City of Rialto

Council Chambers
150 S. Palm Ave
Rialto, CA 92376

Regular Meeting

Tuesday, June 9, 2026

CLOSED SESSION TIME: 5:00PM
OPEN SESSION TIME: 6:30 PM
CITY COUNCIL, City of Rialto, acting as Successor Agency to the Redevelopment Agency, RIALTO UTILITY AUTHORITY, RIALTO HOUSING AUTHORITY

City Council

Mayor Joe Baca
Mayor Pro Tem Ed Scott
Council Member Andy Carrizales
Council Member Karla Perez
Council Member Edward Montoya Jr.

City Clerk Barbara A. McGee
City Treasurer Edward J. Carrillo

Eric Vail, City Attorney
Tanya Williams, City Manager

HOW TO REVIEW THE AGENDA. ALL AGENDAS ARE POSTED IN THE CITY HALL ADMINISTRATION BUILDING (150 SOUTH PALM AVENUE, RIALTO) AT LEAST 72 HOURS IN ADVANCE OF THE MEETING. ALL WRITINGS THAT RELATE TO AN OPEN SESSION AGENDA ITEM AT A REGULAR COUNCIL MEETING DISTRIBUTED TO ALL, OR A MAJORITY, OF THE COUNCIL MEMBERS WILL BE MADE AVAILABLE AT THE SAME TIME BUT AT LEAST 72 HOURS BEFORE A REGULAR MEETING, FOR PUBLIC INSPECTION ON THE CITY'S WEBSITE AT www.rialtoca.gov AND IN THE OFFICE OF THE CITY CLERK LOCATED AT 290 WEST RIALTO AVENUE, RIALTO, CALIFORNIA (909-820-2519) FROM 7:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY. ANY PERSON HAVING A QUESTION CONCERNING ANY AGENDA ITEM MAY CALL THE CITY CLERK'S OFFICE TO MAKE INQUIRY CONCERNING THE NATURE OF THE ITEM DESCRIBED ON THE AGENDA.

ITEMS ADDED TO THE AGENDA. CONSISTENT WITH THE RALPH M. BROWN ACT, ADDITIONAL ITEMS MAY BE ADDED TO THE AGENDA AND ACTED UPON BY THE CITY COUNCIL ONLY IF IT IS CONSIDERED TO BE A "SUBSEQUENT NEED" OR "EMERGENCY" ITEM AND IS ADDED BY A TWO-THIRDS VOTE. MATTERS RAISED UNDER ORAL COMMUNICATIONS MAY NOT BE ACTED UPON AT THAT MEETING OTHER THAN AS PROVIDED ABOVE.

NEED ADA ASSISTANCE? IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE DIRECTOR OF PUBLIC WORKS AT (909) 421-7279. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING (28 CAR 35.102-35.104 ADA Title II).

HOW TO ATTEND THE MEETING.
(1) Members of the public may attend the meeting in person.
(2) Watch live steaming video of the Meeting at https://www.rialtoca.gov/183/Rialto-Network
(3) Council Meetings are broadcast live on the City's television station, Rialto Network. Spectrum Channel 3 and AT&T Channel 99.
HOW TO MAKE A PUBLIC COMMENT.
(1) Appear at the meeting and speak during the public comment period. We request that you complete a Public Speaker Form and submit it to the City Clerk before the meeting. There is a 5 minute time limit.
(2) You may submit a public comment in writing to the City Clerk by email at CITYCLERK@RIALTOCA.GOV.

All items listed on this agenda are being considered and/or acted upon by the City Council on behalf of the City of Rialto, except for such items as are designated by the "RUA," "RHA," which items are being considered and/or acted upon by the Members of the Rialto Utility Authority or Rialto Housing Authority of the City of Rialto in its separate legal capacity. For convenience and ease of administration only, the agendas for each separate legal body have been consolidated herein.

Next Ordinance No. 1714
Next Resolution No. 8531

5:00 p.m.

CLOSED SESSION

Called to Order By:

ROLL CALL

1 26-0387

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code section 54956.9(d)(1)
Number of Matters: Four (4)

- E&S Towing Enterprises Inc. et al. v. City of Rialto et al.
  USDC Case No. 2:24-cv-08938 GW (JCx)
- Molina v. Timothy Sun
  SBSC Case No. CIVSB2600019
- Molina v. City of Rialto et al.
  SBSC Case No. CIVSB2604197
- In re 134 S Willow
  SBSC Case No. CIVSB2605482
  Real Parties in Interest: PD International Business Center Inc., Pedro Molina, Victor Salcedo

2 26-0388

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code section 54956.8
Property: 134 S Willow, City of Rialto
Agency Negotiators: City Manager, Tanya Williams; City Attorney, Eric Vail
Negotiating Parties: Pedro Molino
Under Negotiation: Price and Terms Sale

3 26-0389

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Pursuant to Government Code section 54956.9(d)(2)
Significant Exposure to Litigation
Number of Matters: One (1)

- Mediation with Newland, Lewis-Hillwood & City of Rialto

6:30 p.m.

