

1 **RESOLUTION NO. 2024-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
3 CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN  
4 OF DESIGN NO. 2017-0043 A REQUEST TO DEVELOP AND  
5 OPERATE A TRUCK AND TRAILER STORAGE YARD ON 6.5  
6 ACRES OF LAND (APN: 0258-121-20) LOCATED AT 264 WEST  
7 JURUPA AVENUE ON THE NORTH SIDE OF JURUPA  
8 AVENUE APPROXIMATELY 288 FEET EAST OF WILLOW  
9 AVENUE WITHIN THE HEAVY INDUSTRIAL (H-IND) LAND  
10 USE DISTRICT OF THE AGUA MANSA SPECIFIC PLAN.

11 WHEREAS, the applicant, G.W. Singletary, Inc., proposes to establish and develop a truck  
12 and trailer storage yard with an existing residence on-site that will be converted into an office, on  
13 6.5 gross acres of land (APN: 0258-121-20) located at 264 West Jurupa Avenue on the north side  
14 of Jurupa Avenue approximately 288 feet east of Willow Avenue within the Heavy Industrial (H-  
15 IND) land use district of the Agua Mansa Specific Plan (“Site”); and

16 WHEREAS, in accordance with Section 18.06.020 of the Rialto Municipal Code, the Project  
17 shall comply with the requirements of the H-IND zones in the areas of the Site that are zoned H-IND;  
18 and

19 WHEREAS Pursuant to Section 18.65.010 of the Rialto Municipal Code, the Project requires  
20 a Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2017-  
21 0043 (“PPD No. 2017-0043”); and

22 WHEREAS, in conjunction with the Project, the applicant submitted Precise Plan of Design  
23 Permit No. 2017-0043 (“PPD No. 2017-0043”) to facilitate the development of a truck and trailer  
24 storage yard with an existing residence on-site that will be converted into an office on the Site; and

25 WHEREAS, on November 6, 2024, the Planning Commission of the City of Rialto  
26 conducted a duly noticed public hearing, as required by law, on PPD No. 2017-0043 and CDP No.  
27 2021-0036, took testimony, at which time it received input from staff, the city attorney, and the  
28 applicant; heard public testimony; discussed the proposed PPD No. 2017-0043 and CDP No. 2021-  
0036; and closed the public hearing; and

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 PPD No. 2017-0043, 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 PPD No. 2017-0043 satisfies the requirements of  
9 Section 18.65.020e of the Rialto Municipal Code pertaining to the findings which must be made  
10 precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

14 The Site has a General Plan land use designation of General Industrial with a Specific Plan  
15 Overlay and a zoning designation of Agua Mansa Specific Plan. APN: 0258-121-20 has a  
16 zoning designation of Heavy Industrial (H-IND) within the Agua Mansa Specific. In  
17 accordance with Section 18.06.020 of the Rialto Municipal Code, the Project, as  
18 conditioned herein, will comply with all City ordinances and regulations including those  
19 of the H-IND zone in the areas of the Site containing the H-IND zoning designations. The  
20 H-IND zones allows for the development and operation of truck terminal warehouse  
21 buildings, as proposed by the Project. Additionally, the project meets all the required  
22 development standards of the H-IND zones including, but not limited to, required building  
23 setbacks, parking, landscaping, building height, floor area ratio, etc.

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

*This finding is supported by the following facts:*

26 The Site contains 6.5 acres, is rectangular-shaped, fairly level, and bound by one (1) public  
27 street. To the north of the project, is an approximately 18,750 square foot industrial  
28 building occupied by Empire Tanker, which is a truck repair shop, to the west is a 5,150  
square foot office and a 1,944 square foot canopy for a wood pallet yard occupied by  
Woodland Pallets, to the south is vacant land located within unincorporated County

1 jurisdiction, and to the east is a 3,220 square foot office building and 7,373 square feet  
2 storage, occupied by CC Enterprise Trucks & Body repair. The Site and all of the  
3 surrounding properties are within the H-IND land use designation of the Agua Mansa  
4 Specific Plan. The Project is consistent with the H-IND designation and the surrounding  
5 land uses. The nearby area is predominantly zoned for and developed with industrial uses,  
6 and as a result, there are no sensitive land uses near the project site. The project is not  
7 expected to negatively impact any uses with the successful implementation of measures  
8 such as landscape buffering, the installation of solid screening walls, and landscaping.

