



# City of Rialto

## Regular Meeting - Final

### Economic Development Committee

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Wednesday, November 9, 2022

1:00 PM

Rialto City Hall, Council Chambers, 150 S. Palm  
Ave. Rialto CA 92376

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#### **CALL TO ORDER**

#### **ROLL CALL**

#### **PUBLIC COMMENTS**

#### **REVIEW/APPROVAL OF MINUTES**

1 [EDC-22-963](#)

#### **PRESENTATIONS**

#### **REPORTS/DISCUSSION ITEMS**

- 2 [EDC-22-965](#) **Master Case No. 2022-0059 (Related Files: Conditional Development Permit No. 2022-0031, Precise Plan of Design No. 2022-0056, and Environmental Assessment Review No. 2022-0054):** Development of a 163,445 square foot industrial warehouse building inclusive of 6,500 square feet of office area with associated paving, landscaping, screening and lighting on 7.69 acres of land (APN: 0128-141-70 & 0128-141-72) located on the north side of Rialto Avenue approximately 50 feet west of Cactus Avenue within the Light Manufacturing (M-1) zone.

**Attachments:** [Powerpoint Presentation.pdf](#)

- 3      [EDC-22-966](#)      **Master Case No. 2022-0034 (Related Files: General Plan Amendment No: 2022-0001, Specific Plan Amendment No: 2022-0002, Conditional Development Permit No: 2022-0019, Precise Plan of Design No. 2022-0031, Lot Line Adjustment No. 2022-0003 & Environmental Assessment Review No. 2022-0033)**: Proposal to development of two (2) new industrial warehouses totaling 121,902 square feet on 6.02 gross acre of land located on the northeast of Valley Boulevard and Willow Avenue (APN: 0132-202-04, 0132-182-08 & -09) within the Rialto Gateway Specific Plan.

**Attachments:**      [Presentation.pptx](#)

- 4      [EDC-22-954](#)      2021-2029 (Sixth Cycle) Housing Element Update Rezone Program

**Attachments:**      [EDC - 11-9-2022 Rezone Program Presentation.pptx](#)

- 5      [EDC-22-959](#)      City of Rialto Smart Cities Plan to Mitigate Impacts of Warehousing and Logistics

**Attachments:**      [2022.09.28\\_Rialto Smart Cities\\_EDC meeting\\_v3-FINAL.pptx](#)

- 6      [EDC-22-952](#)      Truck Route Moratorium

**Attachments:**      [Recommended Truck Routes - 2022 Truck Route Study.pdf](#)  
                                 [EDC - 11-9-2022 Truck Routes Presentation.pptx](#)

- 7      [EDC-22-977](#)      Downtown Property Update

## 8      **Willow and Jackson proformas and funding proposals**

### **UPCOMING MEETINGS/OTHER DISCUSSION ITEMS**

### **ADJOURNMENT**



# City of Rialto

## Legislation Text

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**File #:** EDC-22-963, **Version:** 1, **Agenda #:** 1

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### **ECONOMIC DEVELOPMENT COMMITTEE MINUTES Wednesday, July 27, 2022**

**Call to Order/Roll Call**

1:02 PM

**EDC MEMBER PRESENT**

Mayor Deborah Robertson  
Mayor Pro Tem Ed Scott

**CITY/AGENCY STAFF PRESENT:**

Marcus Fuller, City Manager  
Robert Messinger, Deputy City Attorney  
Kathy Brann, Economic Development Manager  
Paul Gonzales, Community Development Manager  
Siri Champion, Senior Planner  
Angela Perry, City Council/City Manager's Executive Assistant  
PD Staff (3)

Additional Attendees: John Peukert, City of Rialto Resident

**Public Comments** - None

**Review/Approval of Minutes**

**Minutes from the May 25, 2022** - Accepted for the Record

**REPORTS/DISCUSSION ITEMS**

**2 EDC-22-695 Foothill Boulevard Sites for Consideration of Expedited Specific Plan**

## **Amendment**

Presented by Siri

### Committee Comments/Questions/Recommendations

Mayor Pro Tem (MPT) is not in favor.

- Recommendations by MPT
  - Suggesting Siri take this to full Council.
  - What advancing is the committee refereeing to?
  - Enough has been discussed to move forward to Council.

**Q. Mayor - Is the committee familiar with approving a major brand hotel?**

- Marcus would like the team to proceed with this process.

**Q. Mayor - How did the committee become aware someone was looking at this site?**

- Siri mentioned a phone call was made to the City of Rialto.

Recommendations by Mayor

- Hotel to be brought separately.

Mayor's concerns to consider

- The type of zoning on the El Patio side.
- The old Stater Bros site is pending an update on what is currently being done.

**Q. MPT - What is currently happening on Foothill Blvd? Any updated plans?**

- Mayor suggested updates on current or upcoming plans.
- Marcus is currently exploring a property off of Maple and Foothill
  - MPT - this property sits on the border of Fontana and Rialto, a potential problem due to the crime rate in that area.
- Mayor is advising for updates, particularly in this area.
- Per Mayor, an official letter should be sent to the state, disclosing our inability to handle 8,000 houses due to resources.
- Per Mayor - ESRI is an excellent platform for the team to get information that shows parcels on the ground.

Recommendation: Overlay for rezoning on Linden and Foothill.

- Design should look and be designed as the Food4Less location.
- Mayor suggests the team look into updating the City of Rialto's General Plan.

## **3 EDC-22-696 Foothill Central Specific Plan Vision and Engagement**

Siri presented

### Committee Comments/Recommendations

MPT - Recommendations

- Residential is common in every Downtown area.
- The city should look at vacant properties in order to build residential spots and mimic other



cities.

- The city can follow this plan with a precise spot and parking structure.
- Marcus - To work with a consultant to get a vision for other communities.
- Paul - Vision, high-density downtown, demographics, mixed-use.
- Siri suggests public engagement.
  - MPT is not in favor of public engagement. The public may hinder the process with complaints.
- Mayor is interested in the Staff's Plan and seeing what that looks like.

**Q.** Mayor - What are some historical points?

- Mayor would like to review the contract between SCAG and the consultants.
- Per Mayor and MPT - Main concern is viewing the Staff's vision.

#### **4 EDC-22-680 2021-2029 (6th Cycle) General Plan Housing Element and Rezone Strategy Update**

Presented by Siri

##### Committee Comments/Questions/Recommendations

Mayor - Recommendation

- Write a letter to West Valley Water regarding providing water to the proposed housing.
  - MPT asked Tom to send that same letter.

Marcus- Recommendation

- No strategy to be included.
  - Mayor co-signs on Marcus' statement.

Mayor and MPT - Recommendation

- Look into single-family residential areas.

#### **5 EDC-22-436 Smart Cities Plan to Mitigate Impacts of Warehousing and Logistics**

##### Committee Comments/Questions/Recommendations

**ITEM TABLED**

#### **6 EDC-22-694 Amendment no. 6 to Cooperative Agreement 93-049 between the San Bernardino County Transportation Authority and the City of Rialto**

Presented by Kathy

##### Committee Comments/Questions/Recommendations

SBCTA wants us to pay 50% of the insurance.

**Q.** Mayor would like to know how many claims SBCTA has had on the platforms.

Mayor Recommendation - Proceed.

- Item will be discussed at the August 9<sup>th</sup> meeting.
- Mayor would like to see what insurance(s) the City of Rialto has in place.

Action Item - Mayor and MPT would like to see a copy of the police report.

**Next Meeting**

The next meeting will be in September.

**Adjournment**

Meeting adjourned at 4:04 p.m.



# City of Rialto

## Legislation Text

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**File #:** EDC-22-965, **Version:** 1, **Agenda #:** 2

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For Economic Development Committee [November 9, 2022]

TO: Honorable Economic Development Committee Members

APPROVAL: Marcus Fuller, City Manager

FROM: Daniel Rosas, Associate Planner

**Master Case No. 2022-0059 (Related Files: Conditional Development Permit No. 2022-0031, Precise Plan of Design No. 2022-0056, and Environmental Assessment Review No. 2022-0054):**

Development of a 163,445 square foot industrial warehouse building inclusive of 6,500 square feet of office area with associated paving, landscaping, screening and lighting on 7.69 acres of land (APN: 0128-141-70 & 0128-141-72) located on the north side of Rialto Avenue approximately 50 feet west of Cactus Avenue within the Light Manufacturing (M-1) zone.





