



City of Rialto

Legislation Details (With Text)

File #: PC-21-0203 **Version:** 1 **Name:**

Type: Agenda Item **Status:** Agenda Ready

File created: 4/21/2021 **In control:** Planning Commission

On agenda: 4/28/2021 **Final action:**

Title: Conditional Development Permit No. 2020-0001: A request to allow the development and operation of an outdoor contractor's storage yard on 0.77 acres of land (APN: 0254-142-15) located on the west side of Sycamore Avenue approximately 100 feet north of Slover Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Precise Plan of Design No. 2020-0001: A request to allow the development of an outdoor contractor's storage yard with associated paving, landscaping, fencing, lighting, and drainage improvements on 0.77 acres of land (APN: 0254-142-15) located on the west side of Sycamore Avenue approximately 100 feet north of Slover Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - Site Plan, 3. Exhibit C - Floor Plans, 4. Exhibit D - Exterior Elevations, 5. Exhibit E - Preliminary Landscape Plan, 6. Exhibit F - Site Operation Program, 7. Exhibit G - Traffic Impact Study, 8. Exhibit H - Delhi Sands Flower-Loving Fly Surveys, 9. Exhibit I - Draft Resolution for CDP No. 2020-0001, 10. Exhibit J - Draft Resolution for PPD No. 2020-0001

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of April 28, 2021

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Alexander Hamilton, Interim Community Development Director

FROM: Daniel Casey, Senior Planner

Conditional Development Permit No. 2020-0001: A request to allow the development and operation of an outdoor contractor's storage yard on 0.77 acres of land (APN: 0254-142-15) located on the west side of Sycamore Avenue approximately 100 feet north of Slover Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

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Development Projects) of the California Environmental Quality Act (CEQA).

APPLICANT:

AFS Investments, LLC, 7205 Cari Court, Eastvale, CA 92880

LOCATION:

The project site consists of one (1) parcel of land (APN: 0254-142-15) located on the west side of Sycamore Avenue approximately 100 feet north of Slover Avenue (refer to 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 (Agua Mansa SP)
North	General Industrial with a Specific Plan Overlay (Agua Mansa SP)
East	City of Colton
South	General Industrial with a SP Overlay (Agua Mansa SP) / City of Colton
West	General Industrial with a Specific Plan Overlay (Agua Mansa SP)

Surrounding Zoning Designations

Location	Zoning
Site	Heavy Industrial (H-IND)
North	Heavy Industrial (H-IND)
East	City of Colton
South	Heavy Industrial (H-IND) / City of Colton
West	Heavy Industrial (H-IND)

Site Characteristics

The project site is a relatively flat, rectangular-shaped piece of land comprised of one (1) parcel. The parcel is 0.77 acres in size with approximate dimensions of 110 feet (north-south) by 305 feet (east-west). The project site is bound on the east by Sycamore Avenue. The property is vacant and covered by natural grasses.

Surrounding Area

The project site is in a predominantly industrial area of the City of Rialto, though there are several non-conforming single-family residences in the immediate vicinity. To the north of the project site is a non-conforming single-family residence located on approximately 0.77 acres of land. To the east, across Sycamore Avenue, is the Kinder Morgan West Colton Tank Farm facility located within Colton. To the south are two (2) non-conforming single-family residences and approximately 0.28 acres of vacant land located within Colton, and to the west is a non-conforming single-family residence located on approximately 0.74 acres of land.

ANALYSIS/DISCUSSION:

Project Proposal

AFS Investments, LLC, the applicant, proposes to develop an outdoor storage yard with associated paving, landscaping, fencing, lighting, and drainage improvements on the project site. Upon completion of construction, the applicant proposes to establish a paving contractor company at the new outdoor storage yard. For reference, the applicant's business name is Onyx Paving Company, Inc.

Entitlement Requirements

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

- Conditional Development Permit: Per Chapter 18.104 (Outdoor Storage Uses) and Section 18.66.030BB of the Rialto Municipal Code, the development and operation of an outdoor storage use requires the approval of a Conditional Development Permit.
- Precise Plan of Design: Per Section 18.65.010 of the Rialto Municipal Code, the design of the proposed development and the related site improvements (e.g, building exterior, screen walls, landscaping, etc.) requires the approval of a Precise Plan of Design.

Site Design

According to the site plan (**Exhibit B**), the development will primarily include paving for storage and parking areas as well as the construction of a 1,200 square foot two-story office building. The applicant will construct the office building near the northeast corner of the project site. An employee parking area containing eight (8) parking spaces will be located immediately to the west of the building. The storage area will comprise the west half of the project site, and will accommodate the storage of paving equipment, such as pavers, rollers, skip loaders, and skid steers, as well as four (4) Ford F550 service trucks, one (1) tractor, one (1) dump truck and various sized flat-bed trailers to facilitate the transportation of the paving equipment. No paving materials will be stored at the site.

A new tan-colored split-face block wall will fully enclose the storage area and the office structure. The wall will have a height of ten (10) feet on the east side of the property facing Sycamore Avenue and a height of eight (8) feet on the north, south, and west sides of the property. Additionally, the site will have a twenty-five (25) foot wide landscape planter along the Sycamore Avenue frontage and a five (5) foot wide landscape planter along the north, south, and west ends for buffering between the project site and the adjacent non-conforming single-family residences. Lastly, a new forty-five (45) foot wide driveway connected directly to Sycamore Avenue at the south end of the project frontage will provide full access for vehicles.

