

1 **RESOLUTION NO. 2024-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN
4 OF DESIGN NO. 2023-0018 ALLOWING THE DEVELOPMENT
5 OF A 225,173 SQUARE FOOT INDUSTRIAL WAREHOUSE
6 BUILDING AND ASSOCIATED PAVING, LANDSCAPING,
7 FENCING, LIGHTING, AND DRAINAGE IMPROVEMENTS ON
8 11.19 NET-ACRES OF LAND (APN'S: 0239-301-40, -49, -51, -55,
-56 & -64) LOCATED AT THE SOUTHEAST CORNER OF
LOCUST AVENUE AND WEST COAST BOULEVARD WITHIN
THE PLANNED INDUSTRIAL DEVELOPMENT (I-PID) LAND
USE DISTRICT OF THE RIALTO AIRPORT SPECIFIC PLAN.

9 WHEREAS, the applicant, Rialto Springs, LLC, proposes to develop a 225,173 square foot
10 industrial warehouse building and associated paving, landscaping, fencing, lighting, and drainage
11 improvements ("Project") on 11.19 net-acres of land (APN's: 0239-301-40, -49, -51, -55, -56 & -64)
12 located at the southeast corner of Locust Avenue and West Coast Boulevard within the Planned
13 Industrial Development (I-PID) land use district of the Rialto Airport Specific Plan ("Site"); and

14 WHEREAS, the Project will consist of 5,000 square feet of office space on the ground
15 floor, 5,000 square feet of office space on the second floor, and 215,173 square feet of storage
16 space, thirty-one (31) dock-high loading doors, which will be located on the west side of the
17 building, concrete screen walls, an abundant amount of landscaping, and full pedestrian and
18 vehicle access; and

19 WHEREAS, Pursuant to Chapter 18.65 (Precise Plan of Design) of the Rialto Municipal
20 Code, the Project requires a Precise Plan of Design, and the applicant has agreed to apply for Precise
21 Plan of Design No. 2023-0018 ("PPD No. 2023-0018"); and

22 WHEREAS, in conjunction with the Project, the applicant has applied for Tentative Parcel
23 Map No. 2023-0001, also referred to as Tentative Parcel Map No. 20853, ("TPM No. 20853"), to
24 facilitate the consolidation of six (6) parcels of land (APNs: 0239-301-40, -49, -51, -55, -56 & -64)
25 into one (1) 11.19 net-acre parcel of land; and

26 WHEREAS, in conjunction with the Project, the applicant has applied for Conditional
27 Development Permit No. 2023-0011 ("CDP No. 2023-0011") to facilitate the development and use
28 of a 225,173 square foot industrial warehouse building on the Site; and

1 WHEREAS, on July 17, 2024, the Planning Commission of the City of Rialto conducted a
2 duly noticed public hearing, as required by law, on PPD No. 2023-0018, TPM No. 20853, and
3 CDP No. 2023-0011, took testimony, at which time it received input from staff, the city attorney,
4 and the applicant; heard public testimony; discussed the proposed PPD No. 2023-0018, TPM No.
5 20853, and CDP No. 2023-0011; 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 on substantial evidence presented to the Planning Commission during
12 the public hearing conducted with regard to the PPD No. 2023-0018, including written staff reports,
13 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
14 Planning Commission hereby determines that the PPD No. 2023-0018 satisfies the requirements of
15 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made
16 precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

20 The Site has a General Plan designation of Light Industrial with a Specific Plan Overlay
21 and a zoning designation of Rialto Airport Specific Plan. The Site's land use designation
22 within the Rialto Airport Specific Plan is Planned Industrial Development (I-PID). Those
23 designations allow for the development and use of industrial warehouse buildings, as
24 proposed by the Project. The Project, as conditioned herein, will comply with all City
25 ordinances and regulations, including those required by the Planned Industrial
26 Development (I-PID) land use district of the Rialto Airport Specific Plan and the City's
27 Design Guidelines. Additionally, the Project meets all the required development standards
28 of the Employment (EMP) 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.

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

1 safety or general welfare of the general public in the vicinity, or otherwise be
2 inharmonious with the city's general plan and its objectives, zoning ordinances or any
3 applicable specific plan and its objectives; and

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

5 The Site is approximately 11.19 acres in size, bound by two (2) public streets (Locust
6 Avenue and West Coast Boulevard), and is within the Planned Industrial Development (I-
7 PID) land use district of the Rialto Airport Specific Plan. To the north of the project site,
8 across West Coast Boulevard, are several single-family residences, and to the east is a tract
9 of single-family residences. To the south is an existing contractor's storage yard, occupied
10 by Condon Johnson, and to the west, across Locust Avenue, is a partially developed storage
11 yard, occupied by Pyro Spectaculars. The nearest sensitive uses are the single-family
12 residences to the north and east of the Site. The project is not expected to negatively impact
13 any uses with the successful implementation of measures such as landscape buffering,
14 placement of the truck court on the west side of the building, the installation of solid screen
15 walls around the truck court, aesthetic building enhancements, and other traffic related
16 measures.

