

1 **RESOLUTION NO. 2026-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN
4 OF DESIGN NO. 2024-0024 ALLOWING THE DEVELOPMENT
5 OF A PRIVATE RESIDENTIAL NEIGHBORHOOD COMPRISED
6 OF 292 DETACHED SINGLE-FAMILY DWELLING UNITS
7 WITH ASSOCIATED AMENITIES, PAVING, LANDSCAPING,
8 FENCING, LIGHTING, AND DRAINAGE IMPROVEMENTS ON
9 APPROXIMATELY 35.19 GROSS ACRES OF LAND (PORTIONS
10 OF APNS: 0264-153-02, 0264-211-08, -09, & 0264-212-08)
11 LOCATED ON THE EAST SIDE OF LINDEN AVENUE
12 APPROXIMATELY 850 FEET SOUTH OF RENAISSANCE
13 PARKWAY.

14 WHEREAS, the applicant, Lewis-Hillwood Rialto Company, LLC, proposes to develop a
15 private residential neighborhood comprised of 292 detached single-family dwelling units with
16 associated amenities, paving, landscaping, fencing, lighting, and drainage improvements on
17 approximately 35.19 gross acres of land (APNs: 0264-153-02, 0264-211-08, -09, & 0264-212-08)
18 located on the east side of Linden Avenue approximately 850 feet south of Renaissance Parkway
19 (“Site”); and

20 WHEREAS, Pursuant to Chapter 18.65 (Precise Plan of Design) of the Rialto Municipal
21 Code, the Project requires a Precise Plan of Design, and the applicant has agreed to apply for Precise
22 Plan of Design No. 2024-0024 (“PPD No. 2024-0024”); and

23 WHEREAS, in conjunction with the Project, the applicant has submitted Tentative Tract
24 Map No. 2024-0002, also referred to as Tentative Tract Map No. 20737 (“TTM No. 20737”), in
25 accordance with the Subdivision Map Act (Government Code §§ 66410 et seq.), to subdivide the
26 Site into twelve (12) residential condominium lots and eight (8) lettered lots; and

27 WHEREAS, on May 6, 2026, the Planning Commission of the City of Rialto conducted a
28 duly noticed public hearing, as required by law, on PPD No. 2024-0024 and TTM No. 20737, took
testimony, at which time it received input from staff, the city attorney, and the applicant; heard
public testimony; discussed the proposed PPD No. 2024-0024 and TTM No. 20737; 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
2 as 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 the foregoing, substantial evidence presented to the Planning
6 Commission during the public hearing conducted with regard to PPD No. 2024-0024, including
7 written staff reports, verbal testimony, site plans, other documents, and the conditions of approval
8 stated herein, the Planning Commission hereby determines that PPD No. 2024-0024 satisfies the
9 requirements of Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which
10 must be made precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

15 The Site has a General Plan designation of Specific Plan with a Specific Plan Overlay and a
16 zoning designation of Renaissance Specific Plan. The Renaissance Specific Plan permits the
17 development of up to 1,203 dwelling units within the plan area. Additionally, according to
18 Table 3-3 (Development Standards – Detached Residential Uses) of the Renaissance Specific
19 Plan, the minimum project size for all new detached residential developments is 3.0 acres.
20 The applicant will subdivide the 35.19-acre Site into twelve (12) new residential
21 condominium lots and eight (8) new lettered lots to facilitate the development of a private
22 residential neighborhood consisting of 292 detached dwelling units. The project size greatly
exceeds the required minimum size, and the 292 detached dwelling units combined with the
existing 492 detached dwelling units is 419 less than the maximum allowed by the
Renaissance Specific Plan. As a result, the Project will facilitate the development of a
detached residential project that is consistent with the underlying land use and zoning
designations.

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

27 *This finding is supported by the following facts:*
28

1 The Project is consistent with the Specific Plan with a Specific Plan Overlay General Plan
2 land use designation and the Renaissance Specific Plan. The Site is bound on the west by
3 Linden Avenue. To the north of the project site is the Renaissance Marketplace, and to the
4 east is the existing Phase I of the Renaissance residential development. To the south of the
5 project site are dozens of acres of vacant land. And to the west, across Linden Avenue, are
6 existing fulfillment facilities. The proposed detached residential development pertaining
7 to the land division is consistent with all nearby land uses. Construction impacts will be
8 limited through the strict enforcement of the allowable construction hours listed in Section
9 9.50.070 of the Rialto Municipal Code, as well as enforcement of regular watering of the
10 Site to limit airborne dust and other particulate matter. Operationally, generally speaking,
11 detached single-family dwellings have little to no impact on the environment and on
12 surrounding properties, specifically with respect to air quality, noise, and traffic. The
13 Project is not likely to cause any public health problems. Additionally, the Addendum to
14 the Renaissance Specific Plan Amendment 2016 Final Environment Impact Report
15 (Environmental Assessment Review No. 2025-0001) prepared for the Project determined
16 that the Project will not result in any new or unavoidable significant environmental impacts
17 that were not identified in the previously certified Renaissance Specific Plan Amendment
18 2016 Final Environmental Impact Report.

