



City of Rialto

Regular Meeting - Final Planning Commission

Wednesday, November 10, 2021

6:00 PM

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

Public Participation Procedures

NOTICE IS GIVEN THAT THE CITY COUNCIL OF THE CITY OF RIALTO HAS DECLARED A LOCAL EMERGENCY RELATED TO COVID-19, AND IN COMPLIANCE WITH SOCIAL DISTANCING PROTOCOLS REQUIRED BY GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20 AND THE STATE DEPARTMENT OF PUBLIC HEALTH, THE COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC WITH LIMITED SEATING INSIDE. THE PUBLIC WILL HAVE AN OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM AT LEAST TWO (2) HOURS BEFORE THE MEETING TIME, AS FOLLOWS:

- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION, C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376; OR
- BY EMAIL TO PLANNING@RIALTOCA.GOV.

Call To Order

Pledge of Allegiance

Roll Call

Chair Frank Gonzalez, Vice-Chair Jerry Gutierrez, Artist Gilbert, Al Twine, BarBara Chavez, Dale Estvander, John Peukert

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-21-0820](#)

Minutes from the September 29, 2021 Planning Commission meeting.

Attachments: [PC MTG MINS 9-29-2021.docx](#)

Public Hearings

[PC-21-0819](#) **Conditional Development Permit No. 2021-0022:** A request to construct and operate a 43,000 square foot industrial storage warehouse building on 2.00 acres of land (APN: 0258-111-37) located on the south side of Santa Ana Avenue approximately 355 feet west of Willow Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan.

Precise Plan of Design Permit No. 2021-0020: A request to construct a 43,000 square foot industrial storage warehouse building on 2.00 acres (APN: 0258-111-37) located on the south side of Santa Ana Avenue approximately 355 feet west of Willow Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan.

Together, the above shall hereinafter be referred to as “Project” or “project”. This Project is categorically exempt from the California Environmental Quality Act pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines.

Attachments: [Exhibit A - Location Map](#)
 [Exhibit B - Site Plan](#)
 [Exhibit C - Office Floor Plan](#)
 [Exhibit D - Elevations](#)
 [Exhibit F - Traffic Scoping Agreement](#)
 [Exhibit E - Conceptual Landscape Plan](#)
 [Exhibit G - Draft Resolution for CDP No. 2021-0022](#)
 [Exhibit H - Draft Resolution for PPD No. 2021-0020](#)

[PC-21-0817](#) **Conditional Development Permit No. 2021-0037:** A request to operate an outlet store within an existing 2,146 square foot tenant space located at 523 S. Riverside Avenue within the Central Commercial (C-2) Zone (“Project” or “project”). This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities Projects) of the State CEQA Guidelines.

Attachments: [Exhibit A - Location Map](#)
 [Exhibit B - Site Plan](#)
 [Exhibit C - Floor Plan](#)
 [Exhibit D - Draft Resolution for CDP No. 2021-0037](#)

Action Items

Planning Division Comments

[PC-21-0835](#)

Planning Commission - Miscellaneous Items Tracking Report

Attachments:

[PC Misc. Items Tracking Report - 11-10-2021](#)

[Gas Station Car Washes - Map Exhibit](#)

[Standalone Car Washes - Map Exhibit](#)

Commissioner Reports

Adjournment



City of Rialto

Legislation Text

File #: PC-21-0820, **Version:** 1, **Agenda #:**

Minutes from the September 29, 2021 Planning Commission meeting.



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
September 29, 2021 - 6:00 p.m.

The Regular meeting of the Planning Commission of the City of Rialto was held in the City of Rialto City Council Chambers located at 150 South Palm Avenue, Rialto, California 92376, on Wednesday, September 29, 2021.

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This meeting was called by the presiding officer of the City of Rialto Planning Commission in accordance with the provisions of **Government Code §54956** of the State of California.

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CALL TO ORDER

Chair Frank Gonzalez called the meeting to order at 6:00 p.m.

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PLEDGE OF
ALLEGIANCE

Vice Chair Jerry Gutierrez led the pledge of allegiance.

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ROLL CALL

Roll Call was taken by Senior Planner Daniel Casey.

Present:

Chair Frank Gonzalez
Vice-Chair Jerry Gutierrez
Commissioner John Peukert
Commissioner Dale Estvander
Commissioner Al Twine
Commissioner BarBara Chavez
Commissioner Artist Gilbert

Absent:

Staff Present:

Senior Planner, Daniel Casey
Senior Planner, Siri Champion
Administrative Assistant, Adrianna Martinez

**ORAL
COMMUNICATION**

Chair Frank Gonzalez asked if there were any oral communications from the public not on the agenda. Adrianna Martinez stated there were none.
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**PLANNING
COMMISSION
MEETING MINUTES**

Chair Gonzalez announced that the next item on the agenda is Planning Commission Meeting Minutes.

Motion by Commissioner Dale Estvander, second by Commissioner BarBara Chavez to move to approve the July 14, 2021, Planning Commission Special Meeting Minutes. All in favor, *motion carried 7-0-0*.

Motion by Commissioner Dale Estvander, second by Commissioner Artist Gilbert to move to approve the July 28, 2021, Planning Commission Meeting Minutes. All in favor, *motion carried 7-0-0*.

PUBLIC HEARINGS

Chair Gonzalez stated the next item on the agenda is Conditional Development Permit No. 2021-0033.

Associate Planner Daniel Rosas presented a request to allow the establishment and operation of an undergraduate college within an existing church development located at 2759 North Ayala Drive.

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Chair Gonzalez opened the Public Hearing.

Mike Story, Applicant

Mike Story addressed the Commission and expressed the church entered into partnership with Oak Valley College who is looking to expand their admissions from 50 students to 200. The College is a faith-based college where students can earn a business degree in three years debt free.

Eric Blum, President of Oak Valley College

Eric Blum addressed the Commission and advised Oak Valley College is undergoing accreditation with the Western Association of Schools and Colleges (WASC). The college currently has 80 advisory members who are in business related fields with whom students are paired with. Students graduate debt free as they

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Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Al Twine. All in favor, *motion carried 7-0-0*.

Motion by Commissioner Artist Gilbert, second by Commissioner BarBara Chavez to approve Conditional Development Permit No. 2021-0006. All in favor, *motion carried* 7-0-0.

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PRESENTATION

Chair Gonzalez stated the next item on the agenda is the request to receive and file a status update on the Draft 6th Cycle Housing Element Update 2021-2029.

Senior Planner Siri Champion addressed the Commission and advised the next steps are to send the document to City Council and upon approval, send it to Housing Community Development (HCD) for their review and consider any edits. Lastly, the City will adopt the Housing Element with the agreed upon changes. Siri also stated the deadline for completing the update is February 2022.

Siri also advised shortly prior to the meeting staff received comments and have not had an opportunity to respond. A copy of each response was provided to the Commission.

The Commission asked how long it will take to make the changes stated in the response to which stated it is dependent upon HCD's review and comments. Once feedback is provided to the City, it will be brought before the Commission to discuss the strategy on how to address the comments.

Anthony Kim, Inland Counties Legal Services (ICLS)

Anthony Kim addressed the Commission and stated ICLS sees several deficiencies in the City's draft Housing Element including the inventory sites and housing programs. The draft does not identify adequate site with a realistic capacity to accommodate the lower income Regional Housing Needs Allocation (RHNA). The Housing Element must include an adequate rezoning program to rely on the proposed identified opportunity areas, analyze the sites to ensure the development will affirmatively further fair housing, and demonstrate a commitment to implement housing programs that will encourage and facilitate development of housing that meets the needs of all economic segments of the community.

Delshawn McClellon, Representative for Southwest Regional Council of Carpenters

Delshawn McClellon, on behalf of the Southwest Regional Council of Carpenters, is asking the City to consider utilizing skilled and trained workforce policies and requirements to benefit the local area's economy and mitigate greenhouse gas, and transportation impacts.

Jeff Green, Inland Equity Partnerships

Jeff Green stated Inland Equity Partnerships feels the draft will not meet HCD's requirements as it lacks a Zoning for Navigation Center, which is State law. In addition, the City does not have a plan should people be displaced who are located on Foothill Boulevard.

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**PLANNING
DIVISION
COMMENTS**

Chair Gonzalez stated that the next item on the agenda is Planning Division Comments

Senior Planner Daniel Casey announced the next Planning Commission meeting scheduled for October 13, 2021.

Daniel Casey also provided updates on miscellaneous items.

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**PLANNING
COMMISSION
COMMENTS**

Chair Gonzalez stated that the next item on the agenda is Planning Commission Comments.

The Commission asked for an update on the Renaissance housing. Daniel Casey advised an application for 403 single-family residences has been submitted.

The Commission requested staff to prepare a map showing all car washes within the City, as well as all sites with alcohol sales.

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ADJOURNMENT

Motion by Commissioner Dale Estvander, second by Vice Chair Jerry Gutierrez to adjourn the meeting. All were in favor, *motion carried 7-0-0.*

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The Regular Planning Commission meeting on Wednesday, September 29, 2021, adjourned at 6:39p.m.

Minutes prepared by Adrianna Martinez, Administrative Assistant

Frank Gonzalez, Chair Planning Commission



City of Rialto

Legislation Text

File #: PC-21-0819, **Version:** 2, **Agenda #:**

For the Planning Commission Meeting of November 10, 2021

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Daniel Casey, Acting Community Development Manager
FROM: Dionne Harris, Senior Planner

Conditional Development Permit No. 2021-0022: A request to construct and operate a 43,000 square foot industrial storage warehouse building on 2.00 acres of land (APN: 0258-111-37) located on the south side of Santa Ana Avenue approximately 355 feet west of Willow Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan.

Precise Plan of Design Permit No. 2021-0020: A request to construct a 43,000 square foot industrial storage warehouse building on 2.00 acres (APN: 0258-111-37) located on the south side of Santa Ana Avenue approximately 355 feet west of Willow Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan.

Together, the above shall hereinafter be referred to as “Project” or “project”. This Project is categorically exempt from the California Environmental Quality Act pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines.

APPLICANT:

Lord Constructors, Inc., 1920 West Eleventh Street, Upland, CA 91786.

LOCATION:

The Project site (APN: 0258-111-37) is located on the south side of Santa Ana Avenue and approximately 355 feet west of Willow Avenue, as shown on the attached Location Map (**Exhibit A**).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	General Plan Designation
Site	General Industrial with a Specific Plan Overlay
North	General Industrial with a Specific Plan Overlay
East	General Industrial with a Specific Plan Overlay
South	General Industrial with a Specific Plan Overlay

West	Light Industrial with a Specific Plan Overlay
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Surrounding Zoning Designations

Location	Zoning
Site	Agua Mansa Specific Plan (Heavy Industrial (H-IND))
North	Agua Mansa Specific Plan (Heavy Industrial (H-IND))
East	Agua Mansa Specific Plan (Heavy Industrial (H-IND))
South	Agua Mansa Specific Plan (Heavy Industrial (H-IND))
West	Agua Mansa Specific Plan (Heavy Industrial (H-IND))

Site Characteristics

The project site is a relatively flat, square-shaped piece of land comprised of one (1) parcel. Altogether, the project site is 2.00 acres in size with approximate dimensions of 305 feet (north-south) by 285 feet (east-west). The project site is bound on the north by Santa Ana Avenue. The project site is vacant and covered by natural grasses and shrubs.

Surrounding Area

To the north of the project site is vacant land, and to the east is an approximately 52,000 square foot industrial building occupied by Fresh Start Bakeries, which is a commercial baker. To the south is a truck terminal facility occupied by UPS Freight, and to the west is a 137,538 square foot industrial building occupied by Lineage Logistics Company.

ANALYSIS/DISCUSSION:

Project Proposal

Lord Constructors, Inc., the applicant, proposes to construct a 43,000 square foot industrial storage warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements. The proposed tenant for the new building is Access Partners, which is a distributor of food service, janitorial, and equipment supplies.

Entitlement Requirements

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

- **Conditional Development Permit:** The development and operation of the Project within the H-IND zone of the Agua Mansa Specific Plan requires the approval of a Conditional Development Permit, pursuant to Section 18.112.030A(7) of the Rialto Municipal Code.
- **Precise Plan of Design:** The design of the development and the related site improvements (e.g. building exterior, landscaping, etc.) requires the approval of a Precise Plan of Design, pursuant to Section 18.65.010 of the Rialto Municipal Code.

Site Design

According to the site plan (**Exhibit B**), the applicant will construct a 43,000 square foot industrial storage warehouse on the west side of the project site. The proposed layout will place the truck court at the southeast end of the project site and passenger vehicle parking areas on the east and south sides of the building. A new thirty-three (33) foot wide driveway connected directly to Santa Ana Avenue on the east end of the project frontage will provide full access movements for both trucks and passenger vehicles. Other proposed on-site improvements include paving, lighting, landscape planters, 8-foot-tall split-face block screen walls, and an underground stormwater infiltration system.

Floor Plan

The floor plan for the proposed building (**Exhibit C**) indicates that the building will consist of 4,000 square feet of office space and 39,000 square feet of warehouse space. The office space will occupy the northeast corner of the building, with 2,000 square feet on the ground floor and another 2,000 square feet up above on a second floor. The east side of the building will have three (3) dock high loading doors and one (1) grade level roll-up door, and the south side of the building will have one (1) additional grade level roll-up door. The applicant will place the main entrance to the building on the east side of the office space for convenient access to the employee/customer parking lot, along with in the north side of the building, along with seven (7) secondary/emergency exits distributed amongst all four (4) sides of the building.

Architectural Design

The proposed building will feature vertical and horizontal wall plane articulation in the form of projected wall panels and/or panel height variations on all four (4) sides of the building. As shown on the elevations (**Exhibit D**), the building height ranges from 35.5 feet to 37.5 feet from the finished floor level. The exterior of the building will be of concrete tilt-up wall construction painted with a palette of three (3) different colors - various gray tones. Other architectural features of the building include reveals, metal brow accents, and glazing.

Parking

The development will have 41 auto-parking spaces, including two (2) ADA accessible parking spaces and three (3) electric/clean air vehicle parking spaces. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart below and as required by Table 13 (Off-Street Parking Requirements) of the Agua Mansa Specific Plan, which requires one (1) parking space for every 300 square feet of office space gross floor area, one (1) parking space for every 1,000 square feet of warehouse space gross floor area up to 10,000 square feet, and one (1) parking space for every 2,000 square feet of warehouse space gross floor area beyond 10,000 square feet:

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces required
Office Office 1 st Floor Office 2 nd Floor Warehouse	2,000 2,000	1 / 300 1 / 300	7 7
Floor area up to 10,000 square feet	10,000	1 / 1,000 1 /	10 15
Floor area 10,001 square feet or more	29,000	2,000	

Landscaping

The landscape coverage for the project is 13.8 percent. This includes a thirty-four (34) foot deep landscape planter along Santa Ana Avenue, as well as planters around the perimeter of the building and the project site. The landscape planter along Santa Ana Avenue will feature a two (2) foot high berm along the frontage of the building. All the landscape planters will feature a variety of trees spaced every thirty (30) linear feet and an abundant number of shrubs and groundcover (**Exhibit E**).

Floor Area Ratio

Per Chapter 2 (Managing Our Land Supply) of the Rialto General Plan, the maximum allowable Floor Area Ratio (FAR) for parcels within the General Industrial land use designation is 100.0 percent. The FAR proposed for the project is 49.5 percent, which is well within the allowable limit.

Traffic

LSA Associates, Inc. prepared a Traffic Impact Analysis Scoping Agreement (TIASA), dated October 22, 2021, to assess the project's potential impacts to local streets and intersections (**Exhibit F**). The TIASA estimates that the project will generate up to approximately 74 actual daily vehicle trips (112 PCE daily vehicle trips) with 8 actual (13 PCE) trips in the AM peak hour and 9 actual (14 PCE) trips in the PM peak hour. Trucks will constitute up to 22 of the 74 actual daily vehicle trips. The TIASA concluded that the project will generate an insignificant amount of traffic and will not significantly impact any nearby intersections or roadway segments. However, the project traffic will contribute to existing delays at the intersections of Riverside Avenue and Slover Avenue and Riverside Avenue and Riverside Avenue and I-10 EB Ramps, and in response the applicant will contribute a "fair-share" payment in the amount of \$40,462 towards improvements to those intersections.

Land Use Compatibility

The project is consistent with the H-IND land use district, the Agua Mansa Specific Plan, and Chapter 18.112 (Indoor Storage Facilities) of the Rialto Municipal Code. The nearby area is predominantly designated for and developed with industrial uses, and as a result, there are no sensitive uses near the project site. Additionally, the Draft Resolutions of Approval contain conditions of approval requiring that the project not exceed the traffic estimates contained within the TIASA, thereby ensuring that the project will not significantly impact local streets and intersections. The project will be a benefit to the community and an improvement to the surrounding area.

GENERAL PLAN CONSISTENCY:

The General Plan land use designation of the site is General Industrial with a Specific Plan Overlay. According to Chapter 2 (Managing Our Land Supply) of the Rialto General Plan, warehouse uses, such as the project, are consistent with the General Industrial land use designation. Furthermore, 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:

California Environmental Quality Act

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies as a Class 32 exemption under CEQA Guidelines Section 15332 - In-Fill Development Projects - as the project is consistent with the Rialto General Plan and the H-IND designation of the Agua Mansa Specific Plan, the project occurs on a site less than 5.0 acres in size that is substantially surrounded by development, the project site has no value as habitat for threatened or endangered species, the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the project site can be adequately served by all required utilities and public services.

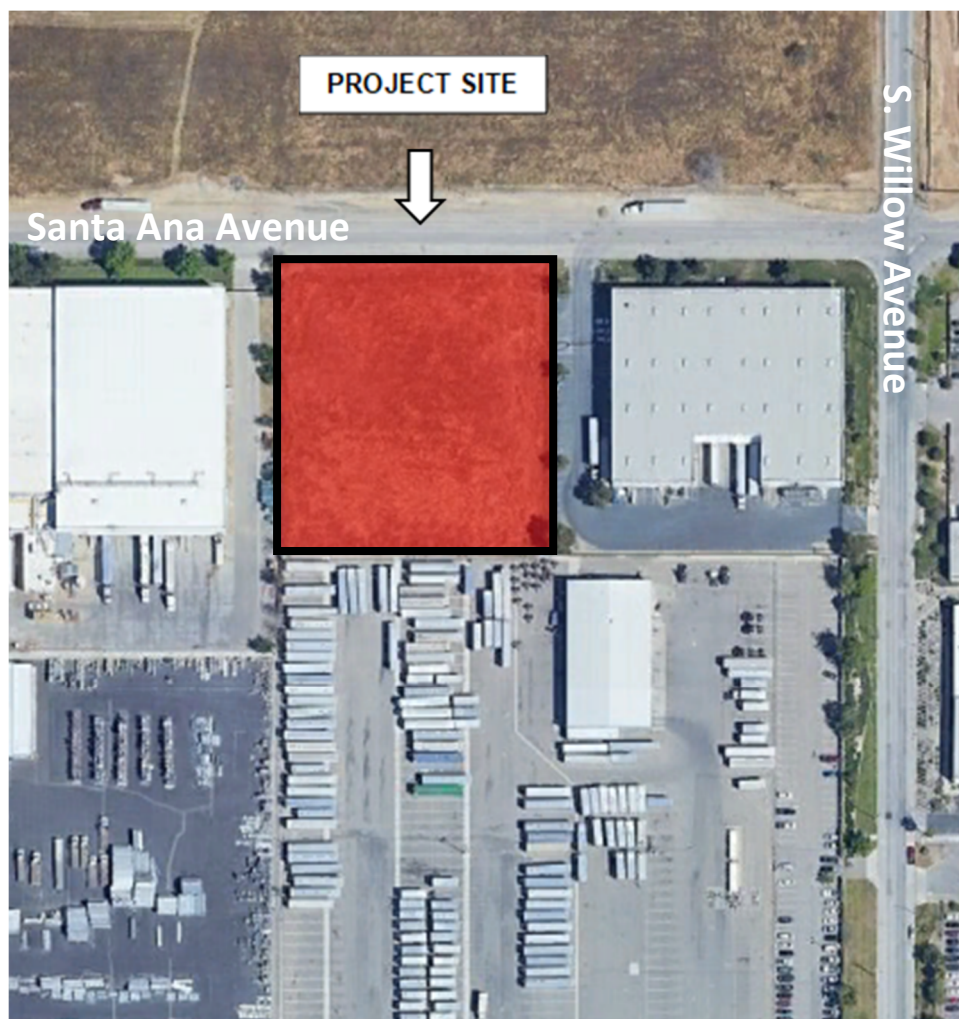
PUBLIC NOTICE:

The City published a public hearing notice for proposed project in the *San Bernardino Sun* newspaper, posted copies of the public hearing notice outside the Council Chambers and the City Clerk's Office, and mailed public hearing notices to all property owners within 1,000 feet of the project site, as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the State CEQA Guidelines;
- Adopt the attached Resolution (**Exhibit G**) to approve Conditional Development Permit No. 2021-0022 to allow the development and operation of a 43,000 square foot industrial storage warehouse building on 2.00 acres of land (APN: 0258-111-37) located on the south side of Santa Ana Avenue approximately 355 feet west of Willow Avenue, within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan, subject to the findings and conditions of approval therein; and
- Adopt the attached Resolution (**Exhibit H**) to approve Precise Plan of Design No. 2021-0020 to allow the development of a 43,000 square foot industrial storage warehouse building on 2.00 acres of land (APN: 0258-111-37) located on the south side of Santa Ana Avenue approximately 355 feet west of Willow Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan, subject to the findings and conditions of approval therein.