OPEN SESSION

Called to Order By:

ROLL CALL

PLEDGE OF ALLEGIANCE - Council Member Edward Montoya

INVOCATION - Pastor Scott Hart - Calvary Chapel

City Attorney's Report on Closed Session

PRESENTATIONS AND PROCLAMATIONS

1 26-0375 Certificate of Recognition - Rialto Girls Softball Team 8U Division - Mayor Joe Baca

ORAL COMMUNICATIONS

City Council to consider removing or continuing any items on the agenda

NOTICE TO THE PUBLIC
All matters listed under Consent Calendar are considered to be routine by the City Council and will be enacted by one motion in the following form listed. There will be no separate discussion on these items. If discussion is required, the item will be removed from the Consent Calendar and will be considered separately. Vote may be by roll call.

CONSENT CALENDAR

A. WAIVE FULL READING OF ORDINANCES

The Council hereby waives the full reading of any ordinance to be introduced or approved at this meeting and such ordinance shall be read by title only.

B. APPROVAL OF WARRANT RESOLUTIONS

B.1 26-0384 Warrant Resolution No. 2026-45

C. APPROVAL OF MINUTES

C.1 26-0385 Regular City Council Meeting - May 26, 2026

D. CLAIMS AGAINST THE CITY - FOR INFORMATION ONLY

D.1 26-0376 Aron James

D.2 26-0377 Jacobo Benjamin Paredes Galindo

E. SET PUBLIC HEARING

E.1 26-0379 Request City Council to Set a Public Hearing for **June 23, 2026**, to Approve and Adopt the Budget Plan for Fiscal Year 2026-2027.

F. MISCELLANEOUS

F.1 26-0352 Request City Council to: (1) Authorize the Release of Bids for the Residential Streets Rehabilitation, Zone 3, Phase I Project, City Project No. 26083; and (2) Authorize the Release of Bids for the Residential Streets Rehabilitation Zone 3, Phase II Project, City Project No. 26084.
(ACTION)

TAB PUBLIC HEARING

TAB1 26-0372 Request City Council to Conduct a Public Hearing to Adopt: (1) **Resolution No. 8521** Approving the Engineer's Reports and Ordering the Levy of Assessments for Fiscal Year 2026/2027 for Street Light Maintenance District No. 1; (2) **Resolution No. 8522** Approving the Engineer's Reports and Ordering the Levy of Assessments for Fiscal Year 2026/2027 for Landscape Maintenance District No. 1; and (3) **Resolution No. 8523** Approving the Engineer's Reports and Ordering the Levy of Assessments for Fiscal Year 2026/2027 for Landscaping and Lighting District No. 2.
(ACTION)

TAB2 26-0373

Request City Council Conduct a Public Hearing to Consider Adoption of: (1) **Resolution No. 8524** Approving a Mitigated Negative Declaration (**Environmental Assessment Review No. 2022-0033 / State Clearinghouse No. 2026020456**), Prepared for the Development and Operation of One (1) 46,758 Square Foot Industrial Warehouse Building and One (1) 73,210 Square Foot Industrial Warehouse Building on 6.02 Gross Acres of Land (APN's: 0132-182-08, -09, & 0132-202-04) Located at the Northeast Corner of Valley Boulevard and Willow Avenue ("Site"), in Accordance with the California Environmental Quality Act (CEQA); (2) **Resolution No. 8525** Approving ***General Plan Amendment No. 2022-0001***, a Request to Change the General Plan Land Use Designation of the Site From General Commercial (GC) With a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay; (3) **Resolution No. 8526** Approving ***Specific Plan Amendment No. 2022-0002***, a Request to Change the Specific Plan Land Use Designation of the Site From Freeway Commercial (F-C) Within the Gateway Specific Plan to Industrial Park (I-P) Within the Gateway Specific Plan; (4) **Resolution No. 8527** Approving ***Conditional Development Permit No. 2022-0019***, A Request to Allow the Development and Operation of One (1) 46,758 Square Foot Industrial Warehouse Building and One (1) 73,210 Square Foot Industrial Warehouse Building on the Site; and (5) **Resolution No. 8528** Approving ***Precise Plan of Design No. 2022-0031***, A Request to Allow the Development of One (1) 46,758 Square Foot Industrial Warehouse Building and One (1) 73,210 Square Foot Industrial Warehouse Building on the Site.

