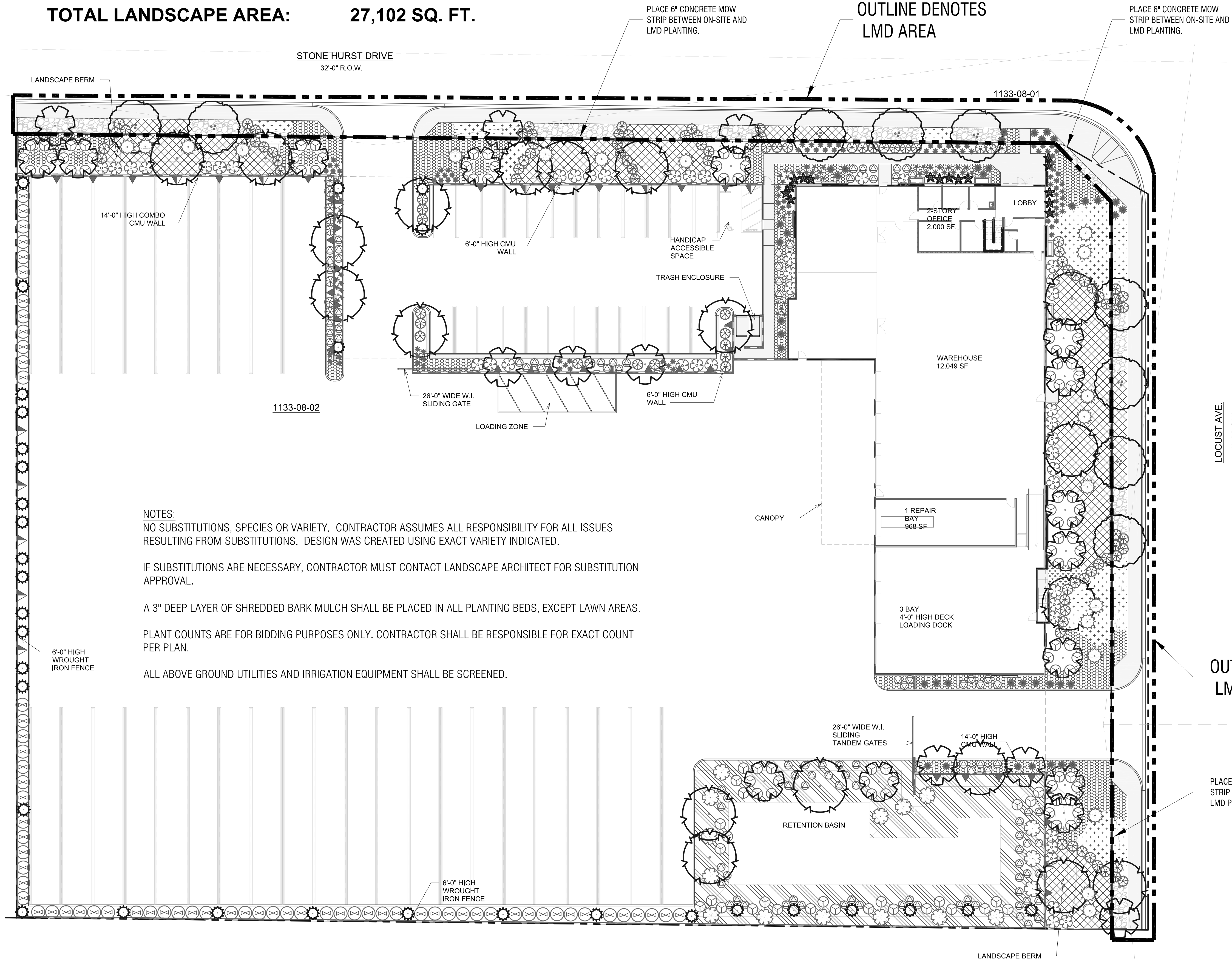