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

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

21 The Project's effects will be minimized through the implementation of the Conditions of
22 Approval contained herein, such as extensive landscaping, concrete screen walls, and
23 enhanced architectural features. To the north of the project site, across West Coast Boulevard,
24 are several single-family residences, and to the east is a tract of single-family residences. To
25 the south is an existing contractor's storage yard, occupied by Condon Johnson, and to the
26 west, across Locust Avenue, is a partially developed storage yard, occupied by Pyro
27 Spectaculars. The Project is consistent with the Planned Industrial Development (I-PID) land
28 use district of the Rialto Airport Specific Plan and the existing industrial land uses to the south
and west of the Site. The nearest sensitive uses are the single-family residences to the north
and east of the Site. The Project is not expected to negatively impact any surrounding uses
with the successful implementation of measures such as landscape buffering, placement of
the truck court on the west side of the building, the installation of solid screen walls around
the truck court, 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:

The Project is consistent with the Planned Industrial Development (I-PID) land use district of
the Rialto Airport Specific Plan and is a logical addition to the existing industrial

1 developments to the south and west of the Site. The design of the Project will ensure a
2 continuation of the public improvements and aesthetics present in the surrounding area. The
3 City staff have reviewed the design of the Project to ensure compliance with all health, safety,
4 and design requirements to ensure the Project will enhance the infrastructure and aesthetics
5 of the local community.

6 SECTION 3. An Addendum to the Environmental Impact Report for the Rialto Airport
7 Specific Plan (Environmental Assessment Review No. 2023-0022) has been prepared for the Project
8 in accordance with the California Environmental Quality Act (CEQA), and it has been determined
9 that the proposed Project would result in no new significant impacts that were not analyzed in the
10 Rialto Airport Specific Plan Environmental Impact Report (“RASP EIR”), nor would the proposed
11 Project cause a substantial increase in the severity of any previously identified environmental impacts.
12 The potential impacts associated with proposed Project would either be the same or less than those
13 described in the RASP EIR. In addition, there are no substantial changes to the circumstances under
14 which the proposed Project would be undertaken that would result in new or more severe
15 environmental impacts than previously addressed in the RASP EIR, nor has any new information
16 regarding the potential for new or more severe significant environmental impacts been identified. The
17 Planning Commission hereby adopts the Addendum to the Environmental Impact Report for the
18 Rialto Airport Specific Plan (Environmental Assessment Review No. 2023-0022) for the Project.

19 SECTION 4. PPD No. 2023-0018 is granted to Rialto Springs, LLC, in accordance with the
20 plans and application on file with the Planning Division, subject to the following Conditions of
21 Approval:

- 22 1. The applicant is granted the PPD No. 2023-0018 allowing the development of a 225,173
23 square foot industrial warehouse building and associated paving, landscaping, fencing,
24 lighting, and drainage improvements on approximately 11.19 net-acres of land (APN’s:
25 0239-301-40, -49, -51, -55, -56 & -64) located at the southeast corner of Locust Avenue
26 and West Coast Boulevard within the Planned Industrial Development (I-PID) land use
27 district of the Rialto Airport Specific Plan, subject to the Conditions of Approval
28 contained herein.
2. The approval of PPD No. 2023-0018 is granted for a two (2) year period from the date
of approval. Approval of PPD No. 2023-0018 will not become effective until the
applicant has signed a Statement of Acceptance acknowledging awareness and

1 acceptance of the required Conditions of Approval contained herein. Any request for
2 an extension shall be reviewed by the Community Development Director and shall be
3 based on the progress that has taken place toward the development of the project.

- 4 3. The development associated with PPD No. 2023-0018 shall conform to the site plan,
5 floor plan, roof plan, elevations, conceptual grading, and overall conceptual landscape
6 plan attached hereto as Exhibit A, except as may be required to be modified based on
7 the Conditions of Approval contained herein.
- 8 4. The development associated with PPD No. 2023-0018 shall comply with all Conditions
9 of Approval contained within CDP No. 2023-0011.
- 10 5. The development associated with PPD No. 2023-0018 shall comply with all applicable
11 sections of the Rialto Airport Specific Plan, the Rialto Municipal Code, and all other
12 applicable State and local laws and ordinances.
- 13 6. City inspectors shall have access to the site to reasonably inspect the site during
14 normal working hours to assure compliance with these conditions and other codes.
- 15 7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
16 and/or any of its officials, officers, employees, agents, departments, agencies, and
17 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
18 demands, law suits, writs of mandamus, and other actions and proceedings (whether
19 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
20 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
21 and other such procedures), (collectively “Actions”), brought against the City, and/or
22 any of its officials, officers, employees, agents, departments, agencies, and
23 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
24 annul, the any action of, or any permit or approval issued by, the City and/or any of
25 its officials, officers, employees, agents, departments, agencies, and instrumentalities
26 thereof (including actions approved by the voters of the City), for or concerning the
27 Project (collectively, the “Entitlements”), whether such Actions are brought under
28 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
contained herein, the Applicant shall not be liable to the City Parties under this
indemnity to the extent the Damages incurred by any of the City Parties in such
Action(s) are a result of the City Parties’ fraud, intentional misconduct or gross
negligence in connection with issuing the Entitlements. The applicant shall execute

