

**RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE PRECISE PLAN OF DESIGN NO. 2023-0041 ALLOWING THE DEVELOPMENT OF A 664,859 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING WITH ASSOCIATED PAVING, LANDSCAPING, FENCING, LIGHTING, AND DRAINAGE IMPROVEMENTS ON 38.89 GROSS ACRES (38.78 NET ACRES) OF LAND (APN: 0239-192-23) LOCATED AT THE SOUTHWEST CORNER OF LOCUST AVENUE AND LOWELL STREET WITHIN THE GENERAL MANUFACTURING (I-GM) LAND USE DISTRICT OF THE RIALTO AIRPORT SPECIFIC PLAN.

WHEREAS, the applicant, IV5 Locust Gateway Logistics Center LLC, (“Applicant”) proposes to develop a 664,859 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements (“Project”) on approximately 38.89 gross acres (38.78 net acres) of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan (“Site”); and

WHEREAS, the Project will consist of a 664,859 square foot industrial warehouse building, eighty-two (82) dock-high loading doors, concrete screen walls, an abundant amount of landscaping, and full pedestrian and vehicle access; and

WHEREAS, Pursuant to Chapter 18.65 (Precise Plan of Design) of the Rialto Municipal Code, the Project requires a Precise Plan of Design, and the applicant agreed to apply for Precise Plan of Design No. 2023-0041 (“PPD No. 2023-0041”); and

WHEREAS, in conjunction with the Project, the applicant has applied for Tentative Parcel Map No. 2023-0006, also referred to as Tentative Parcel Map No. 20809 (“TPM No. 20809”) to provide public right-of-way dedications and to resolve underlying past recordings and instruments related to the Site; and

WHEREAS, in conjunction with the Project, the applicant has applied for Conditional Development Permit No. 2023-0032 (“CDP No. 2023-0032”) to facilitate the development and operation of a 664,859 square foot industrial warehouse building on the Site; and

1 WHEREAS, on December 17, 2025, the Planning Commission of the City of Rialto  
2 conducted a duly noticed public hearing, as required by law, on PPD No. 2023-0041, TPM No.  
3 20809, and CDP No. 2023-0032, took testimony, at which time it received input from staff, the  
4 city attorney, and the applicant; heard public testimony; discussed the proposed PPD No. 2023-  
5 0041, TPM No. 20809, and CDP No. 2023-0032; and closed the public hearing; and

6 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

7 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto  
8 as follows:

9 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth  
10 in the recitals above of this Resolution are true and correct and incorporated herein.

11 SECTION 2. Based upon the forgoing and substantial evidence presented to the Planning  
12 Commission during the public hearing conducted with regard to PPD No. 2023-0041, including, but  
13 not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, other  
14 supporting documents, and the conditions of approval stated herein, the Planning Commission hereby  
15 determines that PPD No. 2023-0041 satisfies the requirements of Section 18.65.020E of the Rialto  
16 Municipal Code pertaining to the findings which must be made precedent to granting a Precise Plan  
17 of Design. The findings are as follows:

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

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

21 The Site has a General Plan land use designation of General Industrial with a Specific Plan  
22 Overlay and a zoning designation of Rialto Airport Specific Plan. The Site's land use  
23 designation within the Rialto Airport Specific Plan is General Manufacturing (I-GM).  
24 Those designations allow for the development and operation of industrial warehouse  
25 buildings, as proposed by the Project. The Project, as conditioned herein, will comply  
26 with all City ordinances and regulations, including those required by the General  
27 Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan and the City's  
28 Design Guidelines. Additionally, the Project meets all the required development standards  
of the I-GM land use district of the Rialto Airport Specific Plan and Chapter 18.112 (Indoor  
Storage Facilities) of the Rialto Municipal Code including, but not limited to, required  
building setbacks, parking, landscaping, building height, floor area ratio, etc.

- 1           2.     The site is physically suitable for the proposed development, and the proposed  
2                 development will be arranged, designed, constructed, and maintained so that it will  
3                 not be unreasonably detrimental or injurious to property, improvements, or the health,  
4                 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

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

6           The Site is 38.89 gross acres (38.78 net acres) in size, bound by two (2) public street  
7           (Locust Avenue to the east and Lowell Street to the north), and is within the General  
8           Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan. To the north  
9           of the project site, across Lowell Street, are several existing industrial developments, and  
10           to the east, across Locust Avenue, is approximately 4.75 acres of vacant land. To the south  
11           are several existing industrial developments, and to the west is a concrete mix  
12           manufacturing facility operated by Robertson's Ready Mix. The nearby area is  
13           predominantly designated for and developed with industrial uses, and as a result, there are  
14           no sensitive land uses adjacent to the project site. The project is not expected to negatively  
15           impact any uses with the successful implementation of measures such as landscape  
16           buffering, the installation of solid screen walls, aesthetic building enhancements, and other  
17           traffic related measures.

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

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

22           The Project's effects will be minimized through the implementation of the Conditions of  
23           Approval contained herein, such as extensive landscaping, concrete screen walls, decorative  
24           paving, and enhanced architectural features. To the north of the project site, across Lowell  
25           Street, are several existing industrial developments, and to the east, across Locust Avenue, is  
26           approximately 4.75 acres of vacant land. To the south are several existing industrial  
27           developments, and to the west is a concrete mix manufacturing facility operated by  
28           Robertson's Ready Mix. The nearby area is predominantly designated for and developed with  
                industrial uses, and as a result, there are no sensitive land uses adjacent to the project site. The  
                project is not expected to negatively impact any uses with the successful implementation of  
                measures such as landscape buffering, the installation of solid screen walls, aesthetic building  
                enhancements, and other traffic related measures.

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:*

1 The Project is consistent with the underlying General Manufacturing (I-GM) land use district  
2 of the Rialto Airport Specific Plan and is a logical addition to the existing industrial  
3 developments surrounding the Site. The design of the Project will ensure a continuation of  
4 the public improvements and aesthetics present in the surrounding area. The City staff have  
5 reviewed the design of the Project to ensure compliance with all health, safety, and design  
6 requirements to ensure the Project will enhance the infrastructure and aesthetics of the local  
7 community.

8 SECTION 3. An Environmental Impact Report (Environmental Assessment Review No.  
9 2023-0051) has been prepared for the proposed Project in accordance with the California  
10 Environmental Quality Act (CEQA) and it has been determined that the Project will create  
11 unavoidable significant impacts to greenhouse gas emissions. On December 17, 2025, by Resolution  
12 No. \_\_\_\_\_, the Planning Commission recommended that the City Council certify the above-  
13 reference Environmental Impact Report, make certain findings, and adopt a Statement of Overriding  
14 Considerations and a Mitigation Monitoring and Reporting Plan, which Resolution No. \_\_\_\_\_  
15 together with the above-referenced Environmental Impact Report are incorporated herein by  
16 reference. The Planning Commission further finds that the PPD No. 2023-0041 is within the scope of  
17 the above-referenced Environmental Impact Report. Accordingly, the Planning Commission has  
18 forwarded, or is forwarding, a recommendation to the City Council to adopt the Environmental Impact  
19 Report prepared for the Project.

20 SECTION 4. Based upon the forgoing and substantial evidence presented to the Planning  
21 Commission during the public hearing conducted with regard to PPD No. 2023-0041, including, but  
22 not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, other  
23 supporting documents, and the conditions of approval stated herein, the Planning Commission hereby  
24 recommends that the City Council approve PPD No. 2023-0041, in accordance with the plans and  
25 application on file with the Planning Division, subject to the following Conditions of Approval:

- 26 1. The applicant is granted PPD No. 2023-0041 allowing the development of a 664,859  
27 square foot industrial warehouse building with associated paving, landscaping, fencing,  
28 lighting, and drainage improvements on 38.89 gross acres (38.78 net acres) of land  
(APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell  
Street within the General Manufacturing (I-GM) land use district of the Rialto Airport  
Specific Plan, subject to the Conditions of Approval contained herein.