- 19 3. The proposed development will not unreasonably interfere with the use or enjoyment
20 of neighboring property rights or endanger the peace, health, safety or welfare of the
21 general public; and

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

23 The Project's effects will be minimized through the implementation of the Conditions of
24 Approval contained herein, such as extensive landscaping, perimeter walls, and enhanced
25 architectural features. To the north of the project site is the Renaissance Marketplace, and to
26 the east is the existing Phase I of the Renaissance residential development. To the south of
27 the project site are dozens of acres of vacant land. And to the west, across Linden Avenue,
28 are existing fulfillment facilities. The Project is consistent with the Renaissance Specific Plan
and the surrounding land uses. The project is not expected to negatively impact any uses with
the successful implementation of measures such as landscape buffering, the installation of
perimeter 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:

The Project is consistent with the vision of the Renaissance Specific Plan and is a logical
addition to the existing uses in the immediate area. The design of the Project will ensure a
continuation of the public improvements and aesthetics present in the surrounding area. The
City staff have reviewed the design of the Project to ensure compliance with all health, safety,
and design requirements to ensure the Project will enhance the infrastructure and aesthetics
of the local community.

1
2 SECTION 3. An Addendum to the Renaissance Specific Plan Amendment 2016 Final
3 Environmental Impact Report (Environmental Assessment Review No. 2025-0001) has been
4 prepared for the Project in accordance with the California Environmental Quality Act (CEQA), and
5 it has been determined that the proposed Project would result in no new significant impacts that were
6 not analyzed in the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report
7 (“RSPA 2016 FEIR”), nor would the proposed Project cause a substantial increase in the severity of
8 any previously identified environmental impacts. The potential impacts associated with proposed
9 Project would either be the same or less than those described in the RSPA 2016 FEIR. In addition,
10 there are no substantial changes to the circumstances under which the proposed Project would be
11 undertaken that would result in new or more severe environmental impacts than previously addressed
12 in the RSPA 2016 FEIR, nor has any new information regarding the potential for new or more severe
13 significant environmental impacts been identified. Based on the foregoing, substantial evidence
14 presented to the Planning Commission during the public hearing conducted with regard to PPD No.
15 2024-0024 and EAR No. 2025-0001, including written staff reports, verbal testimony, project plans,
16 other documents, and the conditions of approval stated herein, the Planning Commission hereby
17 adopts the Addendum to the Renaissance Specific Plan Amendment 2016 Final Environmental
18 Impact Report (Environmental Assessment Review No. 2025-0001) for the Project.
19

20 SECTION 4. Based on the foregoing, substantial evidence presented to the Planning
21 Commission during the public hearing conducted with regard to PPD No. 2024-0024, including
22 written staff reports, verbal testimony, site plans, other documents, and the conditions of approval
23 stated herein, PPD No. 2024-0024 is granted to Lewis-Hillwood Rialto Company, LLC in accordance
24 with the plans and application on file with the Planning Division, subject to the following Conditions
25 of Approval:
26

- 27 1. The applicant is granted PPD No. 2024-0024 allowing the development of a private
28 residential neighborhood comprised of 292 detached single-family dwelling units with
associated amenities, paving, landscaping, fencing, lighting, and drainage

1 improvements on approximately 35.19 gross acres of land (APNs: 0264-153-02, 0264-
2 211-08, -09, & 0264-212-08) located on the east side of Linden Avenue approximately
3 850 feet south of Renaissance Parkway, subject to the Conditions of Approval contained
4 herein.

- 5 2. The approval of PPD No. 2024-0024 is granted for a one (1) year period from the date
6 of approval. Approval of PPD No. 2024-0024 will not become effective until the
7 applicant has signed a Statement of Acceptance acknowledging awareness and
8 acceptance of the required Conditions of Approval contained herein. Any request for
9 an extension shall be reviewed by the Community Development Director and shall be
10 based on the progress that has taken place toward the development of the project.
- 11 3. The development associated with PPD No. 2024-0024 shall conform to the site plan,
12 floor plan, exterior elevations, conceptual grading plan, conceptual landscape plan,
13 primary entry enlargement plan, secondary entry enlargement plan, gated entry
14 elevations plan, rec-center enlargement plan, passive pocket park plan, master plan
15 fence and wall plan, and master plan fence and wall details plan attached hereto as
16 "Exhibit A", except as may be required to be modified based on the Conditions of
17 Approval contained herein.
- 18 4. The development associated with PPD No. 2024-0024 shall comply with all applicable
19 sections of the Renaissance Specific Plan, the Rialto Municipal Code, and all other
20 applicable State and local laws and ordinances.
- 21 5. City inspectors shall have access to the site to reasonably inspect the site during
22 normal working hours to assure compliance with these conditions and other codes.
- 23 6. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
24 and/or any of its officials, officers, employees, agents, departments, agencies, and
25 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
26 demands, law suits, writs of mandamus, and other actions and proceedings (whether
27 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
28 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
and other such procedures), (collectively "Actions"), brought against the City, and/or
any of its officials, officers, employees, agents, departments, agencies, and
instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
annul, the any action of, or any permit or approval issued by, the City and/or any of
its officials, officers, employees, agents, departments, agencies, and instrumentalities
thereof (including actions approved by the voters of the City), for or concerning the
Project (collectively, the "Entitlements"), whether such Actions are brought under
the California Environmental Quality Act, the Planning and Zoning Law, the
Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the
California Public Records Act, or any other state, federal, or local statute, law,
ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This
condition to indemnify, protect, defend, and hold the City harmless shall include, but
not limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii)