Project Location Map



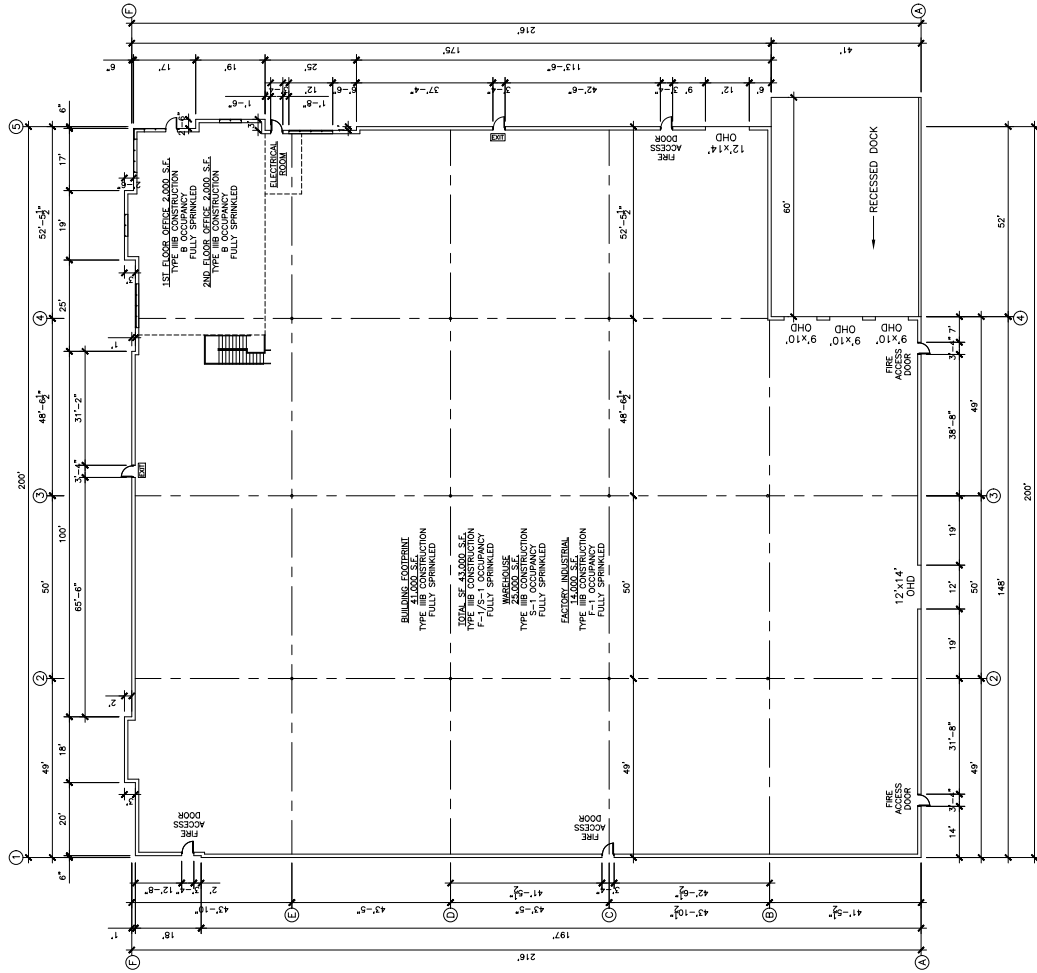
Date:	10/20/21
Drawn By:	DH
Job:	LORD/MAURER
Job No.:	L-912 ABC-
Sheet:	A0.1

LOCAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 12464, IN THE CITY OF EMATO, COUNTY OF ALBANY, AS PER PLAN RECORDED IN THE PUBLIC RECORDS, PAGE 30 OF PARCEL MAP, PAGE 30.

USE DESCRIPTION:
NEW CONSTRUCTION OF A CONCRETE TILT-UP FACTORY BUILDING AND 1,000 SQ. FT. OFFICE BUILDING WITH 20 EMPLOYEES TO STORE FACTORY INDUSTRIAL SPACE FOR ASSEMBLING, FINISHING AND PAINTING OF APPROX. 100,000 SQ. YD. OF STORAGE, WAREHOUSE SPACE TO STORE PRODUCT OF CONCRETE, METAL, STEEL, WOOD, PLASTIC, INSULATORS, FURNITURE, LAUNDRIES, PAPER PRODUCTS, PLASTIC PRODUCTS, SOAPS AND SPACE WILL BE USED BY THE BUSINESS SUPPORTS TEAM OF 29 EMPLOYEES. THE BUSINESS SUPPORTS TEAM WILL BE USED TO SUPPORT THE FACTORY BUILDING AND ALL CLEANING SUPPLIES, NORMAL BUSINESS SUPPLIES (NOT PERSONALS), TABLET, EQUIPMENT, MATERIALS AND PLANNING SUPPLIES. (FORM - 779).



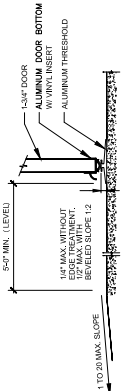
- GENERAL NOTES:
1. ALL ROOF MOUNTED EQUIPMENT PROPOSED
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 3. NO ROOF MOUNTED EQUIPMENT PROPOSED
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OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

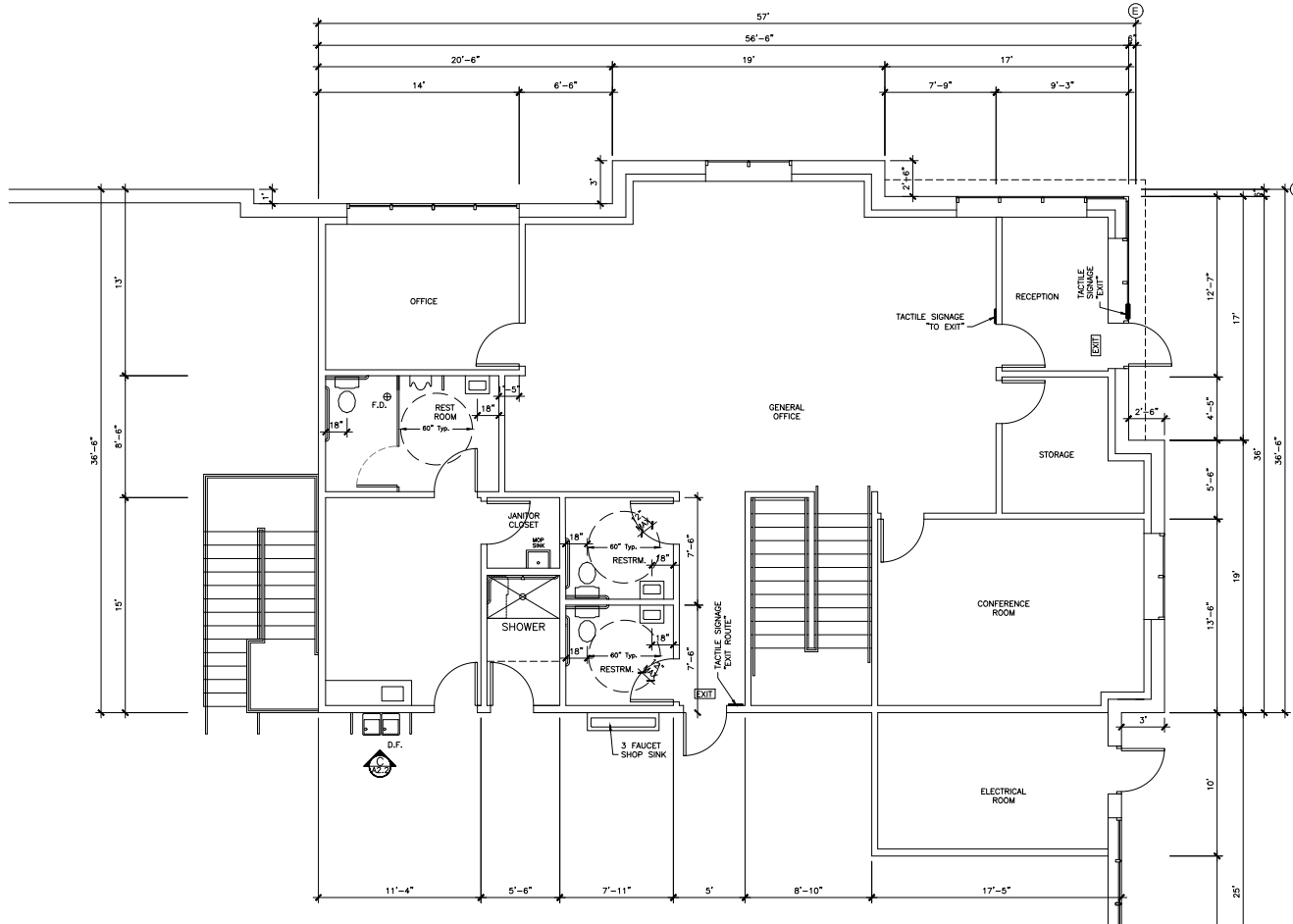
NOTE: 1. SEE SHEET A6.1 FOR DOOR DETAILS
2. SEE SHEET A6.2 FOR WINDOW DETAILS

- NOTES:
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A DETAIL @ THRESHOLD
NO SCALE

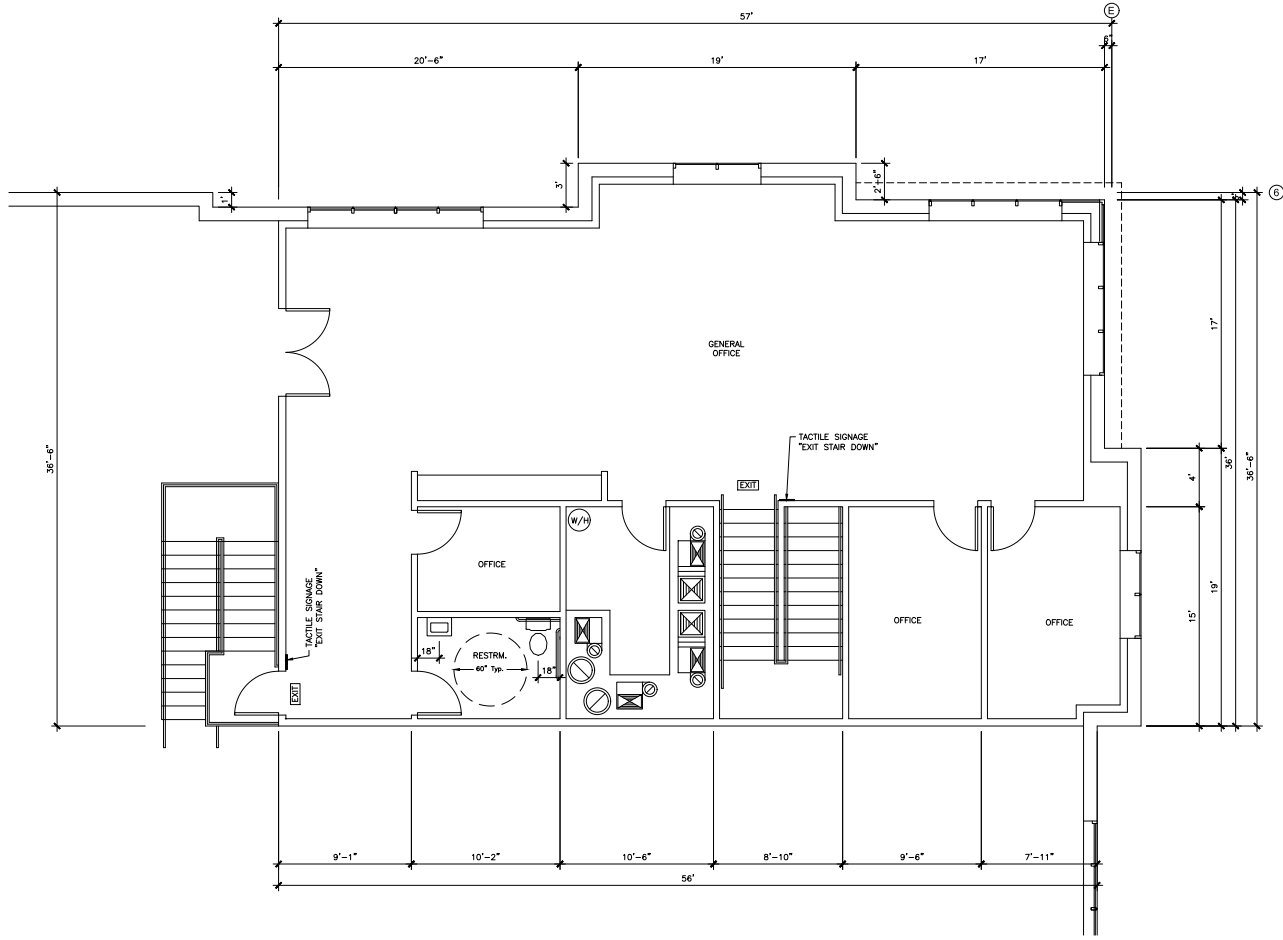
<p>REVISIONS</p>	<p>DATE: 10/20/21 DRAWN BY: DH CHKD: LORD/MAURER JOB NO.: 100-212 JSC- SHEET: A1.1 OF: 1</p>	<p>DESIGN PLANS FOR: SANTA ANA AVENUE RIALTO, CA 92376</p>	<p>Van Dam Engineering P.O. BOX 1769 Upland, California 91785</p>	<p>LORD/MAURER LLC P.O. BOX 1769 Upland, California 91785</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>OVERALL FLOOR PLAN</p>	<p>DESIGN TITLE:</p>
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OFFICE PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"

NOTE: (1) = SEE SHEET A6.1 FOR DOOR DETAILS
(1) = SEE SHEET A6.1 FOR WINDOW DETAILS

REVISIONS	
<p>DESIGN PLANS FOR: LORD/MAURER LLC SANTA ANA AVENUE RIALTO, CA 92376</p>	
<p>DRAWING TITLE: OFFICE PLAN SCALE: 1/4" = 1'-0"</p>	
<p>DESIGN PLANS FOR: LORD/MAURER LLC SANTA ANA AVENUE RIALTO, CA 92376</p>	
<p>Van Dam Engineering P.O. Box 1769 Upland, California 91785</p>	
<p>LORD CONSTRUCTORS, INC. 1920 West Eleventh Street Upland, California 91786</p>	
<p>DATE: 10/20/21 DRAWN BY: DH JOB: LORD/MAURER JOB NO.: L-912 ABC- SHEET: A2.1 OF SHEETS</p>	



OFFICE PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

NOTE: (1) = SEE SHEET A6.1 FOR DOOR DETAILS
(1) = SEE SHEET A6.1 FOR WINDOW DETAILS

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN-BUILD SYSTEM SET IS THE PROPERTY OF LORD CONSTRUCTORS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM LORD CONSTRUCTORS, INC.

LORD CONSTRUCTORS, INC.
1920 West Eleventh Street
Upland, California 91786
TEL: 951.281.1111 FAX: 951.281.1112
WWW.LORDCONSTRUCTORS.COM

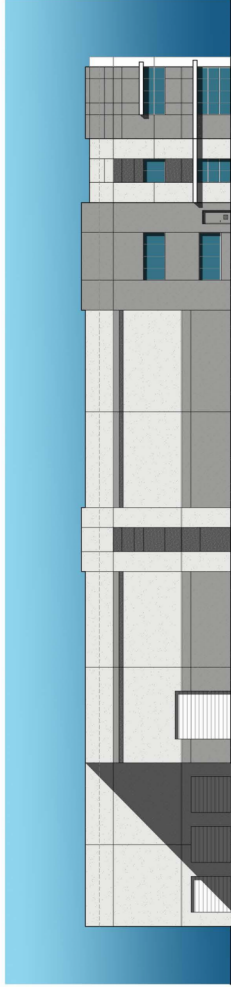
Van Dam Engineering
P.O. BOX 1769
Upland, California 91785
TEL: 951.281.1111 FAX: 951.281.1112
WWW.VANDAMENGINEERING.COM

DESIGN PLANS FOR:
LORD/MAURER LLC
SANTA ANA AVENUE
RIALTO, CA 92376

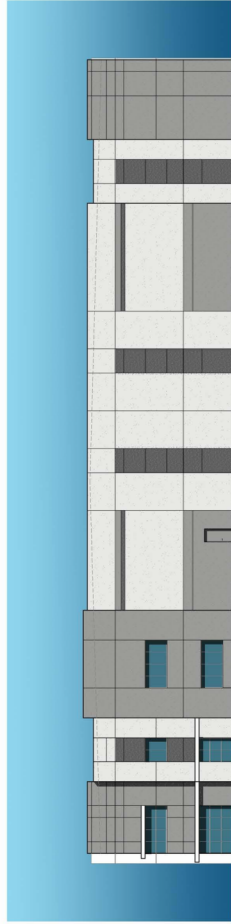
DRAWING TITLE:
OFFICE PLAN
SCALE: 1/4" = 1'-0"

Date: 10/20/21
Drawn By: DH
Job: LORD/MAURER
Job No.: L-912 ABC-
Sheet:

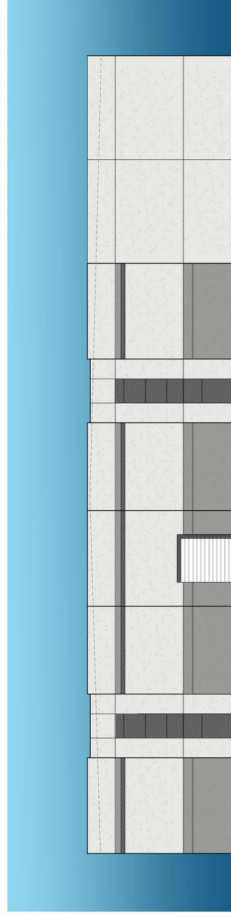
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of Sheets



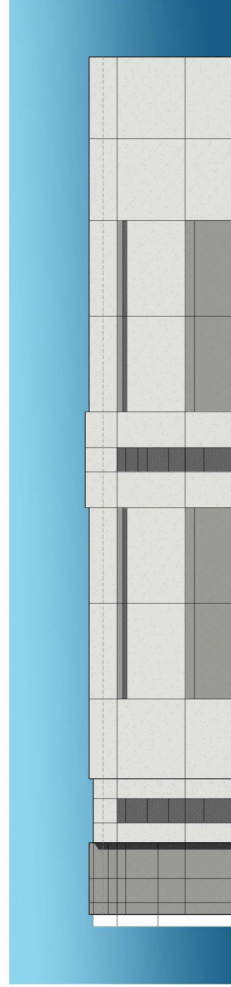
East Elevation



North Elevation



South Elevation



West Elevation

Lord Constructors

Lord / Maurer LLC Rialto Elevations

July 15, 2021

Exhibit B

SCOPING AGREEMENT FOR TRAFFIC IMPACT ANALYSIS

This following form shall be used to acknowledge preliminary approval of the scope for the traffic impact analysis (TIA) of the following project. The TIA must follow the City of Rialto Traffic Impact Analysis – Report Guidelines and Requirements, adopted by the City Council on _____.

City of Rialto

Traffic Impact Analysis

Scoping Agreement

Case No. MC2021-0023, CPD2021-0022, PPD2021-0020 ,and EAR2021-0023

Related Cases -

SP No. Agua Mansa Specific Plan

EIR No. Agua Mansa Specific Plan EIR

GPA No. N/A

ZC No. N/A

Project Name: Santa Ana Avenue Warehouse Project

Project Address: The project is located on Santa Ana Avenue between Willow Avenue and Lilac Avenue.

Project Description: The project will include a 43,000 square-foot industrial warehouse.

Consultant

Developer

Name: LSA Associates, Inc.

Lord Constructors, Inc.