2. The approval of PPD No. 2023-0041 is granted for a five (5) year period from the date of approval. Approval of PPD No. 2023-0041 will not become effective until the applicant has signed a Statement of Acceptance acknowledging awareness and acceptance of the required Conditions of Approval contained herein. Any request for an extension shall be reviewed by the Community Development Director and shall be based on the progress that has taken place toward the development of the project.
3. The development associated with PPD No. 2023-0041 shall conform to the site plan, fence and wall plan, floor plan, roof plan, elevations, conceptual grading and drainage plans, conceptual utility plans, and the concept landscape plan attached hereto as Exhibit A, except as may be required to be modified based on the Conditions of Approval contained herein.
4. The development associated with PPD No. 2023-0041 shall comply with all Conditions of Approval contained within CDP No. 2023-0032.
5. The development associated with PPD No. 2023-0041 shall comply with all applicable sections of the Rialto Airport 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 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative 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 be limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, Property owner, or the City and/or other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the "Damages"). Notwithstanding anything to the contrary

1 contained herein, the Applicant shall not be liable to the City Parties under this  
2 indemnity to the extent the Damages incurred by any of the City Parties in such  
3 Action(s) are a result of the City Parties' fraud, intentional misconduct or gross  
4 negligence in connection with issuing the Entitlements. The applicant shall execute  
an agreement to indemnify, protect, defend, and hold the City harmless as stated  
herein within five (5) days of approval of PPD No. 2023-0041.

- 5 8. In accordance with the provisions of Government Code Section 66020(d)(1), the  
6 imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
7 subject to protest by the applicant at the time of approval or conditional approval of  
8 the Project or within 90 days after the date of the imposition of the fees, dedications,  
reservations, or exactions imposed on the Project.
- 9 9. The applicant shall secure the services of a tribal cultural monitor to be present during  
10 all ground disturbance activities associated with the construction of this project. The  
11 tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-  
Kizh Nation, and documentation of coordination between the applicant and the  
12 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.
- 13 10. The applicant shall install decorative pavement within each driveway connected to  
14 Locust Avenue and Lowell Street. The decorative pavement shall extend across the  
15 entire width of each driveway and shall have a minimum depth of twenty-five (25) feet  
16 as measured from the property line along each respective street. Decorative pavement  
17 means decorative pavers and/or color concrete with patterns and color variety. The  
decorative pavement shall include a concrete border with a broom finish and a minimum  
18 width of twelve (12) inches. The location of the decorative pavement shall be identified  
on the Precise Grading Plan prior to the issuance of a grading permit. Additionally, the  
19 location and type of decorative pavement shall be identified on the formal Landscape  
Plan submittal, and other on-site improvement plans, prior to the issuance of building  
20 permits.
- 21 11. In order to provide enhanced building design in accordance with Chapter 18.61 (Design  
22 Guidelines) of the Rialto Municipal Code, the applicant shall route all drainage  
downspouts through the interior of the building. The internal downspouts shall be  
23 identified within the formal building plan check submittal prior to the issuance of  
building permits.
- 24 12. In order to provide enhanced building design in accordance with Chapter 18.61 (Design  
25 Guidelines) of the Rialto Municipal Code, the applicant shall construct parapet returns,  
26 at least three (3) feet in depth from the main wall plane, at all height variations on all  
27 four (4) sides of each building. The parapet returns shall be demonstrated on the roof  
plans within the formal building plan check submittal prior to the issuance of building  
28 permits.

13. In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall provide internal roof access only for each building. The internal roof access shall be identified within the formal building plan check submittal prior to the issuance of building permits.
14. In order to provide enhanced site design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, new walls visible from the public right-of-way, including any retaining walls, shall be comprised of decorative masonry block or decorative concrete. Decorative masonry block means tan-colored slumpstone block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. Pilasters shall be incorporated within all new walls visible from the public right-of-way. The pilasters shall be spaced a maximum of seventy (70) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum of six (6) inches above the wall and have a depth and width of at least three (3) feet. All decorative masonry walls and pilasters, including retaining walls, shall include a decorative masonry cap. All walls and pilasters shall be identified on the site plan and Precise Grading Plan, and an elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits.
15. The screen wall surrounding the truck court shall be setback a minimum of twenty (20) feet from the ultimate property line along Locust Avenue, in accordance with Table 9 (Development Standards Non-Residential Designations) of the Rialto Airport Specific Plan. The location of the screen wall shall be identified on the Precise Grading Plan prior to issuance of a grading permit and within the formal building plan check submittal prior to the issuance of building permits. The required decorative pilasters along the wall may encroach into this setback.
16. The screen wall surrounding the truck court shall be setback a minimum of twenty (20) feet from the back of sidewalk along Lowell Street, in accordance with Table 9 (Development Standards Non-Residential Designations) of the Rialto Airport Specific Plan. The location of the screen wall shall be identified on the Precise Grading Plan prior to issuance of a grading permit and within the formal building plan check submittal prior to the issuance of building permits. The required decorative pilasters along the wall may encroach into this setback.
17. The required ten (10) foot landscape setback along the west side of the Site shall be kept free and clear of any fencing and/or retaining walls that would prevent the planting of trees, shrubs, and groundcover.
18. In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, any new fencing installed on site shall be comprised of tubular steel. Decorative masonry or decorative concrete pilasters, with a minimum dimension of thirty-six (36) inch square, shall be incorporated within all new fencing visible from any public right-of-way. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or

1 cultured stone finish. Decorative concrete means painted concrete with patterns,  
2 reveals, and/or trim lines. The pilasters shall be spaced a maximum of seventy (70) feet  
3 on-center and shall be placed at all corners and ends of the fencing. All decorative  
4 masonry pilasters shall include a decorative masonry cap. All fencing and pilasters shall  
5 be identified on the site plan, and an elevation detail for the fencing and pilasters shall  
6 be included in the formal building plan check submittal prior to the issuance of building  
7 permits.

- 8
- 9 19. The applicant shall install solid or louvered metal gates at each entry of the truck court  
10 that is connected directly to Locust Avenue and Lowell Street for the purpose of  
11 screening trucks and trailers within the truck court, prior to the issuance of a Certificate  
12 of Occupancy. The new gates shall have a minimum height of eight (8) feet and shall  
13 be painted black or a color matching the color of the adjoining wall. The new gates  
14 shall be identified on the site plan, and an elevation detail for the gate shall be included  
15 in the formal building plan check submittal prior to the issuance of building permits.
- 16
- 17 20. The applicant shall construct at least one (1) ADA accessible trash enclosure on the  
18 project site. The trash enclosure(s) shall provide room for one (1) commercial waste  
19 container and one (1) commercial recycling container. The exterior of each trash  
20 enclosure shall be comprised of decorative masonry block or decorative concrete.  
21 Decorative masonry block means tan-colored slumpstone block, tan-colored split-face  
22 block, or precision block with a stucco, plaster, or cultured stone finish. Decorative  
23 concrete means painted concrete with patterns, reveals, and/or trim lines. Additionally,  
24 each trash enclosure shall contain solid steel doors and a flat solid cover. Corrugated  
25 metal and chain-link are not acceptable materials to use as a part of the trash enclosure.  
26 The location of each trash enclosure shall be identified on the site plan within the formal  
27 building plan check prior to the issuance of building permits. An elevation detail for the  
28 trash enclosure(s) shall be provided within formal building plan check submittal prior  
to the issuance of building permits.
21. All light standards installed on site, shall have a maximum height of twenty-eight (28)  
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 indicating the height restriction shall be included within the formal building plan  
check submittal prior to the issuance of building permits.
22. 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.
23. The applicant shall plant one (1) tree every three (3) vehicle parking spaces. All parking  
lot trees shall be a minimum of fifteen (15) gallons in size, upon initial planting.  
Thereafter, the parking lot trees shall be permanently irrigated and maintained. All  
parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be



identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

24. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setbacks along Locust Avenue and Lowell Street. All trees within the landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the landscape setback shall be permanently irrigated and maintained by the property owner. At least fifty (50) percent of the trees within the setbacks shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
25. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Locust Avenue. 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. The street tree species along Locust Avenue shall be the Robinina Idahoensis “Idaho Locust”. The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
26. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Lowell Street. 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. The street tree species along Lowell Street shall be the Pistachia Chinensis “Chinese Pistache” and/or the Geijera Parviflora “Australian Willow”. The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
27. The applicant shall plant shrubs and/or construct solid decorative walls that surround all ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. for the purpose of providing screening of said equipment and utility boxes from public view. All equipment and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. 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. Solid decorative walls means tan-colored slumpstone block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured stone finish. The shrubs and/or solid walls shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
28. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and off-site (adjacent to the project site) that is not covered by structures, walkways, parking