1 cost of suit, attorneys' fees and other costs, liabilities and expenses incurred in
2 connection with such proceeding whether incurred by applicant, Property owner, or
3 the City and/or other parties initiating or bringing such proceeding (collectively,
4 subparts (i) and (ii) are the "Damages"). Notwithstanding anything to the contrary
5 contained herein, the Applicant shall not be liable to the City Parties under this
6 indemnity to the extent the Damages incurred by any of the City Parties in such
7 Action(s) are a result of the City Parties' fraud, intentional misconduct or gross
8 negligence in connection with issuing the Entitlements. The applicant shall execute
9 an agreement to indemnify, protect, defend, and hold the City harmless as stated
10 herein within five (5) days of approval of PPD No. 2024-0024.

- 11
- 12 7. In accordance with the provisions of Government Code Section 66020(d)(1), the
13 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
14 subject to protest by the applicant at the time of approval or conditional approval of
15 the Project or within 90 days after the date of the imposition of the fees, dedications,
16 reservations, or exactions imposed on the Project.
- 17 8. The applicant shall complete and abide by all pre-construction mitigation measures
18 contained within the Mitigation Monitoring and Reporting Program associated with
19 Environmental Assessment Review No. 2025-0001, prior to the issuance of a grading
20 permit.
- 21 9. The applicant shall complete and abide by all during-construction mitigation measures
22 contained within the Mitigation Monitoring and Reporting Program associated with
23 Environmental Assessment Review No. 2025-0001, prior to the issuance of a Certificate
24 of Occupancy.
- 25 10. The applicant shall annex the Site into Community Facilities District No. 2016-1 to
26 offset operational costs to the City's General Fund associated with PPD No. 2024-0024,
27 prior to the issuance of any building permits.
- 28 11. The applicant shall submit Covenants, Conditions and Restrictions (CC&R's) for a
Home Owners Association (H.O.A.) to the Planning Division for review and approval
by the City Attorney, at applicant's cost, prior to recordation of the Final Map.
12. The applicant shall include language within the CC&R's that prohibits property owners
and/or residents from converting their garage or using it for any purpose other than the
parking of vehicles.
13. The applicant shall secure the services of a tribal cultural monitor to be present during
all ground disturbance activities associated with the construction of this project. The
tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-
Kizh Nation, and documentation of coordination between the applicant and the
Gabrieleño Band of Mission Indians-Kizh Nation on this matter shall be provided to the
Planning Division prior to the issuance of a grading permit.

- 1 14. The applicant shall provide one (1) model home for each plan type, and each model
2 home shall be identified on the site plan within the formal building plan check submittal
3 set prior to the issuance of any building permit.
- 4 15. The applicant shall install decorative lighting (carriage and/or recessed) adjacent to the
5 front entry door and both sides of the garage door of each dwelling. The lighting shall
6 be identified on the formal building plan check submittal prior to the issuance of
7 building permits.
- 8 16. All on-site light standards, including the base, shall be a maximum of twenty (20) feet
9 high, as measured from the finished surface. Lighting shall be shielded and/or directed
10 toward the site so as not produce glare or "stray light" onto adjacent properties. All light
11 standards shall be identified on the site plan and a note indicating the height restriction
12 shall be included within the formal building plan check submittal prior to the issuance
13 of building permits.
- 14 17. Except as shown on Sheet L-4 (Gated Entry Elevations) within "Exhibit A" attached
15 hereto, all new walls, including any retaining walls, shall be comprised of decorative
16 masonry block. Decorative masonry block means tan-colored slumpstone block, tan-
17 colored split-face block, or precision block with a stucco, plaster, or cultured stone
18 finish. Pilasters shall be incorporated within all new walls visible from the public right-
19 of-way. The pilasters shall be spaced a maximum of seventy (70) feet on-center and
20 shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum
21 of six (6) inches above and to the side of the wall. All decorative masonry walls and
22 pilasters, including retaining walls, shall include a decorative masonry cap. All walls
23 and pilasters shall be identified on the site plan and Precise Grading Plan, and an
24 elevation detail for the walls shall be included in the formal building plan check
25 submittal prior to the issuance of building permits.
- 26 18. All light standards installed on site, shall have a maximum height of twenty-five (25)
27 feet, as measured from the finished surface, including the base. Lighting shall be
28 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 indicating the height restriction shall be included within the formal building plan
check submittal prior to the issuance of building permits.
19. The applicant shall submit a formal Landscape Plan to the Planning Division prior to
the issuance of building permits. The submittal shall include three (3) sets of planting
and irrigation plans, a completed Landscape Plan Review application, and the applicable
review fee.
20. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
right-of-way parkway of Linden Avenue along the project frontage. All trees within the
public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size,
upon initial planting. Thereafter, the trees within the public right-of-way parking shall
be permanently irrigated and maintained, as required by the Public Works Department.