Address: 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

1920 W. 11th Street, Upland, California 91786

Telephone: (951) 781-9310

(909) 946-6729

Fax: _____

(909) 946-3626

1. Trip Generation Source: ITE Trip Generation Manual, 10th Edition

Existing GP Land Use General Industrial Proposed Land Use Warehousing

Current Zoning: Heavy-Industrial (H-IND) Proposed Zoning: Heavy-Industrial (H-IND)

Total Daily Project Trips: 112

Current Trip Generation			Proposed Trip Generation		
In	Out	Total	In	Out	Total
AM Trips			9	4	13
PM Trips			2	12	14

Internal Trip Allowance Yes ☐ No ☒ (_____ % Trip Discount)

Pass-By Trip Allowance Yes ☐ No ☒ (_____ % Trip Discount)

For appropriate land uses, a pass-by trip discount may be allowed not to exceed 25%. Discount trips shall be indicated on a report figure for intersections and access locations.

2. Trip Geographic Distribution: N % S % E % W %

(Detailed exhibits of trip distribution must be attached with Trucks as a separate exhibit)

3. Background Growth Traffic

Project Completion Year: 2022 Annual Background Growth Rate: _____%

Other Phase Years _____

Other area projects to be considered: _____

(Contact Planning for Lists. Correlate projects to exhibit map and also indicate which projects have been included in study area forecasts for existing + background growth + project + cumulative)

Model/Forecast methodology: _____

4. Study Intersections: (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies received.)

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

5. Study Roadway Segments: (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies received.)

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

6. Other Jurisdictional Impacts

Is this project within any other Agency's Sphere of Influence or within one-mile of another jurisdictional boundary? Yes ☒ No ☐

If so, name of Jurisdiction: City of Colton, County of San Bernardino

7. Site Plan (please attach 11" x 17" legible copy) **Provided with Trip Gen and VMT Memo**

8. Specific issues to be addressed in the Study (in addition to the standard analysis described in the Guideline) (to be filled out by the City of Rialto Public Works Department) (NOTE: If the traffic study states that "a traffic signal is warranted" (or "a traffic signal appears to be warranted," or similar statement) at an existing un-signalized intersection under existing conditions, 8-hour approach traffic volume information must be submitted in addition to the peak hourly turning movement counts for that intersection.)

~~Vehicle Miles Traveled Analysis, Active Transportation and Public Transit Analysis,~~
~~On-Site Parking Demand Using City Municipal Code, Sight Distance Analysis, General~~
~~Plan Circulation Element Consistency~~

9. Existing Conditions

Traffic count data must be new or within one year. Provide traffic count dates if using other than new counts.

Date of counts: _____

NOTE Fees are due and must be submitted with, or prior to submittal of this form. The City will not process the Scoping Agreement prior to the receipt of the processing fee.

Fees Paid: \$ _____ Date _____

Traffic Impact Analysis – Report Guidelines and Requirements
Exhibit B
Scoping Agreement

Recommended:

Scoping Agreement Submittal date 10/22/2021

Scoping Agreement Resubmittal date _____

Ambarish Mukherjee Digitally signed by Ambarish Mukherjee
Date: 2021.10.22 15:27:37 -07'00'

10/22/2021

Applicant/Engineer

Date

Land Use Concurrence:


Development Services Department

10-26-2021

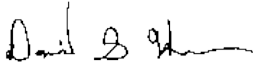
Date

Approved by:


Public Works Department

10/26/21

Date


10-27-2021

NOTE:

The Applicant/Engineer acknowledges that the Scoping Agreement is intended to assist in the preparation of any required TIA. It is preliminary in nature and the City does not have sufficient data to determine the ultimate conditions that may be imposed for the project. It does not provide nor limit the requirements imposed on the Project but is intended only to provide initial input into the parameters for review of the traffic generated by the Project and the initial areas to be considered and studied. Subsequent changes to scope of required analysis to be included in the TIA may be required by the Transportation Commission, Planning Commission, and/or the City Council upon Public Works Director/City Engineer review and approval.

October 13, 2021

Justin Schlaefli
Traffic Engineer
City of Rialto
335 West Rialto Avenue
Rialto, California 92376

Subject: Santa Ana Avenue Warehouse Project Trip Generation and Vehicle Miles Traveled Analysis Memorandum (LSA Project No. LC12102)

Dear Justin:

LSA Associates, Inc. (LSA) is under contract to prepare a Trip Generation and Vehicle Miles Traveled Analysis Memorandum (Memo) for the proposed Santa Ana Avenue Warehouse Project (project) in the City of Rialto (City). The project will consist of a 43,000 square-foot (sf) industrial warehouse located on Santa Ana Avenue between Willow Avenue and Lilac Avenue. The project's assessor's parcel number (APN) is 0258-111-37. The project will be consistent with the City's General Plan land use and zoning designation. Figure 1 (all figures and tables attached) illustrates the regional and project location. Figure 2 illustrates the conceptual site plan for the project.

The objectives of this Memo are as follows:

- To estimate the trip generation for the proposed project and determine whether a Traffic Impact Analysis (TIA) will be required for the project; and
- To determine whether a VMT analysis will be required for the proposed project.

TRIP GENERATION ANALYSIS

Trip generation for the warehouse use was developed using rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition) for Land Use 150 – "Warehousing". Project trips were converted to trucks and passenger vehicles based on the South Coast Air Quality Management District (SCAQMD) recommendations for warehousing projects. As such, 31 percent of project traffic will be trucks. The SCAQMD truck and passenger vehicle mix recommendations are attached in Appendix A. Based on vehicle mix from the City's Public Works Department *Traffic Impact Analysis Report Guidelines and Requirements*, dated December 2013, the truck mix was considered as 70% 4- and more axle, 28% 3-axle, and 2% 2-axle trucks. Additionally, based on the City's TIA guidelines, all truck trips were converted to passenger car equivalents (PCEs) using a 1.5 PCE factor for 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for 4- and more axle trucks.

Table A summarizes the project trip generation and shows that the proposed project is anticipated to generate 8 trips in the a.m. peak hour, 9 trips in the p.m. peak hour, and 74 daily trips. The PCE trips are 13 PCE trips in the a.m. peak hour, 14 PCE trips in the p.m. peak hour, and 112 daily PCE trips.

As per the City's TIA Guidelines, a TIA may not be required for a project if it generates less than 50 peak hour PCE vehicle trips. Since the anticipated number of peak hour trips generated by the proposed project is lower than the 50-trip threshold established by the City's TIA Guidelines, a TIA may not be required for this project.

VEHICLE MILES TRAVELED ANALYSIS

On December 28, 2018, the California Office of Administrative Law cleared the revised California Environmental Quality Act (CEQA) Guidelines for use. Among the changes to the guidelines was the removal of vehicle delay and level of service as the sole basis of determining CEQA impacts. With the implementation of the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on vehicle miles traveled (VMT).

The City of Rialto currently uses the San Bernardino County's (County) *Transportation Impact Study Guidelines* (dated July 9, 2019) for VMT analyses. Per the County's VMT guidelines, a project generating less than 110 daily vehicle trips can be considered as a low VMT generator and can be considered to have a less than significant VMT impact. The 110 vehicle trip threshold in the County's VMT guidelines was obtained from the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA (TA)* (dated December 2018). Additionally, Section C1 (page 4) of the OPR TA states the following:

"vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project." Here, the term "automobile" refers to on-road passenger vehicles, specifically cars and light trucks."

As such, the OPR TA advises that to prepare "an apples-to-apples comparison" the project's VMT and the regional threshold should be consistent. The County's VMT guidelines recommend using VMT/Employee as the metric for evaluating VMT impacts for industrial projects. The VMT/Employee is calculated for only the home-based work trip purpose which does not include any truck trips. Therefore, consistent with guidance provided by OPR TA and the County's guidelines, only passenger vehicles have been considered for this analysis.

As shown in Table A, the project will generate 52 daily passenger vehicle trips. Since the proposed project is forecasted to generate less than 110 daily passenger vehicle trips, it can be presumed that the project is anticipated to have a less than significant VMT impact and is screened out from a VMT assessment.

ACTIVE TRANSPORTATION AND PUBLIC TRANSIT ANALYSIS

According to the County Guidelines, a significant impact occurs when a project conflicts with adopted plans, policies, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decreases the performance or safety of such facilities.

Based on the Circulation Chapter of the City's General Plan, adopted December 2010, at present, there is a Class II bicycle facility planned on Santa Ana Avenue within the study area. There is currently no existing bicycle facility along the project frontage. The project is not anticipated to

affect the operations of the proposed bike lane. As such, the project will not decrease the performance or safety of any existing or proposed bicycle facility.

According to the Circulation Chapter of the City's General Plan, adopted December 2010, pedestrian facilities such as sidewalks create additional means of access to service; improves the quality of life for those without access to motorized vehicles; can be conducive to healthier lifestyles and exercise; and may help foster a sense of community and social connection in residential neighborhoods by improving the interaction and chance encounters of neighbors. Within the project study area, there are no existing paved sidewalks on Santa Ana Avenue. The project will provide sidewalk along the South side of Santa Ana Avenue adjacent to the project site, thus providing direct and convenient access for visitors arriving project site on foot. Additionally, the project will not affect any existing sidewalks. As such, the project will not decrease the performance or safety of any existing or proposed pedestrian facility.

The nearest bus stop from the project site is approximately 0.6 miles. Omnitrans bus route 329 serves this bus stop. Omnitrans bus route 329 connects Rialto to communities in adjacent jurisdictions such as Fontana and Bloomington. At present, there are no proposed service changes in Omnitrans's transit network. As such, the project will not decrease the performance or safety of any existing or proposed public transit facility.

The project does not conflict with existing or proposed bicycle, pedestrian, and public transit facilities. Therefore, the project will conform to all adopted policies, plans, or programs concerning these facilities and will not have a significant impact.

ON-SITE PARKING DEMAND USING CITY MUNICIPAL CODE

A parking demand analysis for the proposed project was prepared using rates from the City of Rialto Municipal Code Chapter 18.58 – “Off-Street Parking” Section 18.58.050 – “Office, commercial and industrial parking requirements.” As per the City's Municipal Code, the following required parking spaces rates were used in this analysis:

- Office (1st Floor): 1 space per 250 sf;
- Office (2nd Floor): 1 space per 500 sf;
- Factory Industrial/Warehouse (first 10,000 sf): 1 space per 1,000 sf; and
- Factory Industrial/Warehouse (every additional 10,000 sf): 1 space per 2,000 sf.

Table B summarizes the project site parking requirements. As summarized in Table B, the minimum parking requirement using the City's municipal code is 37 parking spaces. The total parking provided on site is 41 parking spaces. Therefore, the proposed project is providing a surplus of 4 parking spaces.

Additionally, the City municipal code requires handicapped parking spaces on site for industrial uses. As per the City's municipal code, 2 handicapped parking spaces are required out of the total available parking spaces if the project site provides a total number of 41 to 80 parking spaces. As

illustrated in previously referenced Figure 2, the project site provides 2 handicapped parking spaces and 3 electric vehicle/clean air vehicle parking spaces out of the 41 parking spaces on site.

SIGHT DISTANCE ANALYSIS

A sight distance analysis was requested by City staff for the ingress/egress project traffic and traffic along Santa Ana Avenue with respect to the proposed project driveway. Sight distance is the length of the visible roadway a driver can see approaching vehicles before their line of sight (i.e. length, width, and height from the driver's eye) is blocked by any object. For purposes of this memorandum, only the stopping sight distance and corner sight distance have been evaluated.

According to the *Caltrans Highway Design Manual (HDM)* (dated July 2020), the stopping sight distance is the minimum sight distance along a roadway required to allow a driver to decrease their speed from the design speed to a complete stop. The corner sight distance is the minimum sight distance in which a driver at a stop controlled approach can see oncoming traffic on the major street to safely maneuver onto the roadway.

The stopping sight distance was evaluated on the major arterial abutting the project, i.e. Santa Ana Avenue. The posted speed limit on Santa Ana Avenue is 40 miles per hour (mph). For purposes of this analysis, the posted speed limit has been considered as the design speed. As stated in Table 201.1 of the HDM, the minimum stopping sight distance is 300 feet (ft) for a design speed of 40 mph. However, according to the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* Table 3-1, the minimum stopping sight distance is 305 feet for a design speed of 40 mph. Therefore, as a conservative approach, the minimum stopping sight distance for this analysis has been considered as 305 feet. Figure 3 illustrates the stopping sight distance triangles on Santa Ana Avenue. Additionally, based on recommendations from the AASHTO manual, the height of driver's eye was considered to be approximately 3.54 feet. The project sight triangle will require to have no sight distance obstructions due to project landscaping to provide a clear sight distance to project egress traffic. Figure 4 illustrates the proposed project landscaping influencing the stopping sight distance triangles along the project frontage. As illustrated in Figure 4, the proposed landscaping along the project frontage will not block the sight distance for drivers on Santa Ana Avenue. As such, the project will avoid implementing landscaping taller than 3.54 feet that falls within the sight triangle.

As for corner sight distance, Section 405.1 of the HDM states that corner sight distance requirements are not applicable for urban driveways unless signalized. Therefore, corner sight distance was not evaluated for the project driveway.

As illustrated in Figure 3, to achieve the adequate sight distances and have clear sight triangles for the drivers, it is required to remove some of the existing on-street parking spaces along the southern side of Santa Ana Avenue. Specifically, on-street parking spaces need to be removed along the width of the project driveway and along the entire length of the project frontage on the southern side of Santa Ana Avenue. Since the total length of the project frontage on Santa Ana Avenue is approximately 300 ft, 12 on-street parking spaces (parking spaces measured for cars at 25 ft per vehicle) may be required to be removed with the implementation of the project to provide adequate stopping sight distance.

GENERAL PLAN CIRCULATION ELEMENT CONSISTENCY

According to the City's General Plan (GP) Chapter 4 (adopted December 2010), Santa Ana Avenue is classified as a Secondary Arterial within the project vicinity. Per GP Chapter 4, a Secondary Arterial has a cross section of 88 ft that consists of two 12-ft lanes of travel in each direction with a 8-ft width of permitted parking and 12-ft sidewalks along both sides of the street upon full buildout. The half width cross section is 32 ft from street centerline to the curb. Additionally, Santa Ana Avenue is designated as a bikeway route within the City's Bikeway Master Plan network. Within the project vicinity, Santa Ana Avenue is designated as a Class II Bikeway, which consists of a 4 ft minimum bike lane.

Within the project vicinity, Santa Ana Avenue is currently a two lane roadway with no sidewalks on both sides between Lilac Avenue and Willow Avenue. This segment of Santa Ana Avenue is currently not built out to its ultimate width as identified in the City's General Plan. It should be noted that the existing industrial buildings adjacent on both sides of the proposed project also currently do not have a sidewalk or a bike lane along the respective building frontages. Santa Ana Avenue will have an ultimate right-of-way (ROW) of 88 ft along the project frontage, which may accommodate two lanes of travel in each direction and sidewalks as proposed in the City's Circulation Chapter. Figure 5 illustrates the cross-section of Santa Ana Avenue along the project frontage, which will be developed consistent with the City's General Plan. The project will be developing the 44 ft half width cross section from the street centerline to the project boundary, consistent with the City's General Plan. As such, Santa Ana Avenue will remain a two lane roadway with a sidewalk along the project frontage as the project is built.

Santa Ana Avenue along the project frontage will remain as a two lane roadway until the segment is developed to the ultimate ROW. When built out to the ultimate ROW, it will be up to the City's discretion to modify the roadway segment from a two lane roadway to a four lane roadway. It should also be noted that there is insufficient width to accommodate both on-street parking and a bike lane as outlined in the City's Circulation Chapter and Bikeway Master Plan. As illustrated in Figure 5, upon completion of widening of Santa Ana Avenue, there will be 8 ft remaining between the lanes and the sidewalk. The City will have the discretion to decide whether to assign the remaining 8 ft width on both sides of the street as on-street parking or as a Class II Bikeway as outlined in the City's Bikeway Master Plan network.

If you have any questions, please do not hesitate to contact me at (951) 781-9310 or Ambarish.Mukherjee@lsa.net.

Sincerely,

LSA



Ambarish Mukherjee, AICP, PE
Principal

Attachments:

Figure 1: Regional and Project Location

Figure 2: Conceptual Site Plan

Figure 3: Sight Distance Analysis

Figure 4: Project Landscaping Influence on Sight Distance

Figure 5: Cross Section Along Project Frontage

Table A: Project Trip Generation

Table B: Project Site Parking Requirements Based on City Parking Code

Appendix A: SCAQMD Warehouse Truck Trip Study Data Results and Usage

FIGURES

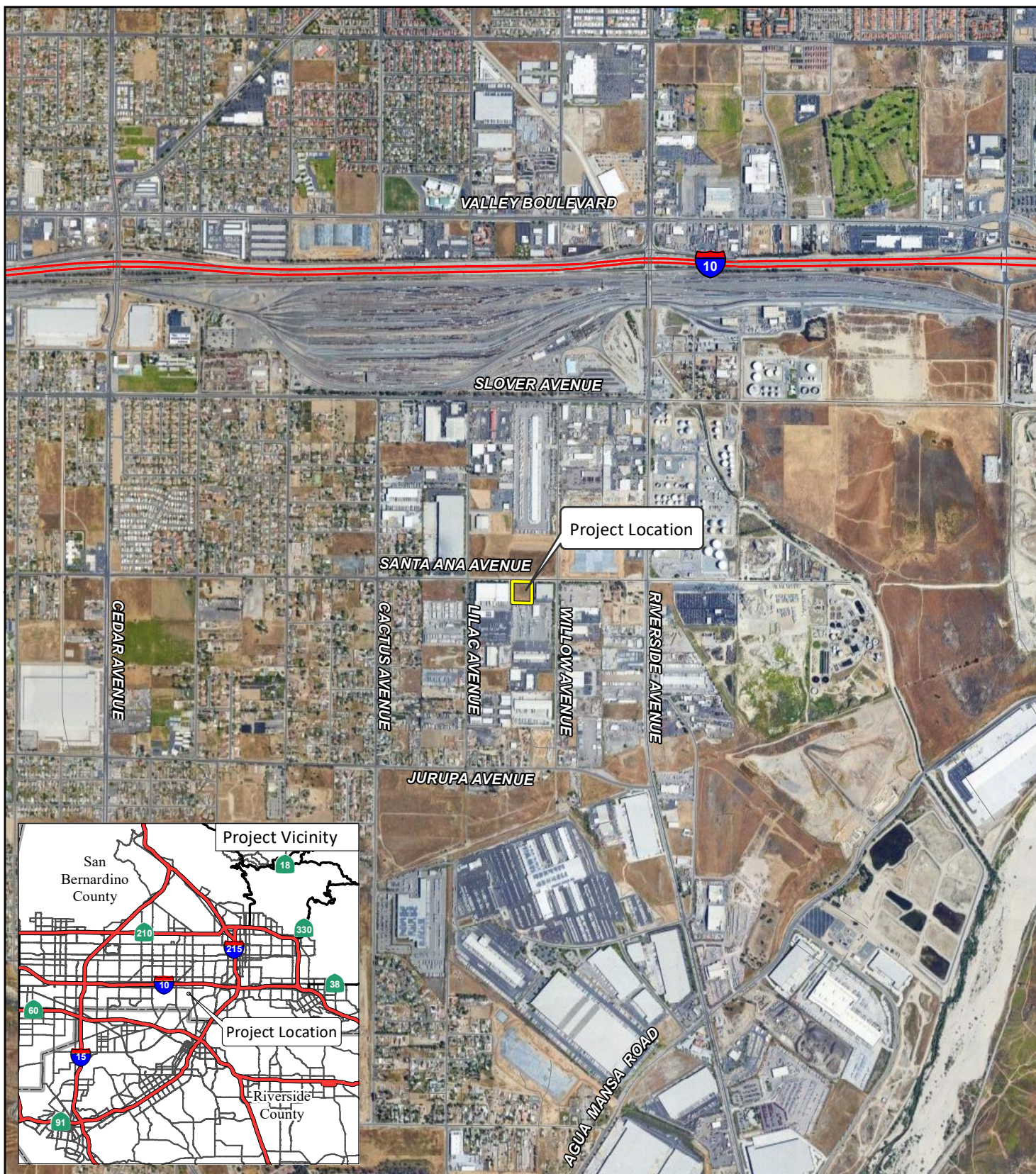
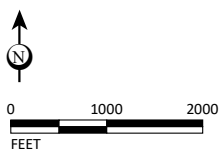


FIGURE 1

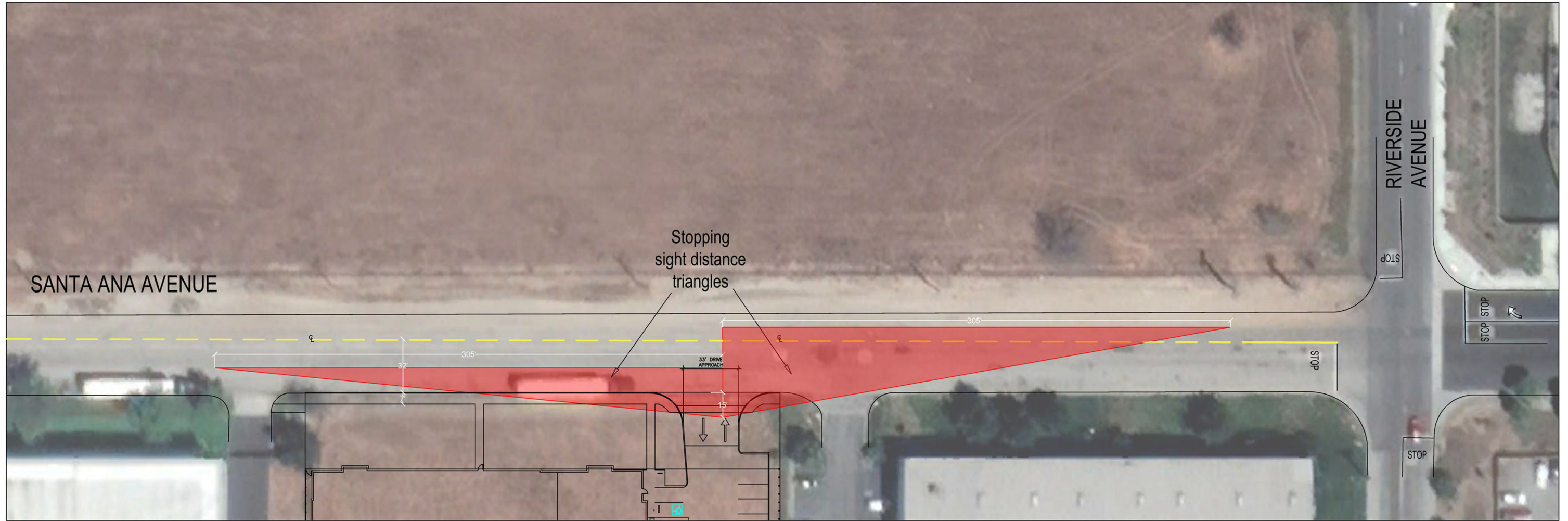
LSA



SOURCE: ESRI Streetmap, 2013; Google Earth, 2020.