1 areas, and driveways, as approved by the Planning Division, unless specified otherwise  
2 herein. Trees shall be planted a minimum of thirty (30) feet on-center, and all shrubs  
3 and groundcover shall be planted an average of three (3) feet on-center or less, or as  
4 approved by the Planning Division. All trees shall be minimum of fifteen (15) gallons  
5 in size upon initial planting, unless otherwise specified herein. At least fifty (50) percent  
6 of the trees shall consist of evergreen broadleaf trees, while the remaining percentage  
7 may consist of broadleaf deciduous trees and/or palm trees. All shrubs shall be a  
8 minimum of one (1) gallon in size, unless otherwise specified herein. All planter areas  
9 shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or  
10 decorative rock upon initial planting. Pea gravel and decomposed granite are not  
11 acceptable materials to use within planter areas. All planter areas on-site shall be  
12 permanently irrigated and maintained. The planting and irrigation shall be identified on  
13 the formal Landscape Plan submittal prior to the issuance of a landscape permit.

- 14 29. All planting and irrigation shall be installed on-site in accordance with the approved  
15 landscape plans and permit prior to the issuance of a Certificate of Occupancy. The  
16 installation of the planting and irrigation shall be certified in writing by the landscape  
17 architect responsible for preparing the landscape plans prior to the issuance of a  
18 Certificate of Occupancy.
- 19 30. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance  
20 of a Certificate of Occupancy, unless specified otherwise herein.
- 21 31. All non-glass doors shall be painted to match the color of the adjacent wall prior to the  
22 issuance of a Certificate of Occupancy.
- 23 32. The applicant shall comply with all conditions of approval for PPD No. 2023-0041 to  
24 the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy,  
25 unless otherwise noted herein.
- 26 33. All improvements and/or dry utility improvement construction within the public right-  
27 of-way require a City of Rialto Encroachment Permit.
- 28 34. All abandoned utilities within the public right-of-way shall be completely removed  
unless otherwise approved to be abandoned in place, as coordinated with and authorized  
by the City of Rialto Engineering Department. All abandoned utilities within private  
property may be abandoned in place so long as they do not interfere with construction  
of the proposed development or fall within the proposed building footprint.
35. The applicant shall pay all applicable development impact fees in accordance with the  
current City of Rialto fee ordinance, including any Traffic Fair Share Contribution fees,  
prior to the issuance of any building permit related to the Project, or as otherwise set  
forth in the Development Agreement between the City of Rialto and the Applicant.
36. The applicant shall pay a fair-share fee in the amount of \$364,699, in accordance with  
Table 19 (Traffic Impact Improvement Costs) of the Transportation Impact Study

prepared for the Project by Kimley-Horn and Associates, Inc. and dated December 2025, prior to the issuance of any building permit for the Project, or as otherwise set forth in the Development Agreement between the City of Rialto and the Applicant. The fair-share amount shall be subject to the California Construction Cost Index (CCCI) for escalation of construction costs. Alternatively, an engineer's cost estimate for the public improvements may be submitted to the Engineering Division for review and approval by the City Engineer. The table below identifies the fair-share fees:

Estimated Fair Share for Traffic Mitigation Improvements	
Locust Avenue and Casa Grande Drive – Participate in the construction of a traffic signal. (30.8% impact) $\$1,012,000 \times .308 = \$311,696.00$	\$311,696
Casmalia Street and Locust Avenue – Participate in the construction of extending the eastbound left-turn lane (28.2% impact) $\$170,224 \times .282 = \$48,003.00$	\$48,003
Locust Avenue and Lowell Street – Participate in the restriping of the eastbound and northbound approaches.	\$5,000
Total	\$364,699

37. The applicant shall submit civil engineering design plans, reports and/or documents, prepared by a registered/licensed civil engineer, for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The first submittal shall consist of, but is not necessarily limited to, the following:
- a. PARCEL MAP (recordation prior to building permit issuance)
  - b. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit issuance)
  - c. PUBLIC IMPROVEMENT PLANS – Plans may include: Street, Signing & Striping, Landscape & Irrigation, Sewer, Water, Streetlight etc. (prior to Map approval or off-site construction permit issuance, whichever occurs first)
  - d. FINAL DRAINAGE STUDY (prior to grading plan approval)
  - e. FINAL WQMP (prior to grading plan approval)
  - f. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE ADJUSTMENT, VACATION, etc.) (prior to Building Permit Issuance or Occupancy Release) – These items are not required to be submitted if they are included on the Parcel Map.
  - g. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy release)

- 1
- 2 38. The applicant is responsible for requesting address assignment from the Planning
- 3 Division for any new building, irrigation water meter and electrical pedestal. Addresses
- 4 for irrigation meters must be based upon approved civil plans. Addresses for electrical
- 5 pedestals must be based upon approved SCE plans. The main building address shall be
- 6 included on Precise Grading Plans and Building Plan set along with the PPD number.
- 7 The electrical meter pedestal addresses (single or dual) shall be included in the public
- 8 improvement plans.
- 9
- 10 39. Upon approval of any improvement plan by the City Engineer, the applicant shall
- 11 provide the improvement plan to the City in digital format, consisting of a DWG
- 12 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
- 13 (Adobe Acrobat) formats. Variation of the type and format of the digital data to be
- 14 submitted to the City may be authorized, upon prior approval by the City Engineer.
- 15
- 16 40. The applicant shall construct asphalt concrete paving for streets in two separate lifts.
- 17 The final lift paving may occur once all heavy construction traffic has been substantially
- 18 completed to the satisfaction of the City Engineer, or when onsite building construction
- 19 has reached 90% completion, whichever occurs first. Paving streets in one lift prior to
- 20 completion of on-site construction will not be allowed unless prior authorization has
- 21 been obtained from the City Engineer. Completion of asphalt concrete paving for streets
- 22 prior to completion of on-site construction activities, if authorized by the City Engineer,
- 23 will require additional paving requirements prior to acceptance of the street
- 24 improvements, including, but not limited to: removal and replacement of damaged
- 25 asphalt concrete pavement, overlay, slurry seal, or other repairs, as required by the City
- 26 Engineer.
- 27
- 28 41. The applicant shall repair all street cuts for utilities in accordance with City Standard
- 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.
42. The applicant shall backfill and/or repair all utility trenches or other excavations within
- existing asphalt concrete pavement of off-site streets resulting from the proposed
- development, in accordance with City of Rialto Standard Drawings. The applicant shall
- be responsible for removing, grinding, paving and/or overlaying existing asphalt
- concrete pavement of off-site streets including pavement repairs in addition to pavement
- repairs made by utility companies for utilities installed for the benefit of the proposed
- development (i.e. West Valley Water District, Southern California Edison, Southern
- California Gas Company, Spectrum, Verizon, etc.). Multiple excavations, trenches, and
- other street cuts within existing asphalt concrete pavement of off-site streets resulting
- from the proposed development may require complete grinding and asphalt concrete

1 overlay of Locust Avenue and Lowell Street, at the discretion of the City Engineer. The  
2 pavement condition of the existing off-site streets shall be returned to a condition equal  
3 to or better than what existed prior to construction of the proposed development.