LINCOLN  
PROPERTY  
COMPANY

160 N. CACTUS

RIALTO, CA

ENTITLEMENT PACKAGE  
LAX22-0030-00  
09.22.2022

SEPTEMBER 22 2022 | 160 NORTH CACTUS | EDC MEETING

TOTAL PAGE IN THIS PACKAGE: 10

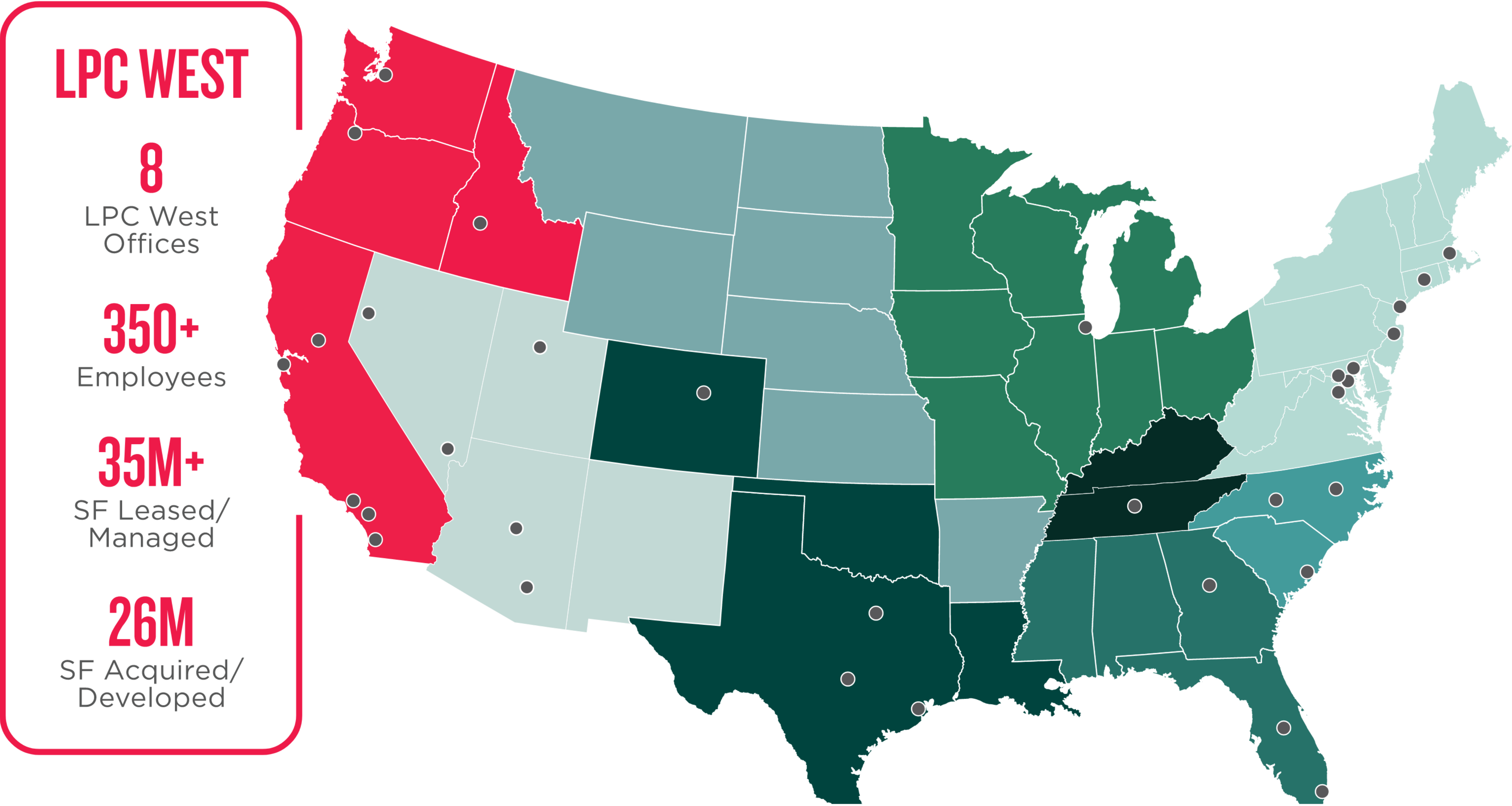
WARE MALCOMB



# ABOUT LINCOLN PROPERTY COMPANY

**LINCOLN PROPERTY COMPANY (LPC)** is one of the largest full-service real estate firms in the **U.S.**—and consistently ranks among the **Top 10 Property Managers and Top 10 Developers** of office, industrial, retail, mixed-use, and specialty properties.

Headquartered in Dallas, Texas since 1965, LPC is a privately held firm with **thousands of seasoned professionals serving our clients and partners from 400+ offices across the country**—providing the services and expertise needed to achieve their goals and bring their vision to life.







**DEVELOPMENT STANDARDS:**

ZONING: [M-1](#)

MAX. HEIGHT: 75 FT

BUILDING SETBACKS:  
FRONT: 25 FT  
SIDE: 0 FT <sup>2</sup>  
REAR: 0 FT <sup>3</sup>

LANDSCAPE SETBACKS:  
FRONT: <sup>7</sup>  
SIDE: <sup>8</sup>  
REAR: <sup>9</sup>

LANDSCAPE REQ.: 10% <sup>4</sup>

OFF-STREET PARKING:  
STANDARD: 9X20  
DRIVE AISLE: 24 FT  
FIRE LANE: 26 FT

REQ. PARKING RATIO BY USE:  
WAREHOUSE: 1/1000 SF <sup>1</sup>  
MANUFACTURE 1/500 SF  
OFFICE: 1/250 SF <sup>5</sup>

**PROJECT STATS:**

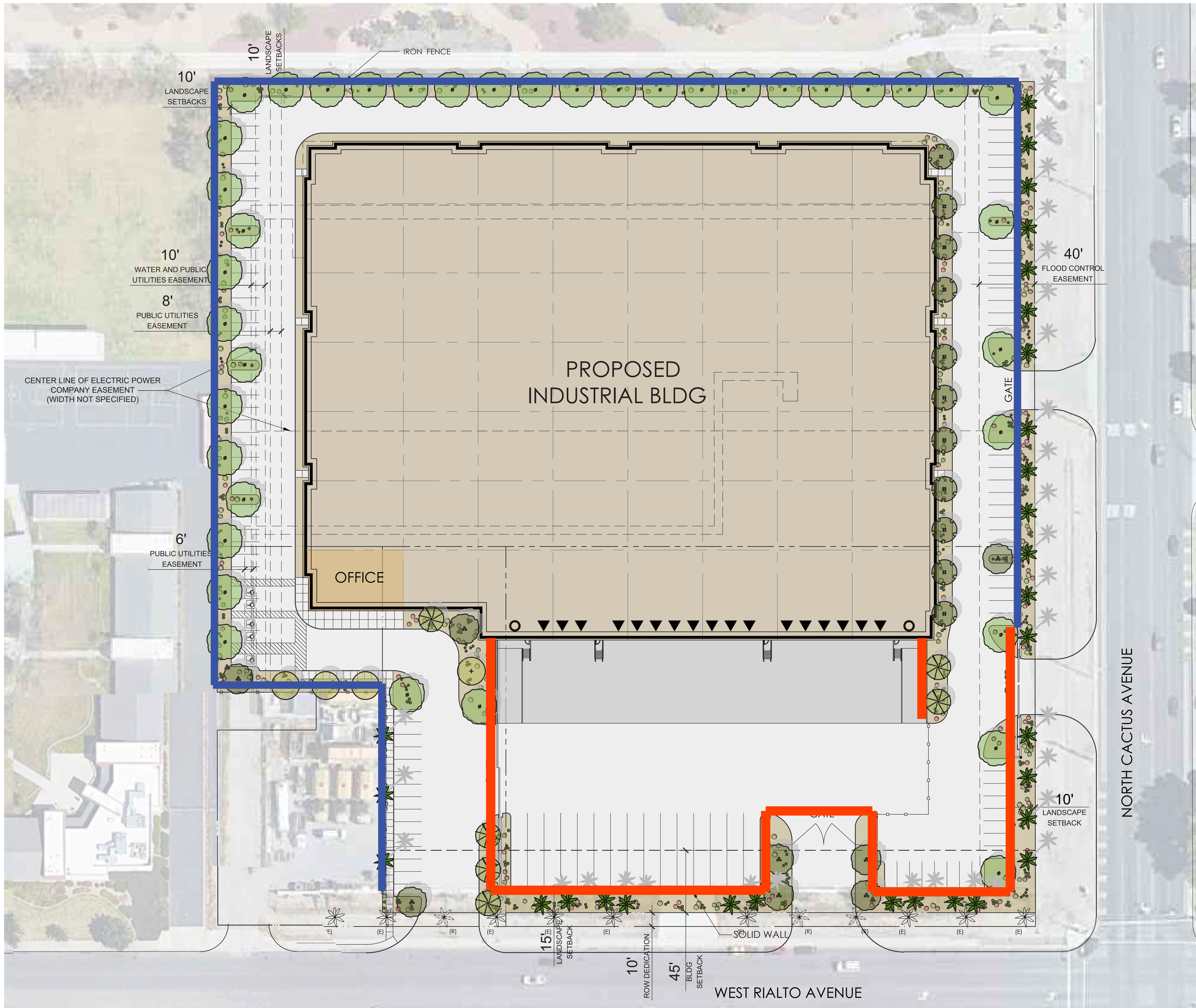
ADDRESS 160 N CACTUS  
RIALTO, CA

ZONING M-1  
HEIGHT MAX 75 FT

PARKING 104 STALLS PROVIDED

SITE 335,101 SQ FT  
BUILDING 161,596 SQ FT





## CODE COMPLIANCE

1 - PROVIDED A PERIMETER WALL AND PERFORMED VIEW STUDIES TO VERIFY TRUCK COURT IS SCREENED FROM THE PUBLIC RIGHT OF WAY.

2 - PROVIDED 15' LANDSCAPE SETBACK WITH 1:4 BERM ALONG RIALTO AND CACTUS

3 - PROVIDED 10' LANDSCAPE PERIMETER ON THE NORTH AND EAST SITE BOUNDARIES WITH IRON FENCE.

4 - PROVIDED TREE PLANTING ALONG THE PERIMETER OF THE SITE AT 30' ON CENTER.

5 - PROVIDED 15' DEEP LANDSCAPE BUFFER ALONG THE PERIMETER OF THE THE BUILDING ON RIALTO AND CACTUS, EXCEPT AT THE TRUCK DOCKS CREATING A DOUBLE ROW OF PLANTING.

6 - FACADE RECESSES, PARAPET RETURNS, HEIGHT VARIATION, CHANGES OF COLOR AND FENESTRATION ARE PROVIDED ON ALL FOUR ELEVATIONS TO ARTICULATE THE MASS OF THE BUILDING.