R:\LCI2102_Santa Ana Ave Warehouse\Traffic\GIS\Reports\fig1_Reg_ProjLoc.mxd (7/1/2021)

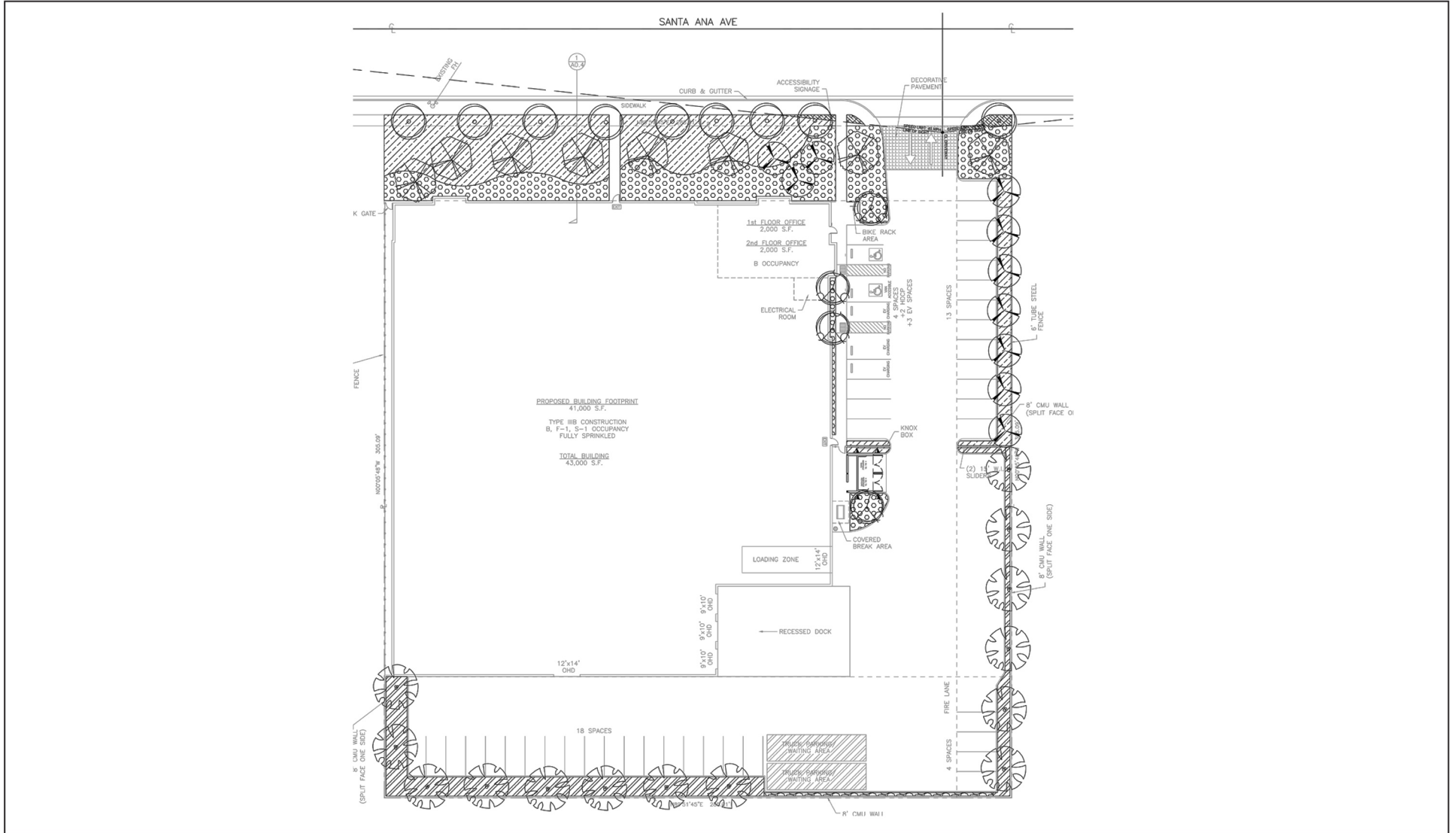
*Santa Ana Avenue Warehouse Project
Trip Generation and Vehicle Miles Traveled Analysis Memorandum
Regional and Project Location*



LSA



FIGURE 3



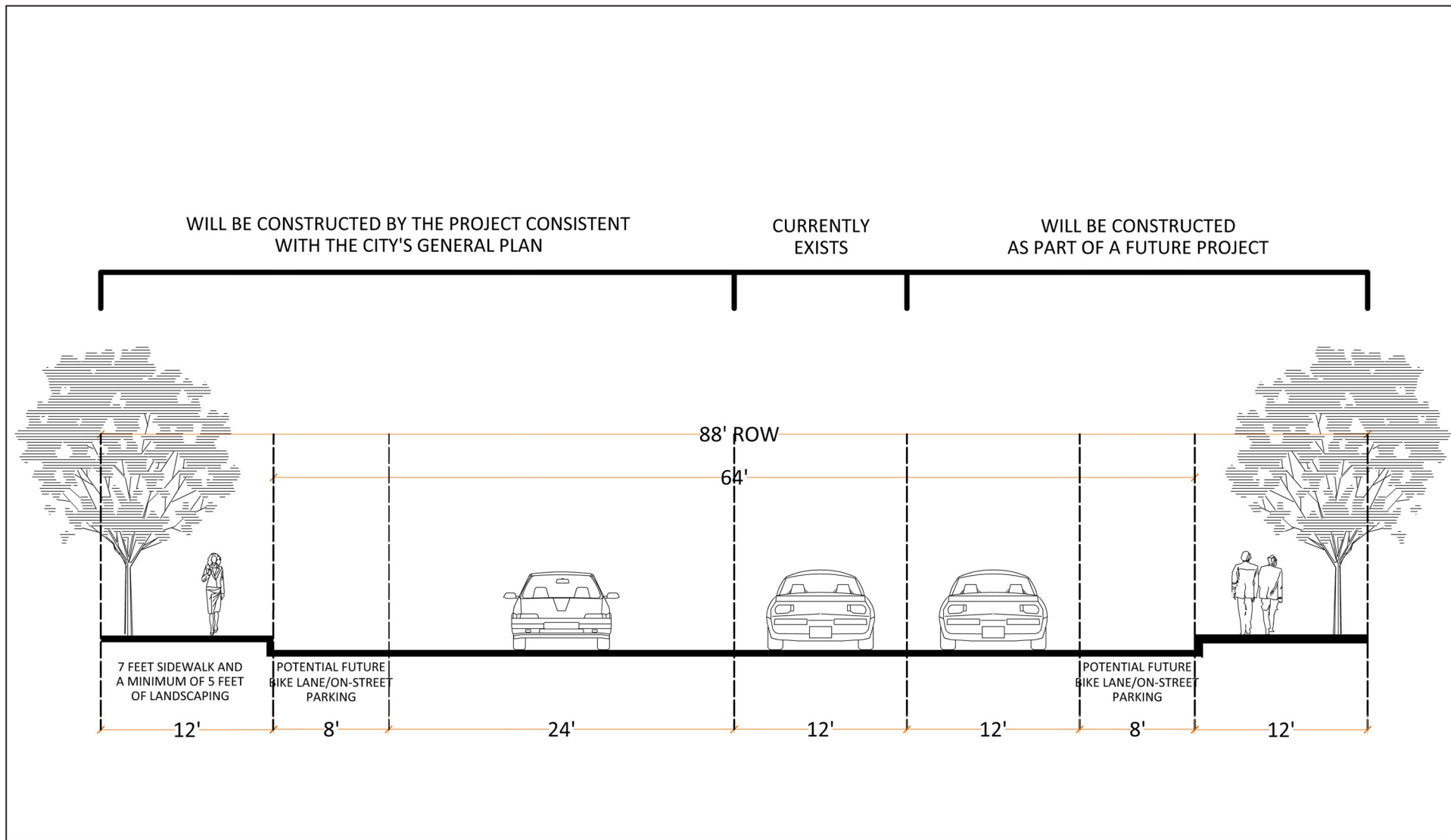
LSA FIGURE 4

LEGEND

- SIGHT DISTANCE RESTRICTED ZONE
- PER CITY OF RIALTO
- SANTA ANA AVE SPEED LIMIT 40
- LIMITED USE AREA TO BE KEPT CLEAR OF ALL OBSTRUCTIONS OVER 12' HIGH, INCLUDING VEGETATION



Santa Ana Avenue Warehouse Project
Trip Generation and Vehicle Miles Traveled Analysis Memorandum
Project Landscaping Influence on Sight Distance



LSA

FIGURE 5

*Santa Ana Avenue Warehouse Project
Trip Generation and Vehicle Miles Traveled Analysis Memorandum*

Proposed Santa Ana Avenue Cross Section along Project Frontage

TABLES

Table A - Warehousing Trip Generation

Land Uses	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Warehouse¹	43.00 TSF							
Trips/Unit (Cars)		0.089	0.028	0.117	0.035	0.096	0.131	1.201
Trips/Unit (2-Axle Trucks)		0.001	0.000	0.001	0.000	0.001	0.001	0.011
Trips/Unit (3-Axle Trucks)		0.012	0.003	0.015	0.004	0.012	0.016	0.151
Trips/Unit (4+ Axle Trucks)		0.028	0.009	0.037	0.011	0.031	0.042	0.377
Trips/Unit (Total)		0.130	0.040	0.170	0.050	0.140	0.190	1.740
 Trip Generation (Cars)		4	1	5	2	4	6	52
Trip Generation (2-Axle Trucks)		0	0	0	0	0	0	0
Trip Generation (3-Axle Trucks)		1	0	1	0	1	1	6
Trip Generation (4+ Axle Trucks)		1	1	2	0	2	2	16
Trip Generation (Total)		6	2	8	2	7	9	74
 Trip Generation (Cars)		4	1	5	2	4	6	52
PCE Trip Generation (2-Axle Trucks)		0	0	0	0	0	0	0
PCE Trip Generation (3-Axle Trucks)		2	0	2	0	2	2	12
PCE Trip Generation (4+ Axle Trucks)		3	3	6	0	6	6	48
PCE Trip Generation (Total)		9	4	13	2	12	14	112

Notes:

TSF = thousand square-feet

¹ The trip generation was developed based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition) rates for Land Use 150 – “Warehousing.” The resulting trips were converted to trucks and passenger vehicles based on the South Coast Air Quality Management District (SCAQMD) recommendations for warehousing projects. As such, 31 percent of project traffic will be trucks. Based on Vehicle Mix from the City of Rialto's *Traffic Impact Analysis Report Guidelines and Requirements*, dated February 2014, the truck mix was considered as 2% 2-axle trucks, 28% 3-axle trucks, and 70% 4-and-more axle trucks. Based on the City's TIA guidelines, all truck trips were converted to passenger car equivalents (PCEs) using a 1.5 PCE factor for 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for 4-and-more axle trucks.

Table B - Project Site Parking Requirements Based on City Parking Code

Building Area Land Use	Size	Parking Rate¹	Parking Spaces Required as per Code
Office (1st Floor)	2.00 TSF	1 space/250 sf	8
Office (2nd Floor)	2.00 TSF	1 space/500 sf	4
Factory Industrial/Warehouse	39.00 TSF	1 space/1,000 sf (up to the first 10 TSF)	10
		1 space/2,000 sf (per additional 10 TSF)	15
Total Parking Required as per Parking Code			37
Total Parking Provided On-Site			41
Total Parking Required as per Parking Code			37
Surplus / (Deficit)			4

Notes:

TSF = Thousand Square Feet; sf = square feet

¹ Parking rates based on Section 18.58.050 (Off-Street Parking) of the *City of Rialto Municipal Code* for "Office, commercial and industrial parking requirements".

APPENDIX A:



















SCAQMD WAREHOUSE TRUCK TRIP STUDY DATA RESULTS AND USAGE

SCAQMD Warehouse Truck Study Truck Fleet Mix

Grouping	All Trucks	Actual %		
		2-Axle	3-Axle	4+ Axle
SCAQMD Composite	31.0%	6.8%	5.5%	18.7%
With Cold Storage	44.7%	15.5%	4.9%	24.3%
Without Cold Storage	27.5%	4.6%	5.7%	17.2%
Fontana Study	20.4%	3.5%	4.6%	12.3%

Grouping	All Trucks	Normalized %		
		2-Axle	3-Axle	4+ Axle
SCAQMD Composite	31.0%	21.9%	17.7%	60.3%
With Cold Storage	44.7%	34.7%	11.0%	54.4%
Without Cold Storage	27.5%	16.7%	20.7%	62.5%
Fontana Study	20.4%	17.2%	22.5%	60.3%

TREE LEGEND		COMMON NAME	SIZE	QTY.	WUOLCS
	BOTANICAL NAME				
	THEME TREE				
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	24" BOX		M.
	ROBINIA PSEUDOACACIA	BLACK LOCUST	24" BOX		M.
	ACCENT TREE				
	LAGERSTROEMIA I. X. 'TUSCANYA'	RED PINK GRAPE HURTLER	15 GAL		L.
	CERCIDIMUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL		L.
	SCREEN TREE				
	CASUARINA STRICTA	BEECHWOOD	15 GAL		L.
	MELALEUCA QUINQUENRVA	PAPERBARK	15 GAL		L.
	PROSOPIS ALBA THORNLESS	THORNLESS ARGENTINE MESQUITE	15 GAL		L.
	STREET TREE PER CITY				
	BUILDING SCREEN TREE				
	BRACHYCHITON ACERIFOLIUS	FLAME BOTTLE TREE	15 GAL		M.
	PODOCARPUS MACROPHYLUS	YEW PINE	15 GAL		M.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	LARGE SHRUBS			
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOP-SEED BUSH	5 GAL	M/L
	PHOTINIA FRASERI	RED-LEAF PHOTINIA	5 GAL	M/L
	'FREMONT TODDENDRON C. 'SAN GABRIEL'	FLAMEL BUSH	5 GAL	L
	MEDIUM SHRUBS			
	'RHAPHIOLEPIS L. 'CLARAT'	WHITE INDIA HAWTHORN	5 GAL	M/L
	ROSMARINUS O. 'OSTRATUS'	DWARF ROSEMARY	5 GAL	L
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	RED YANROW	5 GAL	M/L
				
	TEUCRIUM F. 'AZURUM'	AZUREUM BUSH GERMANDER	5 GAL	L
				
	MACADENYA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GAL	L
				
				
				
				
				
				
				
				
				
				
				
				
				
				

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WHEREAS, the applicant, Lord Constructors, Inc., proposes to develop and operate a 43,000 square foot industrial storage warehouse/distribution center building (“Project”) on 2.00 acres of land (APN: 0258-111-37) located on the south side of Santa Ana Avenue approximately 355 feet west of Willow Avenue within the Heavy Industrial (H-IND) land use designation of the Agua Mansa Specific Plan (“Site”); and

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

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

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

5 SECTION 2. Based on substantial evidence presented to the Planning Commission during
6 the public hearing conducted with regard to CDP No. 2021-0022, including written staff reports,
7 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
8 Planning Commission hereby determines that CDP No. 2021-0022 satisfies the requirements of
9 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings that must be made
10 precedent to granting a conditional development permit, which findings are as follows:

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

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

15 The Project site is a square-shaped piece of land, 2.00 acres in size, vacant, and covered
16 only by natural grasses and shrubs. The Project will develop the highest and best use for the
17 site, in accordance with the Heavy Industrial (H-IND) land use designation of the Agua Mansa
18 Specific Plan. Additionally, the Project will provide employment opportunities within the
19 City and reduce blight by implementing a use on vacant, unimproved land.

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

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

23 The development of an industrial storage warehouse building on the Site is consistent with
24 the H-IND land use designation of the Agua Mansa Specific Plan, which conditionally
25 permits the development and operation of storage warehouse buildings. To the north,
26 across Santa Ana Avenue, is vacant land, and to the east is an approximately 52,000 square
27 foot industrial building occupied by Fresh Start Bakeries, which is a commercial baker. To
28 the south is a truck terminal facility occupied by UPS Freight, and to the west is 137,538
square foot industrial building occupied by Lineage Logistics Company. The Site and all
of the surrounding properties are within the H-IND land use designation of the Agua Mansa
Specific Plan. The Project is consistent with the H-IND designation and the surrounding
land uses. The nearby area is predominantly zoned for and developed with industrial uses,
and as a result, there are no sensitive land uses near the project site. The project is not
expected to negatively impact any uses with the successful implementation of measures

1 such as landscape buffering, the installation of solid screen walls, and aesthetic building
2 enhancements.

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

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

7 The Site is square-shaped, 2.00 acres in size, fairly level, and adjacent to one (1) public street
8 which will be able to accommodate the Project. The Project will have one (1) access point
9 via Santa Ana Avenue, which will provide full access movements for both trucks and
10 passenger vehicles. In addition, the Project will have 41 parking spaces, which exceed the
11 amount required by Table 13 (Off-Street Parking Requirements) of the Agua Mansa Specific
12 Plan.

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

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

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

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

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

23 As previously stated, the Project is consistent with the H-IND land use designation of the
24 Agua Mansa Specific Plan and the General Industrial with a Specific Plan Overlay General
25 Plan land use designation. The building will be oriented such that none of the dock doors
26 will front or face the public right-of-way, the building will have forty-one (41) parking
27 spaces, and the parking will have a Floor Area Ratio (FAR) of 49.5 percent, all of which
28 comply with the General Plan, the H-IND land use district of the Agua Mansa Specific
Plan, and the City's Design Guidelines. Landscaping will be abundantly incorporated into
the Site, as the landscape coverage for the project is 13.8 percent, which exceeds the
minimum required amount of 10.0 percent.

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.

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

2 The Project's effects will be minimized through the implementation of the Conditions of
3 Approval contained herein, and through the implementation of Conditions of Approval
4 imposed by the Planning Commission on the Precise Plan of Design, such as extensive
5 landscaping, solid screen walls, decorative paving, and enhanced architectural features.
6 The development of a high-quality industrial development will provide additional
7 employment opportunities for residents and visitors to the City. The Project will also serve
8 to develop a piece of land, which has remained undeveloped. The Project is consistent
9 with the H-IND designation and the surrounding land uses. The nearby area is
10 predominantly zoned for and developed with industrial uses, and as a result, there are no
11 sensitive land uses near the project site. The project is not expected to negatively impact
12 any uses with the successful implementation of measures such as landscape buffering, the
13 installation of solid screen walls, and aesthetic building enhancements. Moreover, any
14 potential adverse effects are outweighed by the benefits conferred upon the community and
15 neighborhood as a whole.