- 4 43. A separate Off-Site Construction Permit is required for each type of improvement within  
5 the public right-of-way, including street, wet utility (RWS only), and landscape and  
6 irrigation. To expedite and coordinate all improvements in the public right-of-way, the  
7 applicant shall submit a multi-phase master traffic control plan that includes all phases  
8 of construction (e.g., sewer, water, overhead, underground, etc.) prior to permit  
9 issuance. For simplicity, the Off-Site Construction Permits will replace individual  
10 Encroachment Permits typically obtained by the applicant's contractor.
- 11 44. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and  
12 new electrical distribution lines of sixteen thousand volts or less and overhead service  
13 drop conductors, and all telephone, television cable service, and similar service wires or  
14 lines, which are on-site, abutting, and/or transecting, shall be installed underground.  
15 Utility undergrounding shall extend to the nearest off-site power pole, or as otherwise  
16 set forth within Southern California Edison's approved final design. This may require  
17 undergrounding beyond the project limits to prevent any existing poles to remain or new  
18 poles to be placed for guy wire purposes along the project frontage. The applicant or  
19 owner is responsible for complying with the requirements of this section and shall make  
20 the necessary arrangements with the utility company for the installation of such  
21 facilities. New power poles shall not be installed unless otherwise approved by the City  
22 Engineer. A letter from the owners of the affected utilities shall be submitted to the City  
23 Engineer prior to approval of the Grading Plan, informing the City that they have been  
24 notified of the City's utility undergrounding requirement and their intent to commence  
25 design of utility undergrounding plans. When available, the utility undergrounding plan  
26 shall be submitted to the City Engineer identifying all above ground facilities in the area  
27 of the project to be undergrounded.
- 28 45. 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.  
Contact the Engineering Division for a list of streets subject to the moratorium.
46. The minimum pavement section for all on-site pavements shall be three (3) 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.
47. 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.

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48. 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.
  49. The public street improvements outlined in these Conditions of Approval are intended to convey to the developer an accurate scope of required improvements, however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required by these conditions.
  50. The applicant shall be responsible for coordinating with Omnitrans regarding the potential location of existing, proposed, and future bus stops along the property frontage of all public streets. In the event Omnitrans identifies improvements of an existing, proposed, and future stop along the property frontage prior to applicant’s receipt of a building permit, the applicant shall design street and sidewalk improvements in accordance with the latest Omnitrans bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The applicant shall design all any bus stops to accommodate the Omnitrans Premium Shelters. Prior to Certificate of Occupancy, if Omnitrans requires a bus stop along the property frontage, the applicant shall submit to Public Works verification from Omnitrans acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines. Additionally, any bus turnouts are required to accommodate proposed bus stops in accordance with the City Standards and as approved by the City Engineer.
  51. Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2024-0001. 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.
  52. Prior to grading plan approval, the applicant shall 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 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. Hydrology studies shall be prepared in accordance with the San Bernardino County Hydrology Manual and Rialto drainage criteria. 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.

53. Prior to grading plan approval, 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 parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.
54. Prior to grading plan approval, the applicant shall submit a Geotechnical/Soils Report, prepared by a California registered Geotechnical Engineer, for and incorporated as an integral part of the grading plan for the proposed development. The geotechnical report shall include a section on infiltration testing. A digital copy (PDF) of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of the Precise Grading Plan.
55. Prior to grading plan approval, the applicant shall submit a Final Water Quality Management Plan 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 precise grading plan. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document and FWQMP.
56. Prior to grading plan approval, a Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2022-0057-DWQ as modified September 1, 2025) 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. The developer'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.
57. Prior to issuance of grading permit or on-site construction permit, the applicant shall submit a Precise Grading Plan prepared by a California registered civil engineer to the Engineering Division for review and approval by the City Engineer. The plan shall conform to the requirements of the California Building Code for review and approval.

- 1 58. Prior to the issuance of a grading permit or on-site construction permit, the applicant  
2 shall apply for annexation of the underlying property into City of Rialto Landscape and  
3 Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of \$5,000 shall  
4 be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance  
5 of any new median, landscape easement, and/or parkway landscaping in the public  
6 right-of-way, or any new public street lighting improvements conditioned on the project  
7 and to be maintained by the City of Rialto post construction. The applicant must apply  
8 and complete the LLMD2 annexation process prior to issuance of a Certificate of  
9 Occupancy. Due to the required City Council Public Hearing action, the annexation  
10 process takes months and as such the developer is advised to apply for Special District  
11 annexation as early-on in the in the process to avoid any delays with permit issuance.
- 12 59. Prior to the issuance of a building permit, the applicant shall submit off-site landscaping  
13 and irrigation system improvement plans for review and approval concurrently with  
14 street improvement plan submittal to the Public Works Department. The median  
15 irrigation system, parkway irrigation system, and applicable Specific Plan required  
16 landscape easement irrigation system shall be separately metered from the on-site  
17 private irrigation to facilitate separate utility bill payment by the City after the required  
18 one-year maintenance period via the Landscape and Lighting Maintenance District No.  
19 2. The off-site landscape and irrigation plans must show separate electrical meter, water  
20 meter, and separate irrigation lateral to be annexed into LLMD2 via a City Council  
21 public hearing process. Use of an existing LLMD2 water meter and electrical pedestal  
22 is encouraged. The Landscape and Irrigation plans shall be approved concurrently with  
23 the Street Improvement plans, including any median portion, applicable easement  
24 portion, and/or parkway portion. The landscaping architect must contact the City of  
25 Rialto Landscape Contract Specialist at (909) 820-2602 to ensure all landscape and  
26 irrigation guidelines are met prior to plan approval. Electrical and water irrigation meter  
27 pedestals must not be designed to be installed at or near street intersections or within a  
28 raised median to avoid burdensome traffic control set-up during ongoing maintenance.  
The off-site Landscape and Irrigation plans shall be designed in accordance with the  
Public Works Landscape Maintenance District Guidelines.
60. All 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.
61. The applicant shall install City Engineer approved deep root barriers, in accordance with  
the Public Works Landscape and Irrigation Guidelines, for all trees installed within the  
public right-of-way and within ten (10) feet of the public sidewalk and/or curb.
62. Prior to issuance of an encroachment permit or off-site construction permit, all public  
improvement plans must be submitted and approved by the City Engineer.



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- 2 63. Prior to street improvement plan approval, the applicant shall dedicate additional right-
- 3 of-way along the entire frontage of Locust Avenue, as necessary, to provide the ultimate
- 4 half-width of 44 feet, as required by the City Engineer.
- 5
- 6 64. Prior to street improvement plan approval, submit a 10-foot easement on Lowell Street
- 7 for public sidewalk and public utility purposes along the entire project. The easement
- 8 shall be approved and recorded prior to plan approval. Prior to street improvement plan
- 9 approval, dedicate additional right-of-way as may be required to provide a property line
- 10 – corner cutback at the corner of Locust Avenue and Lowell Street. Nothing shall be
- 11 constructed or planted in the corner cut-off area which does or will exceed 30 inches in
- 12 height required to maintain an appropriate corner sight distance, as required by the City
- 13 Engineer. The dedication shall be reviewed, approved, and submitted for recording
- 14 prior to plan approval.
- 15
- 16 65. The applicant shall install 4-inch conduit and pull boxes within the parkway area along
- 17 the entire project frontages of Locust Avenue for future use, prior to the issuance of a
- 18 Certificate of Occupancy. The conduit and pull boxes shall be identified on the street
- 19 improvement plans, prior to issuance of off-site construction permits.
- 20
- 21 66. Prior to issuance of a building permit, the applicant shall submit street improvement
- 22 plans prepared by a registered California civil engineer to the Engineering Services
- 23 Department for review. The street improvement plans shall be approved concurrently
- 24 with any streetlight, landscape and irrigation, and traffic signal plans unless otherwise
- 25 approved by the City Engineer.
- 26
- 27 67. Prior to issuance of building permit, the applicant shall submit traffic striping and
- 28 signage plans prepared by a California registered civil engineer or traffic engineer, for
- review and approval by the City Engineer. All required traffic striping and signage
- improvements shall be completed concurrently with required street improvements to the
- satisfaction of the City Engineer.
68. Prior to issuance of encroachment permit or off-site construction permit, the applicant
- shall submit street light improvement plans, for Locust Avenue and Lowell Street,
- prepared by a California registered civil engineer to the Engineering Services
- Department. The plans shall be approved by the City Engineer prior to issuance of any
- building permits.
69. Prior to issuance of encroachment permit or off-site construction permit, the applicant
- shall submit sewer improvement plans prepared by a California registered civil engineer
- to the Engineering Division. The plans shall be approved by the City Engineer prior to
- issuance of any building permits. The applicant is advised that sewer service is provided
- by Rialto Water Services.
70. Prior to issuance of encroachment permit or off-site construction permit, the applicant
- shall submit water improvement plans prepared by a California registered civil engineer

1 to the Engineering Division to be reviewed concurrently with the water purveyor. The  
2 applicant is advised that domestic water service is provided by West Valley Water  
3 District. The applicant shall be responsible for coordinating with water purveyor and  
4 complying with all requirements for establishing domestic water service to the property.