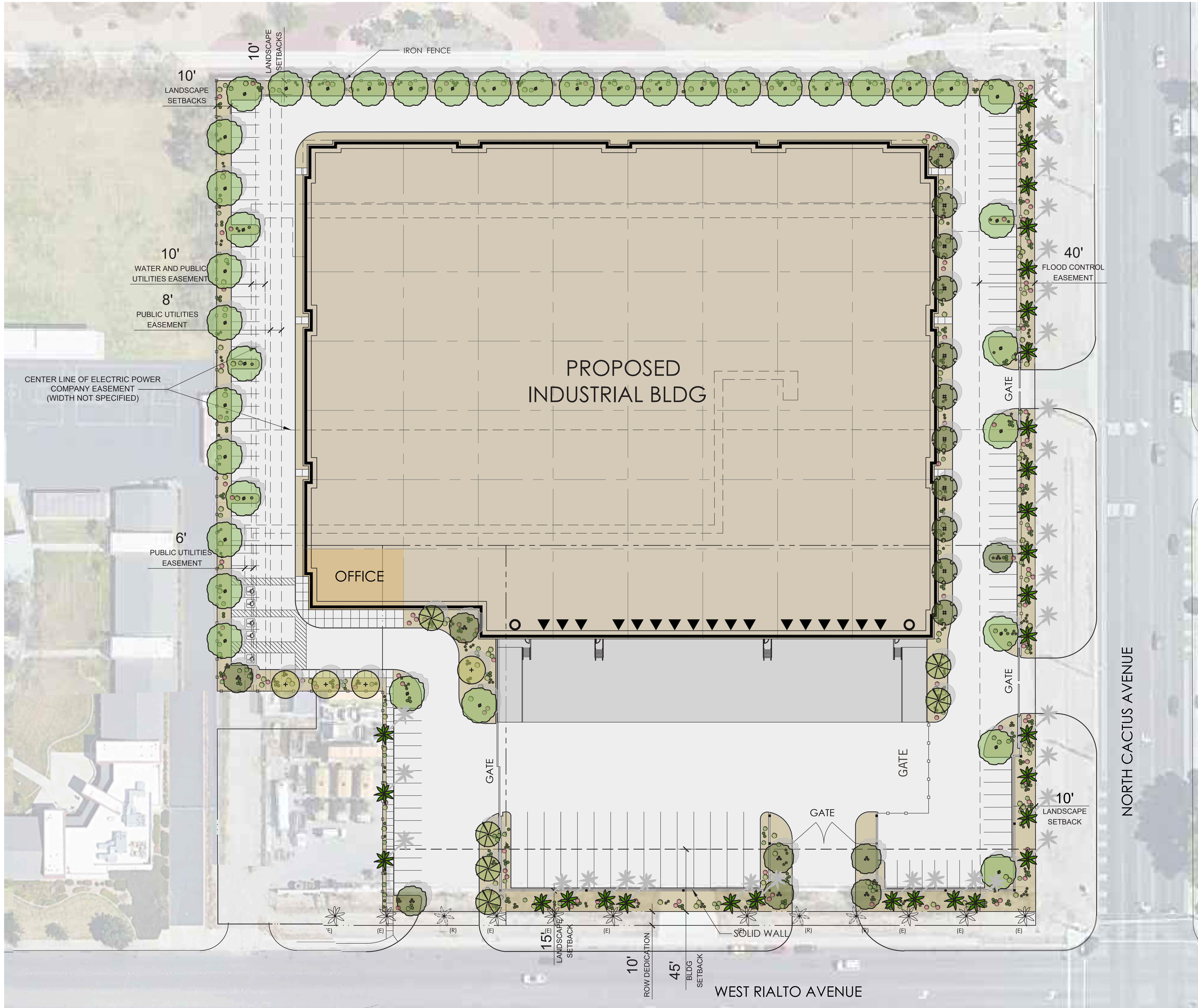
7 - SCREEN WALLS ARE ARTICULATED WITH PAINT REVEALS AND VERTICAL ELEMENTS

8 - PARKING IS SEPARATED FROM THE TRUCK-COURT THROUGH FENCING.

 SOLID WALL SCREEN

 IRON FENCE





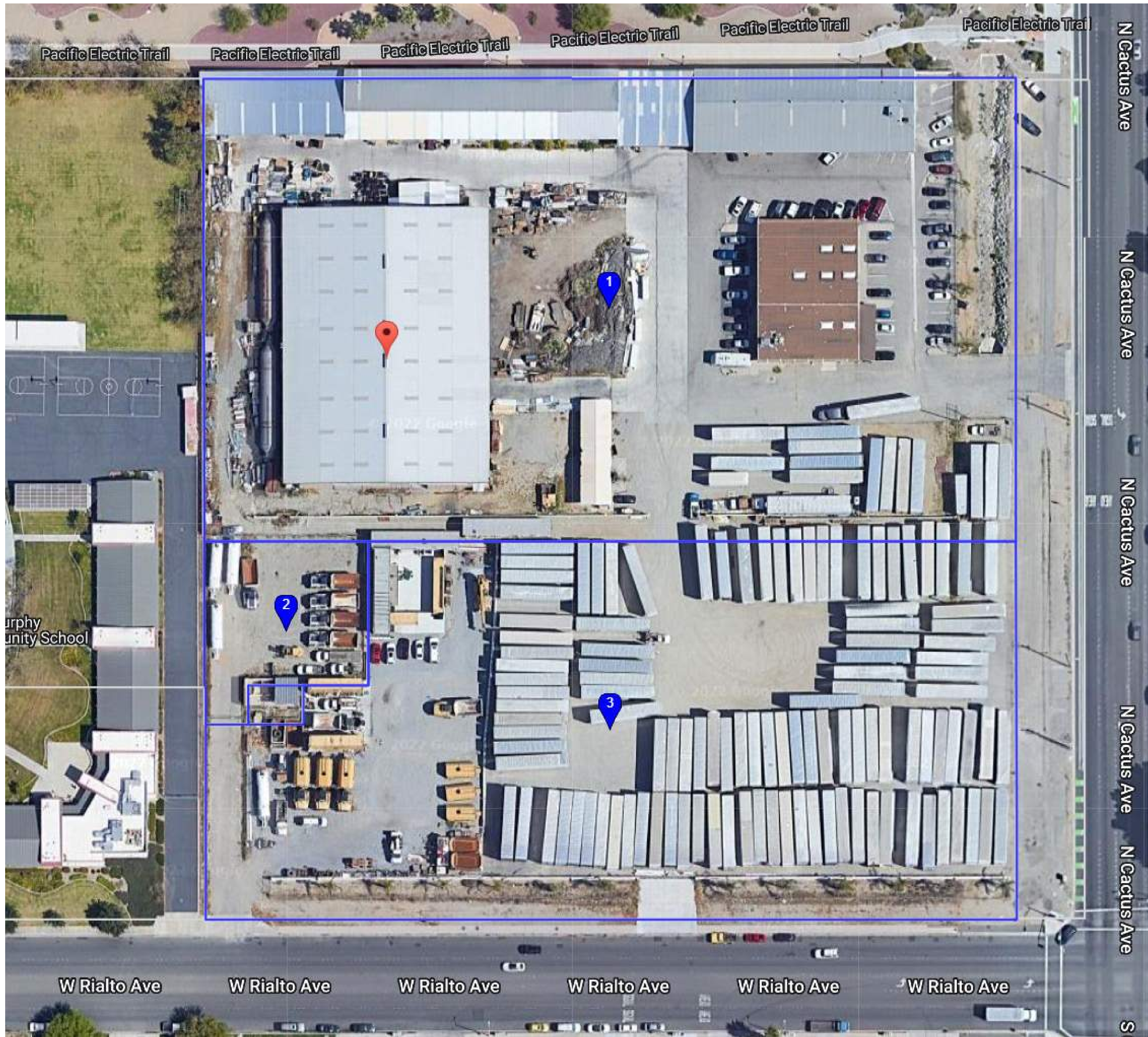
## PROJECT BENEFITS

- THE PROJECT WILL REVITALIZE A HIGH-PROFILE BUT SEVERELY UNDER-UTILIZED SITE.
- THE PROJECT IS DESIGNED TO MINIMIZE ADVERSE IMPACTS.
- THE PROJECT WILL PROVIDE THE CITY DIRECT ACCESS TO ITS WATER WELL AND ACT AS A BUFFER TO THE ADJACENT ADULT EDUCATION FACILITY.
- THE PROJECT WILL CREATE NEW HIGH-PAYING LOGISTICS INDUSTRY JOBS, GENERATE SIGNIFICANT REVENUE FOR THE CITY AND EMPLOY LOCAL UNION LABOR.

## DESIGN FEATURES

- REMOVAL OF DETERIORATING WAREHOUSE AND CONSTRUCTION OF A NEW LANDSCAPE BUFFER WITH EVERGREEN TREES, DROUGHT TOLERANT SHRUBS, AND WROUGHT IRON FENCING.
- COVERING THE EXPOSED CULVERT DITCH WITH CONCRETE AND LANDSCAPING TO MAKE THE ENTRANCE INTO THE PACIFIC ELECTRIC TRAIL MORE SAFE AND BEAUTIFUL.
- INSTALLATION OF SITE LIGHTING TO MAKE THE NEIGHBORHOOD FEEL MORE SAFE AT NIGHT.
- NEW LANDSCAPE BUFFER AND SOLID WALLS SYSTEM TO BEAUTIFY THE STREETFRONT AND MINIMIZE VIEWS OF THE PROJECT OPERATIONS.
- REMOVAL OF CONSTRUCTION EQUIPMENT STORAGE AND RECONFIGURATION OF WELL PARCEL TO IMPROVE ACCESS FOR THE CITY.
- REMOVAL OF MANUFACTURING JUNK/DEBRIS AND CONSTRUCTION OF LANDSCAPE BUFFER AND WROUGHT IRON SCREEN.