16 SECTION 3. Lord Constructors, Inc., is hereby granted CDP No. 2021-0022 to allow the
17 development and operation of a 43,000 square foot industrial storage warehouse building on 2.00
18 acres of land (APN: 0258-111-37) located on the south side of Santa Ana Avenue approximately 355
19 feet west of Willow Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa
20 Specific Plan.

21 SECTION 4. The Project is categorically exempt from the requirements of the California
22 Environmental Quality Act (CEQA), pursuant to Section 15332, In-Fill Development Projects. The
23 Planning Commission directs the Planning Division to file the necessary documentation with the
24 Clerk of the Board of Supervisors for San Bernardino County.

25 SECTION 5. CDP No. 2021-0022 is granted to Lord Constructors, Inc, in accordance with
26 the plans and application on file with the Planning Division, subject to the following conditions:

- 27 1. The approval is granted allowing the development and operation of a 43,000 square foot
28 industrial storage warehouse building on 2.00 acres of land (APN: 0258-111-37) located
29 on the south side Santa Ana Avenue approximately 355 feet west of Willow Avenue, as
30 shown on the plans submitted to the Planning Division on October 21, 2021, and as
31 approved by the Planning Commission. If the Conditions of Approval specified herein
32 are not satisfied or otherwise completed, the project shall be subject to revocation.
- 33 2. City inspectors shall have access to the site to reasonably inspect the site during normal
34 working hours to assure compliance with these conditions and other codes.

- 1 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
2 and/or any of its officials, officers, employees, agents, departments, agencies, and
3 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
4 demands, law suits, writs of mandamus, and other actions and proceedings (whether
5 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
6 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
7 and other such procedures), (collectively "Actions"), brought against the City, and/or
8 any of its officials, officers, employees, agents, departments, agencies, and
9 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
10 annul, the any action of, or any permit or approval issued by, the City and/or any of its
11 officials, officers, employees, agents, departments, agencies, and instrumentalities
12 thereof (including actions approved by the voters of the City), for or concerning the
13 Project (collectively, the "Entitlements"), whether such Actions are brought under the
14 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
15 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
16 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
17 or any decision of a court of competent jurisdiction. This condition to indemnify,
18 protect, defend, and hold the City harmless shall include, but not limited to (i) damages,
19 fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees
20 and other costs, liabilities and expenses incurred in connection with such proceeding
21 whether incurred by applicant, Property owner, or the City and/or other parties
22 initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the
23 "Damages"). Notwithstanding anything to the contrary contained herein, the Applicant
24 shall not be liable to the City Parties under this indemnity to the extent the Damages
25 incurred by any of the City Parties in such Action(s) are a result of the City Parties'
26 fraud, intentional misconduct or gross negligence in connection with issuing the
27 Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,
28 and hold the City harmless as stated herein within five (5) days of approval of CDP No.
2021-0022.
- 19 4. The Project shall be limited to a maximum of fifty-two (52) actual passenger car trips and
20 twenty-two (22) actual truck trips daily, in accordance with the Traffic Impact Analysis
21 Scoping Agreement prepared for the Project by LSA Associates, Inc. and dated October
22 22, 2021, which is attached as Exhibit A.
- 23 5. The applicant, landlord, and/or tenant(s) shall not park any trucks or trailers within any
24 drive-aisles or passenger vehicle parking areas at any time.
- 25 6. The landlord and/or tenant(s) shall not store any product, goods, materials, etc. outside of
26 the building at any time, except for trucks, trailers, and vehicles associated with the
27 operation(s) conducted within the building, without prior approval of a separate
28 Conditional Development Permit in accordance with Chapter 18.104 (Outdoor Storage
Uses) of the Rialto Municipal Code.

- 1 7. The privileges granted by the Planning Commission pursuant to approval of this
2 Conditional Development Permit are valid for one (1) year from the effective date of
3 approval. If the applicant fails to commence the project within one year of said
4 effective date, this conditional development permit shall be null and void and any
5 privileges granted hereunder shall terminate automatically. If the applicant or his or
6 her successor in interest commence the project within one year of the effective date of
7 approval, the privileges granted hereunder will continue inured to the property as long
8 as the property is used for the purpose for which the conditional development permit
9 was granted, and such use remains compatible with adjacent property uses.
- 10 8. Approval of CDP No. 2021-0022 will not become effective until the applicant has signed
11 a statement acknowledging awareness and acceptance of the required conditions of
12 approval contained herein.
- 13 9. In the event, that any operation on the Site is found to be objectionable or incompatible
14 with the character of the City and its environs due to excessive noise, excessive traffic,
15 loitering, criminal activity or other undesirable characteristics including, but not strictly
16 limited to, uses which are or have become offensive to neighboring property or the goals
17 and objectives of the Heavy Industrial (H-IND) designation of the Agua Mansa Specific
18 Plan and the City's General Plan, the applicant shall address the issues within forty-eight
19 (48) hours of being notified by the City.
- 20 10. If the applicant fails to comply with any of the conditions of approval placed upon CDP
21 No. 2021-0022, and PPD No. 2021-0020, the Planning Commission may initiate
22 proceedings to revoke the conditional development permit in accordance with the
23 provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal
24 Code. Conditional Development Permit No. 2021-0022 may be revoked, suspended or
25 modified in accordance with Section 18.66.070 of the Zoning Ordinance at the
26 discretion of the Planning Commission if:
 - 27 a) The use for which such approval was granted has ceased to exist, been
28 subsequently modified, or has been suspended for six (6) months or more;
 - b) Any of the express conditions or terms of such permit are violated;
 - c) The use for which such approval was granted becomes or is found to be
objectionable or incompatible with the character of the City and its environs
due to excessive noise, excessive traffic, 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 Heavy Industrial (H-IND) designation of the Agua Mansa
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 10th day of November, 2021.

FRANK GONZALEZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2021.

8 Upon motion of Planning Commissioner_____, seconded by Planning Commissioner
9 ____, the foregoing Resolution No. ____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this ____th day of ____, 2021.

16
17
18
19 _____
20 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT
21
22
23
24
25
26
27
28

Exhibit "A"
Traffic Impact Analysis Scoping Agreement

Exhibit B

SCOPING AGREEMENT FOR TRAFFIC IMPACT ANALYSIS

This following form shall be used to acknowledge preliminary approval of the scope for the traffic impact analysis (TIA) of the following project. The TIA must follow the City of Rialto Traffic Impact Analysis – Report Guidelines and Requirements, adopted by the City Council on February 2021.

City of Rialto

Traffic Impact Analysis

Scoping Agreement

Case No. MC2021-0023, CPD2021-0022, PPD2021-0020 ,and EAR2021-0023

Related Cases -

SP No. Agua Mansa Specific Plan

EIR No. Agua Mansa Specific Plan EIR

GPA No. N/A

ZC No. N/A

Project Name: Santa Ana Avenue Warehouse Project

Project Address: The project is located on Santa Ana Avenue between Willow Avenue and Lilac Avenue.

Project Description: The project will include a 43,000 square-foot industrial warehouse.

Consultant

Developer

Name: LSA Associates, Inc.

Lord Constructors, Inc.

Address: 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

1920 W. 11th Street, Upland, California 91786

Telephone: (951) 781-9310

(909) 946-6729

Fax: _____

(909) 946-3626

1
2
3
4 **1. Trip Generation Source:** ITE Trip Generation Manual, 10th Edition

5 Existing GP Land Use General Industrial Proposed Land Use Warehousing

6 Current Zoning: Heavy-Industrial (H-IND) Proposed Zoning: Heavy-Industrial (H-IND)

7 Total Daily Project Trips: 112

Current Trip Generation			Proposed Trip Generation		
In	Out	Total	In	Out	Total
AM Trips			9	4	13
PM Trips			2	12	14

9 Internal Trip Allowance Yes ☐ No ☒ (_____ % Trip Discount)

10 Pass-By Trip Allowance Yes ☐ No ☒ (_____ % Trip Discount)

11 For appropriate land uses, a pass-by trip discount may be allowed not to exceed 25%.
12 Discount trips shall be indicated on a report figure for intersections and access
13 locations.

14 **2. Trip Geographic Distribution:** N % S % E % W %

15 (Detailed exhibits of trip distribution must be attached with Trucks as a separate exhibit)

16 **3. Background Growth Traffic**

17 Project Completion Year: 2022 Annual Background Growth Rate: _____%

18 Other Phase Years _____

19 Other area projects to be considered: _____

20 (Contact Planning for Lists. Correlate projects to exhibit map and also indicate which projects have been
21 included in study area forecasts for existing + background growth + project + cumulative)

22 Model/Forecast methodology: _____

23 **4. Study Intersections:** (NOTE: Subject to revision after other projects, trip
24 generation and distribution are determined, or comments from other agencies received.)

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

26 Traffic Impact Analysis – Report Guidelines and Requirements
27 Exhibit B
28 Scoping Agreement

5. Study Roadway Segments: (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies received.)

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

6. Other Jurisdictional Impacts

Is this project within any other Agency's Sphere of Influence or within one-mile of another jurisdictional boundary? Yes ☒ No ☐

If so, name of Jurisdiction: City of Colton, County of San Bernardino

7. Site Plan (please attach 11" x 17" legible copy) **Provided with Trip Gen and VMT Memo**

8. Specific issues to be addressed in the Study (in addition to the standard analysis described in the Guideline) (to be filled out by the City of Rialto Public Works Department) (NOTE: If the traffic study states that "a traffic signal is warranted" (or "a traffic signal appears to be warranted," or similar statement) at an existing un-signalized intersection under existing conditions, 8-hour approach traffic volume information must be submitted in addition to the peak hourly turning movement counts for that intersection.)

Vehicle Miles Traveled Analysis, Active Transportation and Public Transit Analysis,
On Site Parking Demand Using City Municipal Code, Sight Distance Analysis, General
Plan Circulation Element Consistency

9. Existing Conditions

Traffic count data must be new or within one year. Provide traffic count dates if using other than new counts.

Date of counts: _____

NOTE Fees are due and must be submitted with, or prior to submittal of this form. The City will not process the Scoping Agreement prior to the receipt of the processing fee.

Fees Paid: \$ _____ Date _____

Traffic Impact Analysis – Report Guidelines and Requirements
Exhibit B
Scoping Agreement

Recommended:

Scoping Agreement Submittal date 10/22/2021


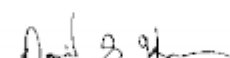
Scoping Agreement Resubmittal date _____

Ambarish Mukherjee Digitally signed by Ambarish Mukherjee
Date: 2021.10.22 15:27:37 -07'00' 10/22/2021
Applicant/Engineer Date

Land Use Concurrence:

 10-26-2021
Development Services Department Date

Approved by:

 10/26/21
Public Works Department Date
 10-27-2021

NOTE:

The Applicant/Engineer acknowledges that the Scoping Agreement is intended to assist in the preparation of any required TIA. It is preliminary in nature and the City does not have sufficient data to determine the ultimate conditions that may be imposed for the project. It does not provide nor limit the requirements imposed on the Project but is intended only to provide initial input into the parameters for review of the traffic generated by the Project and the initial areas to be considered and studied. Subsequent changes to scope of required analysis to be included in the TIA may be required by the Transportation Commission, Planning Commission, and/or the City Council upon Public Works Director/City Engineer review and approval.



CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

October 13, 2021

Justin Schlaefli
Traffic Engineer
City of Rialto
335 West Rialto Avenue
Rialto, California 92376

Subject: Santa Ana Avenue Warehouse Project Trip Generation and Vehicle Miles Traveled
Analysis Memorandum (LSA Project No. LC12102)

Dear Justin:

LSA Associates, Inc. (LSA) is under contract to prepare a Trip Generation and Vehicle Miles Traveled Analysis Memorandum (Memo) for the proposed Santa Ana Avenue Warehouse Project (project) in the City of Rialto (City). The project will consist of a 43,000 square-foot (sf) industrial warehouse located on Santa Ana Avenue between Willow Avenue and Lilac Avenue. The project's assessor's parcel number (APN) is 0258-111-37. The project will be consistent with the City's General Plan land use and zoning designation. Figure 1 (all figures and tables attached) illustrates the regional and project location. Figure 2 illustrates the conceptual site plan for the project.

The objectives of this Memo are as follows:

- To estimate the trip generation for the proposed project and determine whether a Traffic Impact Analysis (TIA) will be required for the project; and
- To determine whether a VMT analysis will be required for the proposed project.

TRIP GENERATION ANALYSIS

Trip generation for the warehouse use was developed using rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition) for Land Use 150 – "Warehousing". Project trips were converted to trucks and passenger vehicles based on the South Coast Air Quality Management District (SCAQMD) recommendations for warehousing projects. As such, 31 percent of project traffic will be trucks. The SCAQMD truck and passenger vehicle mix recommendations are attached in Appendix A. Based on vehicle mix from the City's Public Works Department *Traffic Impact Analysis Report Guidelines and Requirements*, dated December 2013, the truck mix was considered as 70% 4- and more axle, 28% 3-axle, and 2% 2-axle trucks. Additionally, based on the City's TIA guidelines, all truck trips were converted to passenger car equivalents (PCEs) using a 1.5 PCE factor for 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for 4- and more axle trucks.

Table A summarizes the project trip generation and shows that the proposed project is anticipated to generate 8 trips in the a.m. peak hour, 9 trips in the p.m. peak hour, and 74 daily trips. The PCE trips are 13 PCE trips in the a.m. peak hour, 14 PCE trips in the p.m. peak hour, and 112 daily PCE trips.

1500 Iowa Avenue, Suite 200, Riverside, California 92507 951.781.9310 www.lsa.net

LSA is a business name of LSA Associates, Inc.

As per the City's TIA Guidelines, a TIA may not be required for a project if it generates less than 50 peak hour PCE vehicle trips. Since the anticipated number of peak hour trips generated by the proposed project is lower than the 50-trip threshold established by the City's TIA Guidelines, a TIA may not be required for this project.

VEHICLE MILES TRAVELED ANALYSIS

On December 28, 2018, the California Office of Administrative Law cleared the revised California Environmental Quality Act (CEQA) Guidelines for use. Among the changes to the guidelines was the removal of vehicle delay and level of service as the sole basis of determining CEQA impacts. With the implementation of the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on vehicle miles traveled (VMT).

The City of Rialto currently uses the San Bernardino County's (County) *Transportation Impact Study Guidelines* (dated July 9, 2019) for VMT analyses. Per the County's VMT guidelines, a project generating less than 110 daily vehicle trips can be considered as a low VMT generator and can be considered to have a less than significant VMT impact. The 110 vehicle trip threshold in the County's VMT guidelines was obtained from the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA (TA)* (dated December 2018). Additionally, Section C1 (page 4) of the OPR TA states the following:

"vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Here, the term "automobile" refers to on-road passenger vehicles, specifically cars and light trucks."

As such, the OPR TA advises that to prepare "an apples-to-apples comparison" the project's VMT and the regional threshold should be consistent. The County's VMT guidelines recommend using VMT/Employee as the metric for evaluating VMT impacts for industrial projects. The VMT/Employee is calculated for only the home-based work trip purpose which does not include any truck trips. Therefore, consistent with guidance provided by OPR TA and the County's guidelines, only passenger vehicles have been considered for this analysis.

As shown in Table A, the project will generate 52 daily passenger vehicle trips. Since the proposed project is forecasted to generate less than 110 daily passenger vehicle trips, it can be presumed that the project is anticipated to have a less than significant VMT impact and is screened out from a VMT assessment.

ACTIVE TRANSPORTATION AND PUBLIC TRANSIT ANALYSIS

According to the County Guidelines, a significant impact occurs when a project conflicts with adopted plans, policies, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decreases the performance or safety of such facilities.

Based on the Circulation Chapter of the City's General Plan, adopted December 2010, at present, there is a Class II bicycle facility planned on Santa Ana Avenue within the study area. There is currently no existing bicycle facility along the project frontage. The project is not anticipated to

affect the operations of the proposed bike lane. As such, the project will not decrease the performance or safety of any existing or proposed bicycle facility.

According to the Circulation Chapter of the City's General Plan, adopted December 2010, pedestrian facilities such as sidewalks create additional means of access to service; improves the quality of life for those without access to motorized vehicles; can be conducive to healthier lifestyles and exercise; and may help foster a sense of community and social connection in residential neighborhoods by improving the interaction and chance encounters of neighbors. Within the project study area, there are no existing paved sidewalks on Santa Ana Avenue. The project will provide sidewalk along the South side of Santa Ana Avenue adjacent to the project site, thus providing direct and convenient access for visitors arriving project site on foot. Additionally, the project will not affect any existing sidewalks. As such, the project will not decrease the performance or safety of any existing or proposed pedestrian facility.

The nearest bus stop from the project site is approximately 0.6 miles. Omnitrans bus route 329 serves this bus stop. Omnitrans bus route 329 connects Rialto to communities in adjacent jurisdictions such as Fontana and Bloomington. At present, there are no proposed service changes in Omnitrans's transit network. As such, the project will not decrease the performance or safety of any existing or proposed public transit facility.

The project does not conflict with existing or proposed bicycle, pedestrian, and public transit facilities. Therefore, the project will conform to all adopted policies, plans, or programs concerning these facilities and will not have a significant impact.

ON-SITE PARKING DEMAND USING CITY MUNICIPAL CODE

A parking demand analysis for the proposed project was prepared using rates from the City of Rialto Municipal Code Chapter 18.58 – "Off-Street Parking" Section 18.58.050 – "Office, commercial and industrial parking requirements." As per the City's Municipal Code, the following required parking spaces rates were used in this analysis:

- Office (1st Floor): 1 space per 250 sf;
- Office (2nd Floor): 1 space per 500 sf;
- Factory Industrial/Warehouse (first 10,000 sf): 1 space per 1,000 sf; and
- Factory Industrial/Warehouse (every additional 10,000 sf): 1 space per 2,000 sf.

Table B summarizes the project site parking requirements. As summarized in Table B, the minimum parking requirement using the City's municipal code is 37 parking spaces. The total parking provided on site is 41 parking spaces. Therefore, the proposed project is providing a surplus of 4 parking spaces.

Additionally, the City municipal code requires handicapped parking spaces on site for industrial uses. As per the City's municipal code, 2 handicapped parking spaces are required out of the total available parking spaces if the project site provides a total number of 41 to 80 parking spaces. As

illustrated in previously referenced Figure 2, the project site provides 2 handicapped parking spaces and 3 electric vehicle/clean air vehicle parking spaces out of the 41 parking spaces on site.

SIGHT DISTANCE ANALYSIS

A sight distance analysis was requested by City staff for the ingress/egress project traffic and traffic along Santa Ana Avenue with respect to the proposed project driveway. Sight distance is the length of the visible roadway a driver can see approaching vehicles before their line of sight (i.e. length, width, and height from the driver's eye) is blocked by any object. For purposes of this memorandum, only the stopping sight distance and corner sight distance have been evaluated.

According to the *Caltrans Highway Design Manual (HDM)* (dated July 2020), the stopping sight distance is the minimum sight distance along a roadway required to allow a driver to decrease their speed from the design speed to a complete stop. The corner sight distance is the minimum sight distance in which a driver at a stop controlled approach can see oncoming traffic on the major street to safely maneuver onto the roadway.

The stopping sight distance was evaluated on the major arterial abutting the project, i.e. Santa Ana Avenue. The posted speed limit on Santa Ana Avenue is 40 miles per hour (mph). For purposes of this analysis, the posted speed limit has been considered as the design speed. As stated in Table 201.1 of the HDM, the minimum stopping sight distance is 300 feet (ft) for a design speed of 40 mph. However, according to the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* Table 3-1, the minimum stopping sight distance is 305 feet for a design speed of 40 mph. Therefore, as a conservative approach, the minimum stopping sight distance for this analysis has been considered as 305 feet. Figure 3 illustrates the stopping sight distance triangles on Santa Ana Avenue. Additionally, based on recommendations from the AASHTO manual, the height of driver's eye was considered to be approximately 3.54 feet. The project sight triangle will require to have no sight distance obstructions due to project landscaping to provide a clear sight distance to project egress traffic. Figure 4 illustrates the proposed project landscaping influencing the stopping sight distance triangles along the project frontage. As illustrated in Figure 4, the proposed landscaping along the project frontage will not block the sight distance for drivers on Santa Ana Avenue. As such, the project will avoid implementing landscaping taller than 3.54 feet that falls within the sight triangle.