1 an agreement to indemnify, protect, defend, and hold the City harmless as stated
2 herein within five (5) days of approval of PPD No. 2023-0018.

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

- 1 14. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
2 Guidelines) of the Rialto Municipal Code, the applicant shall provide internal roof
3 access only for the building. The internal roof access shall be identified within the
4 formal building plan check submittal prior to the issuance of building permits.
- 5 15. Any new walls, including any retaining walls, shall be comprised of decorative masonry
6 block or decorative concrete. Decorative masonry block means tan-colored slumpstone
7 block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured
8 stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or
9 trim lines. Pilasters shall be incorporated within all new walls visible from the public
10 right-of-way. The pilasters shall be spaced a maximum of seventy (70) feet on-center
11 and shall be placed at all corners and ends of the wall. All pilasters shall protrude a
12 minimum of six (6) inches above and to the side of the wall. All decorative masonry
13 walls and pilasters, including retaining walls, shall include a decorative masonry cap.
14 All walls and pilasters shall be identified on the site plan and Precise Grading Plan, and
15 an elevation detail for the walls shall be included in the formal building plan check
16 submittal prior to the issuance of building permits.
- 17 16. Any new fencing installed on site shall be comprised of tubular steel. All fencing shall
18 be identified on the site plan, and an elevation detail for the fencing shall be included in
19 the formal building plan check submittal prior to the issuance of building permits.
- 20 17. The applicant shall install solid or louvered metal gates at each entry of the truck court
21 for the purpose of screening trucks and trailers within the truck court, prior to the
22 issuance of a Certificate of Occupancy. The new gates shall have a height equal to that
23 of the adjoining wall and the gate shall be painted black or a color matching the color
24 of the adjoining wall. The new gates shall be identified on the site plan, and an elevation
25 detail for the gate shall be included in the formal building plan check submittal prior to
26 the issuance of building permits.
- 27 18. The applicant shall construct at least one (1) ADA accessible trash enclosure on the
28 project site. The trash enclosure shall provide room for one (1) commercial waste
container and one (1) commercial recycling container. The exterior of any trash
enclosure shall match the material and base color of the buildings. Additionally, any
trash enclosure shall contain solid steel doors and a flat solid cover. Corrugated metal
and chain-link are not acceptable materials to use as a part of the trash enclosure. The
location of any trash enclosure shall be identified on the site plan within the formal
building plan check prior to the issuance of building permits. An elevation detail for
any trash enclosure shall be provided within formal building plan check submittal prior
to the issuance of building permits.
19. 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

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

- 3 20. The applicant shall submit a formal Landscape Plan to the Planning Division prior to
4 the issuance of building permits. The submittal shall include three (3) sets of planting
5 and irrigation plans, a completed Landscape Plan Review application, and the applicable
6 review fee.
- 7 21. The applicant shall plant one (1) tree every three (3) parking spaces. All parking lot
8 trees shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter,
9 the parking lot trees shall be permanently irrigated and maintained. All parking lot tree
10 species shall consist of evergreen broadleaf trees. The trees shall be identified on the
11 formal Landscape Plan submittal prior to the issuance of a landscape permit.
- 12 22. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site
13 landscape setbacks along Locust Avenue and West Coast Boulevard. All trees within
14 the landscape setback shall be a minimum of twenty-four (24) inch box in size, upon
15 initial planting. Thereafter, the trees within the landscape setback shall be permanently
16 irrigated and maintained by the property owner. At least fifty (50) percent of the trees
17 within the setback shall consist of evergreen broadleaf trees, while the remaining
18 percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall
19 be identified on the formal Landscape Plan submittal prior to the issuance of a landscape
20 permit.
- 21 23. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
22 right-of-way parkway along Locust Avenue. All trees within the public right-of-way
23 parkway shall be a minimum of twenty-four (24) inch box in size, upon initial
24 planting. Thereafter, the trees within the public right-of-way parking shall be permanently
25 irrigated and maintained, as required by the Public Works Department. The street tree
26 species along Locust Avenue shall be the Robinina Idahoensis "Idaho Locust". The
27 street trees shall be identified on the formal Landscape Plan submittal prior to the
28 issuance of a landscape permit.
- 29 24. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
30 right-of-way parkway along West Coast Boulevard. All trees within the public right-
31 of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial
32 planting. Thereafter, the trees within the public right-of-way parking shall be
33 permanently irrigated and maintained, as required by the Public Works Department.
34 The street tree species along West Coast Boulevard shall be the Albizia Julibrissin
35 "Mimosa/Silk Tree" and/or the Quercus Suber "Cork Oak". The street trees shall be
36 identified on the formal Landscape Plan submittal prior to the issuance of a landscape
37 permit.
- 38 25. The applicant shall plant shrubs that surround all ground mounted equipment and utility
39 boxes, including transformers, fire-department connections, backflow devices, etc. for
40 the purpose of providing screening of said equipment and utility boxes. All equipment