1 The street tree species along Linden Avenue shall be the Pistachia Chinensis “Chinese
2 Pistache” and/or the Cupaniopsis Anacardioides “Carrotwood Tree”. The street trees
3 shall be identified on the formal Landscape Plan submittal prior to the issuance of a
landscape permit.

4 21. The applicant shall plant one (1) tree within the front yard of each single-family lot. All
5 trees within the front yard shall be a minimum of fifteen (15) gallons in size upon initial
6 planting. The front yard trees shall be identified on the formal Landscape Plan submittal
prior to the issuance of a landscape permit.

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

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

22 24. All planting and irrigation shall be installed on-site in accordance with the approved
23 landscape plans and permit prior to the issuance of a Certificate of Occupancy. The
24 installation of the planting and irrigation shall be certified in writing by the landscape
25 architect responsible for preparing the landscape plans prior to the issuance of a
Certificate of Occupancy.

26 25. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance
27 of a Certificate of Occupancy, unless specified otherwise herein.

28 26. The applicant shall comply with all conditions of approval for PPD No. 2024-0024 to
the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.

- 1
2 27. All improvements within the public right-of-way require a City of Rialto Encroachment
3 Permit.
- 4 28. The applicant shall pay all applicable development impact fees in accordance with the
5 current City of Rialto fee ordinance, including any Transportation and Traffic Fair Share
6 Contribution fees, prior to the issuance of any building permit related to the Project.
- 7 29. The applicant shall apply and complete the Special District Annexation for the public
8 street lighting and the public landscape and irrigation, including applicable easement
9 areas, parkway areas, and raised medians along the property frontage, as determined by
10 the City Engineer, prior to the issuance of the Grading/On-site Construction Permit.
- 11 30. A City of Rialto Off-site Construction Permit is required for any improvements within
12 the public right-of-way. In an effort to expedite and facilitate improvements in the public
13 right-of-way, the applicant is responsible for submitting a multi-phase master plan
14 traffic control plan which includes all phases of construction in the public right-of-way
15 i.e. sewer, water, overhead, underground, etc. prior to the issuance of Off-Site
16 Construction Permit/Encroachment Permit. Note, in an effort to simplify the permitting
17 process, a single master Off-Site Construction Permit shall replace individual
18 Encroachment Permits to be pulled by the applicant's contractor.
- 19 31. At the discretion of the City Engineer, the applicant shall apply for annexation of the
20 underlying property into City of Rialto Landscape and Lighting Maintenance District
21 No. 2 (“LLMD 2”) or enter into a landscape maintenance agreement to be recorded on
22 the property. An application fee of \$5,000 shall be paid at the time of application.
23 Annexation into LLMD 2 is a condition of acceptance of any new median, parkway,
24 and/or easement landscaping, or any new public street lighting improvements, to be
25 maintained by the City of Rialto.
- 26 32. The applicant shall submit off-site landscaping and irrigation system improvement plans
27 for review and approval at the time of first (1st) public improvement plan submittal to
28 the Public Works Department. The parkway irrigation system shall be separately
metered from the on-site private irrigation to be maintained for a period of one (1) year
and annexed into a Special District. The off-site landscape and irrigation plans must
show separate electrical and water meters to be annexed into the Landscape and
Lighting Maintenance District No. 2 via a City Council Public Hearing. The landscape
and irrigation plans shall be approved concurrently with the street improvement plans,
including the median portion, prior to issuance of a building permit. The landscaping
architect must contact the City of Rialto Landscape Contract Specialist at (909) 772-
2635 to ensure all landscape and irrigation guidelines are met prior to plan approval.
Electrical and water irrigation meter pedestals must not be designed to be installed at or
near street intersections or within a raised median to avoid burdensome traffic control
set-up during ongoing maintenance.

