



City of Rialto

Legislation Text

File #: 16-493, Version: 1

For City Council Meeting [July 12, 2016]

TO: Honorable Mayor and City Council

APPROVAL: Michael Story, City Administrator

FROM: Robb Steel, Asst. CA/Development Services Director

Request City Council to Set a Public Hearing for **July 26, 2016**, for Conditional Development Permit No. 816 for a 1,094,900 square distribution center for Monster Energy within the Business Center (B-C) Zone of the Renaissance Specific Plan located at the northeast corner of Locust Avenue and Miro Way.

BACKGROUND:

Monster Energy, located at 1 Monster Way, Corona CA 92879 filed a request to construct a 1,094,900 square foot industrial building. The project site is located within the northwestern area of the City of Rialto (City) in San Bernardino County. Property formerly owned by the Rialto Airport is adjacent to the site on the north; Miro Way lies to the south; and Locust Avenue lies to the east. The eastern property line is approximately 760 feet west of Linden Avenue within the Renaissance Specific Plan area (60b).

The project site consists of Assessor Parcel Numbers (APNs) 0240-251-21, 0240-251-22, 0240-251-23, 0240-251-24, and 0240-251-25 comprise the property.

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Vacant Land	Business Center
North	Vacant	Business Center
East	Vacant	Business Center
South	Miro Way	Public Right of Way/Employment
West	Locust Avenue	Public Right of Way/Business Center

General Plan Designations

Location	General Plan Designation
Site	Specific Plan (Renaissance SP)

North	Specific Plan (Renaissance SP)
East	Specific Plan (Renaissance SP)
South	Specific Plan (Renaissance SP)
West	Specific Plan (Renaissance SP)

Site Characteristics

The property is relatively flat and slopes slightly towards the south/southeast. The project site is located on the USGS 7.5-Minute Topographic Map of the Devore, California Quadrangle, 1996. It is approximately 1,430 feet above mean sea level. The project site is located on a portion of the former Rialto Municipal Airport. Developed areas of the project site are comprised of impervious surfaces such as runways, taxiways, building foundations and vehicle parking lots. Active demolition is occurring on the project site to remove the developed areas. The vegetation present in the undeveloped areas of the airport between taxiways and runways consist of predominately disturbed, Riversidian sage scrub.

ANALYSIS/DISCUSSION

Proposal

The proposed development is subject to the standards set forth in the Renaissance Specific Plan approved in 2010. This report analyzes development plans submitted to the Planning Division on May 12, 2016. The plans will be modified to meet the development standards of the Renaissance Specific Plan and the City's Design Guidelines.

The project site is approximately 48.8 acres. Monster Energy will construct a single building of approximately 1,094,900 square feet in size comprised of:

639,360	square feet of warehouse use;
221,520	square feet of marketing products storage use
221,520	square feet of events equipment storage use;
12,500	square feet of office space; and
164	dock doors

The total cut quantity associated with site grading is approximately 170,000 cubic yards (CY), and the total fill quantity is approximately 170,000 CY, which will result in a balanced site.

Conditional Development Permit

The Renaissance Specific Plan requires a Conditional Development Permit for proposals within Planning Areas 60b or 60c larger than 500,000 square feet. The Applicant filed Conditional Development Permit No. 816 to seek approval for the construction of the building.

Parcelization

Currently, the legal parcel as shown on the Site plan does not exist and must be conveyed from the City to the developer by a metes and bounds survey. The survey will address the merger of the individual parcels into one developable lot and create two remainder parcels that will be shown on the site plans as "Not a part".

Site Access

Vehicular access provisions for the project site would consist of three full-movement driveways for both trucks and passenger vehicles -- two on Locust Avenue and one on Miro Way. Passenger vehicles would enter the site via any of the driveways, depending on which is closest to their parking area destination. Trucks would enter the site via the Miro Way driveway or the south Locust Avenue driveway, if destined for the loading docks on the south side of the building; and via the north Locust Avenue driveway, if destined for the loading docks on the north side of the building. Truck entry access points will be modified to allow appropriate stacking of vehicles on-site.

All points of ingress/egress are unsignalized. All gated areas have required access control for Fire Department/Safety access; the site would be designed for truck staging and circulation, which would also provide Fire Department access to and circulation throughout the project site.

Parking

All automobile and truck trailer parking are shown on site for employees, visitors and operators. The majority of auto parking is on the west side of the warehouse adjacent to Locust Avenue and along the east side of the warehouse. Truck trailer parking is located on the north and south sides of the site at a minimum of 1 to 1 ratio.

Landscaping

The landscape will be revised to show 32-foot setbacks consisting of an 8-foot-wide landscape easement along Miro Way and Locust Avenue and a 25-foot landscaped buffer. Landscaping within the parkways would include irrigated trees and groundcover. According to the grading and site plan, a portion of the 25-foot landscape buffer adjacent to Miro Way will be utilized as a detention basin. In addition to the landscaped setbacks, a minimum of 10% of the parking areas will be landscaped.

Lighting

According to the site plan, lighting will be provided for circulation, safety, and security. Light poles are shown at a maximum of 30 feet above finished grade and enclosed within landscape planters in the passenger vehicle parking lot. Lighting levels would be a minimum of 1.5 foot-candle maintained across the surface of the parking areas. The parking areas will be lit at night seven days per week. A lighting plan is required by the City and will be submitted with construction plans.

Hours of Operation

The proposed project would operate 24 hours per day, seven days a week.

Infrastructure and Off-site Improvements

Water, sewer, and power extensions to the project site will be extended from existing or from future lines in Locust Avenue and Miro Way as designated in the infrastructure and utility maps in the Specific Plan. The project site is located within a larger tributary of the Cactus Basin System. Ultimately, the site will discharge storm water to Storm Line C in Miro Way and discharge into Basin 3 of the Cactus Basin System. Line C is a constructed 78-inch storm sewer in Miro Way between Locust Avenue and Linden Avenue fronting the project site. Cactus Basin 3 has not been constructed to its ultimate condition and the County Flood Control District limits storm water discharges. As such, in the near-term storm water will be detained on-site in detention basins, which will function as infiltration basins in the near-term condition. Once the Flood Control District constructs Cactus Basin 3 to its ultimate condition, the detention basins will discharge into a 42-inch reinforced concrete pipe (RCP) storm drain, which will connect to the 78-inch storm sewer within Miro Way. Any other

improvements required as a part of the proposed Project would either be completed as a part of the Project or through the payment of fair-share fees.

Construction Schedule

Construction is expected to begin in 2016.

ENVIRONMENTAL

The City of Rialto is the Lead Agency as set forth in CEQA Section 21067 and is responsible for reviewing and approving the Addendum to the Renaissance Specific Plan Final EIR. The City will consider the following discretionary approvals for the Monster Energy Distribution Center Project:

- Addendum to the 2010 Program EIR
- Conditional Development Permit (CDP)
- Precise Plan of Design (PPD)

An Addendum to the Renaissance Specific Plan Final EIR (Final EIR) and associated technical studies evaluate the potential impacts associated with the construction and operation of the project.

LEGAL REVIEW

The City Attorney reviewed and approved this report.

FINANCIAL IMPACT

Setting the Public Hearing for a project will not impact the General Fund. Benefits to the City's General Fund as a result of the proposed project will be included in the agenda report at the public hearing.

STAFF RECOMMENDATION:

Staff recommends that the City Council set the Public Hearing for July 26, 2016.