1 and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial
2 planting, and the shrubs shall be spaced no more than three (3) feet on-center.
3 Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated
4 and maintained into a continuous box-shape with a height of no less than three and one-
5 half (3.5) feet above the finished grade. The shrubs shall be identified on the formal
6 Landscape Plan submittal prior to the issuance of a landscape permit.

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

26. 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 areas, and driveways, as approved by the Planning Division, unless specified otherwise herein. Trees shall be planted a minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted an average of three (3) feet on-center or less, or as approved by the Planning Division. All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless otherwise specified herein. At least fifty (50) percent of the trees shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf deciduous trees and/or palm trees. All shrubs shall 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.

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

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

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

30. The applicant shall comply with all conditions of approval for PPD No. 2023-0018 to the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.

31. The applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance, prior to the issuance of any building permit related to the Project.

32. Prior to issuance of a building permit, the applicant shall pay a fair-share of 12.2%, as determined by the approved Traffic Impact Analysis, towards the construction of a traffic signal and associated improvements at the intersection of Locust Avenue and Casa Grande Drive in the City of Rialto. Such improvements include, but are not limited

1 to, signal equipment, signal interconnect, associated utility work, any associated and
2 related curb, gutter and sidewalk, right-of-way acquisition and any other related
3 improvements, studies, plans or fees necessary to signalize the intersection. The
4 developer shall submit an updated cost estimate for these proposed improvements to the
5 City of Rialto for approval within three months of paying any applicable fees for final
6 calculation of the fair-share payment. Such calculations shall be reviewed and approved
7 by the City of Rialto and shall be acceptable to the City Engineer.

8 33. The applicant shall submit civil engineering design plans, reports and/or documents,
9 prepared by a registered/licensed civil engineer, for review and approval by the City
10 Engineer per the current submittal requirements, prior to the indicated threshold or as
11 required by the City Engineer. The first submittal shall consist of, but is not limited to the
12 following:

- 13 a. PARCEL MAP – Map (recordation prior to building permit issuance)
- 14 b. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit
15 issuance)
- 16 c. PUBLIC IMPROVEMENT PLANS – plans may include: Street, Signing &
17 Striping, Landscape & Irrigation, Sewer, Water, Streetlight, etc. (prior to off-
18 site construction permit issuance or building permit issuance, whichever occurs
19 first)
- 20 d. FINAL DRAINAGE STUDY (prior to grading plan approval)
- 21 e. FINAL WQMP (prior to grading plan approval)
- 22 f. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE
23 ADJUSTMENT, VACATION, etc.) (prior to Building Permit Issuance or
24 Occupancy Release) – Off-site Dedications for the north half of West Coast
25 Boulevard
- 26 g. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy release)

27 34. The applicant is responsible for requesting address assignment from the Planning
28 Division for any new building, irrigation water meter and electrical pedestal. Addresses
for irrigation meters must be based upon approved civil plans. Addresses for electrical
pedestals must be based upon approved SCE plans. The main building address shall be
included on Precise Grading Plans and Building Plan set along with the PPD number.
The electrical meter pedestal addresses (single or dual) shall be included in the public
improvement plans.

35. 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.

36. 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

1 Specifications for Public Work Construction (“Greenbook”). The base course material
2 shall be placed the full height of the structural section to be flush with the existing
3 pavement surface and provide a smooth pavement surface until permanent cap paving
occurs using an acceptable surface course material.