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:*

10 The Project's effects will be minimized through the implementation of the Conditions of  
11 Approval contained herein, such as extensive landscaping, concrete screen walls,  
12 decorative paving, and enhanced architectural features. To the north of the project, is an  
13 approximately 18,750 square foot industrial building occupied by Empire Tanker, which  
14 is a truck repair shop, to the west is a 5,150 square foot office and a 1,944 square foot  
15 canopy for a wood pallet yard occupied by Woodland Pallets, to the south is vacant land  
16 located within unincorporated County jurisdiction, and to the east is a 3,220 square foot  
17 office building and 7,373 square feet storage, occupied by CC Enterprise Trucks & Body  
18 repair. The Site and all of the surrounding properties are within the H-IND land use  
19 designation of the Agua Mansa Specific Plan. The Project is consistent with the H-IND  
20 designation and the surrounding land uses. The nearby area is predominantly zoned for  
21 and developed with industrial uses, and as a result, there are no sensitive land uses near the  
22 project site. The project is not expected to negatively impact any uses with the successful  
23 implementation of measures such as landscape buffering, the installation of solid screen  
24 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:*

23 The Project is consistent with the H-IND designation of the Agua Mansa Specific Plan and is  
24 a logical addition to the existing industrial developments surrounding the Site and throughout  
25 most of the Agua Mansa Specific Plan area. The design of the Project will ensure a  
26 continuation of the public improvements and aesthetics present in the surrounding area. The  
27 City staff have reviewed the design of the project to ensure compliance with all health, safety,  
28 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 15301, Existing Facilities. The Planning  
3 Commission directs the Planning Division to file the necessary documentation with the Clerk of the  
4 Board of Supervisors for San Bernardino County.

5            SECTION 4. PPD No. 2017-0043 is granted to G.W. Singletary, Inc., in accordance with  
6 the plans and application on file with the Planning Division, subject to the following Conditions of  
7 Approval:

- 8            1. PPD No. 2017-0043 is approved allowing the development of an existing modular  
9 buildings storage yard into truck trailer storage, with an existing residence on-site that will  
10 be converted into an office on 6.5 gross acres of land (APN: 0258-121-20) located at 264  
11 West Jurupa Avenue on the north side of Jurupa Avenue approximately 288 feet east of  
12 Willow Avenue, as shown on the plans submitted to the Planning Division on September  
13 14, 2021, and as approved by the Planning Commission. If the Conditions of Approval  
14 are specified herein.
- 15            2. The approval of PPD No. 2017-0043 is granted for a one (1) year period from the date of  
16 approval. Approval of PPD No. 2017-0043 will not become effective until the applicant  
17 has signed a Statement of Acceptance acknowledging awareness and acceptance of the  
18 required Conditions of Approval contained herein. Any request for an extension shall be  
19 reviewed by the Community Development Director and shall be based on the progress  
20 that has taken place toward the development of the project.
- 21            3. The development associated with PPD No. 2017-0043 shall conform to the site plan, floor  
22 plans, exterior elevations, conceptual grading plan, and conceptual landscape plan  
23 attached hereto as Exhibit A, except as may be required to be modified based on the  
24 Conditions of Approval contained herein.
- 25            4. The development associated with PPD No. 2017-0043 shall comply with all Conditions  
26 of Approval contained within CDP No. 2021-0036.
- 27            5. The development associated with PPD No. 2017-0043 shall comply with all applicable  
28 sections of the Agua Mansa Specific Plan, the Rialto Municipal Code, and all other  
applicable State and local laws and ordinances.
6. 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.
7. 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

1 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative  
2 dispute resolutions procedures (including, but not limited to arbitrations, mediations,  
3 and other such procedures), (collectively “Actions”), brought against the City, and/or  
4 any of its officials, officers, employees, agents, departments, agencies, and  
5 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or  
6 annul, the any action of, or any permit or approval issued by, the City and/or any of its  
7 officials, officers, employees, agents, departments, agencies, and instrumentalities  
8 thereof (including actions approved by the voters of the City), for or concerning the  
9 Project (collectively, the “Entitlements”), whether such Actions are brought under the  
10 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision  
11 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public  
12 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,  
13 or any decision of a court of competent jurisdiction. This condition to indemnify,  
14 protect, defend, and hold the City harmless shall include, but not limited to (i) damages,  
15 fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys’ fees  
16 and other costs, liabilities and expenses incurred in connection with such proceeding  
17 whether incurred by the applicant, Property owner or the City and/or other parties  
18 initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the  
19 “Damages”). Notwithstanding anything to the contrary contained herein, the Applicant  
20 shall not be liable to the City Parties under this indemnity to the extent the damages  
21 incurred by any of the City Parties in such Action(s) are a result of the City Parties’  
22 fraud, intentional misconduct or gross negligence in connection with issuing the  
23 Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,  
24 and hold the City harmless as stated herein within five (5) days of approval of PPD No.  
25 2017-0043.

- 17 8. In accordance with the provisions of Government Code Section 66020(d)(1), the  
18 imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
19 subject to protest by the applicant at the time of approval or conditional approval of the  
20 Project or within 90 days after the date of the imposition of the fees, dedications,  
21 reservations, or exactions imposed on the Project.
- 22 9. Approval of PPD No. 2017-0043 will not be valid until such time that the Planning  
23 Commission has approved CDP No. 2021-0036, which was prepared in conjunction with  
24 the Project.
- 25 10. The applicant shall install decorative pavement within the driveway connected to Jurupa  
26 Avenue. The location of the decorative pavement shall be identified on the Precise  
27 Grading Plan prior to the issuance of a grading permit. Additionally, the location and type  
28 of decorative pavement shall be identified on the formal Landscape Plan submittal, and  
other on-site improvement plans, prior to the issuance of building permits.
11. The exterior of the trash enclosure shall match the color and materials of the buildings on-  
site. Additionally, the trash enclosure shall contain solid steel doors and a solid cover.  
Corrugated metal and chain-link are not acceptable materials to use within the trash

1 enclosure. An elevation detail for the trash enclosure shall be provided within the formal  
2 building plan check submittal prior to the issuance of building permits.

