



City of Rialto

Legislation Details

File #: PC-21-0736 **Version:** 1 **Name:**

Type: Public Hearing **Status:** Agenda Ready

File created: 10/7/2021 **In control:** Planning Commission

On agenda: 10/13/2021 **Final action:**

Title: Conditional Development Permit No. 2021-0009: A request to allow the development and operation of a passenger vehicle fuel station consisting of seven (7) fuel dispensers and a 5,519 square foot overhead canopy on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared.

Conditional Development Permit No. 2021-0010: A request to allow the development and operation of a truck fuel station consisting of nine (9) fuel dispensers and a 3,544 square foot overhead canopy on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared.

Conditional Development Permit No. 2021-0011: A request to allow the establishment of a 12,297 square foot convenience market/travel center within a proposed 14,697 square foot commercial building on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared for consideration in conjunction with the project.

Conditional Development Permit No. 2021-0012: A request to allow the establishment of a 2,400 square foot restaurant with drive-thru service within a proposed 14,697 square foot commercial building on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared for consideration in conjunction with the project.

Conditional Development Permit No. 2021-0013: A request to allow the development and operation of a 6,375 square foot truck service shop building on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared for consideration in conjunction with the project.

Conditional Development Permit No. 2021-0014: A request to allow the sale of beer and wine for off-site consumption from a proposed 12,297 square foot convenience market/travel center on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared for consideration in conjunction with the project.

Precise Plan of Design No. 2021-0013: A request to allow the development of a passenger vehicle

fuel station consisting of seven (7) fuel dispensers and a 5,519 square foot overhead canopy, a truck fuel station consisting of nine (9) fuel dispensers and a 3,544 square foot overhead canopy, a 14,697 square foot commercial building with drive-thru service, a 6,375 square foot truck service shop building, and associated fuel tanks, paving, screen walls, fencing, lighting, landscaping, and drainage improvements on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared for consideration in conjunction with the project.

Together, the above shall hereinafter be referred to as “Project” or “project”.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - Site Plan, 3. Exhibit C - Commercial Building Floor Plan, 4. Exhibit D - Truck Service Shop Building Floor Plan, 5. Exhibit E - Commercial Building Elevations, 6. Exhibit F - Passenger Vehicle Fuel Canopy Elevations, 7. Exhibit G - Truck Fuel Canopy, 8. Exhibit H - Truck Service Shop Building Elevations, 9. Exhibit I - Conceptual Landscape Plan, 10. Exhibit J - Crime Prevention Plan, 11. Exhibit K - Traffic Impact Study, 12. Exhibit L - Addendum to the RSP EIR, 13. Exhibit M - Draft Resolution for EAR No. 2021-0016, 14. Exhibit N - Draft Resolution for CDP No. 2021-0009, 15. Exhibit O - Draft Resolution for CDP No. 2021-0010, 16. Exhibit P - Draft Resolution for CDP No. 2021-0011, 17. Exhibit Q - Draft Resolution for CDP No. 2021-0012, 18. Exhibit R - Draft Resolution for CDP No. 2021-0013, 19. Exhibit S - Draft Resolution for CDP No. 2021-0014, 20. Exhibit T - Draft Resolution for PPD No. 2021-0013

Date	Ver.	Action By	Action	Result
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