As for corner sight distance, Section 405.1 of the HDM states that corner sight distance requirements are not applicable for urban driveways unless signalized. Therefore, corner sight distance was not evaluated for the project driveway.

As illustrated in Figure 3, to achieve the adequate sight distances and have clear sight triangles for the drivers, it is required to remove some of the existing on-street parking spaces along the southern side of Santa Ana Avenue. Specifically, on-street parking spaces need to be removed along the width of the project driveway and along the entire length of the project frontage on the southern side of Santa Ana Avenue. Since the total length of the project frontage on Santa Ana Avenue is approximately 300 ft, 12 on-street parking spaces (parking spaces measured for cars at 25 ft per vehicle) may be required to be removed with the implementation of the project to provide adequate stopping sight distance.

GENERAL PLAN CIRCULATION ELEMENT CONSISTENCY

According to the City's General Plan (GP) Chapter 4 (adopted December 2010), Santa Ana Avenue is classified as a Secondary Arterial within the project vicinity. Per GP Chapter 4, a Secondary Arterial has a cross section of 88 ft that consists of two 12-ft lanes of travel in each direction with a 8-ft width of permitted parking and 12-ft sidewalks along both sides of the street upon full buildout. The half width cross section is 32 ft from street centerline to the curb. Additionally, Santa Ana Avenue is designated as a bikeway route within the City's Bikeway Master Plan network. Within the project vicinity, Santa Ana Avenue is designated as a Class II Bikeway, which consists of a 4 ft minimum bike lane.

Within the project vicinity, Santa Ana Avenue is currently a two lane roadway with no sidewalks on both sides between Lilac Avenue and Willow Avenue. This segment of Santa Ana Avenue is currently not built out to its ultimate width as identified in the City's General Plan. It should be noted that the existing industrial buildings adjacent on both sides of the proposed project also currently do not have a sidewalk or a bike lane along the respective building frontages. Santa Ana Avenue will have an ultimate right-of-way (ROW) of 88 ft along the project frontage, which may accommodate two lanes of travel in each direction and sidewalks as proposed in the City's Circulation Chapter. Figure 5 illustrates the cross-section of Santa Ana Avenue along the project frontage, which will be developed consistent with the City's General Plan. The project will be developing the 44 ft half width cross section from the street centerline to the project boundary, consistent with the City's General Plan. As such, Santa Ana Avenue will remain a two lane roadway with a sidewalk along the project frontage as the project is built.

Santa Ana Avenue along the project frontage will remain as a two lane roadway until the segment is developed to the ultimate ROW. When built out to the ultimate ROW, it will be up to the City's discretion to modify the roadway segment from a two lane roadway to a four lane roadway. It should also be noted that there is insufficient width to accommodate both on-street parking and a bike lane as outlined in the City's Circulation Chapter and Bikeway Master Plan. As illustrated in Figure 5, upon completion of widening of Santa Ana Avenue, there will be 8 ft remaining between the lanes and the sidewalk. The City will have the discretion to decide whether to assign the remaining 8 ft width on both sides of the street as on-street parking or as a Class II Bikeway as outlined in the City's Bikeway Master Plan network.

If you have any questions, please do not hesitate to contact me at (951) 781-9310 or Ambarish.Mukherjee@lsa.net.

Sincerely,

LSA

Ambarish Mukherjee, AICP, PE
Principal

Table A - Warehousing Trip Generation

Land Uses	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Warehouse¹	43.00 TSF							
Trips/Unit (Cars)		0.089	0.028	0.117	0.035	0.096	0.131	1.201
Trips/Unit (2-Axle Trucks)		0.001	0.000	0.001	0.000	0.001	0.001	0.011
Trips/Unit (3-Axle Trucks)		0.012	0.003	0.015	0.004	0.012	0.016	0.151
Trips/Unit (4+ Axle Trucks)		0.028	0.009	0.037	0.011	0.031	0.042	0.377
Trips/Unit (Total)		0.130	0.040	0.170	0.050	0.140	0.190	1.740
 Trip Generation (Cars)		4	1	5	2	4	6	52
Trip Generation (2-Axle Trucks)		0	0	0	0	0	0	0
Trip Generation (3-Axle Trucks)		1	0	1	0	1	1	6
Trip Generation (4+ Axle Trucks)		1	1	2	0	2	2	16
Trip Generation (Total)		6	2	8	2	7	9	74
 Trip Generation (Cars)		4	1	5	2	4	6	52
PCE Trip Generation (2-Axle Trucks)		0	0	0	0	0	0	0
PCE Trip Generation (3-Axle Trucks)		2	0	2	0	2	2	12
PCE Trip Generation (4+ Axle Trucks)		3	3	6	0	6	6	48
PCE Trip Generation (Total)		9	4	13	2	12	14	112

Notes:

TSF = thousand square-feet

¹ The trip generation was developed based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) rates for Land Use 150 – "Warehousing." The resulting trips were converted to trucks and passenger vehicles based on the South Coast Air Quality Management District (SCAQMD) recommendations for warehousing projects. As such, 31 percent of project traffic will be trucks. Based on Vehicle Mix from the City of Rialto's Traffic Impact Analysis Report Guidelines and Requirements, dated February 2014, the truck mix was considered as 2% 2-axle trucks, 28% 3-axle trucks, and 70% 4-and-more axle trucks. Based on the City's TIA guidelines, all truck trips were converted to passenger car equivalents (PCEs) using a 1.5 PCE factor for 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for 4-and-more axle trucks.

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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN OF DESIGN NO. 2021-0020 ALLOWING THE DEVELOPMENT OF A 43,000 SQUARE FOOT INDUSTRIAL STORAGE WAREHOUSE BUILDING ON 2.00 ACRES OF LAND (APN: 0258-111-37) LOCATED ON THE SOUTH SIDE OF SANTA ANA AVENUE APPROXIMATELY 355 FEET WEST OF WILLOW AVENUE, WITHIN THE HEAVY INDUSTRIAL (H-IND) LAND USE DESIGNATION OF THE AGUA MANSA SPECIFIC PLAN.

WHEREAS, the applicant, Lord Constructors, Inc., proposes to develop a 43,000 square foot industrial storage warehouse building (“Project”) on 2.00 acres of land (APN: 0258-111-37) located on the south side of Santa Ana Avenue approximately 355 feet west of Willow Avenue within the Heavy Industrial (H-IND) land use designation of the Agua Mansa Specific Plan (“Site”); and

WHEREAS, the Project will consist of 2,000 square feet of office space on the ground floor, 2,000 square feet of office space on the second floor, and 39,000 square feet of warehouse space with three (3) dock-high loading doors, which will be located on the east side of the building; and

WHEREAS, Pursuant to Section 18.65.010 of the Rialto Municipal Code, the Project requires a Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2021-0020 (“PPD No. 2021-0020”); and

WHEREAS, in conjunction with the Project, the applicant submitted Conditional Development Permit No. 2021-0022 (“CDP No. 2021-0022”) to facilitate the development and operation of a 43,000 square foot industrial storage warehouse building on the Site, and CDP No. 2021-0022 is necessary to facilitate the Project; and

WHEREAS, on November 10, 2021, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on PPD No. 2021-0020 and CDP No. 2021-0022, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed PPD No. 2021-0020 and CDP No. 2021-0022; and closed the public hearing; and

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

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

6 SECTION 2. Based on substantial evidence presented to the Planning Commission during
7 the public hearing conducted with regard to PPD No. 2021-0020, including written staff reports,
8 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
9 Planning Commission hereby determines that PPD No. 2021-0020 satisfies the requirements of
10 Section 18.65.020e of the Rialto Municipal Code pertaining to the findings which must be made
11 precedent to granting a Precise Plan of Design. The findings are as follows:

- 12 1. The proposed development is in compliance with all city ordinances and regulations,
13 unless in accordance with an approved variance; and

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

15 The Site has a General Plan land use designation of General Industrial with a Specific Plan
16 Overlay and a zoning designation of Agua Mansa Specific Plan. Furthermore, the Agua
17 Mansa Specific Plan designates the site as Heavy Industrial (H-IND). The H-IND
18 designation allows for the development and operation of industrial storage warehouse
19 building, such as is proposed by the Project. The Project, as conditioned herein, will
20 comply with all City ordinances and regulations, including those required by the Agua
21 Mansa Specific Plan and the City's Design Guidelines. Additionally, the Project meets all
22 the required development standards of the Agua Mansa Specific Plan and Chapter 18.112
23 (Indoor Storage Facilities) of the Rialto Municipal Code including, but not limited to,
24 required building setbacks, parking, landscaping, building height, floor area ratio, etc.

- 25 2. The site is physically suitable for the proposed development, and the proposed
26 development will be arranged, designed, constructed, and maintained so that it will
27 not be unreasonably detrimental or injurious to property, improvements, or the health,
28 safety or general welfare of the general public in the vicinity, or otherwise be
29 inharmonious with the city's general plan and its objectives, zoning ordinances or any
30 applicable specific plan and its objectives; and

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

32 The Site contains 2.00 acres, is square-shaped, fairly level, and bound by one (1) public street.
33 To the north, across Santa Ana Avenue, is vacant land, and to the east is an approximately
34 52,000 square foot industrial building occupied by Fresh Start Bakeries, which is a

commercial baker. To the south is a truck terminal facility occupied by UPS Freight, and to the west is 137,538 square foot industrial building occupied by Lineage Logistics Company. The Site and all of the surrounding properties are within the H-IND land use designation of the Agua Mansa Specific Plan. The Project is consistent with the H-IND designation and the surrounding land uses. The nearby area is predominantly zoned for and developed with industrial uses, and as a result, there are no sensitive land uses near the project site. The project is not expected to negatively impact any uses with the successful implementation of measures such as landscape buffering, the installation of solid screen walls, and aesthetic building enhancements.

3. The proposed development will not unreasonably interfere with the use or enjoyment of neighboring property rights or endanger the peace, health, safety or welfare of the general public; and

This finding is supported by the following facts:

The Project's effects will be minimized through the implementation of the Conditions of Approval contained herein, such as extensive landscaping, concrete screen walls, decorative paving, and enhanced architectural features. To the north, across Santa Ana Avenue, is vacant land, and to the east is an approximately 52,000 square foot industrial building occupied by Fresh Start Bakeries, which is a commercial baker. To the south is a truck terminal facility occupied by UPS Freight, and to the west is 137,538 square foot industrial building occupied by Lineage Logistics Company. The Site and all of the surrounding properties are within the H-IND land use designation of the Agua Mansa Specific Plan. The Project is consistent with the H-IND designation and the surrounding land uses. The nearby area is predominantly zoned for and developed with industrial uses, and as a result, there are no sensitive land uses near the project site. The project is not expected to negatively impact any uses with the successful implementation of measures such as landscape buffering, the installation of solid screen walls, and aesthetic building enhancements.

4. The proposed development will not substantially interfere with the orderly or planned development of the City of Rialto.

This finding is supported by the following facts:

The Project is consistent with the H-IND designation of the Agua Mansa Specific Plan and is a logical addition to the existing industrial developments surrounding the Site and throughout most of the Agua Mansa Specific Plan area. The design of the Project will ensure a continuation of the public improvements and aesthetics present in the surrounding area. The City staff have reviewed the design of the Project to ensure compliance with all health, safety, and design requirements to ensure the Project will enhance the infrastructure and aesthetics of the local community.

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

5 SECTION 4. PPD No. 2021-0020 is granted to Lord Constructors, Inc., in accordance with
6 the plans and application on file with the Planning Division, subject to the following Conditions of
7 Approval:
8

- 9 1. PPD No. 2021-0020 is approved allowing the development of a 43,000-foot industrial
10 storage warehouse building and associated paving, landscaping, fencing, lighting, and
11 drainage improvements on 2.00 acres of land (APN: 0258-111-37) located on the south
12 side Santa Ana Avenue approximately 355 feet west of Willow Avenue, as shown on the
plans submitted to the Planning Division on October 21, 2021, and as approved by the
Planning Commission. If the Conditions of Approval specified herein.
- 13 2. The approval of PPD No. 2021-0020 is granted for a one (1) year period from the date of
14 approval. Approval of PPD No. 2021-0020 will not become effective until the applicant
15 has signed a Statement of Acceptance acknowledging awareness and acceptance of the
16 required Conditions of Approval contained herein. Any request for an extension shall be
reviewed by the Community Development Director and shall be based on the progress
that has taken place toward the development of the project.
- 17 3. The development associated with PPD No. 2021-0020 shall conform to the site plan, floor
18 plans, exterior elevations, conceptual grading plan, and conceptual landscape plan
19 attached hereto as Exhibit A, except as may be required to be modified based on the
Conditions of Approval contained herein.
- 20 4. The development associated with PPD No. 2021-0020 shall comply with all Conditions
21 of Approval contained within CDP No. 2021-0022.
- 22 5. The development associated with PPD No. 2021-0020 shall comply with all applicable
23 sections of the Agua Mansa Specific Plan, the Rialto Municipal Code, and all other
applicable State and local laws and ordinances.
- 24 6. City inspectors shall have access to the site to reasonably inspect the site during normal
25 working hours to assure compliance with these conditions and other codes.
- 26 7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
27 and/or any of its officials, officers, employees, agents, departments, agencies, and
28 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
demands, law suits, writs of mandamus, and other actions and proceedings (whether
legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative

1 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
2 and other such procedures), (collectively “Actions”), brought against the City, and/or
3 any of its officials, officers, employees, agents, departments, agencies, and
4 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
5 annul, the any action of, or any permit or approval issued by, the City and/or any of its
6 officials, officers, employees, agents, departments, agencies, and instrumentalities
7 thereof (including actions approved by the voters of the City), for or concerning the
8 Project (collectively, the “Entitlements”), whether such Actions are brought under the
9 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
10 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
11 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
12 or any decision of a court of competent jurisdiction. This condition to indemnify,
13 protect, defend, and hold the City harmless shall include, but not limited to (i) damages,
14 fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys’ fees
15 and other costs, liabilities and expenses incurred in connection with such proceeding
whether incurred by applicant, Property owner, or the City and/or other parties
initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the
“Damages”). Notwithstanding anything to the contrary contained herein, the Applicant
shall not be liable to the City Parties under this indemnity to the extent the Damages
incurred by any of the City Parties in such Action(s) are a result of the City Parties’
fraud, intentional misconduct or gross negligence in connection with issuing the
Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,
and hold the City harmless as stated herein within five (5) days of approval of PPD No.
2021-0020.

- 16 8. In accordance with the provisions of Government Code Section 66020(d)(1), the
17 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
18 subject to protest by the applicant at the time of approval or conditional approval of the
19 Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.
- 20 9. Approval of PPD No. 2021-0020 will not be valid until such time that the Planning
21 Commission has approved CDP No. 2021-0022, which was prepared in conjunction with
the Project.
- 22 10. In accordance with Chapter 18.112 (Indoor Storage Facilities) of the Rialto Municipal
23 Code, the applicant shall provide a continuous upward slope within the landscape setback
24 along Santa Ana Avenue. The slope shall lead from the property line along Santa Avenue
25 up to the edge of the building. The slope shall ensure that no more than thirty-four (34)
26 feet in height of the building is exposed above the finished grade of the slope. This will
27 ensure that the Project provides at least one (1) foot of landscape setback for every one
28 (1) foot of building height as measured for the finished grade at the edge of the building,
in accordance with Section 18.112.050C(1) of the Rialto Municipal Code. The slope
within the landscape setback along Santa Ana Avenue shall be identified on the Precise
Grading Plan prior to the issuance of a grading permit.

- 1 11. The applicant shall install decorative pavement within the driveway connected to Santa
2 Ana Avenue, in accordance with the conceptual landscape plan included within Exhibit
3 A attached hereto. The location of the decorative pavement shall be identified on the
4 Precise Grading Plan prior to the issuance of a grading permit. Additionally, the location
5 and type of decorative pavement shall be identified on the formal Landscape Plan
6 submittal, and other on-site improvement plans, prior to the issuance of building permits.
- 7 12. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
8 Guidelines) of the Rialto Municipal Code, the applicant shall route all drainage
9 downspouts through the interior of the building. The internal downspouts shall be
10 identified within the formal building plan check submittal prior to the issuance of building
11 permits.
- 12 13. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
13 Guidelines) of the Rialto Municipal Code, the applicant shall construct parapet returns, at
14 least three (3) feet in depth from the main wall plane, at all height variations on all four
15 (4) sides of the building. The parapet returns shall be demonstrated on the roof plans
16 within the formal building plan check submittal prior to the issuance of building permits.
- 17 14. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
18 Guidelines) of the Rialto Municipal Code, the applicant shall provide internal roof access
19 only for the building. The internal roof access shall be identified within the formal
20 building plan check submittal prior to the issuance of building permits.
- 21 15. Any new walls, including any retaining walls, shall be comprised of decorative masonry
22 block or decorative concrete. Decorative masonry block means tan-colored slumpstone
23 block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured
24 stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or
25 trim lines. Pilasters shall be incorporated within all new walls visible from the public
26 right-of-way. The pilasters shall be spaced a maximum of fifty (50) feet on-center and
27 shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum
28 of six (6) inches above and to the side of the wall. All decorative masonry walls and
pilasters, including retaining walls, shall include a decorative masonry cap. All walls and
pilasters shall be identified on the site plan and Precise Grading Plan, and an elevation
detail for the walls shall be included in the formal building plan check submittal prior to
the issuance of building permits.
16. Any new fencing installed on site shall be comprised of tubular steel. Decorative masonry
or decorative concrete pilasters, with a minimum dimension of sixteen (16) inch square,
shall be incorporated within all new fencing visible from any public right-of-way.
Decorative masonry block means tan slumpstone block, tan split-face block, or precision
block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted
concrete with patterns, reveals, and/or trim lines. The pilasters shall be spaced a maximum
of fifty (50) feet on-center and shall be placed at all corners and ends of the fencing. All
decorative masonry pilasters shall include a decorative masonry cap. All fencing and
pilasters shall be identified on the site plan, and an elevation detail for the fencing and

1 pilasters shall be included in the formal building plan check submittal prior to the issuance
2 of building permits

- 3 17. The applicant shall construct one (1) ADA accessible trash enclosure on the project site.
4 The trash enclosure shall provide room for one (1) commercial waste container and one
5 (1) commercial recycling container. The exterior of each trash enclosure shall match the
6 material and base color of the building. Additionally, the trash enclosure shall contain
7 solid steel doors and a flat solid cover. Corrugated metal and chain-link are not acceptable
8 materials to use as a part of the trash enclosure. The location of the trash enclosure shall
9 be identified on the site plan within the formal building plan check prior to the issuance
10 of building permits. An elevation detail for the trash enclosure shall be provided within
11 formal building plan check submittal prior to the issuance of building permits.
- 12 18. All light standards installed on site, shall have a maximum height of twenty-five (25) feet,
13 as measured from the finished surface, including the base. Lighting shall be shielded
14 and/or directed toward the site so as not to produce direct glare or "stray light" onto
15 adjacent properties. All light standards shall be identified on the site plan and a note
16 indicating the height restriction shall be included within the formal building plan check
17 submittal prior to the issuance of building permits.
- 18 19. The applicant shall submit a formal Landscape Plan to the Planning Division prior to the
19 issuance of building permits. The submittal shall include three (3) sets of planting and
20 irrigation plans, a completed Landscape Plan Review application, and the applicable
21 review fee.
- 22 20. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site
23 landscape setback along Santa Ana Avenue. All trees within the landscape setback shall
24 be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the
25 trees within the landscape setback shall be permanently irrigated and maintained by the
26 property owner. At least fifty (50) percent of the trees within the setback shall consist of
27 evergreen broadleaf trees, while the remaining percentage may consist of broadleaf
28 deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape
Plan submittal prior to the issuance of a landscape permit.
- 21 21. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
22 right-of-way parkway along Santa Ana Avenue. All trees within the public right-of-way
23 parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting.
24 Thereafter, the trees within the public right-of-way parking shall be permanently irrigated
25 and maintained, as required by the Public Works Department. The street tree species
26 along Santa Ana Avenue shall be the Pistachia Chinensis "Chinese Pistache". The street
27 trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a
28 landscape permit.
- 22 22. The applicant shall plant shrubs that surround all ground mounted equipment and utility
boxes, including transformers, fire-department connections, backflow devices, etc. for the
purpose of providing screening of said equipment and utility boxes. All equipment and

1 utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial
2 planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter,
3 the equipment and utility box screen shrubs shall be permanently irrigated and maintained
4 into a continuous box-shape with a height of no less than three and one-half (3.5) feet
above the finished grade. The shrubs shall be identified on the formal Landscape Plan
submittal prior to the issuance of a landscape permit.