Building Design

The office building will have a footprint dimension of thirty (30) feet by twenty (20) feet, two (2) floor levels, and a maximum height of twenty-three (23) feet as measured from the finished floor. The building will accommodate approximately 980 square foot office space, one (1) unisex restroom, and a storage closet. The exterior of the structure will feature a stucco finish painted in a light tan color along with a copper red accent band. Other exterior features include painted corrugated metal façade accents, reveals, windows, and metal brow accents (**Exhibits C & D**).

Parking

The development will have eight (8) auto-parking spaces, including one (1) ADA accessible parking space. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart below and as required by 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:

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces required
Office	1,200	1 / 300	4
Total Required / Total Provided			4 / 8

Landscaping

The landscape coverage for the project is 15.2 percent, which exceeds the minimum required amount of 10.0 percent. This includes a twenty-five (25) foot-wide landscape setback along Sycamore Avenue, as well as the planters around the perimeter of the project site. All the landscape planters will feature a variety of trees spaced every thirty (30) linear feet and an abundant number of shrubs and groundcover (**Exhibit E**).

Operations

Onyx Paving Company, Inc. (Onyx) is a fully licensed, bonded, and insured asphalt paving and concrete contractor. Onyx will primarily utilize the project site for the storage of motorized paving equipment. According to the applicant’s Site Operation Program (**Exhibit F**), a typical day will consist of paving equipment leaving the storage yard on haul trailers in the morning, traveling to a job site, and then returning to the storage yard at the end of each day. The paving equipment will be stored on the haul trailers while at the storage yard. Onyx will not store any paving materials within the storage yard and the paving equipment will remain stationery, except for when loading and unloading occurs to facilitate the equipment needs of each job. Activities within the new building will consist of miscellaneous office functions. Onyx will operate seven (7) days a week from 6:00 a.m. to 7:00 p.m.

Traffic

K2 Traffic Engineering, Inc. prepared a Traffic Impact Study (TIS), dated March 25, 2021, to assess the project’s potential impacts to local streets and intersections (**Exhibit G**). The TIS estimates that the project will generate up to approximately 50 actual daily vehicle trips (80 PCE daily vehicle trips) with 25 trips in the AM peak hour and 25 trips in the PM peak hour. Trucks will constitute up to 16 of the 50 actual daily vehicle trips. The TIS concluded that the project will generate an insignificant amount of traffic. However, the project traffic will contribute to an existing deficient delay at the intersection of Riverside Avenue and I-10 EB Ramps, and therefore the TIS recommends a “fair-share” payment in the amount of \$30,040 towards the future widening of Riverside Avenue south of the I-10 Freeway to a six (6) lane roadway.

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

Land Use Compatibility

The project is consistent with the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan, Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, and Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code. The most sensitive uses near the project site are the existing non-conforming single-family residences located to the north, south, and west of the project site. These properties are not expected to be negatively impacted by the proposed project, since measures, such as landscape buffering and block wall screening, will be implemented. The project is anticipated to be an improvement to the surrounding area. Aesthetically, the site will be enhanced with new street improvements, new landscaping, and a screen wall that complies with the City's Design Guidelines.

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, outdoor storage yards for industrial purposes, such as the project, are consistent with the General Industrial 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 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

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

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies as a Class 32 exemption under CEQA Guidelines Section 15332 - In-Fill Development Projects - as the project is consistent with the Rialto General Plan and the Light Industrial (M-1) zoning designation, the project occurs on a site less than 5.0 acres in size that is substantially surrounded by development, the project site has no value as habitat for threatened or endangered species, the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the project site can be adequately served by all required utilities and public services.

Delhi Sands Flower-Loving Fly

According to Exhibit 4.4.2 of the Rialto General Plan Environmental Impact Report, the project site lies within potential Delhi Sands Flower-Loving Fly (DSF) habit. Powell Environmental Consultants, on behalf of the applicant, conducted surveys of the project site in 2018 and 2019 (**Exhibit H**), and each survey found no presence of DSF on the project site. The Draft Resolutions of Approval include a Condition of Approval requiring the applicant to obtain clearance from the US Fish and Wildlife Service prior to the commencement of any ground disturbance activities on the project site.

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, City Clerk's Office, and Grace Vargas Senior Center, and mailed public hearing notices to all property owners within 300 feet of the project site, as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit I**) to approve Conditional Development Permit No. 2020-0001 to allow the development and operation of an outdoor contractor's storage yard on 0.77 acres of land (APN: 0254-142-15) located on the west side of Sycamore Avenue approximately 100 feet north of Slover Avenue, subject to the findings and conditions therein.
- Adopt the attached Resolution (**Exhibit J**) to approve Precise Plan of Design No. 2020-0001 to allow the development of an outdoor contractor's storage yard with associated paving, landscaping, fencing, lighting, and drainage improvements on 0.77 acres of land (APN: 0254-142-15) located on the west side of Sycamore Avenue approximately 100 feet north of Slover Avenue, subject to the findings and conditions therein.