- 5 71. Prior to issuance of a building permit, the Precise Grading plans shall be approved by  
6 the City Engineer.
- 7 72. Prior to the issuance of a building permit, the applicant shall submit a rough grade  
8 certification, engineered fill certification and compaction report pad elevation  
9 certifications for all building pads in conformance with the approved precise grading  
10 plan, to the Engineering Division. Trenching for footings or construction of any  
11 building foundation is not allowed until the certifications have been submitted for  
12 review and approval by the City Engineer.
- 13 73. Prior to issuance of building permit, the applicant shall submit a Subdivision  
14 Improvement Agreement (SIA) and the required security to the Engineering Division  
15 for review and acceptance.
- 16 74. Prior to issuance of building permit, Parcel Map 20809 shall be approved by the City  
17 and submitted for recording at the County Recorder's Office.
- 18 75. Prior to the issuance of a certificate of occupancy, the applicant shall submit a  
19 precise/final grade certification to the Engineering Services Department.
- 20 76. Prior to the issuance of a certificate of occupancy, all public improvements shall be  
21 constructed to City standards subject to the satisfaction of the City Engineer.
- 22 77. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks, curbs,  
23 gutters, pavement, and landscaping along the entire project frontage, in accordance with  
24 the General Plan and the City of Rialto Standard Drawings, as required by the City  
25 Engineer, prior to the issuance of a Certificate of Occupancy. The removal and  
26 reconstruction of improvements shall be identified on the street improvement plans,  
27 prior to issuance of off-site construction permits.
- 28 78. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the  
entire project frontages of Locust Avenue and Lowell Street, as required by the City  
Engineer, prior to the issuance of a Certificate of Occupancy.
79. The applicant shall connect the project to the City of Rialto sewer system and apply for  
a sewer connection account with Rialto Water Services.
80. The applicant is advised that domestic water service is provided by West Valley Water  
District. The applicant shall be responsible for coordinating with West Valley Water  
District and complying with all requirements for establishing domestic water service to  
the property.

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- 2 81. The applicant shall provide certification from West Valley Water District and Rialto
- 3 Water Services that demonstrates that all water and/or wastewater service accounts for
- 4 the project are documented, prior to the issuance of a Certificate of Occupancy from the
- 5 Engineering Division.
- 6
- 7 82. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall
- 8 demonstrate and submit a WQMP BMP certification that all structural BMP's have been
- 9 constructed and installed in conformance with approved plans and specifications, and
- 10 as identified in the approved WQMP.
- 11
- 12 83. Prior to issuance of a certificate of occupancy, a WQMP Maintenance Agreement shall
- 13 be required, obligating the property owner(s) to appropriate operation and maintenance
- 14 obligations of on-site BMPs constructed pursuant to the approved WQMP.
- 15
- 16 84. The applicant shall construct one (1) new commercial driveway approach on Locust
- 17 Avenue and three (3) new commercial driveway approaches on Lowell Street, in
- 18 accordance with City of Rialto Standard Drawing No. SC-213 or SC-214, or as
- 19 otherwise approved by the City Engineer, prior to the issuance of a Certificate of
- 20 Occupancy. The driveway approach shall be constructed so the top of "X" is 5 feet from
- 21 the property line, or as otherwise approved by the City Engineer. Nothing shall be
- 22 constructed or planted in the corner cut-off area which does exceed or will exceed 30
- 23 inches in height in order to maintain an appropriate corner sight distance, as required by
- 24 the City Engineer. If necessary, additional right of way shall be dedicated on-site to
- 25 construct a path of travel meeting ADA guidelines.
- 26
- 27 85. Prior to occupancy approval, all new streetlights shall be installed on an independently
- 28 metered, City-owned underground electrical system. Using power from an existing
- LMMD 2 pedestal is encouraged over installing a new pedestal The developer shall
- provide documentary proof of application with Southern California Edison ("SCE") for
- all appropriate service points and electrical meters prior to the issuance of a Certificate
- of Occupancy. New meter pedestals shall be installed, and electrical service paid by the
- developer, until such time as the underlying property is annexed into LLMD 2. The City
- shall not pay the charges for electrical service until the landscape and irrigation is
- accepted after the one-year maintenance period and the underlying property is annexed
- into LLMD 2.
86. If and where deficiencies in the existing system occur, the applicant shall construct a
- new underground electrical system for public street lighting improvements along the
- project frontage of Locust Avenue, as determined necessary by the City Engineer, prior
- to the issuance of a Certificate of Occupancy. New marbelite streetlight poles with LED
- light fixtures shall be installed in accordance with City of Rialto Standard Drawings,
- and as approved by the City Engineer.
87. The applicant shall construct curb ramps meeting current California State Accessibility
- standards on both sides of proposed driveways along Locust Avenue and Lowell Street,

1 in accordance with the City of Rialto Standard Drawings, and as required by the City  
2 Engineer. The applicant shall provide a fully detailed curb return, ramp, and sidewalk  
3 approach design of a scale of one-inch equals ten-feet or larger. The applicant shall  
4 ensure that an appropriate path of travel, meeting ADA guidelines, is provided across  
5 the driveway, and shall adjust the location of the access ramps, if necessary, to meet  
6 ADA guidelines, subject to the approval of the City Engineer.

7  
8 88. The applicant shall construct an 8-inch curb and gutter along the entire frontage of  
9 Locust Avenue thirty-two (32) feet west of the centerline, in accordance with City of  
10 Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy.

11  
12 89. The applicant shall construct an 8-inch curb and gutter along the entire frontage of  
13 Lowell Street twenty-two (22) feet south of the centerline, in accordance with City of  
14 Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy.

15  
16 90. The applicant shall construct a 5.5-foot-wide Americans with Disabilities Act (ADA)  
17 compliant sidewalk adjacent to the curb along the entire project frontages of Locust  
18 Avenue and Lowell Street, in accordance with City of Rialto Standard Drawings, prior  
19 to issuance of a Certificate of Occupancy.

20  
21 91. Prior to occupancy approval – Locust Avenue is designated a Secondary Arterial with  
22 88-foot right-of-way and 64-foot curb to curb dimensions. The developer shall submit  
23 street improvement plans and construct the improvements that include, but are not  
24 necessarily limited to, the following:

25 a. Remove existing pavement and construct new pavement with a minimum  
26 pavement section of 5 inches asphalt concrete pavement over 6 inches crushed  
27 aggregate base with a minimum subgrade of 24 inches at 95% relative  
28 compaction, or equal, for the entire street half-width plus the northbound lane  
along the project frontage in accordance with City of Rialto Standard  
Drawings. The final 2-inch cap shall be PG 64-10 ARHM CC G. 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 the existing pavement core samples and submitted to the City  
Engineer for approval. Alternatively, depending on the existing street condition  
(i.e. taking core samples) and as approved by the City Engineer, a street 2-inch  
grind and overlay, using PG 64-10 ARHM CC G, may be performed to preserve  
existing pavement improvements.