3 12. Applicant shall be in compliance with Chapter 18.61 (Design Guidelines) of the Rialto  
4 Municipal Code to order to provide enhanced building design.

5 13. Any new walls, including any retaining walls, shall be comprised of decorative masonry  
6 blocks or decorative concrete. Decorative masonry block means tan-colored slump stone  
7 block, tan-colored split-face block, or precision block with stucco, plaster, or cultured  
8 stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or  
9 trim lines. Pilasters shall be incorporated within all new walls visible from the public  
10 right-of-way. The pilasters shall be spaced a maximum of fifty (50) feet on-center and  
11 shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum  
12 of six (6) inches above and to the side of the wall. All decorative masonry walls and  
13 pilasters, including retaining walls, shall include a decorative masonry cap. All walls and  
14 pilasters shall be identified on the site plan and Precise Grading Plan, and elevation detail  
15 for the walls shall be included in the formal building plan check submittal prior to the  
16 issuance of building permits.

17 14. Any new fencing installed on-site shall be comprised of tubular steel. Decorative masonry  
18 or decorative concrete pilasters, with a minimum dimension of sixteen (16) inches square,  
19 shall be incorporated within all new fencing visible from any public right-of-way.  
20 Decorative masonry block means tan slump stone block, tan split-face block, or precision  
21 block with stucco, plaster, or cultured stone finish. Decorative concrete means painted  
22 concrete with patterns, reveals, and/or trim lines. The pilasters shall be spaced a maximum  
23 of fifty (50) feet on-center and shall be placed at all corners and ends of the fencing. All  
24 decorative masonry pilasters shall include a decorative masonry cap. All fencing and  
25 pilasters shall be identified on the site plan, and elevation detail for the fencing and  
26 pilasters shall be included in the formal building plan check submittal prior to the issuance  
27 of building permits

28 15. The applicant shall construct one (1) ADA accessible trash enclosure on the project site.  
The trash enclosure shall provide room for one (1) commercial waste container and one  
(1) commercial recycling container. The exterior of each trash enclosure shall match the  
material and base color of the building. Additionally, the trash enclosure shall contain  
solid steel doors and a flat solid cover. Corrugated metal and chain-link are not acceptable  
materials to use as a part of the trash enclosure. The location of the trash enclosure shall  
be identified on the site plan within the formal building plan check prior to the issuance  
of building permits. An elevation detail for the trash enclosure shall be provided within  
the formal building plan check submittal prior to the issuance of building permits.

16. All light standards installed on-site, shall have a maximum height of twenty-five (25) feet,  
as measured from the finished surface, including the base. Lighting shall be shielded  
and/or directed toward the site so as not to produce direct glare or "stray light" onto  
adjacent properties. All light standards shall be identified on the site plan and a note

1           indicating the height restriction shall be included within the formal building plan check  
2           submittal prior to the issuance of building permits.

3           17. The applicant shall submit a formal Landscape Plan to the Planning Division prior to the  
4           issuance of building permits. The submittal shall include three (3) sets of planting and  
5           irrigation plans, a completed Landscape Plan Review application, and the applicable  
6           review fee.

7           18. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site  
8           landscape setback along Jurupa Avenue. All trees within the landscape setback shall be  
9           a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the  
10          trees within the landscape setback shall be permanently irrigated and maintained by the  
11          property owner. At least fifty (50) percent of the trees within the setback shall consist of  
12          evergreen broadleaf trees, while the remaining percentage may consist of broadleaf  
13          deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape  
14          Plan submittal prior to the issuance of a landscape permit.

15          19. The applicant shall plant shrubs that surround all ground-mounted equipment and utility  
16          boxes, including transformers, fire-department connections, backflow devices, etc. to  
17          provide screening of said equipment and utility boxes. All equipment and utility box  
18          screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the  
19          shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the equipment  
20          and utility box screen shrubs shall be permanently irrigated and maintained into a  
21          continuous box shape with a height of no less than three and one-half (3.5) feet above the  
22          finished grade. The shrubs shall be identified on the formal Landscape Plan submittal  
23          prior to the issuance of a landscape permit.

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

38          21. All planting and irrigation shall be installed on-site in accordance with the approved  
39          landscape plans and permit prior to the issuance of a Certificate of Occupancy. The  
40          installation of the planting and irrigation shall be certified in writing by the landscape

1 architect responsible for preparing the landscape plans prior to the issuance of a Certificate  
2 of Occupancy.

3 22. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance  
4 of a Certificate of Occupancy unless specified otherwise herein.