5 23. The applicant shall plant a substantial amount of trees, shrubs, and groundcover
6 throughout all land on-site and off-site (adjacent to the project site) that is not covered by
7 structures, walkways, parking areas, and driveways. Trees shall be planted a minimum of
8 thirty (30) feet on-center, and all shrubs and groundcover shall be planted an average of
9 three (3) feet on-center or less. All trees shall be minimum of fifteen (15) gallons in size
upon initial planting, unless otherwise specified herein. At least fifty (50) percent of the
10 trees shall consist of evergreen broadleaf trees, while the remaining percentage may
11 consist of broadleaf deciduous trees and/or palm trees. All shrubs shall be a minimum of
12 one (1) gallon in size, unless otherwise specified herein. All planter areas shall receive a
13 minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock
upon initial planting. Pea gravel and decomposed granite are not acceptable materials to
use within planter areas. All planter areas on-site shall be permanently irrigated and
maintained. The planting and irrigation shall be identified on the formal Landscape Plan
submittal prior to the issuance of a landscape permit.

14 24. All planting and irrigation shall be installed on-site in accordance with the approved
15 landscape plans and permit prior to the issuance of a Certificate of Occupancy. The
16 installation of the planting and irrigation shall be certified in writing by the landscape
17 architect responsible for preparing the landscape plans prior to the issuance of a Certificate
of Occupancy.

18 25. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance
19 of a Certificate of Occupancy, unless specified otherwise herein.

20 26. All non-glass doors shall be painted to match the color of the adjacent wall prior to the
21 issuance of a Certificate of Occupancy.

22 27. All signage on the building shall comply with Chapter 18.102 (Regulation of Signs and
Advertising Structures) of the Rialto Municipal Code.

23 28. The applicant shall comply with all conditions of approval for PPD No. 2021-0020 to the
24 satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.

25 29. The applicant shall pay all applicable development impact fees in accordance with the
26 current City of Rialto fee ordinance, including any Transportation and Traffic Fair Share
27 Contribution fees, prior to the issuance of any building permit related to the Project.
28

- 1 30. The applicant shall apply and complete the Special District Annexation for the public
2 street lighting and the public landscape and irrigation, including applicable easement
3 areas, parkway areas, and raised medians along the property frontage, as determined by
4 the City Engineer, prior to the issuance of the Grading/On-site Construction Permit.
- 5 31. The applicant is responsible for requesting from the Public Works Department any
6 addresses needed for any building(s) and/or any electrical single/dual irrigation meter
7 pedestal(s). The main building address shall be included on Precise Grading Plans and
8 Building Plan set along with the PPD number. The electrical meter pedestal addresses
9 (single or dual) shall be included in the public improvement plans.
- 10 32. The applicant shall submit street improvement plans by a registered California civil
11 engineer to the Public Works Engineering Division for review. The plans shall be
12 approved by the City Engineer prior to the issuance of building permits.
- 13 33. The applicant shall submit streetlight improvement plans by a registered California civil
14 engineer to the Public Works Engineering Division for review. The plans shall be
15 approved by the City Engineer prior to the issuance of building permits.
- 16 34. The applicant shall submit sewer improvement plans by a registered California civil
17 engineer to the Public Works Engineering Division for review. The plans shall be
18 approved by the City Engineer prior to the issuance of building permits.
- 19 35. The applicant shall submit traffic and signage improvement plans by a registered
20 California civil engineer to the Public Works Engineering Division for review. The plans
21 shall be approved by the City Engineer prior to the issuance of building permits.
- 22 36. The applicant shall submit copies of approved water improvement plans prepared by a
23 registered California civil engineer to the Public Works Engineering Division for record
24 purposes. The plans shall be approved by West Valley Water District, the water purveyor,
25 prior to the issuance of building permits.
- 26 37. The applicant shall submit a Precise Grading/Paving Plan prepared by a California
27 registered civil engineer to the Public Works Engineering Division for review and
28 approval. The Grading Plan shall be approved by the City Engineer prior to the issuance
of building permits.
38. The applicant shall submit a wet-signed and stamped Earthwork Cut and Fill Certification
Letter prepared by a Civil Engineer registered in the State of California to the Public
Works Engineering Division for review.
39. The applicant shall provide pad elevation certification for all building pads, in
conformance with the approved Precise Grading Plan, to the Engineering Division prior
to construction of any building foundation.

- 1 40. The public street improvements outlined in these Conditions of Approval are intended to
2 convey to the developer an accurate scope of required improvements, however, the City
3 Engineer reserves the right to require reasonable additional improvements as may be
4 determined in the course of the review and approval of street improvement plans required
5 by these conditions.
- 6 41. The applicant shall install underground all existing electrical distribution lines of sixteen
7 thousand volts or less and overhead service drop conductors, and all telephone, television
8 cable service, and similar service wires or lines, which are on-site, abutting, and/or
9 transecting the site, in accordance with Chapter 15.32 of the Rialto Municipal Code.
10 Utility undergrounding shall extend to the nearest off-site power pole. Unless City
11 Engineer approved, no new power poles shall be installed. A letter from the owners of
12 the affected utilities shall be submitted to the City Engineer prior to approval of the Precise
13 Grading/Paving Plan, informing the City that they have been notified of the City's utility
14 undergrounding requirement and their intent to commence design of utility
15 undergrounding plans. When available, the utility undergrounding plan shall be submitted
16 to the City Engineer identifying all above ground facilities in the area of the project to be
17 undergrounded.
- 18 42. The applicant shall replace all damaged, destroyed, or modified pavement legends, traffic
19 control devices, signing, striping, and streetlights, associated with the proposed Project
20 shall be replaced as required by the City Engineer prior to issuance of a Certificate of
21 Occupancy.
- 22 43. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or curbs
23 along the entire project frontage, in accordance with the General Plan and the City of
24 Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of a
25 Certificate of Occupancy.
- 26 44. The applicant shall provide construction signage, lighting and barricading shall be
27 provided during all phases of construction as required by City Standards or as directed by
28 the City Engineer. As a minimum, all construction signing, lighting and barricading shall
be in accordance with Part 6 "Temporary Traffic Control" of the 2014 California Manual
on Uniform Traffic Control Devices, or subsequent editions in force at the time of
construction.
45. Upon approval of any improvement plan by the City Engineer, the applicant shall provide
the improvement plan to the City in digital format, consisting of a DWG (AutoCAD
drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)
formats. Variation of the type and format of the digital data to be submitted to the City
may be authorized, upon prior approval by the City Engineer.
46. The applicant shall construct 4-inch conduit within the parkway area along the entire
project frontage of Santa Ana Avenue for future use, prior to the issuance of a Certificate
of Occupancy.

- 1 47. The applicant shall dedicate additional right-of-way along the entire frontage of Santa Ana
2 Avenue, as necessary, to provide the ultimate half-width of 44 feet, as required by the City
3 Engineer.
- 4 48. The applicant shall construct one (1) new thirty-three (33) foot wide commercial driveway
5 approach connected to Santa Ana Avenue, in accordance with City of Rialto Standard
6 Drawings, or as otherwise approved by the City Engineer. Nothing shall be constructed
7 or planted in the corner cut-off area which does exceed or will exceed 30 inches in height
8 in order to maintain an appropriate corner sight distance, as required by the City Engineer.
- 9 49. The applicant shall construct a curb ramp meeting current California State Accessibility
10 standards on both sides of the new commercial driveway connected to Santa Ana Avenue,
11 in accordance with the City of Rialto Standard Drawings. The developer shall ensure that
12 an appropriate path of travel, meeting ADA guidelines, is provided across the driveways,
13 and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines,
14 subject to the approval of the City Engineer. If necessary, additional pedestrian and
15 sidewalk easements shall be provided on-site to construct a path of travel meeting ADA
16 guidelines.
- 17 50. The applicant shall construct a 5-foot-wide sidewalk located adjacent to the curb along
18 the entire project frontage of Santa Ana Avenue, in accordance with City of Rialto
19 Standard Drawings.
- 20 51. The applicant shall construct an 8-inch curb and gutter located 32 feet south of the
21 centerline along the entire frontage of Santa Ana Avenue, in accordance with City of
22 Rialto Standard Drawings.
- 23 52. At the discretion of the City Engineer, the applicant shall remove existing pavement and
24 construct new pavement with a minimum pavement section of 5 inches asphalt concrete
25 pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at
26 95% relative compaction, or equal, along the entire frontages of Santa Ana Avenue in
27 accordance with City of Rialto Standard Drawings. The pavement section shall be
28 determined using a Traffic Index ("TI") of 10. The pavement section shall be designed
by a California registered Geotechnical Engineer using "R" values from the project site
and submitted to the City Engineer for approval. Pavement shall extend from clean
sawcut edge of pavement at centerline of each street.
53. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire
project frontage of Santa Ana Avenue, as required by the City Engineer.
54. The minimum pavement section for all on-site pavements shall be two (2) inches asphalt
concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 24
inches at 95% relative compaction, or equal. If an alternative pavement section is
proposed, the proposed pavement section shall be designed by a California registered
Geotechnical Engineer using "R" values from the project site and submitted to the City
Engineer for approval.

- 1
2 55. The applicant shall connect the project to the City of Rialto sewer system and apply for a
3 sewer connection account with Rialto Water Services.
- 4 56. Domestic water service to the underlying property is provided by West Valley Water
5 District. The applicant shall be responsible for coordinating with West Valley Water
6 District and complying with all requirements for establishing domestic water service to
7 the property. The design must include fire hydrants along Santa Ana Avenue.
- 8 57. The applicant shall install a new domestic water line lateral connection to the main water
9 line within Santa Ana Avenue, pursuant to the West Valley Water District requirements.
10 A water line plan shall be approved by Rialto Water Services prior to the issuance of
11 building permits.
- 12 58. The applicant shall provide certification from Rialto Water Services and West Valley
13 Water District that demonstrates that all water and/or wastewater service accounts for the
14 project are documented, prior to the issuance of a Certificate of Occupancy or final
15 inspection approval from the Public Works Engineering Division.
- 16 59. The applicant shall submit a Water Quality Management Plan identifying site specific
17 Best Management Practices ("BMPs") in accordance with the Model Water Quality
18 Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The
19 site specific WQMP shall be submitted to the City Engineer for review and approval with
20 the Precise Grading Plan. A WQMP Maintenance Agreement shall be required, obligating
21 the property owner(s) to appropriate operation and maintenance obligations of on-site
22 BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance
23 Agreement shall be approved prior to issuance of a building permit, unless otherwise
24 allowed by the City Engineer. The development of the Site is subject to the requirements
25 of the National Pollution Discharge Elimination System (NPDES) Permit for the City of
26 Rialto, issued by the Santa Ana Regional Water Quality Control Board, Board Order No.
27 R8-2010-0036. Pursuant to the NPDES Permit, the Applicant shall ensure development
28 of the site incorporates post-construction Best Management Practices ("BMPs") in
accordance with the Model Water Quality Management Plan ("WQMP") approved for
use for the Santa Ana River Watershed. The Applicant is advised that applicable Site
Design BMPs will be required to be incorporated into the final site design, pursuant to a
site specific WQMP submitted to the City Engineer for review and approval.
60. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall
demonstrate that all structural BMP's have been constructed and installed in conformance
with approved plans and specifications, and as identified in the approved WQMP.
61. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the
adjacent public streets. Provisions for the interception of nuisance water from entering
adjacent public streets from the project site shall be provided through the use of a minor
storm drain system that collects and conveys nuisance water to landscape or parkway
areas, and in only a stormwater runoff condition, pass runoff directly to the streets through

1 parkway or under sidewalk drains. All on-site and off-site designs must comply with
2 NPDES stormwater regulations.

3 62. The original improvement plans prepared for the proposed development and approved by
4 the City Engineer (if required) shall be documented with record drawing “as-built”
5 information and returned to the Engineering Division prior to issuance of a final certificate
6 of occupancy. Any modifications or changes to approved improvement plans shall be
7 submitted to the City Engineer for approval prior to construction.

8 63. The applicant shall adhere to the City Council approved franchise agreements and disposal
9 requirements during all construction activities, in accordance with Section 8.08 (Refuse
10 Collection of the City of Rialto Municipal Code).

11 64. Prior to commencing with any grading, the applicant shall implement the required erosion
12 and dust control measures shall be in place. In addition, the following shall be included if
13 not already identified:

14 a. 6-foot-high tan colored perimeter screened fencing

15 b. Contractor information signage including contact information along the street
16 frontages of Santa Ana Avenue.

17 c. Post dust control signage with the following verbiage: “Project Name, WDID No.,
18 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)
19 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-
20 CUT-SMOG/1-800-228-7664”

21 65. The applicant shall remove any graffiti within 24 hours, before, during, and post
22 construction.

23 66. The applicant shall submit full architectural and structural plans with all mechanical,
24 electrical, and plumbing plans, structural calculations, truss calculations and layout, rough
25 grading plans approved by Public Works Engineering, Water Quality Management Plan,
26 Erosion Control Plan, Stormwater Pollution Prevention Plan, and Title 24 Energy
27 Calculations to the Building Division for plan check and review, prior to the issuance of
28 building permits.

67. The applicant shall provide a Scope of Work on the title page of the architectural plan set.
The Scope of Work shall call out all work to be permitted (ex. Main structure, perimeter
walls, trash enclosure, etc.).

68. The applicant shall design the structures in accordance with the 2019 California Building
Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and the 2019
California Electrical Code, 2019 Residential Code and the 2019 California Green
Buildings Standards adopted by the State of California.

- 1 69. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
2 per hour, exposure C and seismic zone D.
- 3 70. The applicant shall submit fire sprinkler, fire alarm systems, and fire hydrant plans to the
4 Building Division for plan review concurrently with building plans and shall be approved
5 prior to the issuance of a building permit.
- 6 71. The applicant shall obtain an Electrical Permit from the Building Division for any
7 temporary electrical power required during construction. No temporary electrical power
8 will be granted to a project unless one of the following items is in place and approved by
9 the Building Division: (A) Installation of a construction trailer, or, (B) Security fencing
10 around the area where the electrical power will be located.
- 11 72. The applicant shall install temporary construction fencing and screening around the
12 perimeter of the project site. The fencing and screening shall be maintained at all times
13 during construction to protect pedestrians.
- 14 73. The applicant shall install any required temporary construction trailer on private property.
15 No trailers are allowed to be located within the public right-of-way. The trailer shall be
16 removed prior to the issuance of a Certificate of Occupancy.
- 17 74. The applicant shall design and construct accessible paths of travel from the building's
18 accessible entrances to the public right-of-way, accessible parking, and the trash
19 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
20 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
21 signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)
22 of travel shall be the most practical direct route between accessible building entrances,
23 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
24 site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
- 25 75. Prior to issuance of a Building Permit all of the following must be in place on the Site: a
26 portable toilet with hand wash station, temporary construction fencing, and signage on
27 each adjacent street saying "If there is any dust or debris coming from this site please
28 contact (superintendent number here) or the AQMD if the problem is not being resolved"
or something similar to this.
76. The applicant shall provide temporary toilet facilities for the construction workers. The
toilet facilities shall always be maintained in a sanitary condition. The construction toilet
facilities of the non-sewer type shall conform to ANSI ZA.3.
77. The applicant shall underground all on site utilities to the new proposed structures, prior
to the issuance of a Certificate of Occupancy, unless prior approval has been obtained by
the utility company or the City.

- 1 78. Prior to issuance of Building Permits, site grading final and pad certifications shall be
2 submitted to the Building Division, which include elevation, orientation, and compaction.
3 The certifications are required to be signed by the engineer of record.
- 4 79. The applicant shall provide proof of payment to the Colton Joint Unified School District
5 for all required school fees, prior to the issuance of a building permit.
- 6 80. Site facilities such as parking open or covered, recreation facilities, and trash dumpster
7 areas, and common use areas shall be accessible per the California Building Code, Chapter
8 11.
- 9 81. The applicant shall place a copy of the Conditions of Approval herein on within the
10 building plan check submittal set and include the PPD number on the right bottom corner
11 cover page in 20 point bold, prior to the issuance of a building permit.
- 12 82. The applicant shall ensure that a minimum of 65% of all construction and demo debris
13 shall be recycled using an approved City of Rialto recycling facility during construction.
14 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall
15 be placed in the office of the construction site.
- 16 83. Prior to issuance of Building Permits, on site water service shall be installed and approved
17 by the responsible agency. On site fire hydrants shall be approved by the Fire Department.
18 No flammable materials will be allowed on the site until the fire hydrants are established
19 and approved.
- 20 84. The applicant shall comply with all applicable requirements of the California Fire Code
21 and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 22 85. At the discretion of the Rialto Police Department, the applicant shall illuminate all
23 walkways, passageways, and locations where pedestrians are likely to travel with a
24 minimum of 1.5-foot candles (at surface level) of light during the hours of darkness.
25 Lighting shall be designed/constructed in such a manner as to automatically turn on at
26 dusk and turn off at dawn.
- 27 86. At the discretion of the Rialto Police Department, the applicant shall illuminate all
28 alleyways, driveways, and uncovered parking areas with a minimum of 1.5-foot candles
(at surface level) of light during the hours of darkness. Lighting shall be
designed/constructed in such a manner as to automatically turn on at dusk and turn off at
dawn.
87. At the discretion of the Rialto Police Department, the applicant shall illuminate all loading
dock areas, truck well areas, and delivery areas with a minimum of 1.5 foot-candles (at
surface level) of light during the hours of darkness. Lighting shall be
designed/constructed in such a manner as to automatically turn on at dusk and turn off at
dawn.

- 1 88. The applicant shall design/construct all lighting fixtures and luminaries, including
2 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction
3 by hand.
- 4 89. The applicant shall provide an illuminated channel letter address prominently placed on
5 the building to be visible to the front of the location, prior to the issuance of a Certificate
6 of Occupancy.
- 7 90. At the discretion of the Rialto Police Department, the applicant shall install exterior
8 security cameras at the location that cover the entire Site, prior to the issuance of a
9 Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police
10 Department via FusionONE web application.
- 11 91. The applicant shall install Knox boxes immediately adjacent to all vehicle gates as well
12 as the main entrance of the building and at least one (1) rear entrance on the building to
13 facilitate the entry of safety personnel. The Knox boxes shall be installed in such a manner
14 as to be alarmed, resist vandalism, removal, or destruction by hand, and be fully recessed
15 into the building. The Knox boxes shall be equipped with the appropriate keys, for each
16 required location, prior to the first day of business. The Knox-Box placement shall be
17 shown on the formal building plan review submittal prior to the issuance of a building
18 permit.
- 19 92. The applicant shall prominently display the address on the building rooftop to be visible
20 to aerial law enforcement or fire aircraft. Specifications to be followed for alphanumeric
21 characters are as follows: Three (3) foot tall and six (6) inches thick alphanumeric
22 characters. The alphanumeric characters shall be constructed in such a way that they are
23 in stark contrast to the background to which they are attached (e.g. white numbers and
24 letters on a black background), and resistant weathering that would cause a degradation
25 of the contrast.
- 26 93. The applicant shall provide an audible alarm within the building, prior to the issuance of
27 a Certificate of Occupancy. The building shall be alarmed in such a way as to emit a
28 continuous audible notification until reset by responsible personnel (e.g. alarmed exit
device / crash bar).
94. The applicant or General Contractor shall identify each contractor and subcontractor hired
to work at the job site on a Contractor Sublist form and return it to the Business License
Division with a Business License application and the Business License tax fee based on
the Contractors tax rate for each contractor.
95. Prior to issuance of a Certificate of Occupancy, the applicant shall pay a business license
tax based on the applicable tax rate pertaining to the proposed use.

SECTION 5. 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 10th day of November, 2021.

FRANK GONZALEZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2021.

8 Upon motion of Planning Commissioner_____, seconded by Planning Commissioner
9 ____, the foregoing Resolution No. ____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this ____th day of ____, 2021.

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19 _____
20 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT
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Exhibit “A”

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City of Rialto

Legislation Text

File #: PC-21-0817, **Version:** 2, **Agenda #:**

For the Planning Commission Meeting of November 10, 2021

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Daniel Casey, Acting Community Development Manager
FROM: Dionne Harris, Senior Planner

Conditional Development Permit No. 2021-0037: A request to operate an outlet store within an existing 2,146 square foot tenant space located at 523 S. Riverside Avenue within the Central Commercial (C-2) Zone ("Project" or "project"). This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities Projects) of the State CEQA Guidelines.

APPLICANT:

Adam Awwad, 986 South Teawood Avenue, Bloomington, CA 92316.