29  
30 92. Prior to occupancy approval – Lowell Street is designated an Industrial Street with 45-  
31 foot right- of-way and 44-foot curb to curb dimensions. The developer shall submit  
32 street improvement plans and construct the improvements that include, but are not  
33 necessarily limited to, the following:

34 a. Remove existing pavement and construct new pavement with a minimum  
35 pavement section of 5 inches asphalt concrete pavement over 6 inches crushed

1 aggregate base with a minimum subgrade of 24 inches at 95% relative  
2 compaction, or equal, for the street half width plus a street 2-inch grind and  
3 overlay along the northern half of the street along the project frontage in  
4 accordance with City of Rialto Standard Drawings. The final 2-inch cap shall be  
5 PG 64-10 ARHM CC G. The pavement section shall be determined using a Traffic  
6 Index ("TI") of 10. The pavement section shall be designed by a California  
7 registered Geotechnical Engineer using "R" values from the existing pavement  
8 core samples and submitted to the City Engineer for approval. Alternatively,  
9 depending on the existing street condition (i.e. taking core samples) and as  
10 approved by the City Engineer, a street 2-inch grind and overlay, using PG 64-10  
11 ARHM CC G, may be performed to preserve existing pavement improvements.  
12 Should the above improvements be completed by another party, this condition  
13 shall be met as satisfied.

- 14 93. All sewer mains constructed by the applicant, as necessary, are to become part of the  
15 public sewer system and shall be pressure tested and digitally video recorded by the  
16 City's wastewater system operator (Veolia) prior to acceptance of the sewer system for  
17 maintenance by the City. The applicant shall be responsible for all costs associated with  
18 testing and inspection services. Any defects of the sewer main shall be removed,  
19 replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
- 20 94. The original improvement plans prepared for the proposed development and approved  
21 by the City Engineer (if required) shall be documented with record drawing "as-built"  
22 information and returned to the Engineering Division prior to issuance of a final  
23 certificate of occupancy. Any modifications or changes to approved improvement plans  
24 shall be submitted to the City Engineer for approval prior to construction.
- 25 95. Prior to commencing with any grading, the applicant shall implement the required  
26 erosion and dust control measures shall be in place. In addition, the following shall be  
27 included if not already identified:
- 28 a. 6 foot high tan colored perimeter screened fencing
  - b. Contractor information signage including contact information along the street  
frontages of Locust Avenue and Lowell Street.
  - 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"
96. The applicant shall submit full architectural and structural plans with all mechanical,  
electrical, and plumbing plans, structural calculations, truss calculations and layout,  
rough grading plans approved by Engineering Services Department, Water Quality  
Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and

Title 24 Energy Calculations to the Building Division for plan check and review, prior to the issuance of building permits.

97. The applicant shall provide a Scope of Work on the title page of the architectural plan set. The Scope of Work shall call out all work to be permitted (ex. Main structure, perimeter walls, trash enclosure, etc.).
98. The applicant shall design the structures in accordance with the 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, and the 2022 California Electrical Code, 2022 Residential Code and the 2022 California Green Buildings Standards adopted by the State of California.
99. The applicant shall design the structures to withstand ultimate wind speed of 130 miles per hour, exposure C and seismic zone D.
100. 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.
101. 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.
102. The applicant shall design and construct accessible paths of travel from the building's 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.
103. 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 street saying "If there is any dust or debris coming from this site please contact (superintendent number here) or the AQMD if the problem is not being resolved" or something similar to this.
104. The applicant shall provide temporary toilet facilities for the construction workers. The toilet facilities shall always be maintained in a sanitary condition. The construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.

- 1 105. The applicant shall underground all on site utilities to the new proposed structures, prior  
2 to the issuance of a Certificate of Occupancy, unless prior approval has been obtained  
3 by the utility company or the City.
- 4 106. Prior to issuance of Building Permits, site grading final and pad certifications shall be  
5 submitted to the Building Division, which include elevation, orientation, and  
6 compaction. The certifications are required to be signed by the engineer of record.
- 7 107. The applicant shall provide proof of payment to the Rialto Unified School District for  
8 all required school fees, prior to the issuance of a building permit.
- 9 108. Site facilities such as parking open or covered, recreation facilities, and trash dumpster  
10 areas, and common use areas shall be accessible per the California Building Code,  
11 Chapter 11.
- 12 109. The applicant shall place a copy of the Conditions of Approval herein on within the  
13 building plan check submittal set and include the PPD number on the right bottom  
14 corner cover page in 20 point bold, prior to the issuance of a building permit.
- 15 110. The applicant shall ensure that a minimum of 65% of all construction and demo debris  
16 shall be recycled using an approved City of Rialto recycling facility during construction.  
17 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall  
18 be placed in the office of the construction site.
- 19 111. Prior to issuance of Building Permits, on site water service shall be installed and  
20 approved by the responsible agency. On site fire hydrants shall be approved by the Fire  
21 Department. No flammable materials will be allowed on the site until the fire hydrants  
22 are established and approved.
- 23 112. Grades for driveway and fire apparatus access roads shall not exceed 12%. Fire  
24 Department approval and additional conditions may be required for grades above 12%  
25 maximum. Angle of approach and departure for driveways shall not exceed 7 degrees.  
26 If Grades are authorized to exceed 12% they shall be concrete with a deep broom finish  
27 perpendicular to the access roadway and other special conditions determined by the Fire  
28 Marshal.
113. A hazardous materials inventory and disclosure shall be provided with a complete listing  
of SDS sheets, storage locations, how they are stored, and types of containers. A  
technical report and opinion prepared by an approved consultant shall be submitted for  
review and approval prior to or as part of the submission for a building permit.  
Operational permits may be required and must be applied for prior to certificate  
occupancy. Application and permits shall be made to San Bernardino County Fire  
Department Hazardous Materials Divisions CUPA for CUPA compliance. Compliance  
with disclosure and requirements placed on the project for the CUPA shall be complied  
with prior to certificate of occupancy.

- 1 114. The building has the potential for storage of combustible stock more than 6 ft. in height  
2 (rubber tires and/or group A plastics) or commodity storage 12 ft. in height and greater  
3 than 500 square feet, meeting the requirements of high-piled combustible storage as  
4 defined in Chapter 32 of the California Fire Code. Significant modifications to the  
5 structure including, but not limited to, smoke and heat vents or mechanical ventilation,  
6 draft curtains, special access doors, upgraded sprinkler systems and hose connection  
7 requirements must be achieved in compliance with the California Fire Code Chapter 32  
8 and other applicable Chapters and NFPA 13 requirements should such storage occur.  
9 Minimum design densities for fire sprinkler systems within spec. buildings without a  
10 known tenant shall be 0.33/3000. If high-piled combustible storage is proposed then  
11 plans, specifications, and a technical opinion and report shall be submitted from an  
12 approved consultant with the construction drawings for rack systems to ensure fire  
13 protection requirements. High piled combustible storage requires an annual operational  
14 permit pursuant to the California Fire Code Chapter 1 that requires appropriate fees to  
15 be paid prior to issuance and renewal.
- 16 115. To determine the acceptability of technologies, processes, products, facilities, materials  
17 and uses attending the design, operation or use of a building or premises subject to  
18 inspection by the fire code official, the fire code official is authorized to require the  
19 owner or agent to provide, without charge to the jurisdiction, a technical opinion and  
20 report. The opinion and report shall be prepared by a qualified engineer, specialist,  
21 laboratory, or fire safety specialty organization acceptable to the fire code official and  
22 shall analyze the fire safety properties of design, operation or use of the building or  
23 premises and the facilities and appurtenances situated thereon, to recommend necessary  
24 changes. The fire code official is authorized to require design submittals to be prepared  
25 by, and bear the stamp of, a registered design professional.
- 26 116. Rialto Fire Department at time of plan or permit submission will charge certain fees for  
27 plan review and inspections. Fees will be determined at time of plan review and/or  
28 inspections.
117. Rialto Fire Department at time of operational permit application will charge certain fees  
for permit issuance which will have, at a minimum, annual fees charged. Failure to pay  
required annual fees will be cause to issue a "Cease and Desist" order for the system,  
use or operation permitted.
118. The proposed project shall comply with the applicable codes and standards of Title 24,  
Part 1-12. Additional requirements may be made during the building permit process  
based on system, processes and uses of the building.
119. A fire command center for fire department operations shall be provided for Factories,  
Mercantile, and storage occupancies. The fire command center shall be a minimum of  
200 square feet and meet the requirements of the California Fire Code Chapter 5 Section  
508.