5 23. All non-glass doors shall be painted to match the color of the adjacent wall prior to the  
6 issuance of a Certificate of Occupancy.

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

9 25. The applicant shall comply with all conditions of approval for PPD No. 2017-0043 to the  
10 satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.

11 26. All requirements shall be completed to the satisfaction of the City Engineer prior to  
12 issuance of a certificate of occupancy unless otherwise noted.

13 27. Remove all graffiti within 24 hours pre-construction, during construction, and after a  
14 Certificate of Occupancy is issued.

15 28. The project shall submit civil engineering design plans, reports and/or documents,  
16 prepared by a registered/licensed civil engineer, for review and approval by the City  
17 Engineer per the current submittal requirements, prior to the indicated threshold or as  
18 required by the City Engineer.

The first submittal shall consist of, but is not limited to the following:

19 a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading  
20 permit issuance)

21 b. PUBLIC IMPROVEMENT PLAN – plans may include: Street, Signing &  
22 Striping, Landscape & Irrigation, Sewer, Water, Streetlight, etc. (prior to  
23 off-site construction permit issuance or building permit issuance, whichever  
24 occurs first)

25 c. FINAL DRAINAGE STUDY (prior to grading plan approval)

26 d. FINAL WQMP (prior to grading plan approval)

27 e. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT  
28 LINE ADJUSTMENT, VACATION, etc.) (prior to Building Permit  
Issuance or Occupancy Release) – as needed.

f. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy  
approval)

29 29. The developer is responsible for requesting address assignment from the Planning  
30 Division for any new building, irrigation water meter and electrical pedestal. Addresses



1 for irrigation meters must be based upon approved civil plans. Addresses for electrical  
2 pedestals must be based upon approved SCE plans. The main building address shall be  
3 included on Precise Grading Plans and Building Plan set along with the PPD number.  
4 The electrical meter pedestal addresses (single or dual) shall be included in the public  
5 improvement plans.

6 30. Upon approval of any improvement plan by the City Engineer, the improvement plan  
7 shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing  
8 file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)  
9 formats. Variation of the type and format of the digital data to be submitted to the City  
10 may be authorized, upon prior approval by the City Engineer.

11 31. All street cuts for utilities shall be repaired in accordance with City Standard SC-231  
12 within 72 hours of completion of the utility work; and any interim trench repairs shall  
13 consist of compacted backfill to the bottom of the pavement structural section followed  
14 by placement of standard base course material in accordance with the Standard  
15 Specifications for Public Work Construction (“Greenbook”). The base course material  
16 shall be placed the full height of the structural section to be flush with the existing  
17 pavement surface and provide a smooth pavement surface until permanent cap paving  
18 occurs using an acceptable surface course material.

19 32. A single master Off-site Construction Permit is required for any street, wet utility  
20 (RWS only), landscape and irrigation, and traffic signal improvements within the  
21 public right-of-way. To expedite and facilitate improvements in the public right-of-  
22 way, the applicant is responsible for submitting a multi-phase master plan traffic  
23 control plan which includes all phases of construction in the public right-of-way i.e.,  
24 sewer, water, overhead, underground, etc. prior to the issuance of Off-site Construction  
25 Permit. Note, to simplify the permitting process, a single master Off-Site Construction  
26 Permit shall replace individual Encroachment Permits to be pulled by the developer's  
27 contractor.

28 33. All applicable landscape easement and parkway landscaping shall be guaranteed for a  
period of one year from the date of acceptance by the City Engineer acceptance. Any  
landscaping that fails during the one-year landscape maintenance period shall be  
replaced with similar plant material to the satisfaction of the City Engineer and shall  
be subject to a subsequent one-year landscape maintenance period. The applicant must  
contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 to confirm  
a full twelve (12) months’ time of non-interrupted ongoing maintenance.

34. All proposed trees within the public right-of-way and within 10 feet of the public  
sidewalk and/or curb shall have City approved deep root barriers installed, as required  
by the City Engineer.