- 4 37. A City of Rialto Off-site Construction Permit is required for any improvements within
5 the public right-of-way. In an effort to expedite and facilitate improvements in the public
6 right-of-way, the applicant is responsible for submitting a multi-phase master plan
7 traffic control plan which includes all phases of construction in the public right-of-way
8 i.e. sewer, water, overhead, underground, etc. prior to the issuance of Off-Site
9 Construction Permit. Note, to simplify the permitting process, a single master Off-Site
10 Construction Permit shall replace individual Encroachment Permits to be pulled by the
11 applicant’s contractor.
- 12 38. All applicable landscape easement and parkway landscaping shall be guaranteed for a
13 period of one year from the date of acceptance by the City Engineer acceptance. Any
14 landscaping that fails during the one-year landscape maintenance period shall be
15 replaced with similar plant material to the satisfaction of the City Engineer and shall be
16 subject to a subsequent one-year landscape maintenance period. The applicant must
17 contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 to confirm
18 a full twelve (12) months’ time of non-interrupted ongoing maintenance.
- 19 39. The applicant shall install City Engineer approved deep root barriers, in accordance with
20 the Public Works Landscape and Irrigation Guidelines, for all trees installed within the
21 public right-of-way and within ten (10) feet of the public sidewalk and/or curb.
- 22 40. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and
23 new electrical distribution lines of sixteen thousand volts or less and overhead service
24 drop conductors, and all telephone, television cable service, and similar service wires or
25 lines, which are on-site, abutting, and/or transecting, shall be installed underground.
26 Utility undergrounding shall extend to the nearest off-site power pole. This may require
27 undergrounding beyond the project limits to prevent any existing poles to remain or new
28 poles to be placed for guy wire purposes along the project frontage. New power poles
shall not be installed unless otherwise approved by the City Engineer. A letter from the
owners of the affected utilities shall be submitted to the City Engineer prior to approval
of the Grading Plan, informing the City that they have been notified of the City’s utility
undergrounding requirement and their intent to commence design of utility
undergrounding plans. When available, the utility undergrounding plan shall be
submitted to the City Engineer identifying all above ground facilities in the area of the
project to be undergrounded.
41. 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.

- 1 42. The minimum pavement section for all on-site pavements shall be 2 inches asphalt
2 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of
3 24 inches at 95% relative compaction, or equal. If an alternative pavement section is
4 proposed, the proposed pavement section shall be designed by a California registered
5 Geotechnical Engineer using "R" values from the project site and submitted to the City
6 Engineer for approval.
- 7 43. The applicant shall backfill and/or repair all utility trenches or other excavations within
8 existing asphalt concrete pavement of off-site streets resulting from the proposed
9 development, in accordance with City of Rialto Standard Drawings. The applicant shall
10 be responsible for removing, grinding, paving and/or overlaying existing asphalt
11 concrete pavement of off-site streets including pavement repairs in addition to pavement
12 repairs made by utility companies for utilities installed for the benefit of the proposed
13 development (i.e. West Valley Water District, Southern California Edison, Southern
14 California Gas Company, Spectrum, Verizon, etc.). Multiple excavations, trenches, and
15 other street cuts within existing asphalt concrete pavement of off-site streets resulting
16 from the proposed development may require complete grinding and asphalt concrete
17 overlay of the affected off-site streets, at the discretion of the City Engineer. The
18 pavement condition of the existing off-site streets shall be returned to a condition equal
19 to or better than what existed prior to construction of the proposed development.
- 20 44. The applicant shall replace all damaged, destroyed, or modified pavement legends,
21 traffic control devices, signing, striping, and streetlights, associated with the proposed
22 development shall be replaced as required by the City Engineer prior to issuance of a
23 Certificate of Occupancy.
- 24 45. The applicant shall provide construction signage, lighting and barricading shall be
25 provided during all phases of construction as required by City Standards or as directed
26 by the City Engineer. As a minimum, all construction signing, lighting and barricading
27 shall be in accordance with Part 6 "Temporary Traffic Control" of the 2014 California
28 Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time
of construction.
46. 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.
47. The applicant shall be responsible for coordinating with Omnitrans regarding the
location of existing, proposed, and future bus stops along the property frontage of all
public streets. The developer 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 developer shall design all bus stops to accommodate the Omnitrans
Premium Shelters. Prior to Certificate of Occupancy, the developer shall submit to

1 Public Works verification from Omnitrans acknowledging concurrence with the
2 existing, proposed, and future bus stop improvements in conformance with the Premium
3 Shelter design guidelines. Additionally, bus turnouts are required to accommodate
4 proposed bus stops in accordance with the City Standards and as approved by the City
5 Engineer.

6 48. Development of the Site is subject to the requirements of the National Pollution
7 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the
8 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.
9 Pursuant to the NPDES Permit, the developer shall ensure development of the site
10 incorporates post-construction Best Management Practices (BMPs) in accordance with
11 the Model Water Quality Management Plan (WQMP) approved for use for the Santa
12 Ana River Watershed. The developer is advised that applicable Site Design BMPs will
13 be required to be incorporated into the final site design, pursuant to a site specific
14 WQMP submitted to the City Engineer for review and approval.