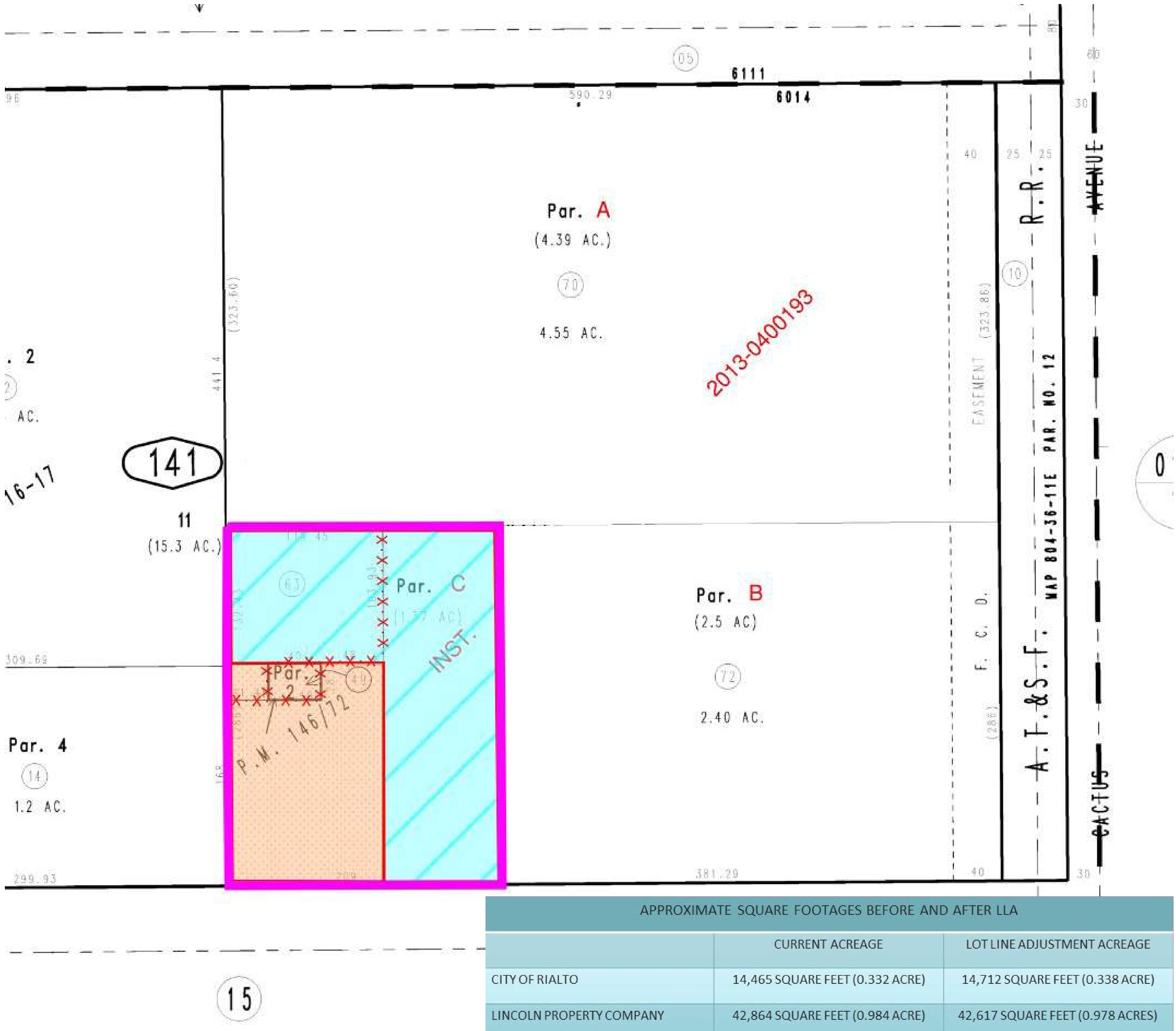
## CURRENT LAND CONFIGURATION

PROJECT LOCATION: 160 NORTH CACTUS AVENUE

CITY OF RIALTO OWNS LAND INDICATED AS NUMBER 2, PARACEL "A" FROM INSTRUMENT NO. 2014-0292191

LINCOLN PROPERTY COMPANY (LPC) OWNS LAND INDICATED AS NUMBER 1 AND 3 IN THE DIAGRAM





PROPOSED LOT LINE ADJUSTMENT

SWAP PORTIONS OF LAND OWNED BY LPC WITH THE CITY OF RIALTO.

LAND SWAP WILL YIELD SIMILAR ACREAGE FOR THE CITY TO ACCOMMODATE EXISTING WATER WELLS AND ACCESS.

LPC INTENDS TO OWN AND MERGE A PORTION OF LAND FROM THE CITY OF RIALTO.

REMOVE CURRENT LOT LINES AROUND LAND OWNED BY THE CITY OF RIALTO

PROPOSED LOT LINE RUNNING NORTH TO SOUTH FOLLOWS THE NON-EXCLUSIVE EASEMENT FROM INSTRUMENT NO. 90-0077476

DEED SWAP BEFORE LLA IS RECORDED.



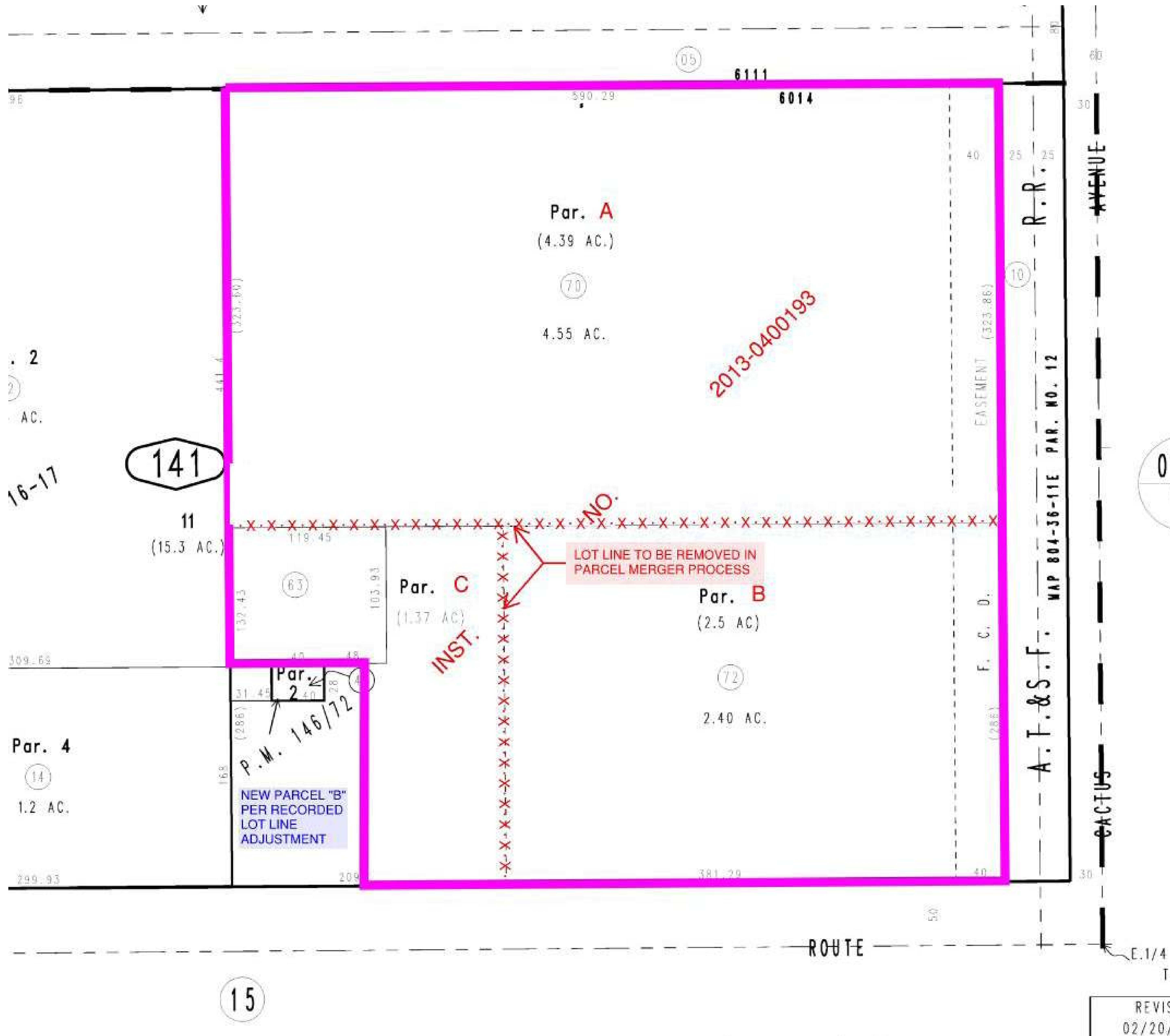
This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

LOT LINE ADJUSTMENT

160 N. CACTUS  
RIALTO, CA - LAX22-0030-00

WARE MALCOMB

09.20.2022



**PHASE 2: PROPOSED PARCEL MERGER**

MERGE NEW PARCEL "A" FROM PHASE 1'S LOT LINE ADJUSTMENT WITH THE EXISTING PARCEL A AND PARCEL B FROM CERTIFICATE OF COMPLIANCE NO. 206

- LEGEND:**
- X · X · X · X · X · X · X LOT LINE TO BE REMOVED
  - PARCEL MERGER BOUNDARY





WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION





VIEW AT MAIN ENTRY AT W RIALTO



# City of Rialto

## Legislation Text

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**File #:** EDC-22-966, **Version:** 1, **Agenda #:** 3

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For Economic Development Committee [November 9, 2022]

TO: Honorable Economic Development Committee Members

APPROVAL: Marcus Fuller, City Manager

FROM: Daniel Rosas, Associate Planner

**Master Case No. 2022-0034 (Related Files: General Plan Amendment No: 2022-0001, Specific Plan Amendment No: 2022-0002, Conditional Development Permit No: 2022-0019, Precise Plan of Design No. 2022-0031, Lot Line Adjustment No. 2022-0003 & Environmental Assessment Review No. 2022-0033):** Proposal to development of two (2) new industrial warehouses totaling 121,902 square feet on 6.02 gross acre of land located on the northeast of Valley Boulevard and Willow Avenue (APN: 0132-202-04, 0132-182-08 & -09) within the Rialto Gateway Specific Plan.



