



# City of Rialto

## Legislation Details (With Text)

**File #:** PC-21-0212 **Version:** 1 **Name:**  
**Type:** Agenda Item **Status:** Agenda Ready  
**File created:** 4/22/2021 **In control:** Planning Commission  
**On agenda:** 4/28/2021 **Final action:**  
**Title:** Continued Public Hearing for Conditional Development Permit No. 2019-0020 and Precise Plan of Design No. 2019-0053

Conditional Development Permit No. 2019-0020: A request to allow the development and use of a 54,484 square foot industrial storage warehouse/distribution center building for the storage and distribution of fuel products and lubricants on 4.87 gross acres (4.77 net acres) of land (APN: 0258-121-08) located on the south side of Santa Ana Avenue approximately 300 feet west of Riverside Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0053) has been prepared for consideration in conjunction with the project.

Precise Plan of Design No. 2019-0043: A request to allow the development of a 54,484 square foot industrial storage warehouse/distribution center building with associated paving, landscaping, fencing, lighting, and drainage improvements on 4.87 gross acres (4.77 net acres) of land (APN: 0258-121-08) located on the south side of Santa Ana Avenue approximately 300 feet west of Riverside Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0053) has been prepared for consideration in conjunction with the project.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Exhibit A - Planning Commission 4-14-2021 Agenda Report, 2. Exhibit B - Draft Resolution for EAR No. 2019-0053, 3. Exhibit C - Draft Resolution for CDP No. 2019-0020, 4. Exhibit D - Draft Resolution for PPD No. 2019-0052

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

Continued Public Hearing for Conditional Development Permit No. 2019-0020 and Precise Plan of Design No. 2019-0053

***Conditional Development Permit No. 2019-0020:*** A request to allow the development and use of a 54,484 square foot industrial storage warehouse/distribution center building for the storage and distribution of fuel products and lubricants on 4.87 gross acres (4.77 net acres) of land (APN: 0258-121-08) located on the south side of Santa Ana Avenue approximately 300 feet west of Riverside

Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0053) has been prepared for consideration in conjunction with the project.

***Precise Plan of Design No. 2019-0043:*** A request to allow the development of a 54,484 square foot industrial storage warehouse/distribution center building with associated paving, landscaping, fencing, lighting, and drainage improvements on 4.87 gross acres (4.77 net acres) of land (APN: 0258-121-08) located on the south side of Santa Ana Avenue approximately 300 feet west of Riverside Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0053) has been prepared for consideration in conjunction with the project.

On April 14, 2021, the Planning Commission held a public hearing and considered oral and written testimony for Conditional Development Permit No. 2019-0020, Precise Plan of Design No. 2019-0043, and the associated Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0053). After consideration, the Planning Commission voted 7-0 to continue the public hearing to April 28, 2021 and requested that staff provide additional information pertaining to the traffic impacts of the project, as well as information pertaining to the funding and completion of future roadway improvements recommended in the project's traffic impact study. The Public Works Department will give a presentation, in advance of the public hearing continuance, to address the comments and requests made by the Planning Commission at the April 14, 2021 meeting. Additionally, the agenda report from the April 14, 2021 meeting is attached as **Exhibit A** for reference.

### **RECOMMENDATION:**

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit B**) to approve the Mitigated Negative Declaration for the proposed project and authorize staff to file a Notice of Determination with the Clerk of the Board of San Bernardino County; and
- Adopt the attached Resolution (**Exhibit C**) to approve Conditional Development Permit No. 2019-0020 to allow the development and use of a 54,484 square foot industrial storage warehouse/distribution center building for the storage and distribution of fuel products and lubricants on 4.87 gross acres (4.77 net acres) of land (APN: 0258-121-08) located on the south side of Santa Ana Avenue approximately 300 feet west of Riverside Avenue, subject to the findings and conditions therein; and
- Adopt the attached Resolution (**Exhibit D**) to approve Precise Plan of Design No. 2020-0029 to allow the development of a 54,484 square foot industrial storage warehouse/distribution center building with associated paving, landscaping, fencing, lighting, and drainage improvements on 4.87 gross acres (4.77 net acres) of land (APN: 0258-121-08) located on the south side of Santa Ana Avenue approximately 300 feet west of Riverside Avenue, subject to the findings and conditions therein.