15 49. Prior to grading plan approval, the applicant shall submit a final hydrology study to
16 determine the volume of increased stormwater runoff due to development of the site,
17 and to determine required stormwater runoff mitigation measures for the proposed
18 development. All stormwater runoff passing through the site shall be accepted and
19 conveyed across the property in a manner acceptable to the City Engineer. For all
20 stormwater runoff falling on the site, on-site retention or other facilities approved by the
21 City Engineer shall be required to contain the increased stormwater runoff generated by
22 the development of the property. Hydrology studies shall be prepared in accordance
23 with the San Bernardino County Hydrology Manual and Rialto drainage criteria. Final
24 retention basin sizing and other stormwater runoff mitigation measures shall be
25 determined upon review and approval of the hydrology study by the City Engineer and
26 may require redesign or changes to site configuration or layout consistent with the
27 findings of the final hydrology study. The volume of increased stormwater runoff to
28 retain on-site shall be determined by comparing the existing pre-developed condition
and proposed developed condition, using the 100-year frequency storm.

50. 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.

51. 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. The geotechnical report dated March 28, 2023 shall be reaffirmed by a
geotechnical engineer to still be valid or an new geotechnical report will be required.

- 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
52. 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.
 53. Prior to grading plan approval, 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.
 54. Prior to grading plan approval, 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. 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.
 55. 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.
 56. Prior to the issuance of a grading permit or on-site construction permit. The applicant shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance of any new median, landscape easement, and/or parkway landscaping in the public right-of-way, or any new public street lighting improvements conditioned on the project and to be maintained by the City of Rialto post construction. The applicant must apply and complete the LLMD2 annexation process prior to issuance of a Certificate of Occupancy.
 57. Prior to commencing with any grading, the applicant shall implement the required erosion and dust control measures shall be in place. In addition, the following shall be 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 Locust Avenue and West Coast Boulevard.

1
2 c. Post dust control signage with the following verbiage: "Project Name, WDID No.,
3 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)
4 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-
5 CUT-SMOG/1-800-228-7664"

- 6 58. Prior to street improvement plan approval or building permit issuance, whichever occurs
7 first, the applicant shall dedicate additional right-of-way as may be required across
8 driveway aprons to provide for ADA compliant public access, traffic signal equipment,
9 and signing & striping.
- 10 59. Prior to street improvement plan approval, the applicant shall dedicate additional right-
11 of-way of 14-feet on Locust Avenue along the entire frontage as may be required to
12 provide a property line at ultimate half street right-of-way of 44-feet in accordance with
13 Secondary Arterial street classification of the Rialto Airport Specific Plan.
- 14 60. Prior to street improvement plan approval, the applicant shall dedicate right-of-way of
15 32-feet on West Coast Boulevard along the entire frontage of site as may be required to
16 provide a property line at ultimate half street right-of-way of 32-feet in accordance with
17 the Collector Street street classification of the Rialto Airport Specific Plan. The north
18 side of West Coast Boulevard requires dedication from Private Properties to be made to
19 the City for road and public utility purposes in order for West Coast Blvd. to be fully
20 constructed. A modified Dedication of 30-feet of frontage of each and every parcel is
21 required to be made prior to any street improvements being made on the north side of
22 street and allowing the street to be open for public access. Should this not occur, West
23 Coast Blvd may require changes in design such as, but not limited to: one-way signage
24 and striping, pavement tapers, and barricades, as determined by the City Engineer.
- 25 61. Prior to street improvement plan approval, the applicant shall install 4-inch conduit and
26 pullboxes within the parkway areas along the entire frontages of Locust Avenue and
27 West Coast Boulevard for future traffic signal interconnect use.
- 28 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.
63. Prior to issuance of a building permit, the applicant shall submit street improvement
plans prepared by a registered California civil engineer to the Engineering Services
Department for review. The street improvement plans shall be approved concurrently
with any streetlight, landscape and irrigation, and traffic signal plans unless otherwise
approved by the City Engineer.
64. Prior to issuance of building permit, the applicant shall submit traffic striping and
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.