- 1 120. The required fire flow shall be 4,000 GPM for a 4-hour duration at 20 PSI residual  
2 operating pressure pursuant to the California Fire Code Appendix B. Documentation is  
3 required from the local water purveyor or an approved third party verifying that the  
4 system can meet the required fire flow prior to conditions of approval being established.  
5 If a third party is being used, they must be approved by the Fire Marshal. If the system  
6 is not capable of meeting the required fire flow documentation shall be provided  
showing financial arrangements have been made and water system improvement plans  
have been submitted and approved by Rialto Fire Department and the local water  
purveyor to upgrade the existing water system prior to release of building permits.
- 7 121. Fire apparatus access roads shall be designed and maintained to support the imposed  
8 loads of fire apparatus at 75,000 pounds and shall be surfaced to provide all weather  
9 driving capabilities. All weather driving capabilities include pavement, concrete, or  
10 other approved products or materials as approved by the fire code official. Turf blocks,  
11 ritter rings, turf paver and other similar products shall not be used for fire department  
12 access surfacing.
- 13 122. Any gate or barrier across a fire access roadway, whether manual or automatic, must  
14 meet the Rialto Fire Department requirements and have specific plans and permits  
15 approved prior to installation. Gates serving multi-family, assembly, educational,  
16 hazardous, institutional, or storage structures must be automatic and meet UL 325 and  
17 ASTM F2200 standards. Knox brand key-operated electric key switch keyed to Rialto  
18 Fire Department specification are required. The Knox switch shall override all gate  
19 functions and open the gate. Other access control systems, such as pre-emption device  
20 eyes, are required and must be installed as directed by the Fire Marshal.
- 21 123. Water improvement plans shall be approved by Rialto Fire Department. The Developer  
22 shall furnish Rialto Fire Department with copies of the water improvement plans  
23 designed by a Registered Engineer and/or Licensed Contractor. On-site private fire  
24 service mains shall have a minimum of eight (8) inch water mains with six (6) inch  
25 laterals and risers. Larger pipes may be required to meet required fire flow requirements.  
26 Fire hydrants shall provide one 4" port and 2- 2 1/2 ports and must be an approved fire  
27 hydrant type. The private fire hydrant system must be reviewed, approved, permitted  
28 and installed, tested, and accepted, prior to combustible construction.
124. Fire hydrant water mains that supply two (2) or more fire hydrants shall be looped to  
provide adequate supply.
125. Buildings that exceed 200,000 square feet, or meet the requirements of the local water  
purveyor, shall have at least two separate points of connection to a water supply, as  
approved by Rialto Fire Department and the local water purveyor.
126. Prior to combustibles being brought to the site, the developer shall provide written  
certification from the local water purveyor, dated within the last thirty days, that:

1 A. All public fire hydrants or water purveyor connections required for the project have  
2 been installed, tested, and approved; and

3 B. Are permanently connected to the public water main system; and

4 C. Are capable of supplying the required fire flow as required by Rialto Fire  
5 Department.

6 127. Fire hydrants shall be painted (yellow for public and red for private on-site FH's) per  
7 Rialto Fire Department and the local water purveyor standards and be maintained free  
8 of obstructions. A five (5) foot (1524 mm) clear space shall be maintained around the  
9 circumference of fire hydrants and fire protection systems. Blue reflective raised  
pavement markers shall be installed on the pavement at approved locations marking  
each fire hydrant location.

10 128. Public and private water utility mains must provide the level of reliability/redundancy  
11 determined necessary by Rialto Fire Department and the local water purveyor.

12 129. If any fire hydrant is taken "OUT OF SERVICE" – Rialto Fire Department shall be  
13 notified immediately and the hydrant marked, bagged, or otherwise identified as OUT  
OF SERVICE as directed by the Fire Marshal.

14 130. Fire lane designations shall be required for all fire access roadways as determined by  
15 Rialto Fire Department. Posted signs which state "FIRE LANE, NO PARKING CVC  
16 22500.1" shall be installed every 25 feet along the fire lanes. Curbs shall be painted red  
17 and stenciled with white letters indicating the same on the face and top of any curb as  
18 directed by Rialto Fire Department. All Fire lanes shall be marked and identified prior  
to any Certificate of Occupancy being issued.

19 131. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system  
20 shall be installed. The system shall comply with NFPA #13 Standards for Automatic  
21 Fire Sprinkler Systems. Plans will be accepted only electronically and shall include fire  
22 sprinkler piping plans and details, hydraulic calculations, and material specifications  
23 sheets for all equipment used in the system and shall be submitted per the policy of  
Rialto Fire Department for electronic submission. These shall be submitted by a State  
of California Licensed C-16 Contractor for review, approval, and permits must be issued  
prior to commencing work.

24 132. Prior to Fire Department Clearance for occupancy, and automatic fire alarm system shall  
25 be installed. The system shall comply with NFPA #72 standard for Fire Alarm Systems.  
26 Plans and specifications must only be submitted electronically with material  
27 specifications sheets for all equipment used in the system and California State Fire  
28 Marshal listings (not expired) shall be submitted by a State of California Licensed C-7  
and/or C-10 Contractor for review, approval, and permits must be issued prior to  
commencing work.

- 1 133. Prior to final inspection or occupancy, hand portable fire extinguishers are required to  
2 be installed as directed by Rialto Fire Department. The size, location, and markings shall  
3 be illustrated on the floor plan of the construction documents. Prior to installation the  
4 client is directed to request a fire inspection to confirm the locations of the fire  
5 extinguishers due to field changes with business systems that could conflict with the  
6 construction documents.
- 7 134. An automatic smoke removal ventilation system (fusible link type) is required. Roof  
8 vents, venting ratios and draft curtains shall be provided in accordance with the  
9 California Fire Code, NFPA and all other applicable standards. This information shall  
10 be provided in sufficient detail on the building construction drawings and submitted to  
11 Rialto Fire Department for review, approval and permits must be issued prior to  
12 commencing work.
- 13 135. Permanent commercial/industrial three-dimensional street numbers, minimum 12  
14 inches in height with a ½ inch stroke, shall be provided on the address side of the  
15 building at the highest point and furthest projection of the structure and on both corners  
16 (left and right) of the building facing the street that it is addressed to. The address shall  
17 be illuminated and visible from the street and shall not be obstructed in any manner,  
18 including landscaping. Roof mounted addressing for aerial support shall be provided for  
19 flat roofs or as directed by the fire code official and shall be a minimum of 3-feet in  
20 height, face the street in which it is addressed, be contrasting in color and durable  
21 enough for the weather conditions in which it will be exposed.
- 22 136. Knox emergency access key box is required at each building, with specific mounting  
23 locations approved by Rialto Fire Department. For multi-tenant buildings one Knox box  
24 shall be provided for every ten tenant spaces and the installation of the Knox box shall  
25 be at the fifth (middle) tenant in an approved location. Recessed mount key boxes are  
26 required. Premise keys for all buildings, tenants and areas shall be marked/tagged and  
27 placed in the box prior to final inspection to ensure emergency access. The building  
28 owner/occupants shall provide replacement keys whenever locks are changed.
137. An emergency responder radio coverage plan is required to be submitted, reviewed,  
approved and permits issued, prior to commencing work. Emergency responder radio  
coverage must meet the requirements of the California Fire Code, Chapter 5, Section  
510 and Rialto Fire Department. Field tests are required prior to final inspection or  
occupancy.
138. A fire department operational permit is required for certain specific operations regulated  
by the California Fire Code. The permit is issued after application has been made to  
Rialto Fire Department and full compliance of the requirements for the operation has  
been adhered to. An annual fee is charged to the applicant for review and inspection of  
such permits on an annual basis. Some permits require additional inspections and permit  
compliance that may require additional fees to be paid semi-annually.