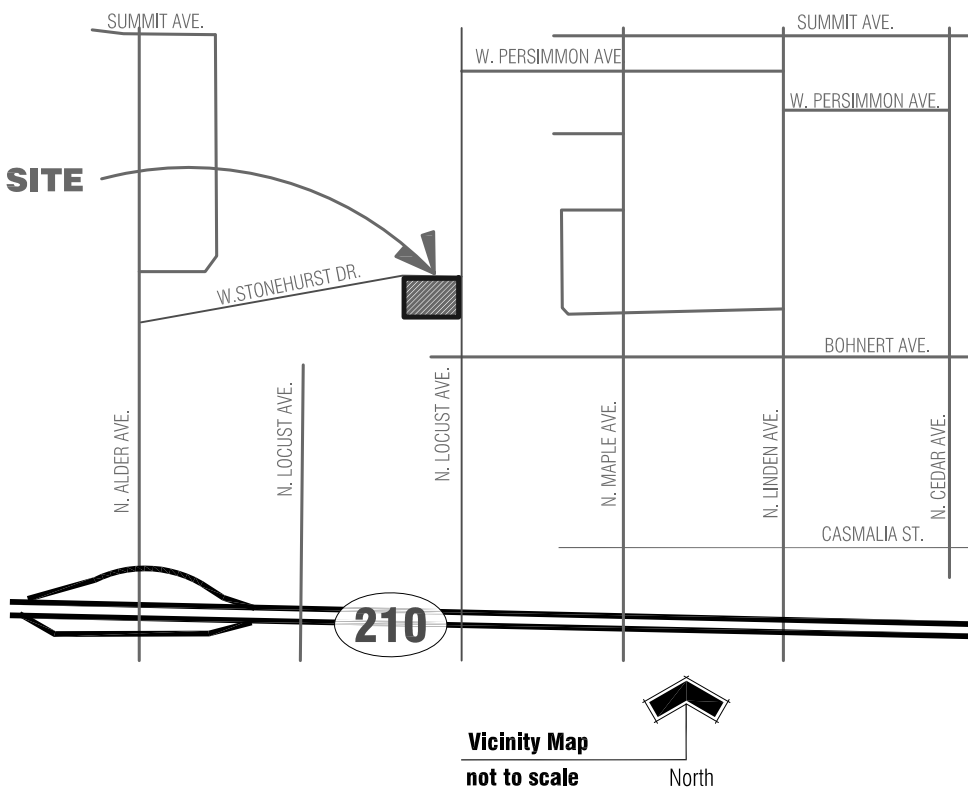
EXHIBIT F – CONCEPTUAL LANDSCAPE