- 1 33. If the property is accepted in the LLMD, the applicant shall guarantee all new parkway
2 and median landscaping irrigation for a period of one (1) year from the date of the City
3 Engineer acceptance. Any landscaping that fails during the one-year landscape
4 maintenance period shall be replaced with similar plant material to the satisfaction of
5 the City Engineer, and shall be subject to a subsequent one year landscape maintenance
6 period. The applicant must contact the City of Rialto Landscape Contract Specialist at
7 (909) 772-2635 to confirm a full twelve (12) months' time of non-interrupted ongoing
8 maintenance.
- 9 34. The applicant shall install City Engineer approved deep root barriers, in accordance with
10 the Public Works Landscape and Irrigation Guidelines, for all trees installed within ten
11 (10) feet of the public sidewalk and/or curb.
- 12 35. All new streetlights shall be installed on an independently metered, City-owned
13 underground electrical system. The developer shall be responsible for applying with
14 Southern California Edison ("SCE") for all appropriate service points and electrical
15 meters. New meter pedestals shall be installed, and electrical service paid by the
16 developer, until such time as the underlying property is annexed into LLMD 2.
- 17 36. The applicant shall submit street improvement plans by a registered California civil
18 engineer to the Engineering Department for review. The plans shall be approved by the
19 City Engineer prior to the approval of Tract Map No. 20737 or prior to the issuance of
20 building permits in accordance with an approved Subdivision Improvement Agreement.
- 21 37. The applicant shall submit streetlight improvement plans by a registered California civil
22 engineer to the Engineering Department for review. The plans shall be approved by the
23 City Engineer prior to the approval of Tract Map No. 20737 or prior to the issuance of
24 building permits in accordance with an approved Subdivision Improvement Agreement.
- 25 38. The applicant shall submit sewer improvement plans by a registered California civil
26 engineer to the Engineering Department for review. The plans shall be approved by the
27 City Engineer prior to the approval of Tract Map No. 20737 or prior to the issuance of
28 building permits in accordance with an approved Subdivision Improvement Agreement.
39. The applicant shall submit traffic and signage improvement plans by a registered
California civil engineer to the Engineering Department for review. The plans shall be
approved by the City Engineer prior to the approval of Tract Map No. 20737 or prior to
the issuance of building permits in accordance with an approved Subdivision
Improvement Agreement.
40. The applicant shall submit copies of approved water improvement plans prepared by a
registered California civil engineer to the Engineering Department for record purposes.
The plans shall be approved by Rialto Water Services, the water purveyor, prior to the
approval of Tract Map No. 20737.

- 1 41. The applicant shall submit a Precise Grading/Paving Plan prepared by a California
2 registered civil engineer to the Engineering Department for review and approval. The
3 Grading Plan shall be approved by the City Engineer prior to the approval of Tract Map
4 No. 20737 and prior to the issuance of any building permit.
- 5 42. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
6 registered Geotechnical Engineer, for and incorporated as an integral part of the grading
7 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be
8 submitted to the Engineering Department with the first submittal of the Precise Grading
9 Plan.
- 10 43. The applicant shall provide pad elevation certification for all building pads, in
11 conformance with the approved Precise Grading Plan, to the Engineering Department
12 prior to construction of any building foundation.
- 13 44. The public street improvements outlined in these Conditions of Approval are intended
14 to convey to the developer an accurate scope of required improvements, however, the
15 City Engineer reserves the right to require reasonable additional improvements as may
16 be determined in the course of the review and approval of street improvement plans
17 required by these conditions.
- 18 45. The applicant shall construct asphalt concrete paving for streets in two separate lifts.
19 The final lift of asphalt concrete pavement shall be postponed until such time that on-
20 site construction activities are complete. Unless the City Engineer provide prior
21 authorization, paving of streets in one lift prior to completion of on-site construction is
22 not allowed. If City Engineer authorized, completion of asphalt concrete paving for
23 streets prior to completion of on-site construction activities, requires additional paving
24 requirements prior to acceptance of the street improvements, including, but not limited
25 to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry
26 seal, or other repairs.
- 27 46. The applicant shall repair all street cuts for utilities in accordance with City Standard
28 SC-231 within 72 hours of completion of the utility work; and any interim trench repairs
shall consist of compacted backfill to the bottom of the pavement structural section
followed by placement of standard base course material in accordance with the Standard
Specifications for Public Work Construction (“Greenbook”). The base course material
shall be placed the full height of the structural section to be flush with the existing
pavement surface and provide a smooth pavement surface until permanent cap paving
occurs using an acceptable surface course material.
47. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,
any and all street and/or trench cuts in newly paved streets will be subject to moratorium
street repair standards as reference in Section 11.04.145 of the Rialto Municipal Code.
48. The applicant shall backfill and/or repair any and all utility trenches or other excavations
within existing asphalt concrete pavement of off-site streets resulting from the proposed

1 development, in accordance with City of Rialto Standard Drawings. The applicant shall
2 be responsible for removing, grinding, paving and/or overlaying existing asphalt
3 concrete pavement of off-site streets including pavement repairs in addition to pavement
4 repairs made by utility companies for utilities installed for the benefit of the proposed
5 development (i.e. West Valley Water District, Southern California Edison, Southern
6 California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches,
7 and other street cuts within existing asphalt concrete pavement of off-site streets
8 resulting from the proposed development may require complete grinding and asphalt
9 concrete overlay of the affected off-site streets, at the discretion of the City Engineer.
10 The pavement condition of the existing off-site streets shall be returned to a condition
11 equal to or better than what existed prior to construction of the proposed development.

- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
49. The applicant shall replace all damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
 50. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or curbs along the entire project frontage, in accordance with the General Plan and the City of Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.
 51. The applicant shall provide construction signage, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control” of the 2014 California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.
 52. Upon approval of any improvement plan by the City Engineer, the applicant shall provide the improvement plan to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
 53. The applicant shall construct 4-inch conduit within the parkway area along the entire project frontages of Linden Avenue for future use.
 54. The applicant shall dedicate additional right-of-way along the entire frontage of Linden Avenue, as necessary, to provide the ultimate half-width of 40 feet, as required by the City Engineer.
 55. The applicant shall dedicate a 19-foot-wide landscape easement along the entire project frontage of Linden Avenue, in accordance with the Renaissance Specific Plan, and as required by the City Engineer.