## Property Summary for proposed rezone FC to IP

- Site address: 280 W. Valley Blvd. Rialto, CA
- Site area: ±6.47 Acres
- Owner: 68 Valley L.P. (Investment Building Group)  
Proven So. Cal. Industrial Developer with plans for demo of  
existing structures and build 2 new mfg./dist. Buildings
- Former uses: FedEx parcel facility 1989 - 2011  
Goodfellow 2012-2022 (heavy machine repair/assembly)
- Current zoning: Freeway Commercial (FC)
- Proposed zoning: Industrial Park (IP)

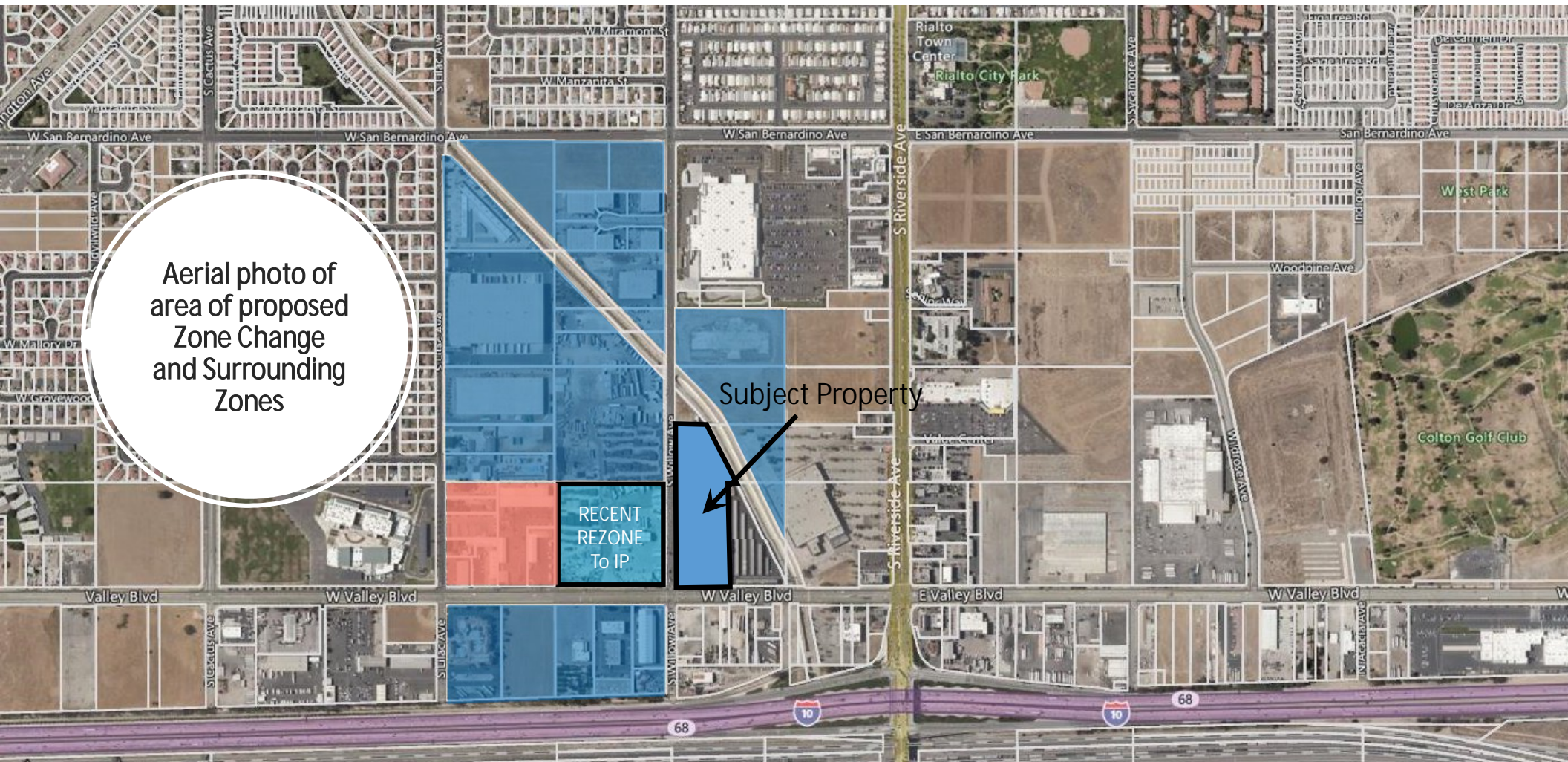
### Investment Building Group

5100 Campus Drive · Suite 300 · Newport Beach, CA 92660 · (949) 263-1111



All measurements are approximate and information from  
aerial photos deemed reliable but not guaranteed





■ Project Boundary

■ Freeway Commercial "FC"

■ Industrial Park "IP"



## Why the owner is requesting the rezoning

- New owner has invested the property with the intension of the rezone to IP as successfully done on other nearby properties along Valley Blvd.
- We need to change outdated zoning to be able to build the new infrastructure that will meet both current and future area demand.
- Current structures already conform to IP but are outdated. With new zoning, developer will redevelop the property improving it to modern IP standards.
- With IP zoning, the site will become fully utilized at its highest and best uses, directly translating into increased local employment and tax revenue.



Current aerial view and satellite photos of predeveloped site



All measurements are approximate and information from sources deemed reliable but not guaranteed.

Proposed:  
New First  
Class IP  
Buildings



## Summary of Benefits to City of Rialto

- Updating to IP rationalizes Rialto's zoning map with actual area activity.
- IP uses continue to be "Highest and Best Use" which ensures stable beneficial occupancy.
- The proposed development offers flexibly divisible floor plans to accommodate more types of businesses looking to relocate to Rialto.
- City will see increased revenue from up front developer fees and the tripling of the current property taxes annually.
- The quality redevelopment of this site will modernize the area's appearance, bring in desirable operations, thereby improving Rialto's image as a great place to bring your business.



# City of Rialto

## Legislation Text

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**File #:** EDC-22-954, **Version:** 1, **Agenda #:** 4

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For Economic Development Committee November 9, 2022

TO: Honorable Economic Development Committee Members

APPROVAL: Marcus Fuller, City Manager

FROM: Paul Gonzales, Community Development Manager

2021-2029 (Sixth Cycle) Housing Element Update Rezone Program

### **BACKGROUND**

On March 8, 2022, the City Council adopted the Sixth Cycle Housing Element Update as required by the State of California for all jurisdictions. The Element includes Housing Program 2B, rezone to provide adequate sites to accommodate the 2021-2029 Regional Housing Needs Assessment (RHNA). The rezone program will offer property owners an additional land use option. Existing underlying zoning and related property owner rights will remain.

The rezone program includes the following six opportunity areas:

- Opportunity Area 1: Foothill Boulevard Specific Plan,
- Opportunity Area 2: North Riverside Avenue,
- Opportunity Area 3: Gateway Specific Plan,
- Opportunity Area 4: Central Area Specific Plan,
- Opportunity Area 5: Baseline Parcels, and
- Opportunity Area 6: Baseline Shopping Center.

On June 29, 2022, the Economic Development Committee (EDC) directed staff to cease work on the rezone program until receiving a letter of compliance from the California Department of Housing and Community Development (HCD). Staff anticipates receipt of a letter of compliance within the next two months. However, waiting for a letter of compliance may render the city ineligible for certain funding opportunities, including the Permanent Local Housing Allocation (PLHA).

### **ANALYSIS/DISCUSSION**

To be eligible for the City's PLHA, the City must be compliant with state Housing Element Law, which, in Rialto's case, includes a certified Sixth Cycle Housing Element *and* adoption of the rezone program. To be eligible for the PLHA funds, the City's Housing Element must be certified, and the City must adopt the rezone program by February 28, 2023. Given the short timeframes for completion, staff is proceeding diligently with the rezone program in anticipation of meeting the deadlines.

The rezone program includes a citywide overlay and three specific plan amendments. The citywide overlay will provide property owners with the option of building residential at a density of up to fifty



(50) dwelling units per acre. The citywide overlay applies to sites located along and near Riverside Avenue in the vicinity of Easton Street and sites located along and near Baseline Avenue. The three specific plan amendments will also offer property owners the option of building residential. For both the citywide overlay and the specific plan amendments, property owners will have the option of developing uses permitted in the existing underlying zone or developing residential projects.

The proposed specific plan amendments include:

- An amendment to the Foothill Boulevard Specific Plan to increase density from 30 to 35 dwelling units per acre and remove density restrictions based on project size.
- An amendment to the Central Area Specific Plan to create a residential overlay allowing residential as a permitted use up to 48.4 dwelling units per acre.
- An amendment to the Gateway Specific Plan to create a residential overlay allowing residential as a permitted use up to 50 dwelling units per acre.

The three (3) city-sponsored specific plan amendments require initiation by the Planning Commission and authorization by the City Council. On October 26, 2022, the Planning Commission initiated the three specific plan amendments. After review from the EDC, the Planning Division will proceed to the City Council for authorization.

The rezone program adding the residential overlay will not impose any obligation on existing property owners to convert or change the use of their commercial or other non-residential uses on their property. Property owners retain full discretion to utilize the residential overlay, if they choose, to pursue development of residential units. There is no mechanism proposed by the rezone program to mandate or impose an obligation on existing property owners to redevelop their properties for residential uses.