- 1 35. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing  
2 and new electrical distribution lines of sixteen thousand volts or less and overhead  
3 service drop conductors, and all telephone, television cable service, and similar service  
4 wires or lines, which are on-site, abutting, and/or transecting, shall be installed  
5 underground. Utility undergrounding shall extend to the nearest off-site power pole.  
6 This may require undergrounding beyond the project limits to prevent any existing  
7 poles to remain or new poles to be placed for guy wire purposes along the project  
8 frontage. New power poles shall not be installed unless otherwise approved by the City  
9 Engineer. A letter from the owners of the affected utilities shall be submitted to the  
10 City Engineer prior to approval of the Grading Plan, informing the City that they have  
11 been notified of the City's utility undergrounding requirement and their intent to  
12 commence design of utility undergrounding plans. When available, the utility  
13 undergrounding plan shall be submitted to the City Engineer identifying all above  
14 ground facilities in the area of the project to be undergrounded.
- 15 36. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,  
16 all street and/or trench cuts in street newly paved or slurry will be subject to moratorium  
17 street repair standards as referenced in Section 11.04.145 of the Rialto Municipal Code.  
18 Contact the Public Works Department for a list of streets subject to the moratorium.
- 19 37. The minimum pavement section for all on-site pavements shall be 2 inches asphalt  
20 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of  
21 24 inches at 95% relative compaction, or equal. If an alternative pavement section is  
22 proposed, the proposed pavement section shall be designed by a California registered  
23 Geotechnical Engineer using "R" values from the project site and submitted to the City  
24 Engineer for approval.
- 25 38. Any utility trenches or other excavations within existing asphalt concrete pavement of  
26 off-site streets required by the proposed development shall be backfilled and repaired  
27 in accordance with City of Rialto Standard Drawings. The developer shall be  
28 responsible for removing, grinding, paving and/or overlaying existing asphalt concrete  
pavement of off-site streets as required by and at the discretion of the City Engineer,  
including pavement repairs in addition to pavement repairs made by utility companies  
for utilities installed for the benefit of the proposed development (i.e., Fontana Water  
Company, Southern California Edison, Southern California Gas Company, Time  
Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within  
existing asphalt concrete pavement of off-site streets required by the proposed  
development may require complete grinding and asphalt concrete overlay of the  
affected off-site streets, at the discretion of the City Engineer. The pavement condition  
of the existing off-site streets shall be returned to a condition equal to or better than  
what existed prior to construction of the proposed development.
39. All damaged, destroyed, or modified pavement legends, traffic control devices,  
signing, striping, and streetlights, associated with the proposed development shall be

1 replaced as required by the City Engineer prior to issuance of a Certificate of  
2 Occupancy.

3 40. Construction signing, lighting, and barricading shall be provided during all phases of  
4 construction as required by City Standards or as directed by the City Engineer. As a  
5 minimum, all construction signing, lighting and barricading shall be in accordance with  
6 Part 6 Temporary Traffic Control of the most current edition of the California Manual  
7 on Uniform Traffic Control Devices, or subsequent editions in force at the time of  
8 construction.

9 41. The public street improvements outlined in these conditions of approval are intended  
10 to convey to the developer an accurate scope of required improvements, however, the  
11 City Engineer reserves the right to require reasonable additional improvements as may  
12 be determined during the review and approval of street improvement plans required by  
13 these conditions.

14 42. OMNITRANS: The developer shall be responsible for coordinating with Omnitrans  
15 regarding the location of existing, proposed, and future bus stops along the property  
16 frontage of all public streets. The developer shall design street and sidewalk  
17 improvements in accordance with the latest Omnitrans bus stop guidelines and in  
18 compliance with current accessibility standards pursuant to the Americans with  
19 Disabilities Act (ADA) requirements. The developer shall design all bus stops to  
20 accommodate the Omnitrans Premium Shelters. Prior to Certificate of Occupancy, the  
21 developer shall submit to Public Works verification from Omnitrans acknowledging  
22 concurrence with the existing, proposed, and future bus stop improvements in  
23 conformance with the Premium Shelter design guidelines. Additionally, bus turnouts  
24 are required to accommodate proposed bus stops in accordance with the City Standards  
25 and as approved by the City Engineer.

26 43. Development of the site is subject to the requirements of the National Pollution  
27 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the  
28 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.  
Pursuant to the NPDES Permit, the developer shall ensure development 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 developer 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.

44. Prior to grading plan approval, submit a final hydrology study to determine the volume  
of increased stormwater runoff due to development of the site, and to determine  
required stormwater runoff mitigation measures for the proposed development. All  
stormwater runoff passing through the site shall be accepted and conveyed across the

1 property in a manner acceptable to the City Engineer. For all stormwater runoff falling  
2 on the site, on-site retention or other facilities approved by the City Engineer shall be  
3 required to contain the increased stormwater runoff generated by the development of  
4 the property. Hydrology studies shall be prepared in accordance with the San  
5 Bernardino County Hydrology Manual and Rialto drainage criteria. Final retention  
6 basin sizing and other stormwater runoff mitigation measures shall be determined upon  
7 review and approval of the hydrology study by the City Engineer and may require  
8 redesign or changes to site configuration or layout consistent with the findings of the  
9 final hydrology study. The volume of increased stormwater runoff to retain on-site  
10 shall be determined by comparing the existing pre-developed condition and proposed  
11 developed condition, using the 100-year frequency storm.

12  
13 45. Prior to grading plan approval, direct release of on-site nuisance water or stormwater  
14 runoff shall not be permitted to the adjacent public streets. Provisions for the  
15 interception of nuisance water from entering adjacent public streets from the project  
16 site shall be provided through the use of a minor storm drain system that collects and  
17 conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff  
18 condition, pass runoff directly to the streets through parkway or under sidewalk drains.

19  
20 46. Prior to grading plan approval, a geotechnical/soils report prepared by a California  
21 registered Geotechnical Engineer shall be required for and incorporated as an integral  
22 part of the grading plan for the proposed development. The geotechnical report shall  
23 include a section on infiltration testing. A digital copy (PDF) of the Geotechnical/Soils  
24 Report shall be submitted to the Engineering Division with the first submittal of the  
25 precise grading plan. Any geotechnical reports older than one year shall be reaffirmed  
26 by a geotechnical engineer to still be valid or a new geotechnical report will be  
27 required.