- 1 56. The applicant shall construct a 6-foot-wide meandering sidewalk within the parkway
2 along the entire project frontage of Linden Avenue, in accordance with City of Rialto
3 Standard Drawings, and as required by the City Engineer.
- 4 57. The applicant shall dedicate additional right-of-way as may be required to provide
5 property line corner cutbacks at the northeast and southeast corners of the intersection
6 of Linden Avenue and the driveway connected directly to Linden Avenue, in
7 accordance with City Standard SC-235, as required by the City Engineer.
- 8 58. The applicant shall construct one (1) new thirty-six (36) foot wide commercial driveway
9 approach on Linden Avenue, in accordance with approved tentative tract map and City
10 of Rialto Standard Drawings, or as otherwise approved by the City Engineer. Nothing
11 shall be constructed or planted in the corner cut-off area which does exceed or will
12 exceed 30 inches in height in order to maintain an appropriate corner sight distance, as
13 required by the City Engineer.
- 14 59. The applicant shall construct a curb ramp meeting current California State Accessibility
15 standards at both the northeast and southeast corners of the intersection of Linden
16 Avenue and the driveway connected directly to Linden Avenue, in accordance with the
17 City of Rialto Standard Drawings. The developer shall ensure that an appropriate path
18 of travel, meeting ADA guidelines, is provided across the easterly driveway, and shall
19 adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject
20 to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk
21 easements shall be provided on-site to construct a path of travel meeting ADA
22 guidelines.
- 23 60. The applicant shall construct one (1) new exit only commercial driveway approach on
24 Linden Avenue, in accordance with approved tentative tract map and City of Rialto
25 Standard Drawings, or as otherwise approved by the City Engineer. Nothing shall be
26 constructed or planted in the corner cut-off area which does exceed or will exceed 30
27 inches in height in order to maintain an appropriate corner sight distance, as required by
28 the City Engineer.
61. The applicant shall construct a curb ramp meeting current California State Accessibility
standards at both the northeast and southeast corners of the intersection of Linden
Avenue and the driveway connected directly to Linden Avenue, in accordance with the
City of Rialto Standard Drawings. The developer shall ensure that an appropriate path
of travel, meeting ADA guidelines, is provided across the easterly driveway, and shall
adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject
to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk
easements shall be provided on-site to construct a path of travel meeting ADA
guidelines.
62. At the discretion of the City Engineer, the applicant shall remove existing pavement 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

1 at 95% relative compaction, or equal, along the entire frontage of Linden Avenue in
2 accordance with City of Rialto Standard Drawings. The pavement section shall be
3 determined using a Traffic Index (“TI”) of 10. The pavement section shall be designed
4 by a California registered Geotechnical Engineer using "R" values from the project site
5 and submitted to the City Engineer for approval. Alternatively, depending on the
6 existing street condition and geotechnical recommendations, a 2” grind and overlay,
7 slurry seal, or other repair can be performed to preserve existing pavement
8 improvements as approved by the City Engineer.

63. The applicant shall install “No Stopping Anytime” R26A(S)(CA) signage along the
entire project frontages of Linden Avenue as required by the City Engineer.
64. The minimum pavement section for all on-site pavements shall be two (2) inches asphalt
concrete pavement over four (4) inches crushed aggregate base with a minimum
subgrade of twenty-four (24) inches at 95% relative compaction, or equal. If an
alternative pavement section is proposed, the proposed pavement section shall be
designed by a California registered Geotechnical Engineer using “R” values from the
project site and submitted to the City Engineer for approval.
65. The applicant shall connect the project to the City of Rialto sewer system and apply for
a sewer connection account with Rialto Water Services.
66. Domestic water service to the underlying property is provided by Rialto Water Services.
The applicant shall be responsible for coordinating with Rialto Water Services and
complying with all requirements for establishing domestic water service to the property.
The design must include fire hydrants along Renaissance Parkway.
67. The applicant shall install a new domestic water line lateral connection to the main water
line within Renaissance Parkway, pursuant to the Rialto Water Services requirements.
A water line plan shall be approved by Rialto Water Services prior to approval of Tract
Map No. 20737.
68. The applicant shall provide certification from Rialto Water Services that demonstrates
that all water and/or wastewater service accounts for the project are documented, prior
to the issuance of a Certificate of Occupancy or final inspection approval from the
Public Works Engineering Division.
69. The development of the site is subject to the requirements of the National Pollution
Discharge Elimination System (NPDES) Permit for the City of Rialto, under the Santa
Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant
to the NPDES Permit, the applicant 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 applicant 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.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
70. The applicant shall submit a separate Water Quality Management Plan for each parcel from TTM No. 20737 identifying site-specific Best Management Practices (“BMPs”) in accordance with the Model Water Quality Management Plan (“WQMP”) approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to the issuance of any building permit and shall be recorded at the San Bernardino County Recorder’s Office prior to the issuance of a Certificate of Occupancy.
 71. The applicant shall prepare a Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit. The applicant’s contractor shall prepare and maintain a Storm Water Pollution Prevention Plan (“SWPPP”) as required by the General Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP.
 72. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall demonstrate that all structural BMP’s have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.
 73. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a 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. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The volume of increased stormwater runoff to retain on-site shall be determined by comparing the existing “pre-developed” condition and proposed “developed” condition, using the 100-year frequency storm.
 74. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or

1 parkway areas, and in only a stormwater runoff condition, pass runoff directly to the
2 streets through parkway or under sidewalk drains. All on-site and off-site designs must
3 comply with NPDES stormwater regulations.