### **FINANCIAL IMPACT**

The City received an SB 2 Planning Grant award from the California Department of Housing and Community Development (HCD) in the amount of \$310,000. A portion of the grant was designated for implementation of the Sixth Cycle Housing Element rezone program.

The Fiscal Year 2022-2023 General Fund budget appropriated \$152,517 for professional services for the Planning Division. Should additional funding be required for incidental expenses, sufficient funds are budgeted and available in the General Fund, Account No. 010-500-4260-2011.

### **RECOMMENDATION**

The Planning Division recommends that the EDC direct staff to request that City Council authorize three specific plan amendments to implement the rezone program included in the 2021-2029 (Sixth Cycle) Housing Element Update.

2021-2029 Housing Element Update

# Rezone Program

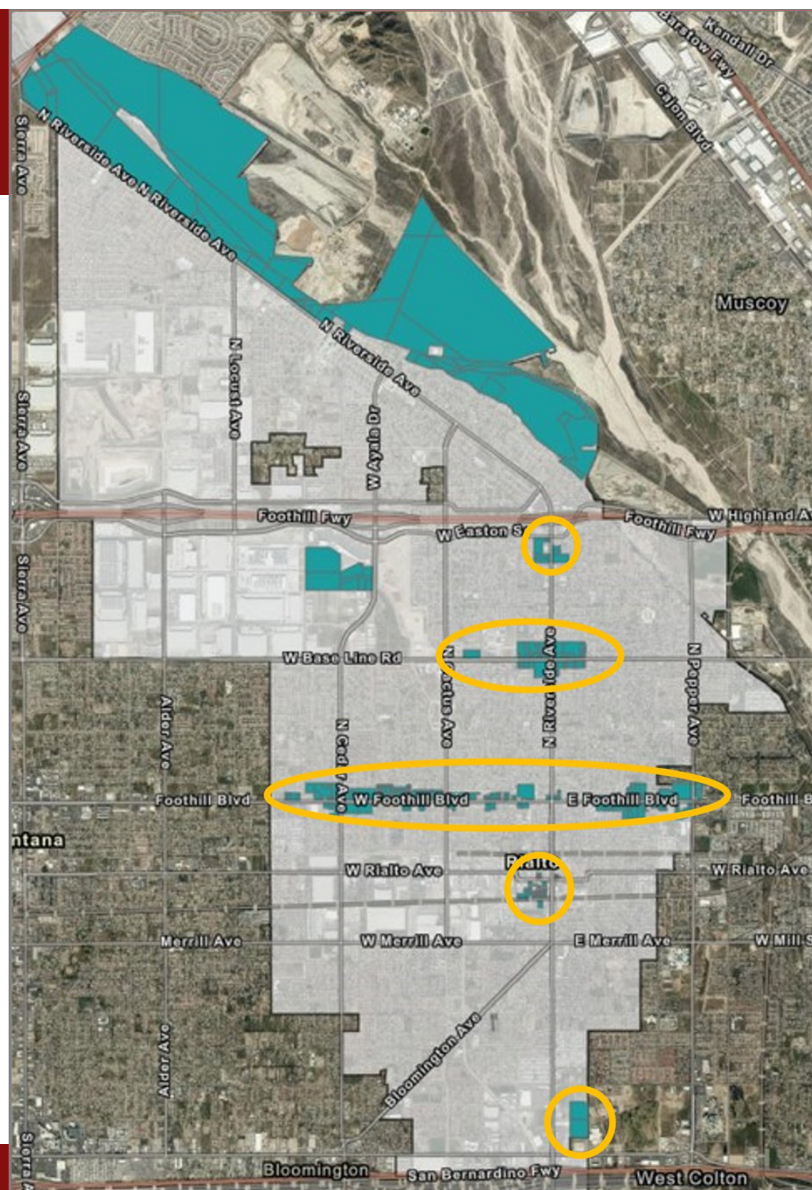
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Economic Development Committee

November 9, 2022



## Entering a Second Century of Progress





# Components of Rezone Strategy

- Citywide overlay will provide property owners with the option of building residential at a density of up to fifty (50) dwelling units per acres
- Foothill Boulevard Specific Plan amendment to provide property owners with the option of building residential at a density of up to 35 dwelling units per acre
- Central Area Specific Plan amendment to provide property owners with the option of building residential at a density of up to 48.4 dwelling units per acre
- Gateway Specific Plan amendment to provide property owners with the option of building residential at a density of up to 50 dwelling units per acre

# Next Steps

- City Council authorization of specific plan amendments
- Draft amendments
- Complete CEQA
- Public Meeting
- Public Hearing

To be eligible for PLHA funding, the rezoning will need to be completed and approved by February 28, 2023.



# City of Rialto

## Legislation Text

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**File #:** EDC-22-959, **Version:** 1, **Agenda #:** 5

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For Economic Development Committee November 9, 2022

TO: Honorable Economic Development Committee Members

APPROVAL: Marcus Fuller, City Manager

FROM: Paul Gonzales, Community Development Manager

City of Rialto Smart Cities Plan to Mitigate Impacts of Warehousing and Logistics

### **BACKGROUND**

On April 13, 2021, the City Council approved the submittal of an application in response to the Southern California Association of Governments' (SCAG) Sustainable Communities Program: Smart Cities and Mobility Innovation call for projects. The City's application for the Smart Cities Plan, that will analyze impacts of Warehousing and Logistics, was awarded the SCAG grant. SCAG led the consultant selection process and entered into a contract with the University of California Riverside (UCR). The project kicked off in July 2022.

### **ANALYSIS/DISCUSSION**

As the primary means of moving goods in the United States, freight transportation and distribution facilities provide jobs and generate tax revenues for state and local governments. However, freight transportation generates externalities such as air and noise pollution, pavement degradation, economic impacts and a variety of safety concerns.

The Smart Cities Plan to Mitigate Impacts of Warehousing and Logistics seeks to better understand the impacts of freight transportation and identify new technologies to mitigate impacts. Examples of new technologies include:

- Access Restriction and Pricing: limiting excessive numbers of vehicles or restricting certain types of vehicles from entering a designated area,
- Active Transportation and Demand Management: using intelligent transportation system technology to regulate traffic flow and influence travel behavior in real-time,
- Pavement Design and Management: long-lasting structural design, construction, and maintenance concept for hot mix asphalt pavements (also called long-life pavement or perpetual pavement),
- Emerging First-/Last-Mile Delivery Modes: drones, local delivery robots, self-driving vehicles, cargo bikes, and shared delivery used as alternatives for door-to-door delivery,
- Eco-Driving: the use of driver input or automation to modify how the vehicle is operated,
- Zero and Near-Zero Emission Vehicles: vehicles that use propulsion technology which does not produce or produces limited combustion engine exhaust,
- Truck Routes: designating streets for inter-city truck traffic in a way that reduces residents'

- exposure to truck exhaust,
- Land Use: use of freight-efficient land uses by embedding freight activity into the fabric of the built environment,
- Speed Management: street design elements and enforcement by police, radar, camera, or aircraft, particularly in geofenced areas to reduce excessive speed, and
- Right-Sizing of Vehicles and Fleets: consolidating loads and using smaller vehicles for delivery.

Additional information of these technologies will be presented during the EDC meeting on November 9, 2022. Through the project, the City may examine all or some of these technologies at the will of the Economic Development Committee. Staff seeks feedback and direction from the EDC regarding any technologies that should not be considered and any others that should.

The Smart Cities Plan to Mitigate Warehousing and Logistics process includes a literature review, stakeholder engagement, data collection and analysis, a technological assessment, a smart cities framework, a pilot project concept and work plan, and a Technology Action Plan.

A critical element to the success of the project involves engagement with elected and appointed officials, industry representatives, representatives of community organizations, and community members. The stakeholder engagement plan is anticipated to include:

- A Project Advisory Committee (PAC),
- Focus groups,
- Surveys, and
- Individual interviews.

Staff seeks feedback and direction from the EDC regarding engagement methods and formation of the PAC. The project team proposes to include the following members in the PAC:

- One member from each of the following: City Council, Planning Commission, Transportation Commission, Rialto Police Department, and Rialto Community Development Department
- Three to five industry representatives
- Three to five community organizational representatives from groups such as:
  - Center for Community Action and Environmental Justice
  - City of Rialto Chamber of Commerce
  - Inland Empire Economic Partnership
  - Inland Empire Community Collaborative
  - Inland Equity Partnership
  - Rialto Unified School District
  - San Bernardino Department of Public Health

### **FINANCIAL IMPACT**

The Smart Cities Plan to Mitigate Warehousing and Logistics is funded by SCAG. Therefore, there is no impact to the City's General Fund.

### **RECOMMENDATION**

The Planning Division recommends that the EDC give feedback and direction regarding smart cities

technologies to be considered as well as feedback and direction regarding engagement methods and formation of the PAC.