28  
29 47. Prior to grading plan approval, submit a Final Water Quality Management Plan  
30 identifying site-specific Best Management Practices (BMPs) in accordance with the  
31 Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana  
32 River Watershed. The site specific WQMP shall be submitted to the City Engineer for  
33 review and approval with the precise grading plan. The Applicant acknowledges that  
34 more area than currently shown on the plans may be required to treat site runoff as  
35 required by the WQMP guidance document and FWQMP.

36  
37 48. Prior to grading plan approval, a WQMP Maintenance Agreement shall be required,  
38 obligating the property owner(s) to appropriate operation and maintenance obligations  
39 of on-site BMPs constructed pursuant to the approved WQMP.

40  
41 49. Prior to grading plan approval, a Notice of Intent (NOI) to comply with the California  
42 General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as  
43 modified September 2, 2009) is required via the California Regional Water Quality  
44 Control Board online SMARTS system. A copy of the executed letter issuing a Waste

1 Discharge Identification (WDID) number shall be provided to the City Engineer. The  
2 developer's contractor shall prepare and maintain a Storm Water Pollution Prevention  
3 Plan (SWPPP) as required by the General Construction Permit. All appropriate  
4 measures to prevent erosion and water pollution during construction shall be  
5 implemented as required by the SWPPP.

6 50. Prior to issuance of grading permit or on-site construction permit, submit a precise  
7 grading plan prepared by a California registered civil engineer to the Engineering  
8 Division for review and approval by the City Engineer. The plan shall conform to the  
9 requirements of the California Building Code for review and approval.

10 51. Prior to issuance of grading permit or on-site construction permit, the developer shall  
11 apply for annexation of the underlying property into City of Rialto Landscape and  
12 Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of \$5,000 shall  
13 be paid at the time of application. Annexation into LLMD 2 is a condition of  
14 acceptance of any new median, landscape easement, and/or parkway landscaping in the  
15 public right-of-way, or any new public street lighting improvements conditioned on the  
16 project and to be maintained by the City of Rialto post construction.

17 52. Prior to commencing with any grading, the required erosion and dust control measures  
18 shall be in place. In addition, the following shall be included if not already identified:  
19 a). Tan-colored perimeter screened fencing b). Contractor information signage  
20 including contact information along [Street Name] and [Street Name] c). Post dust  
21 control signage with the following verbiage: Project Name, WDID No., IF YOU SEE  
22 DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you  
23 do not receive a response, Please call the AQMD at 1-800-CUT-SMOG.

24 53. Prior to street improvement plan approval or building permit issuance, whichever  
25 occurs first, dedicate additional right-of-way as may be required across driveway  
26 aprons and corner cuts at intersection to provide for ADA compliant public access,  
27 traffic signal equipment, and signing & striping.

28 54. Prior to street improvement plan approval, dedicate additional right-of-way of 14-feet  
on Jurupa Avenue along the entire frontage as may be required to provide a property  
line at ultimate half street right-of-way of 44-feet in accordance with Secondary  
Arterial street classification of the Agua Mansa Specific Plan and General Plan  
Circulation Element.

55. Prior to issuance of encroachment permit or off-site construction permit, all public  
improvement plans must be submitted and approved by the City Engineer.

- 1 56. Prior to issuance of a building permit, submit street improvement plans prepared by a  
2 registered California civil engineer to the Engineering Division for review. The street  
3 improvement plans shall be approved concurrently with any streetlight, landscape and  
4 irrigation, and traffic signal plans unless otherwise approved by the City Engineer.
- 5 57. Prior to issuance of building permit, the developer shall pay all applicable development  
6 impact fees in accordance with the current City of Rialto fee ordinance including  
7 Transportation Fair Share Contribution fees.
- 8 58. Prior to issuance of building permit, submit traffic striping and signage plans prepared  
9 by a California registered civil engineer or traffic engineer, for review and approval by  
10 the City Engineer. All required traffic striping and signage improvements shall be  
11 completed concurrently with required street improvements to the satisfaction of the  
12 City Engineer.
- 13 59. Prior to issuance of encroachment permit or off-site construction permit, submit street  
14 light improvement plans, for Jurupa Avenue, prepared by a California registered civil  
15 engineer to the Engineering Division. The plans shall be approved by the City Engineer  
16 prior to issuance of any building permits. To waive this requirement, the developer  
17 must submit current SCE documentation that demonstrates streetlights are not  
18 permitted within the SCE overhead easement that crosses Jurupa Avenue immediately  
19 south of the project site.
- 20 60. Prior to issuance of encroachment permit or off-site construction permit, submit sewer  
21 improvement plans prepared by a California registered civil engineer to the  
22 Engineering Division. The plans shall be approved by the City Engineer prior to  
23 issuance of any building permits. Alternatively, a septic tank system may be allowed  
24 if approved by the Building & Safety Division and Rialto Water Services.
- 25 61. Prior to issuance of encroachment permit or off-site construction permit, submit a water  
26 improvement plan approved by the local water purveyor. The developer is advised that  
27 domestic water service is provided by West Valley Water District. The developer shall  
28 be responsible for coordinating with water purveyor and complying with all  
requirements for establishing domestic water service to the property.
62. Prior to issuance of building permit, submit off-site landscaping and irrigation system  
improvement plans for review and approval concurrently with street improvement plan  
submittal to the Public Works Department. The parkway irrigation system and  
applicable Specific Plan required landscape easement irrigation system shall be  
separately metered from the on-site private irrigation to facilitate separate utility bill  
payment by the City after the required one-year maintenance period via the Landscape  
and Lighting Maintenance District No. 2. The off-site landscape and irrigation plans  
must show separate electrical meter, water meter, and separate irrigation lateral to be