T & D Management, LLC
CONCEPTUAL LANDSCAPE PLAN

SWC Locust Avenue & Stonehurst Drive
Rialto, CA 92377
APN: 1133-08-01 & 02

TOTAL LANDSCAPE AREA: 27,102 SQ. FT.

Applicant:
ANDRESEN ARCHITECTURE, INC.
17087 Orange Way
Fontana, CA 92335
(909) 355-6688
Contact: Crystal Martinez



NOTES:
NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.

IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.

A 3" DEEP LAYER OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS, EXCEPT LAWN AREAS.

PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.

ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

Planting Legend						
SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)
	16	15 Gal.	Phoenix roebelenii	Pigmy Date Palm	Mod	(8' H, Ø 4)
	9	24" Box	Gleditsia triacanthos inermis	Honey Locust	Low	40'H, Ø 20'
	23	24" Box	Melaleuca quinquenervia	Cajeput Tree	Low	30' H, Ø 18'
	19	24" Box	Pinus eldarica	Afghan Pine	Low	40'H, Ø 20'
	33	15 Gal.	Cupressus sempervirens	Italian Cypress	Low	50' H, Ø 4'
	40	5 Gal.	Agave desmettiana	Dwarf Century Plant	Low	2' H, Ø 3'
	130	1 Gal.	Aloe striata	Coral Aloe	Low	2' H, Ø 2'
	37	1 Gal.	Aloe vera	Medicinal Aloe	Low	2' H, Ø 2'
	113	1 Gal.	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	Mod	3' H, Ø 4'
	101	5 Gal.	Epilobium canum 'Catalina'	Catalina Fuschia	Low	3' H, Ø 3'
	16	5 Gal.	Lavatera assurgentiflora	Tree Mallow	Low	6' H, Ø 6'
	109	1 Gal.	Muhlenbergia rigens	Deer Grass	Mod	5' H, Ø 4'
	43	5 Gal.	Tecoma stans	Yellow Trumpet Flower	Low	5' H, Ø 5'
	67	5 Gal.	Westringia fruticosa	Coast Rosemary	Low	5' H, Ø 6'
	19	5 Gal.	Yucca recurvifolia	Soft Leaf Yucca	V. Low	6' H, Ø 6'
	16	5 Gal.	Bougainvillea 'San Diego Red'	Bougainvillea	Low	CLIMBING 12' H, Ø 4'
	31	5 Gal.	Ficus pumila	Creeping Fig	Mod	Climbing, Ø 3'
	5,408 Sq. Ft.	Flats 12" o.c.	Achillea tomentosum	Woolly Yarrow	Mod	8' H, Ø 12"
	3,331 Sq. Ft.	Flats 12" o.c.	Gazania rigens 'Mitsowa Yellow'	Yellow Gazania	Mod	1' H, Ø 3'
	2,010 Sq. Ft.	Flats 36" o.c.	Lantana 'New Gold' & 'Red Mound' - Mixed	Red & Yellow Lantana	Mod	2' H, Ø 3'
	4,613 Sq. Ft.	1 Gal. 24" o.c.	Rosa x 'Noare' P.P. #11,308	Red Flower Carpet Rose	Mod	2' H, Ø 3'
	1,203 Sq. Ft.		River Rock Cobble - 3" to 4" Diameter			
	87 Sq. Ft.		3" Layer of Mulch			
	117 L. Ft.		6" Concrete Mow Strip			

OUTLINE DENOTES LMD AREA

CONCEPTUAL PLAN
Scale: ARCHITECTURAL 1"=20'



JOB: 18-57 LKD OKE
September 24, 2018



1585 South 'D' Street, Suite 103
San Bernardino, CA 92408
phone: (909) 888-5568
fax: (909) 384-9854
e-mail: rpa.la@verizon.net
Richard Pope, Landscape Architect CA# 2664

EXHIBIT G – TRANSPORTATION MEMO



INTEGRATED ENGINEERING GROUP
TRANSPORTATION PLANNING AND ENGINEERING

MEMORANDUM



Date: November 20, 2019

To: Azzam Jabsheh , Associate Engineer, City of Rialto Public Works

From: George Ghossain, MS, P.E. Principal Engineer

SUBJECT: SUPPLEMENTAL ANALYSIS – APPROVED WAREHOUSE FACILITY TRAFFIC IMPACT MEMO DATED MAY 3RD 2019, CITY OF RIALTO (CASE NO: PPD2018-0102, CDP2018-0045 & MC2018-0102)

Dear Azzam:

Integrated Engineering Group (IEG) is pleased to submit a supplemental analysis to the previously approved scoping agreement dated May 3rd 2019. The trip generation of the subject project will be recalculated based on the truck spaces provided on site utilizing the methodology and data City staff provided for facilities with large truck parking. The objective of this memo is to address City staff comments on the previously approved scoping agreement (**Appendix A**) including recalculation of the anticipated project trips generated by the proposed project and calculation of the project fair share calculation toward the following improvements:

1. N. Locust Avenue and Bohnert Avenue – Construction of traffic signal
2. N. Locust Avenue and Casmalia Street – Construction of a dedicated right turn lane for southbound traffic

PROJECT TRIP GENERATION

Project vehicular traffic generation are estimated survey based established rates provided by City staff from Jurupa Woodruff Truck Terminal Project. Trip generation rate excerpts from the Jurupa Woodruff Truck Terminal Project is included in **Appendix B**. The proposed Project trip generation rates and trip calculations summary are presented in **Tables 1 and 2** respectively.