# City of Rialto: Smart Cities Plan to Mitigate Impacts of Warehousing and Logistics

**College of Engineering – Center for Environmental Research & Technology (CE-CERT)**  
**Center for Social Innovation (CSI)**  
*University of California at Riverside*

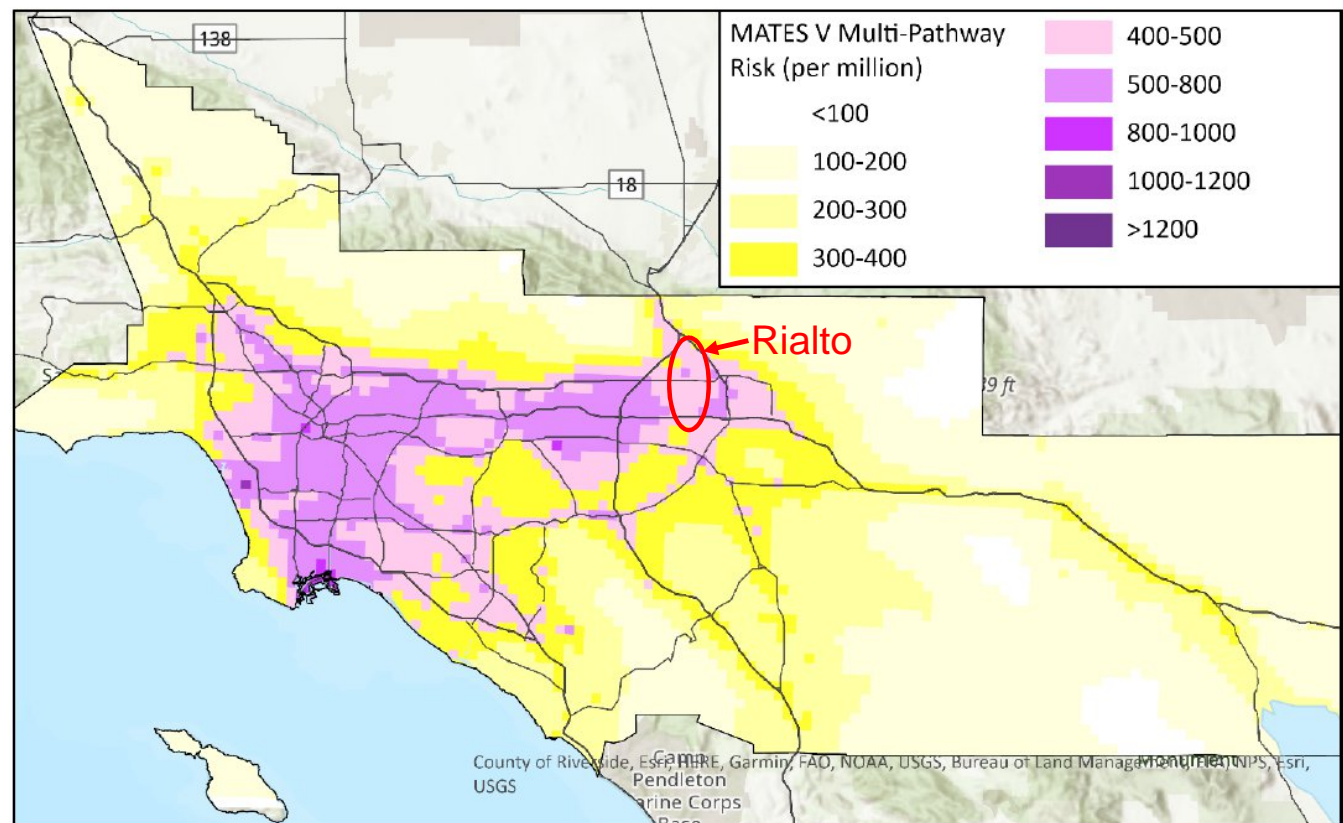
**Economic Development Committee Meeting**  
*November 9, 2022*

## Consultant Team – U. of California at Riverside

- College of Engineering – Center for Environmental Research and Technology (CE-CERT)
  - 30 years of excellence in research and education to address society's most pressing challenges in air quality, climate change, energy, and transportation
- School of Public Policy's Center for Social Innovation (CSI)
  - Integrate researchers, community organizations, and civic stakeholders in collaborative projects and long-term partnerships that boost collective impact

# Freight transportation generates many externalities

- **Truck traffic** can lead to air and noise pollution, parking, pavement degradation, and safety concerns
- **88%** of air toxics emissions are from mobile sources



Source: SCAQMD (2021). Draft MATES V Study.

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## Project Goal

*Address changes that can be made to improve the local environment, reduce air pollution, and enable mobility innovation*

- What types of trips begin and end in Rialto's industrial areas (first-mile, middle-mile, or last-mile)?
- How are streets, intersections, air quality, safety, maintenance, and communities impacted by goods movement?
- What technological and policy solutions are best suited for the City of Rialto?

## Scope of Work

- Literature Review
- Stakeholder outreach and engagement
- Data collection and analysis
- Technological assessment
- Pilot project concept development
- Technology Action Plan development

# Impacts and Potential Mitigation Strategies

Impacts	Potential Mitigation Strategies
Traffic congestion	Access restriction and pricing Active transportation and demand management
Road maintenance	Pavement design and management Emerging first-/last-mile delivery modes
Air pollution	Eco-driving Zero and near-zero emission vehicles
Public health	Truck routes Land use
Safety	Speed management Right-sizing of vehicles and fleets

# Methods of Public Engagement

- Project Advisory Committee (PAC)
- Focus groups
- Surveys
- Individual interviews

## Project Advisory Committee

- 1 from Planning Commission
- 1 from City Council
- 1 from Transportation Commission
- 1 from Rialto Police Department
- 1 from Rialto Community Development Department
- 3-5 industry representatives
- 3-5 from community organizations, e.g.,
  - Center for Community Action and Environmental Justice
  - City of Rialto Chamber of Commerce
  - Inland Empire Community Collaborative
  - Inland Empire Economic Partnership
  - Inland Equity Partnership
  - Rialto Unified School District
  - San Bernardino Department of Public Health

## Discussion

- Feedback and direction regarding potential mitigation technologies
- Feedback and direction regarding composition of Project Advisory Committee



# City of Rialto

## Legislation Text

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**File #:** EDC-22-952, **Version:** 1, **Agenda #:** 6

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For Economic Development Committee November 9, 2022

TO: Honorable Economic Development Committee Members

APPROVAL: Marcus Fuller, City Manager

FROM: Paul Gonzales, Community Development Manager

Truck Route Moratorium

### **BACKGROUND**

The City recently completed the 2022 Citywide Truck Route Study that analyzed all existing truck routes in Rialto. The Truck Route Study contains a map (**Attachment A**) of recommended truck routes for the City based on the analysis. Certain segments previously approved for general truck traffic are now recommended for decommission and new segments are recommended to complete truck routes throughout the City and connect to adjacent jurisdictions.

The Citywide Truck Route Study is tentatively scheduled for presentation to the City Council on December 13, 2022. At that time, the City Council will consider the Truck Route Study for approval.

### **ANALYSIS/DISCUSSION**

The recommended truck routes will be incorporated into the General Plan in the forthcoming General Plan Update. In the meantime, staff is proposing a moratorium to prohibit inter-city truck traffic on streets not included for recommendation in the Truck Route Study. On November 15, 2022, staff intends to request that the City Council set a public hearing for December 13, 2022, to consider adoption of an interim urgency ordinance.

### **FINANCIAL IMPACT**

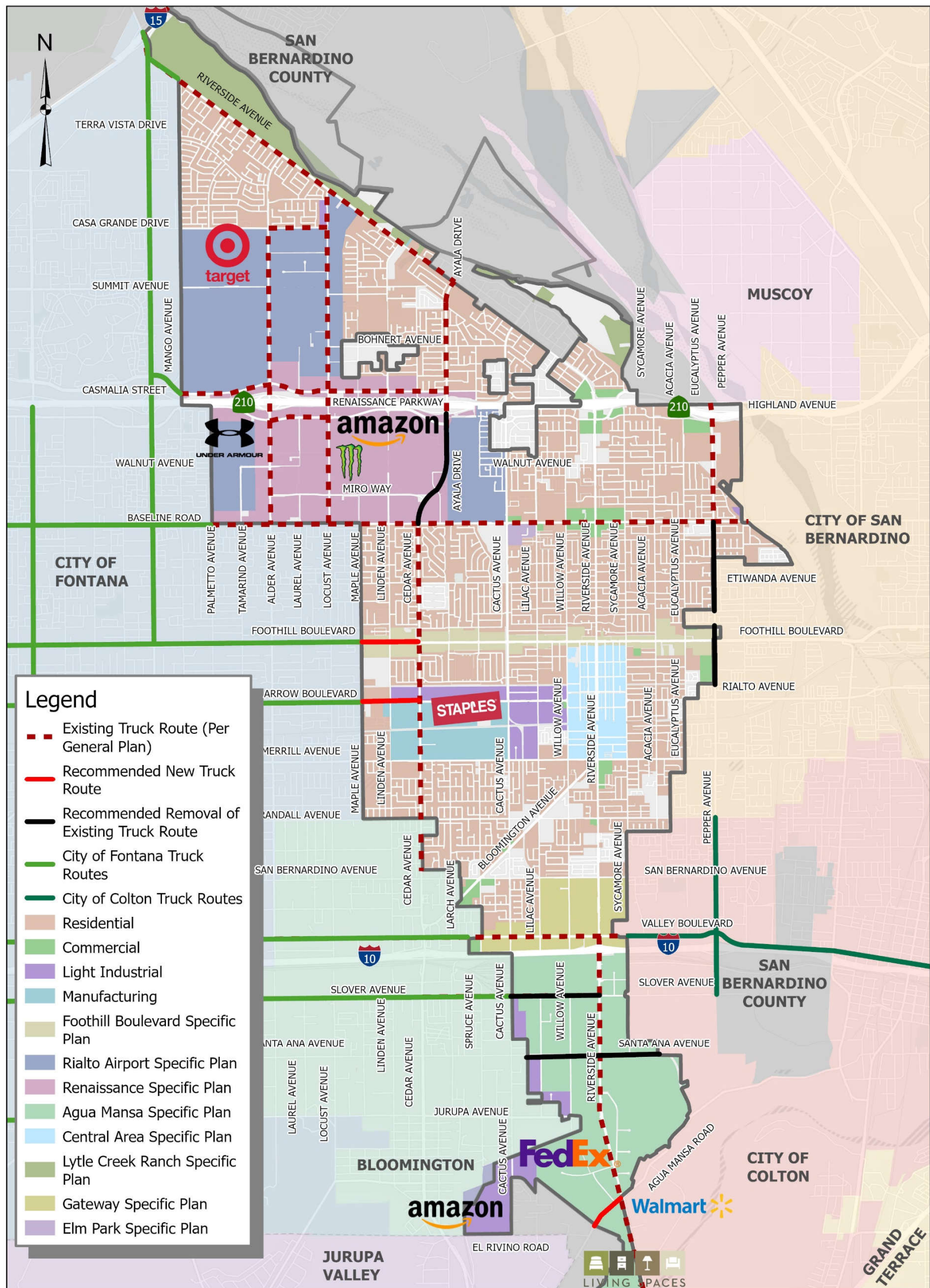
There is no negative fiscal impact to the City's general fund incurred by adopting an urgency ordinance to prohibit inter-city truck traffic on certain roads.