PRESENTATION
(ACTION)

NEW BUSINESS

TAB3 26-0382 Request City Council to Approve: (1) Budget **Resolution No. 8529** Amending the 2025-2026 Fiscal Year Budget; (2) Amendment to the Development Agreement to Increase the Guaranteed Maximum Price (GMP) in the Amount of $7,861,852.43 for Phase 2 Construction of the New Police Headquarters Project with Griffin Structures LLC; (3) Approve Construction of the South Parking Lot Expansion Associated with the Recently Acquired Parcel at 126 S. Willow Avenue as Part of the Proposed GMP Increase; (4) Authorize the use of the Remaining GMP Increase Balance as Contingency Funding for Ongoing Phase 2 Construction Costs and Unforeseen Conditions Associated With the Police Headquarters Project and South Parking Lot Improvements; and (5) Authorize the City Manager or Designee to Execute any and all Documents, Subject to Approval as to Form by the City Attorney.
(ACTION)

TAB4 **26-0383** Request the City Council to: (1) Adopt Budget **Resolution No. 8530**, Amending the Fiscal Year 2025-2026 Budget; (2) Approve the Appropriation of New Funds in the Amount of $80,000 from the Police Project Interest Account; (3) Approve a Purchase and Installation Agreement with Convergint Technologies, Substantially Similar to the Agreement Attached to the Staff Report and Approved as to Form by the City Attorney in the Amount of $1,439,392.74, for Purchase and Installation of 113 Citywide Public Safety Cameras; (4) Approve a Five-Year Customer Support Program Agreement with Convergint Technologies, Substantially Similar to the Agreement Attached to the Staff Report and Approved as to Form by the City Attorney in the Amount of $1,029,701.59, for Preventive Maintenance and Repair of Citywide Public Safety Cameras; and (5) Authorize the City Manager or their Designee to Execute all Related Documents.
(ACTION)

MAYOR:

COUNCIL MEMBERS:

CITY ATTORNEY:

CITY MANAGER:

ADJOURNMENT

File #: 26-0387, **Version:** 1, **Agenda #:** 1

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code section 54956.9(d)(1)
Number of Matters: Four (4)

- E&S Towing Enterprises Inc. et al. v. City of Rialto et al.
  USDC Case No. 2:24-cv-08938 GW (JCx)

- Molina v. Timothy Sun
  SBSC Case No. CIVSB2600019

- Molina v. City of Rialto et al.
  SBSC Case No. CIVSB2604197

- In re 134 S Willow
  SBSC Case No. CIVSB2605482
  Real Parties in Interest: PD International Business Center Inc., Pedro Molina, Victor Salcedo

City of Rialto

Legislation Text

File #: 26-0388, **Version:** 1, **Agenda #:** 2

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code section 54956.8
Property: 134 S Willow, City of Rialto
Agency Negotiators: City Manager, Tanya Williams; City Attorney, Eric Vail
Negotiating Parties: Pedro Molino
Under Negotiation: Price and Terms Sale

File #: 26-0389, **Version:** 1, **Agenda #:** 3

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Pursuant to Government Code section 54956.9(d)(2)
Significant Exposure to Litigation
Number of Matters: One (1)

- Mediation with Newland, Lewis-Hillwood & City of Rialto

City of Rialto

Legislation Text

File #: 26-0375, **Version:** 1, **Agenda #:** 1

Certificate of Recognition - Rialto Girls Softball Team 8U Division - Mayor Joe Baca

File #: 26-0384, **Version:** 1, **Agenda #:** B.1

Warrant Resolution No. 2026-45

WARRANT RESOLUTION 45

DATE: 5/21/2026

I HEREBY CERTIFY THAT THE CLAIMS/DEMANDS SET FORTH IN THE ATTACHED REGISTER HAVE BEEN VERIFIED FOR APPROPRIATE APPROVALS AND DOCUMENTATION REQUIRED TO ALLOW FOR PAYMENT THEREOF:

DIRECTOR OF FINANCE _____

THE CITY COUNCIL OF THE CITY OF RIALTO HEREBY RESOLVES AS FOLLOWS:

THAT THE CLAIMS AND DEMANDS SET FORTH IN THE ATTACHED REGISTER HAVE BEEN AUDITED AS REQUIRED BY LAW AND THAT THE SAME ARE HEREBY RATIFIED AND ALLOWED IN THE AMOUNTS AND ORDERED PAID OUT OF THE RESPECTIVE FUNDS AS THEREIN SET FORTH.