Table 1
Project Trip Generation Rate

Land Use ¹	Units ²	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Truck/Trailer Parking Lot	TPS	Survey	0.08	0.11	0.19	0.09	0.11	0.20	2.75
Passenger Car & Class 6 Truck PCE Trips (x1.5)		35.4%	0.04	0.06	0.10	0.05	0.06	0.11	1.46
Class 11 Truck PCE Trips (x3)		64.6%	0.15	0.21	0.37	0.17	0.21	0.39	5.33

¹Trip Generation Rate Source: Jurupa Woodruff Truck Terminal Project

²TPS = Truck Parking Space

Table 2
Project Trip Generation

Land Use	Intensity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Truck/Trailer Parking Lot	32	TPS	3	4	7	3	4	7	88
Passenger Car & Class 6 Truck PCE Trips (x1.5)			1	2	3	2	2	4	47
Class 11 Truck PCE Trips (x3)			5	7	12	5	7	12	171
Total PCE Trips			6	9	15	7	9	16	217

¹TPS = Truck Parking Space

Table 2 summarizes the trip generation based on the parking intensity associated with the proposed Project. As shown on **Table 2**, the proposed project is anticipated to generate approximately 217 total daily trips, 15 AM peak hour trips and 16 PM peak hour trips.

PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment is the process of identifying the probable destinations, directions and traffic routes that Project related traffic will likely affect. For the purposed of this effort, worst case scenario was applied by distributing and assigning all project peak hour trips southbound on N. Locust Avenue toward Bohnert Avenue and Casmalia Street respectively.

FAIR SHARE CONTRIBUTION

As requested by City staff, the Project will provide a fair share contribution toward the following improvements:

1. N. Locust Avenue and Bohnert Avenue – Construction of traffic signal
2. N. Locust Avenue and Casmalia Street – Construction of a dedicated right turn lane for southbound traffic

The transportation improvement unit cost shown in **Tables 3** has been obtained from the previously approved Locust Avenue and Vineyard Avenue Project Traffic Impact Analysis Report which is located just south of the proposed project. The Locust Avenue and Vineyard Avenue Project report has also analyzed and calculated



project fair share contribution toward the same transportation improvements identified by City staff and detailed above. **Appendix C** includes excerpts from the Locust Avenue and Vineyard Avenue Project Traffic Impact Report. The following equation has been used in the calculation of the project fair share calculation:

Project Fair Share % = Project Peak Hour Traffic / (Buildout Peak Hour with Project Peak Hour Traffic – Existing Baseline Peak Hour Traffic).

Table 3
Transportation Improvement Cost

Intersection	Jurisdiction	Improvement	Total Cost	Included in Renaissance Specific Plan Fee Program	Unfunded Cost
Locust Avenue and Bohnert Avenue	Rialto	Install Traffic Signal	\$400,000	-	\$400,000
Locust Avenue and Casmalia Street	Rialto	Construct Additional SB Right Turn Lane	\$72,898	-	\$72,898

Source: Previously approved Locust Avenue and Vineyard Avenue Project Traffic Impact Report

Table 4
Project Fair Share Contributions

Intersection	Jurisdiction	Total Cost	Peak Hour	Existing Traffic Volumes	Year 2035 (Buildout) With Project Traffic	Project Traffic Volumes	Total New Traffic Volumes	Project % of the New Traffic	Project Cost Share
Locust Avenue and Bohnert Avenue	Rialto	\$400,000	AM	602	2,139	15	1,537	0.98%	\$3,904
			PM	829	2,152	16	1,323	1.21%	\$4,837
Locust Avenue and Casmalia Street	Rialto	\$72,898	AM	797	3,745	15	2,948	0.51%	\$371
			PM	1,322	4,064	16	2,742	0.58%	\$425
Total		\$472,898							\$5,263

Notes:

Source: Previously approved Locust Avenue and Vineyard Avenue Project Traffic Impact Report

Bold values indicate higher ratio of the two peak hours.