1 annexed into LLMD2 via a City Council public hearing process. Use of an existing  
2 LLMD2 water meter and electrical pedestal is encouraged. The Landscape and  
3 Irrigation plans shall be approved concurrently with the Street Improvement plans,  
4 including any median portion, applicable easement portion, and/or parkway portion.  
5 The landscaping architect must contact the City of Rialto Landscape Contract Specialist  
6 at (909) 820-2602 to ensure all landscape and irrigation guidelines are met prior to plan  
7 approval. Electrical and water irrigation meter pedestals must not be designed to be  
8 installed at or near street intersections or within a raised median to avoid burdensome  
9 traffic control set-up during ongoing maintenance. The off-site Landscape and  
10 Irrigation plans shall be designed in accordance with the Public Works Landscape  
11 Maintenance District Guidelines.

12 63. Prior to issuance of building permit, submit a rough grade certification, engineered fill  
13 certification and compaction report pad elevation certifications for all building pads in  
14 conformance with the approved precise grading plan, to the Engineering Division.  
15 Trenching for footings or construction of any building foundation is not allowed until  
16 the certifications have been submitted for review and approval by the City Engineer.

17 64. Prior to occupancy, approval submit a precise/final grade certification.

18 65. Prior to occupancy approval, all public improvements shall be constructed to City  
19 standards subject to the satisfaction of the City Engineer.

20 66. Prior to occupancy approval, provide certification from Rialto Water Services to  
21 demonstrate that all water and/or wastewater service accounts have been documented.  
22 A septic tank system may be allowed if approved by the Building & Safety Division  
23 and Rialto Water Services.

24 67. Prior to occupancy approval, the developer shall connect to the City of Rialto sewer  
25 system and apply for a sewer connection account with Rialto Water services.

26 68. Prior to occupancy approval, submit a WQMP Certification that demonstrates that all  
27 structural BMPs have been constructed and installed in conformance with approved  
28 plans and specifications, and as identified in the approved WQMP.

69. Prior to occupancy approval, install California Manual on Uniform Traffic Control  
Devices (CAMUTCD) approved "No Stopping" signage along the entire project  
frontage on Jurupa Avenue.

70. Prior to occupancy approval, replace any existing non-compliant, damaged, or  
unsatisfactory sidewalk, curb & gutter, pavement, and landscaping along the project  
frontage to the satisfaction of the City Engineer.

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- 71. Prior to occupancy approval, construct a commercial driveway approach in accordance with City of Rialto Standard Drawing No. SC-213 or 214. The driveway approach shall be constructed so the top of “X” is at least 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance. If necessary, additional right of way shall be dedicated on-site to construct a path of travel meeting ADA guidelines.
  
- 72. Prior to occupancy – Jurupa Avenue is designated a Secondary Arterial with an 88-foot street right of way and 64-foot street width. For half-street plus the #1 eastbound lane including left-turn lanes, remove existing and construct new pavement with a minimum pavement section of 4 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire street frontage in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index (“TI”) of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from pavement core samples and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and geotechnical report, a street 2” grind and overlay, slurry seal, or other repair can be performed to preserve existing pavement improvements as approved by the City Engineer. “Frontage” in this case is that portion of Jurupa Avenue that lies between the easterly and westerly property line prolongations as they intersect with Jurupa Avenue.
  
- 73. The applicant shall design the structures in accordance with the current California Building Code, California Mechanical Code, California Plumbing Code, and the California Electrical Code, Residential Code, and the California Green Buildings Standards adopted by the State of California.
  
- 74. The applicant shall obtain an Electrical Permit from the Building Division for any temporary electrical power required during construction. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by the Building Division: (A) Installation of a construction trailer, or, (B) Security fencing around the area where the electrical power will be located.
  
- 75. The applicant shall install temporary construction fencing and screening around the perimeter of the project site. The fencing and screening shall be maintained at all times during construction to protect pedestrians.
  
- 76. The applicant shall install any required temporary construction trailer on private property. No trailers are allowed to be located within the public right-of-way. The trailer shall be removed prior to the issuance of a Certificate of Occupancy.