- 1
- 2 65. Prior to issuance of an encroachment permit or off-site construction permit, the applicant
- 3 shall submit street light improvement plans, for Locust Avenue and West Coast
- 4 Boulevard, prepared by a California registered civil engineer to the Engineering
- 5 Services Department. The plans shall be approved by the City Engineer prior to issuance
- 6 of any building permits.
- 7 66. Prior to issuance of an encroachment permit or off-site construction permit, the applicant
- 8 shall submit sewer improvement plans prepared by a California registered civil engineer
- 9 to the Engineering Division. The plans shall be approved by the City Engineer prior to
- 10 issuance of any building permits.
- 11 67. Prior to issuance of encroachment permit or off-site construction permit, the applicant
- 12 shall submit a water improvement plan approved by the local water purveyor. The
- 13 developer is advised that domestic water service is provided by West Valley Water
- 14 District. The developer shall be responsible for coordinating with water purveyor and
- 15 complying with all requirements for establishing domestic water service to the property.
- 16 68. Prior to the issuance of a building permit, the applicant shall submit off-site landscaping
- 17 and irrigation system improvement plans for review and approval concurrently with
- 18 street improvement plan submittal to the Public Works Department. The median
- 19 irrigation system, parkway irrigation system, and applicable Specific Plan required
- 20 landscape easement irrigation system shall be separately metered from the on-site
- 21 private irrigation to facilitate separate utility bill payment by the City after the required
- 22 one-year maintenance period via the Landscape and Lighting Maintenance District No.
- 23 2. The off-site landscape and irrigation plans must show separate electrical meter, water
- 24 meter, and separate irrigation lateral to be annexed into LLMD2 via a City Council
- 25 public hearing process. Use of an existing LLMD2 water meter and electrical pedestal
- 26 is encouraged. The Landscape and Irrigation plans shall be approved concurrently with
- 27 the Street Improvement plans, including any median portion, applicable easement
- 28 portion, and/or parkway portion. The landscaping architect must contact the City of
- Rialto Landscape Contract Specialist at (909) 820-2602 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.
- The off-site Landscape and Irrigation plans shall be designed in accordance with the
- Public Works Landscape Maintenance District Guidelines.
69. Prior to the issuance of a building permit, the applicant shall submit a rough grade
- certification, engineered fill certification and compaction report pad elevation
- certifications for all building pads in conformance with the approved precise grading
- plan, to the Engineering Division. Trenching for footings or construction of any
- building foundation is not allowed until the certifications have been submitted for
- review and approval by the City Engineer.
70. Prior to the issuance of a certificate of occupancy, the applicant shall submit a
- precise/final grade certification to the Engineering Services Department.

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

- 71. Prior to the issuance of a certificate of occupancy, all public improvements shall be constructed to City standards subject to the satisfaction of the City Engineer.
- 72. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks, curbs, gutters, pavement, and landscaping 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.
- 73. The applicant shall install “No Stopping Anytime” R26A(S)(CA) signage along the entire project frontages of Locust Avenue and West Coast Boulevard, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.
- 74. The applicant shall connect the project to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services.
- 75. The applicant shall provide certification from Rialto Water Services that demonstrates that all wastewater service accounts for the project are documented, prior to the issuance of a Certificate of Occupancy or final inspection approval from the Engineering Services Department.
- 76. The applicant is advised that domestic water service is provided by West Valley Water District. The developer shall be responsible for coordinating with West Valley Water District and complying with all requirements for establishing domestic water service to the property.
- 77. The applicant shall install a new domestic water line lateral connection to the main water line within Locust Avenue, pursuant to West Valley Water District requirements. A water line plan shall be approved by West Valley Water District prior to the issuance of building permits.
- 78. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall demonstrate and submit a WQMP BMP certification that all structural BMP’s have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.
- 79. Prior to issuance of a certificate of occupancy, the applicant shall construct commercial driveway approaches in accordance with City of Rialto Standard Drawing No. SC-213 or 214. The driveway approach shall be constructed so the top of “X” is at least 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance. If necessary, additional right of way shall be dedicated on-site to construct a path of travel meeting ADA guidelines.

- 1 80. Prior to issuance of a certificate of occupancy – Locust Avenue is designated a
2 Secondary Arterial with an 88-foot street right of way and 64-foot street width. For half
3 street plus the #1 southbound lane (14 feet minimum or up to west curb and gutter)
4 including left-turn lanes, remove existing and construct new pavement with a minimum
5 pavement section of 4 inches asphalt concrete pavement over 6 inches crushed
6 aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or
7 equal, along the entire street frontage in accordance with City of Rialto Standard
8 Drawings. The pavement section shall be determined using a Traffic Index (“TI”) of
9 10. The pavement section shall be designed by a California registered Geotechnical
10 Engineer using "R" values from pavement core samples and submitted to the City
11 Engineer for approval. Alternatively, depending on the existing street condition and
12 geotechnical report, a street 2” grind and overlay, slurry seal, or other repair can be
13 performed to preserve existing pavement improvements as approved by the City
14 Engineer.
- 15 81. Prior to issuance of a certificate of occupancy – West Coast Boulevard is designated a
16 Collector with a 64-foot street right of way and 40-foot street width. The entire street
17 shall be removed and reconstructed with a minimum pavement section of 4 inches
18 asphalt concrete pavement over 6 inches crushed aggregate base with a minimum
19 subgrade of 24 inches at 95% relative compaction, or equal, along the entire street
20 frontage in accordance with City of Rialto Standard Drawings. The pavement section
21 shall be determined using a Traffic Index (“TI”) of 10. The pavement section shall be
22 designed by a California registered Geotechnical Engineer using "R" values from
23 pavement core samples and submitted to the City Engineer for approval. Alternatively,
24 depending on the existing street condition and geotechnical report, a street 2” grind and
25 overlay, slurry seal, or other repair can be performed to preserve existing pavement
26 improvements as approved by the City Engineer.
- 27 82. The applicant shall submit full architectural and structural plans with all mechanical,
28 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.
83. 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.).
84. Except for plans submitted prior to January 1, 2022, 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.