Per **Table 4**, the total project fair share contribution is \$5,263.00.

If you have any questions or concerns, please feel free to contact George Ghossain at:

Email: george@intenggroup.com

Phone: (951) 833-3105

Address: 23905 Clinton Keith 114-280

Wildomar CA, 92595

Attachments

EXHIBIT H – NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

To: ☐ Office of Planning and Research
1400 Tenth Street , Room 121
Sacramento, CA 95814

From: City of Rialto
Development Services Department
150 South Palm Avenue
Rialto, CA 92376

☒ Clerk of the Board
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

Project Title: Conditional Development Permit No. 2018-0045 (MC2018-0102) Best 1 Trucking

Project Location (Specific): Southwest corner of Locust Avenue and Stonehurst Drive (APN: 1133-081-01 & -02)

Project Location (City): City of Rialto

Project Location (County): San Bernardino

Project Description: Development of a trucking facility consisting of 15,258 square foot industrial building with a 1,400 square foot canopy, a storage yard with 30 truck/trailer parking spaces, and associated auto-parking, landscaping, and required street improvements on 2.84 acres of land.

Name of Public Agency Approving Project: City of Rialto

Name of Person or Agency Carrying Our Project: Tony Hsu
14774 Jurupa Avenue
Fontana, CA 92337

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b) (1); 15268);
- ☐ Declared Emergency (Sec. 21080(b) (3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b) (4); 15269 (b)(c));
- ☒ Categorical Exemption. State type and section number: 15332 In-fill Development Projects
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: This project is exempt under CEQA Section 15332 In-fill Development. This site is in compliance with General Plan and Zoning designations and meets the CEQA Section 15332 (a) requirements for exemption. The proposed development is on 2.84 acres of vacant land surrounded by predominately urban uses qualifying it for exemption under CEQA Section 15332 (b). The project site has no value habitat value as must be indicated per subsection (c). Approval of this project will not result in any significant increase relating to traffic, noise, air quality or water quality as stated in subsection (d). The site can be adequately served by all requires utilities and public services as required by subsection (e).

Lead Agency Contact Person: Daniel Rosas

Area Code/Telephone/Extension: (909) 820-2535

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Title: Associate Planner

Date: 01/17/2020

- ☐ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR:

EXHIBIT I – DRAFT RESOLUTION

RESOLUTION NO. 20-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING CONDITIONAL DEVELOPMENT PERMIT NO. 2018-0045 TO ALLOW THE DEVELOPMENT AND OPERATION OF A TRUCKING FACILITY ON 2.84 ACRES OF LAND (APN: 1133-081-01 & 02) LOCATED AT THE SOUTHWEST CORNER OF LOCUST AVENUE AND STONEHURST DRIVE WITHIN THE GENERAL MANUFACTURING (I-GM) ZONE OF THE RIALTO AIRPORT SPECIFIC PLAN.

WHEREAS, the applicant, Tony Hsu, proposes to develop and operate a trucking facility (“Project”) on 2.84 acres of land (APN: 1133-081-01 & 02) located at the southwest corner of Locust Avenue and Stonehurst Drive within the General Manufacturing (I-GM) zone of the Rialto Airport Specific Plan (“Site”); and

WHEREAS, the Project will include the construction of one (1) 15,258 square foot industrial building, containing 2,400 square feet of office area, 11,873 square feet of storage area, and 968 square feet of maintenance/repair area as well as a 1,400 square foot canopy, asphalt paving, masonry block walls, landscaping, and lighting in accordance with the site plan submitted to the Planning Division on January 9, 2020; and

WHEREAS, pursuant to Section 18.104.010, the development and operation of a truck and trailer storage yard, such as the Project, within the I-GM zone requires a conditional development permit, and the applicant has agreed to apply for a conditional development permit (“CDP No. 2018-0045”); and