LOCATION:

The project site is located at 523 S. Riverside Avenue within the Five Points Plaza commercial center, which is located at the southeast corner of Riverside Avenue and Merrill Avenue (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding General Plan Land Use Designations

<i>Location</i>	<i>General Plan Designation</i>
Site	General Commercial
North	Downtown Mixed Use / Residential 12
East	Residential 6
South	Residential 21 / General Commercial
West	General Commercial

Surrounding Zoning Designations

<i>Location</i>	<i>Zoning</i>
Site	Central Commercial (C-2)

North	Support Facilities (S-F) / Multi-Family Residential (MFR)
East	Single Family Residential (R-1C)
South	Central Commercial (C-2) / Multi-Family Residential (R-3)
West	Central Commercial (C-2)

Site Characteristics

The project site consists of a 2,146 square foot tenant space within the Five Points Plaza commercial center located at the southeast corner of Riverside Avenue and Merrill Avenue. The Five Points Plaza is currently developed with parking, lighting, landscaping, and several commercial structures. The commercial center is occupied by El Super grocery store, Planet Fitness, Del Taco, and many other supporting commercial uses.

Surrounding Area

The Five Points Plaza is bound on the west by Riverside Avenue and on the north by Merrill Avenue. To the north, across Merrill Avenue, is an AT&T telecommunications center and a residential townhome development, and to the east is a single-family residential subdivision built in 1957. To the south are several residential triplexes and the Plaza Rialto commercial center comprised of three (3) buildings totaling approximately 23,000 square feet in size, and to the west, across Riverside Avenue, is a Walgreens drug store.

ANALYSIS/DISCUSSION:

Project Proposal

Adam Awwad, the applicant, proposes to establish an outlet store within a 2,146 square foot inline tenant space located at 523 S. Riverside Avenue (Exhibit B). The proposed business name is City Outlet. The outlet store operation will consist of sales of an assortment of products, including small and large kitchen appliances, dinnerware collections, toys, small bikes and scooters, patio furniture and indoor furniture (sofas beds, drawers, dining tables and chairs), coffee tables, and home décor. The Project will operate from 9:00 a.m. to 8:00 p.m. seven (7) days a week and will have six (6) employees.

Entitlement Requirements

Per Section 18.66.030Q of the Rialto Municipal Code, the establishment and operation of an outlet store is subject to the approval of a Conditional Development Permit by the Planning Commission. The applicant has complied with this requirement and filed a complete application with the Planning Division on October 19, 2021.

Floor Plan Layout

As shown on the floor plan (**Exhibit C**), the proposed outlet store will have a cashier counter near the front of the store, a show room area for appliances and furniture in the center of the store, and shelving for smaller goods around the perimeter of the store.

Land Use Compatibility

The Five Points Plaza was developed to accommodate various retail uses. Retail outlet stores are generally compatible with other retail uses and services typically found in commercial centers, including the existing businesses within the Five Points Plaza. As such, the Planning Division

considers the City Outlet operation to be compatible with the area in which it will locate. With the approval of the Conditional Development Permit, City Outlet will be subject to a Planning Commission review within six (6) months from the date of approval to ensure compliance with all Conditions of Approval, and to ensure that the establishment has not become a nuisance. Thereafter, the establishment will be subject to annual review.

GENERAL PLAN CONSISTENCY:

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

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

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities, Class 1, which allows for the exemption of a project consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures.

PUBLIC NOTICE:

The City mailed a public hearing notice for the proposed project to all property owners within 660 feet of the project site and published the public hearing notice in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

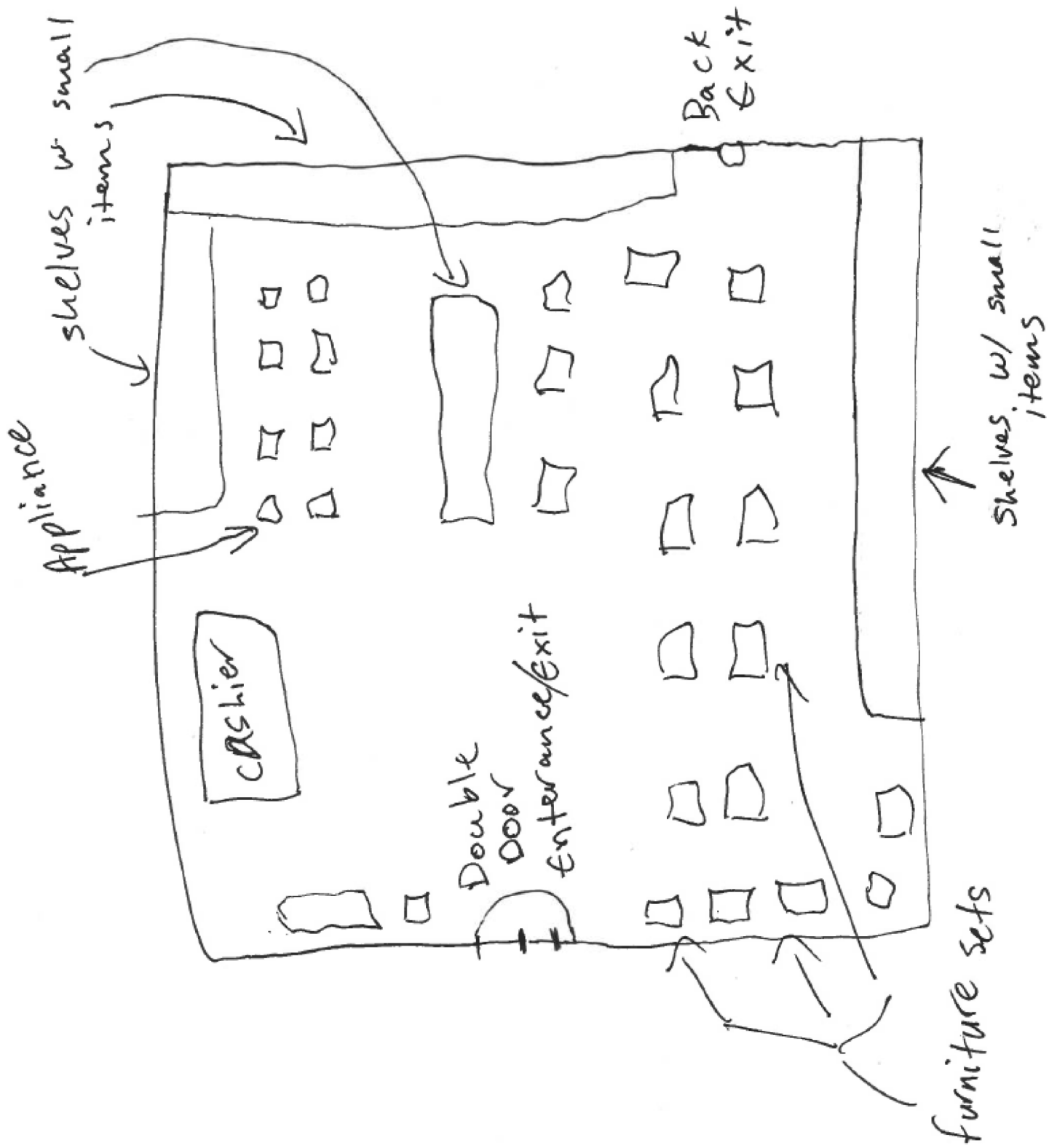
The Planning Division recommends that the Planning Commission:

- Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities, of the State CEQA Guidelines; and
- Adopt the attached Resolution (**Exhibit D**) to approve Conditional Development Permit No. 2021-0037 to allow the establishment and operation of an outlet store within an existing 2,146 square foot tenant space located at 523 S. Riverside Avenue within the Central Commercial (C-2) Zone, subject to the findings and conditions therein.



Project Location Map





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WHEREAS, the applicant, Adam Awwad, proposes to establish and operate an outlet store (“Project”) within a 2,146 square foot tenant space located at 523 S. Riverside Avenue (APN:1133-110-57) within the Central Commercial (C-2) Zone (“Site”); and

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1 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made
2 precedent to granting a conditional development permit. The findings are as follows:

- 3
- 4 1. The proposed use is deemed essential or desirable to provide a service or facility
5 which will contribute to the convenience or general well-being of the neighborhood
6 or community; and

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

8 The Project will provide a benefit to the community and customers within the vicinity by
9 providing an assortment of products: small and large kitchen appliances, dinnerware
10 collections, toys, small bikes and scooters, patio furniture and indoor furniture (sofas
11 beds, drawers, dining tables and chairs), coffee tables, and home décor. Additionally, the
Conditions of Approval imposed on the establishment will ensure that establishment
contributes to the well-being of the community and that it doesn't become a nuisance or
hazard to the public.

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

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

15 The Site consists of a 2,146 square foot tenant space within the Five Points Plaza
16 commercial center located at the southeast corner of Riverside Avenue and Merrill
17 Avenue. To the north, across Merrill Avenue, is an AT&T telecommunications center
18 and a residential townhome development, and to the east is a single-family residential
19 subdivision built in 1957. To the south are several residential triplexes and the Plaza
Rialto commercial center comprised of three (3) buildings totaling approximately 23,000
square feet in size, and to the west, across Riverside Avenue, is a Walgreens drug store.

20 The Project is consistent with the Central Commercial (C-2) land use district of the, the
21 commercial uses within the Five Points Plaza commercial center, and the commercial
22 uses to the south of the Site. Retail outlet stores are generally compatible with other
23 retail uses and services typically found in commercial centers, including the businesses
24 that currently exist within the center. These sensitive uses are not expected to be
negatively impacted by the Project since the applicant is required by the conditions of
approval contained herein to implement.

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

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

28

1 The Site is within the Five Point Plaza commercial center. The commercial center consists
2 of five (5) parcels of land, approximately 103,113 square feet or 12.69 acres in size, located
3 at the southeast corner of Merrill Avenue and Riverside Avenue. The applicant proposes to
4 operate an outlet store within a 2,146 square foot tenant space within one (1) of the four (4)
5 buildings on the commercial center. The applicant's tenant space and the Five Point Plaza
6 commercial center have adequate physical characteristics to accommodate the addition of a
7 new product for sale within the tenant space.

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

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

11 The existing tenant space has adequate access to all utilities and services required through
12 main water, electric, sewer, and other utility lines that are already hooked up to the Site.
13 The Project will not require any additional utilities or services.

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

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

18 The Site consists of an existing tenant space within an existing commercial center that
19 has been developed and maintained in a manner that is consistent with the C-2 zone. The
20 operation of the proposed outlet store within the Site is also consistent with the General
21 Commercial general plan land use district.. If all Conditions of Approval contained
22 herein are satisfied, the Project will not negatively impact any land uses within the
23 vicinity.

24 Furthermore, the Project is consistent with Goal 3-1 of the General Plan by contributing
25 to the strengthening of an economic base and employment opportunities.

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

This finding is supported by the following facts:

The Conditions of Approval contained herein will minimize the Project's impacts. The
granting of CDP No. 2021-0037, allowing the establishment and operation of an outlet
store within an existing tenant space, will potentially maintain a viable tenant within a
commercial building that has historically suffered from high turnover. Furthermore, the
use will continue to offer residents and visitors seeking assortment of products for the

community. Therefore, the adverse effects are outweighed by the benefits conferred upon the community and neighborhood as a whole.

SECTION 3. The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities. No new construction or physical alterations are proposed as a part of the Project. The Planning Commission directs the Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

SECTION 4. CDP No. 2021-0037 is granted to Adam Awwad, in accordance with the plans and application on file with the Planning Division, subject to the following conditions:

1. CDP No. 2021-0037 is granted allowing the establishment and operation of an outlet store within a 2,146 square foot tenant space located at 523 S. Riverside Avenue, 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. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.
3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the "City Parties"), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project (collectively, the "Entitlements"), whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This condition to indemnify, protect, defend, and hold the City harmless shall include, but not limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, Property owner, or the City and/or other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)

are the “Damages”). Notwithstanding anything to the contrary contained herein, the Applicant shall not be liable to the City Parties under this indemnity to the extent the Damages incurred by any of the City Parties in such Action(s) are a result of the City Parties’ fraud, intentional misconduct or gross negligence in connection with issuing the Entitlements. The applicant shall execute an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of CDP No. 2021-0037.

4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
5. Outdoor display and storage of any kind is prohibited at all times.
6. All items for sale shall be displayed in an orderly manner on the show room floor, shelves, and racks.
7. All signage shall comply with Section 18.102 (Regulation of Signs) of the Rialto Municipal Code.
8. A City business license shall be required prior to issuance of a Certificate of Occupancy (C of O) or final permits.
9. Six (6) months after the date of approval, the Planning Commission may review Conditional Development Permit No. 2021-0037 to determine if the operator has complied with all of the required conditions of approval. Thereafter, the Planning Commission may review the approved facility on an annual or as needed basis.
10. The privileges granted by the Planning Commission pursuant to approval of this Conditional Development Permit are valid for one (1) year from the effective date of approval. If the applicant fails to commence the project within one year of said effective date, this conditional development permit shall be null and void and any privileges granted hereunder shall terminate automatically. If the applicant or his or her successor in interest commences the project within one year of the effective date of approval, the privileges granted hereunder will continue inured to the property as long as the property is used for the purpose for which the conditional development permit was granted, and such use remains compatible with adjacent property uses.
11. If the applicant fails to comply with any of the Conditions of Approval placed upon Conditional Development Permit No. 2021-0037, the Planning Commission may initiate proceedings to revoke the Conditional Development Permit in accordance with the provisions of sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. Conditional Development Permit No. 2021-0037 shall be revoked,

1 suspended or modified in accordance with Section 18.66.070 of the Zoning
2 Ordinance at the discretion of the Planning Commission if:

- 3 a) The use for which such approval was granted has ceased to exist, been
4 subsequently modified or have been suspended for six (6) months or more;
- 5 b) Any of the express conditions or terms of such permit are violated;
- 6 c) The use for which such approval was granted becomes or is found to be
7 objectionable or incompatible with the character of the City and its
8 environs due to noise, loitering, criminal activity or other undesirable
9 characteristics including, but not strictly limited to uses which are or have
become offensive to neighboring property or the goals and objectives of
the Central Commercial (C-2) zone, and the City's General Plan.

10 SECTION 6. The Chairman of the Planning Commission shall sign this resolution
11 evidencing it's the passage and adoption of this resolution and thereupon the same shall take effect
12 and be in force.

13
14 PASSED, APPROVED AND ADOPTED this 10th day of November, 2021.

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17 _____
FRANK GONZALEZ, CHAIR
18 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the
7 Planning Commission of the City of Rialto held on the ____th day of ____, 2021.

8 Upon motion of Planning Commissioner_____, seconded by Planning Commissioner
9 ____, the foregoing Resolution No. ____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City
15 of Rialto this ____th day of ____, 2021.
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17
18

19 _____
20 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT
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City of Rialto

Legislation Text

File #: PC-21-0835, **Version:** 1, **Agenda #:**

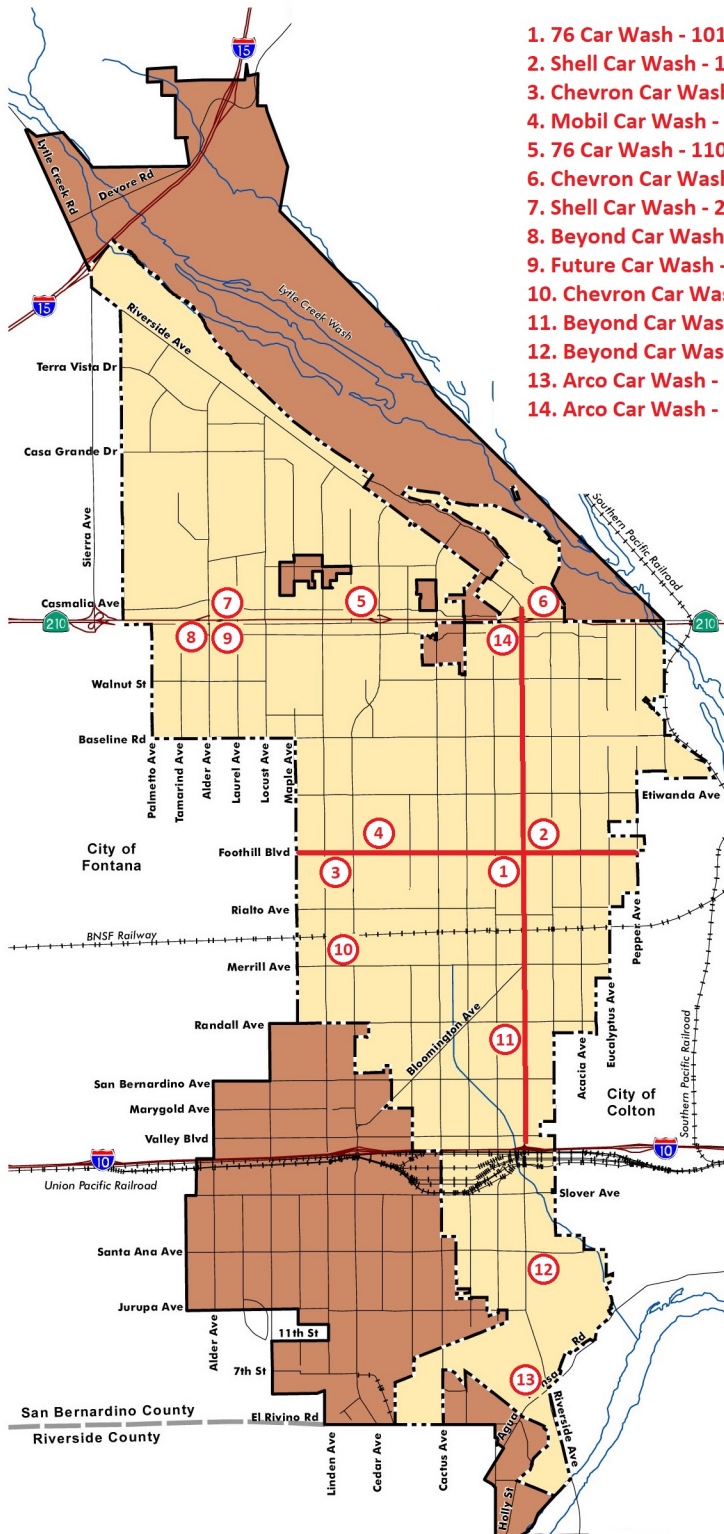
Planning Commission - Miscellaneous Items Tracking Report

PLANNING COMMISSION – NOVEMBER 10, 2021

MISCELLANEOUS ITEMS TRACKING REPORT

Item Description	Status
Frisbee Park	<p>Ongoing</p> <ul style="list-style-type: none"> • Police is coordinating with Public Works to reinstall the cameras • Public Works to install proper power connections • Police working to recruit camera vendor • Cameras to be installed Summer 2022 at the latest
Car Wash Location Maps	<p>Completed</p> <ul style="list-style-type: none"> • Gas Station Car Wash map completed • Standalone Car Wash map completed
Sales of Alcohol for Off-Site Consumption	<p>Ongoing</p> <ul style="list-style-type: none"> • Staff preparing exhibits to show locations of alcohol selling establishments • Exhibits anticipated to be ready 12/8

Gas Station Car Washes



1. 76 Car Wash - 101 W. Foothill Blvd.
2. Shell Car Wash - 110 E. Foothill Blvd.
3. Chevron Car Wash - 1325 W. Foothill Blvd.
4. Mobil Car Wash - 1100 W. Foothill Blvd.
5. 76 Car Wash - 1103 W. Casmalia St.
6. Chevron Car Wash - 2035 N. Riverside Ave.
7. Shell Car Wash - 2281 W. Casmalia St.
8. Beyond Car Wash - 1944 N. Alder Ave.
9. Future Car Wash - SEC Alder & Renaissance
10. Chevron Car Wash - 475 S. Cedar Ave.
11. Beyond Car Wash - 906 S. Riverside Ave.
12. Beyond Car Wash - 2531 S. Riverside Ave.
13. Arco Car Wash - 3368 S. Riverside Ave.
14. Arco Car Wash - 1916 N. Riverside Ave.

Standalone Car Washes

1. Rialto Car Wash - 660 E. Foothill Blvd.
2. Empire Car Wash - 320 E. Foothill Blvd.
3. Future Car Wash - S/S Foothill E/O Sycamore
4. Future Car Wash - S/S Valley W/O Riverside
5. Empire Car Wash - 160 W. Merrill Ave.
6. Rialto Auto Spa - 445 W. Foothill Blvd.
7. Matt's Express Car Wash - 661 W. Foothill Blvd.
8. EZ Wash - 1230 N. Ayala Dr.