- 1 77. The applicant shall design and construct accessible paths of travel from the building's  
2 accessible entrances to the public right-of-way, accessible parking, and the trash  
3 enclosure. Paths of travel shall incorporate (but not be limited to) exterior stairs, landings,  
4 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,  
5 signage, gates, lifts, and walking surface materials, as necessary. The accessible route(s)  
6 of travel shall be the most practical direct route between accessible building entrances,  
7 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the  
8 site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
- 9 78. Prior to issuance of a Building Permit all of the following must be in place on the Site: a  
10 portable toilet with hand wash station, temporary construction fencing, and signage on  
11 each adjacent street saying "If any dust or debris is coming from this site please contact  
12 (superintendent number here) or the AQMD if the problem is not being resolved" or  
13 something similar to this.
- 14 79. The applicant shall provide temporary toilet facilities for the construction workers. The  
15 toilet facilities shall always be maintained in a sanitary condition. The construction toilet  
16 facilities of the non-sewer type shall conform to ANSI ZA.3.
- 17 80. The applicant shall underground all on-site utilities to the new proposed structures, prior  
18 to the issuance of a Certificate of Occupancy, unless prior approval has been obtained by  
19 the utility company or the City.
- 20 81. Prior to issuance of Building Permits, site grading final and pad certifications shall be  
21 submitted to the Building Division, which includes elevation, orientation, and  
22 compaction. The certifications are required to be signed by the engineer of record.
- 23 82. The applicant shall provide proof of payment to the designated School District for all  
24 required school fees, prior to the issuance of a building permit.
- 25 83. Site facilities such as parking open or covered, recreation facilities, trash dumpster areas,  
26 and common use areas shall be accessible per the California Building Code, Chapter 11.
- 27 84. The applicant shall place a copy of the Conditions of Approval herein within the building  
28 plan check submittal set and include the PPD number on the right bottom corner cover  
page in 20 points bold, prior to the issuance of a building permit.
85. Prior to issuance of Building Permits, on-site water service shall be installed and approved  
by the responsible agency. On-site fire hydrants shall be approved by the Fire Department.  
No flammable materials will be allowed on the site until the fire hydrants are established  
and approved.
86. The applicant shall comply with all applicable requirements of the California Fire Code  
and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.

- 1 87. At the discretion of the Rialto Police Department, the applicant shall illuminate all  
2 walkways, passageways, and locations where pedestrians are likely to travel with a  
3 minimum of 1.5-foot candles (at surface level) of light during the hours of darkness.  
4 Lighting shall be designed/constructed in such a manner as to automatically turn on at  
5 dusk and turn off at dawn.
- 6 88. At the discretion of the Rialto Police Department, the applicant shall illuminate all  
7 alleyways, driveways, and uncovered parking areas with a minimum of 1.5-foot candles  
8 (at surface level) of light during the hours of darkness. Lighting shall be  
9 designed/constructed in such a manner as to automatically turn on at dusk and turn off at  
10 dawn.
- 11 89. At the discretion of the Rialto Police Department, the applicant shall illuminate all loading  
12 dock areas, truck well areas, and delivery areas with a minimum of 1.5-foot candles (at  
13 surface level) of light during the hours of darkness. Lighting shall be  
14 designed/constructed in such a manner as to automatically turn on at dusk and turn off at  
15 dawn.
- 16 90. The applicant shall design/construct all lighting fixtures and luminaries, including  
17 supports, poles, and brackets, in such a manner as to resist vandalism and/or destruction  
18 by hand.
- 19 91. The applicant shall provide an illuminated channel letter address prominently placed on  
20 the building to be visible to the front of the location, prior to the issuance of a Certificate  
21 of Occupancy.
- 22 92. At the discretion of the Rialto Police Department, the applicant shall install exterior  
23 security cameras at the location that cover the entire Site, prior to the issuance of a  
24 Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police  
25 Department via the FusionONE web application.
- 26 93. The applicant shall install Knox boxes immediately adjacent to all vehicle gates as well  
27 as the main entrance of the building and at least one (1) rear entrance on the building to  
28 facilitate the entry of safety personnel. The Knox boxes shall be installed in such a manner  
as to be alarmed, resist vandalism, removal, or destruction by hand, and be fully recessed  
into the building. The Knox boxes shall be equipped with the appropriate keys, for each  
required location, prior to the first day of business. The Knox-Box placement shall be  
shown on the formal building plan review submittal prior to the issuance of a building  
permit.
94. The applicant shall provide an audible alarm within the building, prior to the issuance of  
a Certificate of Occupancy. The building shall be alarmed in such a way as to emit a  
continuous audible notification until reset by responsible personnel (e.g. alarmed exit  
device/crash bar).

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95. 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.

96. Prior to the 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 4. 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 \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
JERRY GUTIERREZ, CHAIR  
CITY OF RIALTO PLANNING COMMISSION

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

5 I, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the  
6 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 \_\_\_\_, 2024.

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 \_\_\_\_, 2024.

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\_\_\_\_\_  
KIMBERLY DAME, ADMINISTRATIVE ANALYST

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Exhibit "A"

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