WHEREAS, the completed application submittal was received on December 5, 2018 which was preliminarily reviewed by the Development Review Committee on December 19, 2018. On January 3, 2019, an Incomplete Letter was issued for the Project and the applicant first began to work on revising the architectural plan set. After providing revised architectural plans to the Planning Division on April 10, 2019, the applicant began to address environmental review comments for the Project. On behalf of the applicant, environmental consultant Jericho Systems Incorporated conducted a Historical/Archaeological Resources survey report (July 19, 2019) for the Project as well as a biological assessment (October 15, 2019) of the Project Site. Integrated

1 Engineering Group worked with the Public Works Department on completing a traffic scoping
2 agreement, which was eventually approved on November 20, 2019; and

3 WHEREAS, during the final stages of the Project's entitlement phase, on October 9,
4 2019 the City adopted a moratorium on all new trucking related uses through Urgency Ordinance
5 No. 1624; and

6 WHEREAS, because the applicant submitted the Project application and has shown
7 diligence and responsibility and has expended considerable funds and investment in in pursuing
8 completion of the required entitlements for the Project prior to the effectiveness of Urgency
9 Ordinance No. 1624, the application is not subject to the moratorium under Urgency Ordinance
10 No. 1624; and

11 WHEREAS, on January 29, 2020, the Planning Commission of the City of Rialto
12 conducted a duly noticed public hearing, as required by law, on CDP No. 2018-0045, took
13 testimony, at which time it received input from staff, the city attorney, and the applicant; heard
14 public testimony; discussed the proposed CDP No. 2018-0045; and closed the public hearing;
15 and

16 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

17 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
18 Rialto as follows:

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

21 SECTION 2. Based on substantial evidence presented to the Planning Commission during
22 the public hearing conducted with regard to CDP No. 2018-0045, including written staff reports,
23 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
24 Planning Commission hereby determines that CDP No. 2018-0045 satisfies the requirements of
25 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made
26 precedent to granting a conditional development permit. The findings are as follows:

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

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

3 The Project will bring a viable tenant and a use that is consistent with the I-GM zone and
4 the General Industrial general plan designation. Additionally, the Project will provide
5 employment opportunities within the City.

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

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

9 The development and operation of a truck and trailer storage yard on the Site is consistent
10 with the I-GM zone of the Rialto Airport Specific Plan, which permits heavy industrial
11 and storage uses subject to a Conditional Development Permit. To the north of the
12 project site, across Stonehurst Drive, is a 22,000 square foot industrial building, occupied
13 by United Rentals. To the east, across Locust Avenue, of the project site is a 613,000
14 square foot industrial warehouse building occupied by KW International Logistics. To
15 the west is a 5,300 square foot industrial building occupied by Bolding Engineering, and
16 to the south a precast concrete manufacturing facility operated by Pyramid Precast Co.
17 The zoning of the project site and the properties to the north, south and west is General
18 Manufacturing (I-GM) of the Rialto Airport Specific Plan. The zoning of the properties
19 to the east, across Locust Avenue, is Planned Industrial Development (I-PID) within the
20 Rialto Airport Specific Plan.

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

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

25 The Site contains 2.84 acres, is rectangular-shaped and adjacent to two (2) public streets, all
26 of which will be able to accommodate the proposed use. The Site will have access via two
27 (2) driveways; one (1) connected directly to Stonehurst Drive and one (1) connected directly
28 to Locust Avenue. In addition, the Project includes the installation of twenty-five (25)
parking spaces, which meets the minimum twenty-five (25) parking spaces required by
Chapter 18.58 (Off-Street Parking Regulations) of the Rialto Municipal Code.

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.