### **RECOMMENDATION**

It is recommended that the Economic Development Committee direct staff to proceed with a public hearing on December 13, 2022, for consideration of a moratorium on inter-city truck traffic on roads excluded from the recommended routes in the Truck Route Study.



Figure 15 – Recommended Truck Routes



# 2022 Truck Route Moratorium

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Economic Development Committee

November 9, 2022

# Truck Route Study



## City of Rialto

### 2022 CITYWIDE TRUCK ROUTE STUDY

Date: September 16, 2022



1200 ROOSEVELT, IRVINE, CA 92620

949-861-4999

[www.advantec-usa.com](http://www.advantec-usa.com)



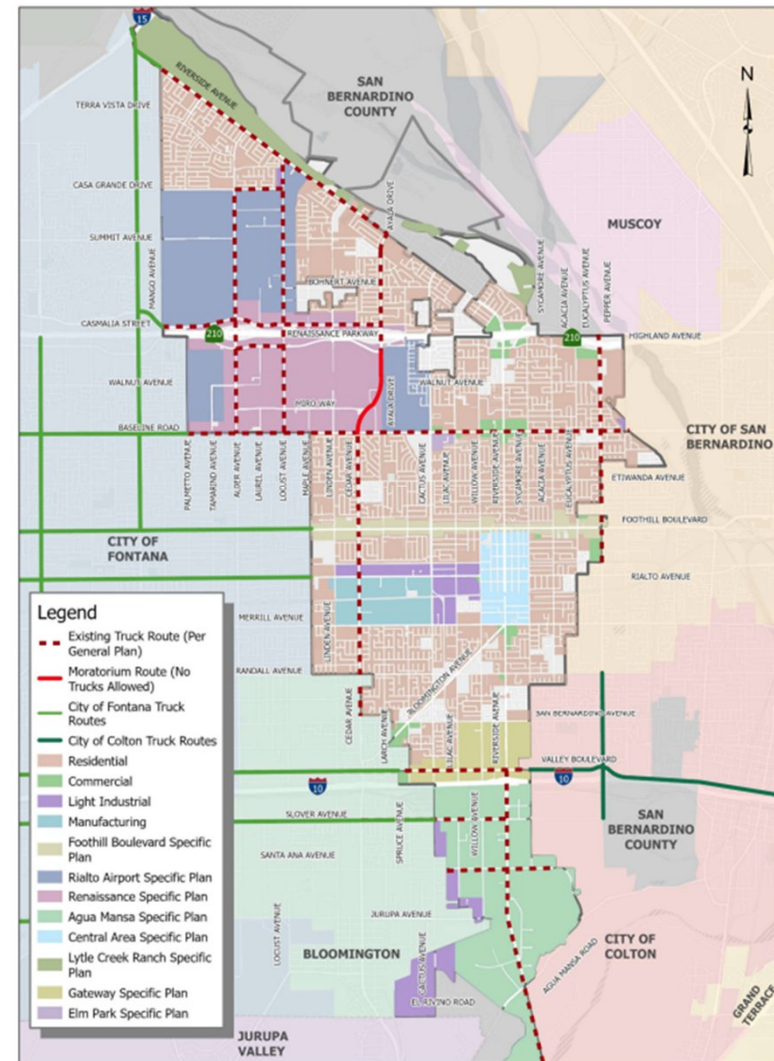


# Existing Routes

- SR-210 freeway, I-10 freeway
- Riverside Avenue from West City Limits to Ayala Drive
- Riverside Avenue from Valley Boulevard to South City Limits
- Alder Avenue from Casa Grande Drive to Baseline Road
- Locust Avenue from Riverside Avenue to Baseline Road
- Ayala Drive from Riverside Avenue to Baseline Road
  - A moratorium restricts truck traffic on Ayala Drive from I-210 freeway to Baseline Road
- Cedar Avenue from Baseline Road to El Rivino Road
- Casa Grande Drive from Alder Avenue to Locust Avenue
- Casmalia Street from Mango Avenue to Ayala Drive
- Renaissance Parkway from Alder Avenue to Locust Avenue
- Baseline Road from West City Limits to East City Limits
- Pepper Avenue from Highland Avenue to City Limits
- Valley Boulevard from West City Limits to East City Limits
- Slover Avenue from West City Limits to East City Limits
- Santa Ana Avenue from West City Limits to East City Limits



Figure 5 – Existing Truck Routes



# Recommended Routes

## Decommission

- Ayala Drive from I-210 freeway to Baseline Road
- Pepper Avenue from Baseline Road to Rialto Avenue
- Slover Avenue from Cactus Avenue to Riverside Avenue
- Santa Ana Avenue between west city limits and east city limits

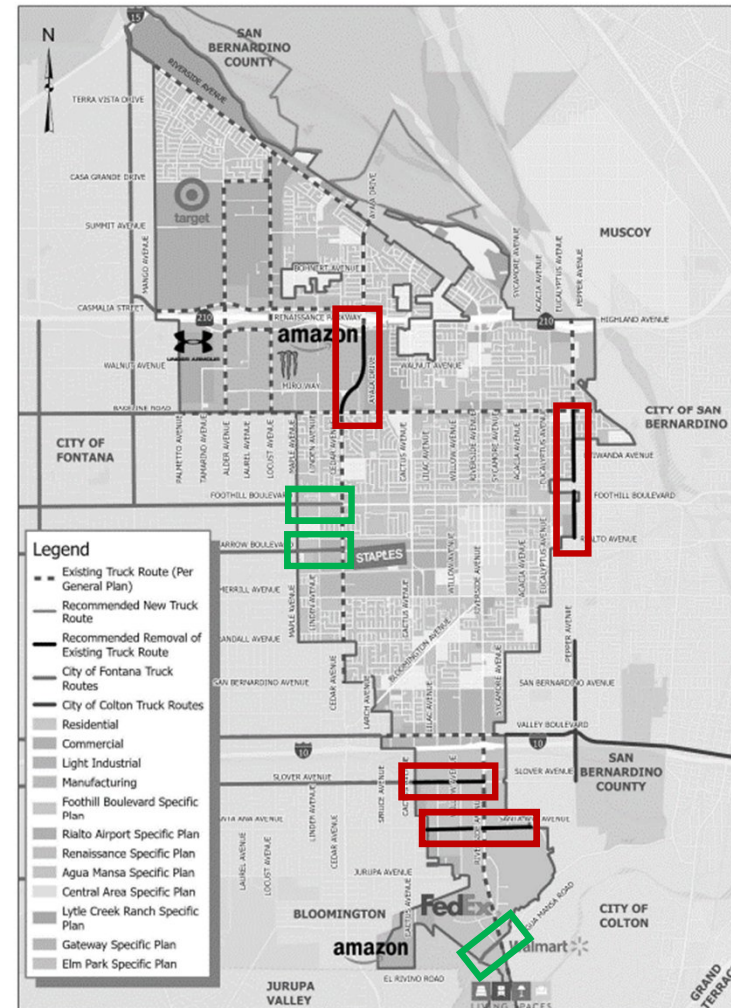
## Add

- Foothill Boulevard between Maple Avenue and Cedar Avenue
- Arrow Boulevard between Maple Avenue and Cedar Avenue
- Agua Mansa Road between south city limits and Riverside Avenue



2022 Citywide Truck Route Study  
City of Rialto

Figure 15 – Recommended Truck Routes



# Next Steps

- November 15, 2022: Set public hearing for City Council
- December 13, 2022: Open public hearing and consider the adoption of an urgency ordinance decommissioning certain street segments, designating the amended truck routes, and establishing a moratorium to prohibit truck traffic on all other streets within the City.



# City of Rialto

## Legislation Text

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**File #:** EDC-22-977, **Version:** 1, **Agenda #:** 7

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For Economic Development Committee [November 9, 2022]

TO: Honorable Economic Development Committee Members

APPROVAL: Kathy Brann, Economic Development Manager

Downtown Property Update

### **DISCUSSION:**

#### **131 S. Riverside - REA**

The tenant has moved out of the property as of October 31, 2022. An item is on the November 15, 2022, City Council acting as the Successor Agency to adopt a Resolution to retain the property for Government purposes. This Resolution must be approved by the County Oversight Board and the State Department of Finance.

#### **136 S. Riverside - vacant building**

Staff was directed by the City Council to auction the property; however, the City first had to post the property as "Surplus Land", for 60 days and approved by HCD. The City received approval by HCD, October 14, 2022, to proceed with the sale of the property. City Council will need to approve a Resolution at the December 13, 2022, meeting to establish the process for proceeding with the auction.

#### **119 N. Riverside - Cuca's**

An inspection was conducted by Platinum Inspection on October 20, 2022, to determine the extent of damages and repair of the building. Cuca's has been notified that per their lease, they were requirement to maintain the building in proper working order. The extent of the repairs is fairly extensive, to the degree that the appraised value starting bid may need to be reduced.

### **INFORMATIONAL ITEMS**