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

- 85. The applicant shall design the structures to withstand ultimate wind speed of 130 miles per hour, exposure C and seismic zone D.
- 86. 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.
- 87. 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.
- 88. 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.
- 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 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.
- 90. 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.
- 91. The applicant shall underground all on site utilities to the new proposed structures, prior to the issuance of a Certificate of Occupancy, unless prior approval has been obtained by the utility company or the City.
- 92. Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to the Building Division and Engineering Division, which include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record.
- 93. The applicant shall provide proof of payment to the Rialto Unified School District for all required school fees, prior to the issuance of a building permit.

- 1 94. Site facilities such as parking open or covered, recreation facilities, and trash dumpster
2 areas, and common use areas shall be accessible per the California Building Code,
3 Chapter 11.
- 4 95. The applicant shall place a copy of the Conditions of Approval herein on within the
5 building plan check submittal set and include the PPD number on the right bottom
6 corner cover page in 20 point bold, prior to the issuance of a building permit.
- 7 96. The applicant shall ensure that a minimum of 65% of all construction and demo debris
8 shall be recycled using an approved City of Rialto recycling facility during construction.
9 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall
10 be placed in the office of the construction site.
- 11 97. Prior to issuance of Building Permits, on site water service shall be installed and
12 approved by the responsible agency. On site fire hydrants shall be approved by the Fire
13 Department. No flammable materials will be allowed on the site until the fire hydrants
14 are established and approved.
- 15 98. The applicant shall comply with all applicable requirements of the California Fire Code
16 and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 17 99. The applicant shall illuminate all walkways, passageways, and locations where
18 pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of
19 light during the hours of darkness. Lighting shall be designed/constructed in such a
20 manner as to automatically turn on at dusk and turn off at dawn.
- 21 100. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas
22 with a minimum of 1.5-foot candles (at surface level) of light during the hours of
23 darkness. Lighting shall be designed/constructed in such a manner as to automatically
24 turn on at dusk and turn off at dawn.
- 25 101. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas
26 with a minimum of 2.0 foot-candles (at surface level) of light during the hours of
27 darkness. Lighting shall be designed/constructed in such a manner as to automatically
28 turn on at dusk and turn off at dawn.
102. 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.
103. The applicant shall provide an illuminated channel letter address prominently placed on
the building to be visible to the front of the location and if applicable, visible from 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.

1 104. At the discretion of the Rialto Police Department, the applicant shall install exterior
2 security cameras at the location that cover the entire Site, prior to the issuance of a
3 Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police
Department via FusionONE web application.

4 105. The applicant shall install Knox boxes immediately adjacent to the main entrance of the
5 building, at least one (1) rear entrance on the building, and at the gate into the truck court
6 to facilitate the entry of safety personnel. The Knox boxes shall be installed in such a
7 manner as to be alarmed, resist vandalism, removal, or destruction by hand, and be fully
8 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.

9 106. The applicant shall prominently display the address on the building rooftop to be visible
10 to aerial law enforcement or fire aircraft. Specifications to be followed for alphanumeric
11 characters are as follows: Three (3) foot tall and six (6) inches thick alphanumeric
12 characters. The alphanumeric characters shall be constructed in such a way that they are
13 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.

14 107. The applicant shall provide an audible burglar alarm within the building, prior to the
15 issuance of a Certificate of Occupancy. The building shall be alarmed in such a way as
16 to emit a continuous audible notification until reset by responsible personnel (e.g.
alarmed exit device / crash bar).

17 108. The applicant or General Contractor shall identify each contractor and subcontractor
18 hired to work at the job site on a Contractor Sublist form and return it to the Business
19 License Division with a Business License application and the Business License tax fee
based on the Contractors tax rate for each contractor.

20 109. Prior to issuance of a Certificate of Occupancy, the Lessor of the property shall pay a
21 business license tax based on the Rental Income Property tax rate.

22 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
23 adoption of this resolution and thereupon the same shall take effect and be in force.
24

25 PASSED, APPROVED AND ADOPTED this 17th day of July, 2024.

26
27 _____
28 JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

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

I, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the ____th day of ____, 2024.

Upon motion of Planning Commissioner_____, seconded by Planning Commissioner _____, the foregoing Resolution No. ____ was duly passed and adopted.

- Vote on the motion:
- AYES:
- NOES:
- ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this ____th day of ____, 2024.

KIMBERLY DAME, ADMINISTRATIVE ANALYST

Exhibit "A"
Project Plans

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