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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 Rialto Airport Specific Plan, or any zoning ordinances; and

5
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This finding is supported by the following facts:

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As previously stated, the use is consistent with the I-GM zone of the Rialto Airport Specific Plan. The proposed project is also consistent with the General Industrial land use designation which allows for a broad range of heavy industrial activities requiring large areas of land with convenient access for trucks. A fourteen (14) foot high solid block wall will be constructed along the north and east sides of the Site, including 80-foot wall returns. These walls will provide adequate screening of the Project from the public right-of-way including oblique views. Additionally, a fully landscaped setbacks will be planted along the Project frontages of both Stonehurst Drive and Locust Avenue. These landscape setbacks will help soften views of the development from the public right-of-way. Furthermore, a minimum five (5) foot landscape buffer with continuous hedge and trees planted every thirty (30) linear feet on-center will be installed along the interior west and south property lines of the Site. These landscape buffers will serve to screen views of the Site.

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The preparation of a Traffic Scoping Agreement with the Public Works Department found the trip generation from the facility to be minimal and does not require the preparation of a Traffic Impact Analysis (TIA). The proposed operator anticipates passenger vehicle trips resulting from a maximum of 15 employees and approximately 10 trucks entering and exiting the site on a daily basis. There are no sensitive uses near the project site and the project should not negatively affect the surrounding properties since the applicant will install landscape buffering and block wall screening.

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Additionally, the proposed use is consistent with Goal 3-1 of the Economic Development Element of the Rialto General Plan by strengthening the business climate and by providing additional employment opportunities in the area.

- 22
23
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.

24
25

This finding is supported by the following facts:

26
27
28

The Project's effects will be minimized through the implementation of the Conditions of Approval contained herein. The development and operation of a truck and trailer storage yard will provide additional employment opportunities for residents and visitors to the City. The Project will also serve to bring development to the Site, which has remained

1 historically vacant. Therefore, any potential adverse effects are outweighed by the benefits
2 conferred upon the community and neighborhood as a whole.

3 SECTION 3. Tony Hsu, is hereby granted CDP No. 2018-0045 to allow the development
4 and operation of a truck and trailer storage yard and repair facility on 1.11 gross acres of land (APN:
5 1133-081-01& 02) located at the southeast corner of Stonehurst Drive and Locust Avenue within
6 the General Manufacturing (I-GM) zone of the Rialto Airport Specific Plan.

7 SECTION 4. The project is categorically exempt from the requirements of the California
8 Environmental Quality Act (CEQA), pursuant to Section 15332, In-Fill Development Projects. The
9 project is zoned I-GM (General Manufacturing) and is within the Rialto Airport Specific Plan. The
10 nearly 3 acre project site is under the 5-acre threshold and can be served by all public utilities. The
11 site is directly accessed by a major city street, off a major highway, and the surrounding land uses
12 are developed with industrial uses. The project has no value as habitat for endangered, rare or
13 threatened species. Approval of the project would not result in any significant effects relating to
14 traffic, noise, air quality, or water quality and therefore, is consistent with the requirements for Class
15 32, In-Fill Development.

16 The Planning Commission directs the Planning Division to file the necessary documentation with
17 the Clerk of the Board of Supervisors for San Bernardino County.

18 SECTION 5. CDP No. 2018-0045 is granted to Tony Hsu, in accordance with the plans and
19 application on file with the Planning Division, subject to the following conditions:
20

- 21 1. The approval is granted to allow the development and operation of a truck and trailer
22 storage yard, including the construction of a one (1) 15,258 square foot industrial
23 building, containing 2,400 square feet of office area, 1,187 square feet of storage area,
24 and 968 square feet of maintenance/repair area as well as a 1,400 square foot canopy,
25 asphalt paving, masonry block walls, landscaping, and lighting, on 2.84 acres of land
26 (APN: 1133-081-01 & 02) located at the southwest corner of Locust Avenue and
27 Stonehurst Drive, as shown on the plans submitted to the Planning Division on January
28 9, 2020, 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.
2. Prior to the issuance of building or grading permits for the proposed development, a
Precise Plan of Design shall be approved by the City's Development Review Committee

(DRC). Conditions of approval on the Precise Plan of Design shall include but are not limited to: construction of street improvements, grading and water quality management requirements, screening requirements, landscape planting and maintenance, and architectural design.