- 4 75. Any utility trenches or other excavations within existing asphalt concrete pavement of
5 off-site streets required by the proposed development shall be backfilled and repaired in
6 accordance with City of Rialto Standard Drawings. The Applicant shall be responsible
7 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
8 off-site streets as required by and at the discretion of the City Engineer, including
9 additional pavement repairs to pavement repairs made by utility companies for utilities
10 installed for the benefit of the proposed development (i.e. Rialto Water Services,
11 Southern California Edison, Southern California Gas Company, Spectrum, Verizon,
12 etc.). Multiple excavations, trenches, and other street cuts within existing asphalt
13 concrete pavement of off-site streets required by the proposed development may require
14 complete grinding and asphalt concrete overlay of the affected off-site streets, at the
15 discretion of the City Engineer. The pavement condition of the existing off-site streets
16 shall be returned to a condition equal to or better than existed prior to construction of
17 the proposed development.
- 18 76. The original improvement plans prepared for the proposed development and approved
19 by the City Engineer (if required) shall be documented with record drawing “as-built”
20 information and returned to the Engineering Division prior to issuance of a final
21 certificate of occupancy. Any modifications or changes to approved improvement plans
22 shall be submitted to the City Engineer for approval prior to construction.
- 23 77. The applicant shall adhere to the City Council approved franchise agreements and
24 disposal requirements during all construction activities, in accordance with Section 8.08
25 (Refuse Collection of the City of Rialto Municipal Code).
- 26 78. Prior to commencing with any grading, the applicant shall implement the required
27 erosion and dust control measures shall be in place. In addition, the following shall be
28 included if not already identified:
- a. 6-foot-high tan colored perimeter screened fencing
 - b. Contractor information signage including contact information along the street frontages of Linden Avenue.
 - c. Post dust control signage with the following verbiage: “Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664”
79. The applicant shall remove any graffiti within 24 hours, before, during, and post construction.
80. The applicant shall submit full architectural and structural plans with all mechanical, electrical, and plumbing plans, structural calculations, truss calculations and layout,

1 rough grading plans approved by Public Works Engineering, Water Quality
2 Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and
3 Title 24 Energy Calculations to the Building Division for plan check and review, prior
to the issuance of building permits.

- 4 81. The applicant shall provide a Scope of Work on the title page of the architectural plan
5 set. The Scope of Work shall call out all work to be permitted (ex. Main structure,
6 perimeter walls, trash enclosure, etc.).
- 7 82. The applicant shall design the structures in accordance with the 2022 California
8 Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, and
9 the 2022 California Electrical Code, 2022 Residential Code and the 2022 California
10 Green Buildings Standards adopted by the State of California.
- 11 83. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
12 per hour, exposure C and seismic zone D.
- 13 84. The applicant shall submit fire sprinkler, fire alarm systems, and fire hydrant plans to
14 the Building Division for plan review concurrently with building plans and shall be
15 approved prior to the issuance of a building permit.
- 16 85. The applicant shall obtain an Electrical Permit from the Building Division for any
17 temporary electrical power required during construction. No temporary electrical power
18 will be granted to a project unless one of the following items is in place and approved
19 by the Building Division: (A) Installation of a construction trailer, or, (B) Security
20 fencing around the area where the electrical power will be located.
- 21 86. The applicant shall install temporary construction fencing and screening around the
22 perimeter of the project site. The fencing and screening shall be maintained at all times
23 during construction to protect pedestrians.
- 24 87. The applicant shall install any required temporary construction trailer on private
25 property. No trailers are allowed to be located within the public right-of-way. The
26 trailer shall be removed prior to the issuance of a Certificate of Occupancy.
- 27 88. The applicant shall design and construct accessible paths of travel from the building's
28 accessible entrances to the public right-of-way, accessible parking, and the trash
enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)
of travel shall be the most practical direct route between accessible building entrances,
site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
89. Prior to issuance of a Building Permit all of the following must be in place on the Site:
a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent

1 street saying "If there is any dust or debris coming from this site please contact
2 (superintendent number here) or the AQMD if the problem is not being resolved" or
3 something similar to this.