- 1 139. Provide plans in a PDF file for pre-fire planning use by the fire department. Information  
2 shall include locations of all exits, stairwells and roof access. Also, the location of fire  
3 hydrants, fire department connections, post indicator valves, backflow prevention, gas  
4 meters, electrical panels, water, fire sprinkler risers and standpipe valves and shutoffs,  
5 elevator and electrical equipment rooms, fire alarm panels, and remote annunciators.  
6 The symbols used for the pre-fire plan must be obtained from Rialto Fire Department.  
7 This plan is required to be submitted prior to any type of certificate of occupancy.
- 8 140. The applicant shall illuminate all walkways, passageways, and locations where  
9 pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of  
10 light during the hours of darkness, or as approved by the Rialto Police Department.  
11 Lighting shall be designed/constructed in such a manner as to automatically turn on at  
12 dusk and turn off at dawn.
- 13 141. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas  
14 with a minimum of 1.5-foot candles (at surface level) of light during the hours of  
15 darkness, or as approved by the Rialto Police Department. Lighting shall be  
16 designed/constructed in such a manner as to automatically turn on at dusk and turn off  
17 at dawn.
- 18 142. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas  
19 with a minimum of 2.0 foot-candles (at surface level) of light during the hours of  
20 darkness, or as approved by the Rialto Police Department. Lighting shall be  
21 designed/constructed in such a manner as to automatically turn on at dusk and turn off  
22 at dawn.
- 23 143. The applicant shall design/construct all lighting fixtures and luminaries, including  
24 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction  
25 by hand.
- 26 144. The applicant shall provide an illuminated channel letter addresses prominently placed  
27 on the building to be visible to the front of the location and if applicable, visible from  
28 the main street to which they are located (e.g. commercial building facing the interior  
of the property would require two address signs if located adjacent to a roadway), prior  
to the issuance of a Certificate of Occupancy.
145. At the discretion of the Rialto Police Department, the applicant shall install exterior  
security cameras at the location that cover the entire Site, prior to the issuance of a  
Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police  
Department via FusionONE web application.
146. The applicant shall install Knox boxes immediately adjacent to the main entrance of the  
building, at least one (1) rear entrance on the building, and at the gates into the truck  
court to facilitate the entry of safety personnel to 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.

147. The applicant shall prominently display the address on the building rooftop to be visible to aerial law enforcement or fire aircraft. Specifications to be followed for alphanumeric characters are as follows: Three (3) foot tall and six (6) inches thick alphanumeric characters. The alphanumeric characters shall be constructed in such a way that they are in stark contrast to the background to which they are attached (e.g. white numbers and letters on a black background), and resistant weathering that would cause a degradation of the contrast.

148. The applicant shall provide an audible burglar 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).

149. 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.

150. 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.

SECTION 5. 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 17th day of December, 2025.

\_\_\_\_\_  
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, Heidy Gonzalez, Administrative Assistant 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 \_\_\_\_, 2025.

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:

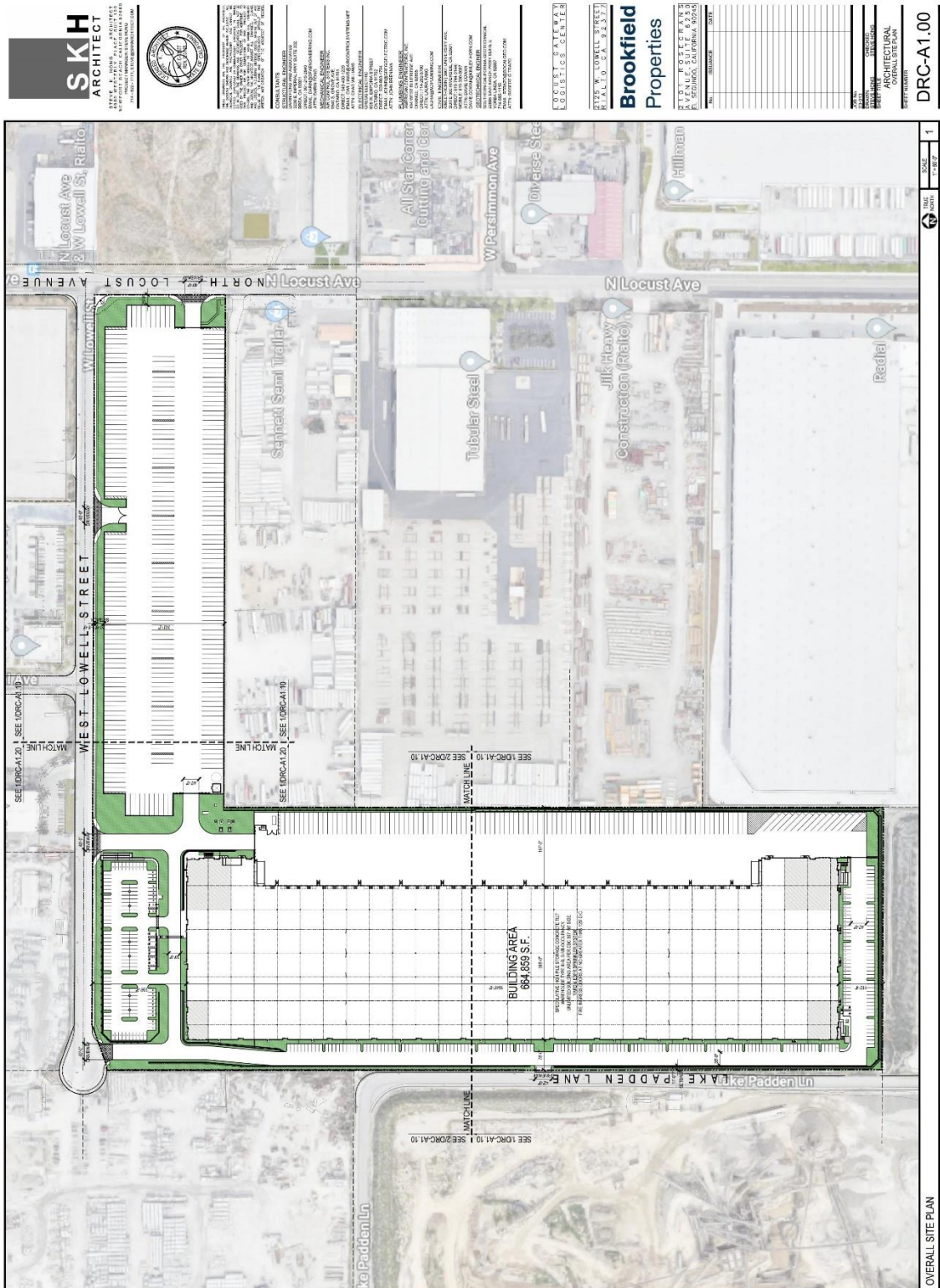
12 NOES:

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 \_\_\_\_, 2025.

16  
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19 \_\_\_\_\_  
20 HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT  
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## Project Plans









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ALL STONE WISHERS SHALL EXTEND MAXIMUM 75' FROM PAPER GRADE. CHECK OVER DRUMS TO VERIFY THE PATTERN. WISHERS SHALL BE PROXIMATE TO ANY CLIMB SCISSORS AND PANELS ARE LOCATIONS WHERE LOCATED 2 DIMENSIONAL DRAWINGS WAS LIFTING. THE POINT IS FOR THE WISHERS TO BE APPLIED ANOTHER ELEMENT AND NOT JUST THE FACT AS BEING ON THE DRAWING.





1000000

ALL STORE VENDING SHALL EXTEND MINIMUM 2' BEYOND FRONT OF EACH CAR. DRINKINGS TO WITHIN THE EXTENT VENDERS SHALL RETURN BACK TO ALL CUPPING SPACITS AND PANEL RETURNS SHALL BE LOCATED 2' FROM NORMAL DRINKINGS HAS LIMITED THE INTENT IS FOR THE VENDERS TO BE APPLIED TO