3. Hours of operation shall be limited to 6:00 a.m. and 10:00 pm, six (6) days per week, and operate with ten (10) employees, which may be increased to no more than fifteen (15) employees.
4. Pursuant to the proposed operational characteristics, the number of trucks entering and exiting the site shall limited to between ten (10) and twenty (20) trucks per day within the specified hours of operation. The applicant or operator may request a modification to this condition of approval to increase the number of trucks entering and exiting the site on a daily basis. The Community Development Director is authorized to approve a request for a minor increase (i.e., up to 49 trucks per day) and shall refer the matter to the Planning Commission for a more significant increase (i.e., 50 or more trucks per day).
5. Trucks shall not run idle 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.
6. All trucks shall be equipped with properly operating and maintained mufflers, consistent with manufacturer's standards, at all times
7. All truck repair shall be conducted within the building only and restricted to the approved hours of operation.
8. The storage of inoperable trucks is prohibited.
9. The applicant shall obtain all necessary approvals and operating permits from all Federal, State and local agencies prior to the issuance of a Certificate of Occupancy.
10. Outside of the approved hours of operation, a guard may be utilized to secure the site from vandalism and theft, however, overnight camping, sleeping, and similar occupancies are strictly prohibited.
11. The applicant shall merge the two (2) parcels of land into one (1) parcel of land to facilitate the proposed development. Merging of parcels shall be recorded prior to the issuance of occupancy.
12. The applicant shall dedicate thirty-two (32) feet of right-of-way for Stonehurst Drive half-width and fourteen (14) feet of additional right-of-way along Locust Avenue pursuant to the General Plan and Rialto Municipal Code Section 11.04.240, and make all of the necessary street improvements.

- 1 13. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
2 officers, or employees from any claims, damages, action, or proceeding against the
3 City or its agents, officers, or employees to attack, set aside, void, or annul any
4 approval of the City, its advisory agencies, appeal boards, or legislative body
5 concerning CDP No. 2018-0045. The City will promptly notify the applicant of any
6 such claim, action, or proceeding against the City and will cooperate fully in the
7 defense.
- 8 14. In accordance with the provisions of Government Code Section 66020(d)(1), the
9 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
10 subject to protest by the applicant at the time of approval or conditional approval of
11 the Project or within 90 days after the date of the imposition of the fees, dedications,
12 reservations, or exactions imposed on the Project.
- 13 15. The privileges granted by the Planning Commission pursuant to approval of CDP No.
14 2018-0045 are valid for one (1) year from the effective date of approval. If the
15 applicant fails to commence the project within one year of said effective date, this
16 conditional development permit shall be null and void and any privileges granted
17 hereunder shall terminate automatically. If the applicant or his or her successor in
18 interest commences the project within one year of the effective date of approval, the
19 privileges granted hereunder will continue inured to the property as long as the
20 property is used for the purpose for which the conditional development permit was
21 granted, and such use remains compatible with adjacent property uses.
- 22 16. If the applicant fails to comply with any of the Conditions of Approval placed upon
23 CDP No. 2018-0045 or any conditions placed upon the approval of the Precise Plan
24 of Design required by Condition No. 4 above, the Planning Commission may initiate
25 proceedings to revoke CDP No. 2018-0045 in accordance with the provisions of
26 Sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. CDP
27 No. 2018-0045 shall be revoked, suspended or modified in accordance with Section
28 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 ceased to exist, been
subsequently modified or have 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 noise, 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 General Manufacturing (I-GM) zone, the Rialto Airport Specific Plan,
and the City's General Plan.

SECTION 6. The Chairman of the Planning Commission shall sign the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 29th day of January, 2020.

JOHN PEUKERT, CHAIR
CITY OF RIALTO PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Sheree Lewis, Administrative Assistant 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 ____, 2017.

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 , 2017.

SHEREE LEWIS, ADMINISTRATIVE ASSISTANT