- 4 90. The applicant shall provide temporary toilet facilities for the construction workers. The
5 toilet facilities shall always be maintained in a sanitary condition. The construction
6 toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
- 7 91. The applicant shall underground all on site utilities to the new proposed structures, prior
8 to the issuance of a Certificate of Occupancy, unless prior approval has been obtained
9 by the utility company or the City.
- 10 92. Prior to issuance of Building Permits, site grading final and pad certifications shall be
11 submitted to the Building Division, which include elevation, orientation, and
12 compaction. The certifications are required to be signed by the engineer of record.
- 13 93. The applicant shall provide proof of payment to the Rialto Unified School District for
14 all required school fees, prior to the issuance of a building permit.
- 15 94. Site facilities such as parking open or covered, recreation facilities, and trash dumpster
16 areas, and common use areas shall be accessible per the California Building Code,
17 Chapter 11.
- 18 95. The applicant shall place a copy of the Conditions of Approval herein on within the
19 building plan check submittal set and include the PPD number on the right bottom
20 corner cover page in 20 point bold, prior to the issuance of a building permit.
- 21 96. The applicant shall ensure that a minimum of 65% of all construction and demo debris
22 shall be recycled using an approved City of Rialto recycling facility during construction.
23 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall
24 be placed in the office of the construction site.
- 25 97. Prior to issuance of Building Permits, on site water service shall be installed and
26 approved by the responsible agency. On site fire hydrants shall be approved by the Fire
27 Department. No flammable materials will be allowed on the site until the fire hydrants
28 are established and approved.
98. The applicant shall comply with all applicable requirements of the California Fire Code
and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
99. The applicant shall install an engineered automatic sprinkler system in each residential
structure. Plans for such a system shall be submitted for review and approval by the
Fire Department prior to the issuance of any building permit.
100. The applicant shall install a water supply system capable of providing the required fire
flow for the proposed type of development as per requirements of the applicable

1 California Fire Code current edition. On site fire hydrants shall be installed by a C-16
2 licensed contractor as required prior to the construction phase of the development. Plans
3 for the on-site water system shall be approved by the Fire Department prior to issuance
4 of building permits. Provide 12 gage locator wire non-insulated, taped above fire
5 service main for all underground fire line.

6 101. Where access to or within a structure area is restricted because of secured openings and
7 immediate access is necessary for life saving or firefighting purposes, a Key Box is to
8 be installed in an accessible location(s) as approved by the Fire Department. The Key
9 Box shall be of a type approved by the Fire Department.

10 102. All streets and access roadways as approved on the final tract map shall be maintained
11 in such a manner as to provide access for emergency vehicles at all times during
12 construction phase. All streets and/or access roadways shall be constructed and
13 maintained as to provide a smooth driving surface of not less than twenty-six (26) feet
14 of unobstructed width, capable of supporting the imposed load of Fire Department
15 apparatus and/or emergency rescue equipment to within seventy five (75) feet of all
16 structures. Failure by the developer and the persons responsible for the project site to
17 comply with this provision or any of the other requirements outlined in Rialto Municipal
18 Code and California Fire Code current edition, will be cause for the Fire Chief to require
19 that all activity be discontinued pending compliance.

20 103. The applicant shall illuminate all walkways, passageways, and locations where
21 pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of
22 light during the hours of darkness. Lighting shall be designed/constructed in such a
23 manner as to automatically turn on at dusk and turn off at dawn.

24 104. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas
25 with a minimum of 1.5-foot candles (at surface level) of light during the hours of
26 darkness. Lighting shall be designed/constructed in such a manner as to automatically
27 turn on at dusk and turn off at dawn.

28 105. The applicant shall illuminate all common open space areas with a minimum of 1.5-foot
candles (at surface level) of light during the hours of darkness. Lighting shall be
designed/constructed in such a manner as to automatically turn on at dusk and turn off
at dawn.

106. The applicant shall design/construct all lighting fixtures and luminaries, including
supports, poles and brackets, in such a manner as to resist vandalism and/or destruction
by hand.

107. The applicant shall provide an illuminated address prominently placed on the front of
each dwelling unit, prior to the issuance of a Certificate of Occupancy.

108. The applicant shall install a Knox box immediately adjacent to all entrances of the
private residential neighborhood to facilitate the entry of safety personnel. The Knox

1 boxes shall be installed in such a manner as to be alarmed, resist vandalism, removal, or
2 destruction by hand, and be fully recessed into an adjacent block column or wall. The
3 Knox box shall be equipped with the appropriate keys, prior to the issuance of the first
4 certificate of occupancy. The Knox box placement shall be shown on the formal
5 building plan review submittal prior to the issuance of a building permit.

6
7 109. The applicant shall install cluster mailboxes in such a way that they are tamper and
8 vandalism resistant and shall be illuminated during times of darkness.

9
10 110. The applicant or General Contractor shall identify each contractor and subcontractor
11 hired to work at the job site on a Contractor Sublist form and return it to the Business
12 License Division with a Business License application and the Business License tax fee
13 based on the Contractors tax rate for each contractor.

14
15 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
16 adoption of this resolution and thereupon the same shall take effect and be in force.

17
18 PASSED, APPROVED AND ADOPTED this 6th day of May, 2026.

19
20
21
22
23
24
25
26
27
28

MICHAEL E. STORY, CHAIR
CITY OF RIALTO PLANNING COMMISSION

1 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 ____, 2023.

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 ____, 2023.

16

17

18

19

20

KIMBERLY DAME, ADMINISTRATIVE ANALYST

21

22

23

24

25

26

27

28

Exhibit A

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28