APPROVED THIS _____ *DAY OF* _____, _____

AYES: COUNCIL _____

NOES: COUNCIL _____

ABSENT: COUNCIL _____

ABSTAIN: COUNCIL _____

MAYOR OF THE CITY OF RIALTO: _____

ATTEST:
CITY CLERK: _____

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO
CITY OF RIALTO

I, _____ *,CITY CLERK OF RIALTO, DO HEREBY CERTIFY THAT THE*

*RESOLUTION NO.*_____ *WAS REGULARLY PASSED AND ADOPTED AT A REGULAR MEETING OF*

THE CITY COUNCIL ON THE _____*DAY OF*_____,_____.

FINANCE DEPARTMENT

ACCOUNTS PAYABLE : FY 2025-2026

WARRANT RESOLUTION	**45**

RESOLUTION DATE	**5/21/2026**

	SUMMARY OF ATTACHED REPORTS		
	WARRANTS & WIRES	VOIDED CHECKS (- FIGURE)	
	$3,627,031.04	-$753.85	
TOTALS	$3,627,031.04	-$753.85	
	TOTAL RESOLUTION		**$3,626,277.19**

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
1261	3RD LIGHT, LLC								
	04/16/26	26100401	430254	P	05/21/26	10105174	52021	OTHER SERVICES AND SUPPLI	8,586.50
	INVOICE: 10313								
	VENDOR TOTALS	.00 YTD INVOICED				8,586.50 YTD PAID			8,586.50
1262	AAA CONTAINER SALES AND RENTALS								
	05/11/26	26100404	430255	P	05/21/26	33005174	53030	OFFICE/EQUIPMENT/MACHINER	34,618.00
	INVOICE: 2036548								
	VENDOR TOTALS	.00 YTD INVOICED				34,618.00 YTD PAID			34,618.00
2644	ABF PRINTS, INC.								
	04/29/26	26100002	430256	P	05/21/26	10105150	52021	OTHER SERVICES AND SUPPLI	226.28
	INVOICE: 63809								
	VENDOR TOTALS	.00 YTD INVOICED				7,374.97 YTD PAID			226.28
34803	ACCURATE FIRST AID SERVICES								
	05/07/26	26100011	430257	P	05/21/26	10108150	52021	OTHER SERVICES AND SUPPLI	158.20
	INVOICE: C-3571								
	05/07/26	26100011	430257	P	05/21/26	10104150	52021	OTHER SERVICES AND SUPPLI	138.22
	INVOICE: C-3561								
	05/07/26	26100011	430257	P	05/21/26	10107307	52011	CONTRACT SERVICES	166.04
	INVOICE: C-3568								
	11/24/25	26100011	430257	P	05/21/26	10107307	52011	CONTRACT SERVICES	92.84
	INVOICE: C-3258								
	05/07/26	26100011	430257	P	05/21/26	10107302	52021	OTHER SERVICES AND SUPPLI	88.09
	INVOICE: C-3567								
	05/07/26	26100011	430257	P	05/21/26	10107302	52021	OTHER SERVICES AND SUPPLI	181.35
	INVOICE: C-3565								
	VENDOR TOTALS	1,213.45 YTD INVOICED				13,556.89 YTD PAID			824.74
21	ADMINSURE INC								
	05/15/26		430258	P	05/21/26	67202145	52028	CLAIMS AND CLAIM ADMINIST	23,312.00
	INVOICE: 18872								
	VENDOR TOTALS	45,266.00 YTD INVOICED				277,707.00 YTD PAID			23,312.00
3503	ADVANCE REFRIGERATION &								
	05/12/26	26100135	430259	P	05/21/26	10107302	52011	CONTRACT SERVICES	272.00
	INVOICE: 57290								
	VENDOR TOTALS	12,508.71 YTD INVOICED				18,828.56 YTD PAID			272.00
820	AEC MORENO CORPORATION								
	03/18/26		430260	P	05/21/26	22235186	53001	CAPITAL IMPROVEMENTS	12,677.18
	INVOICE: 9244								

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME /	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		.00 YTD INVOICED				254,426.02 YTD PAID		12,677.18
17376 AMAZON.COM								
INVOICE: 1G9C-KJR3-GDJX	05/10/26		430261	P	05/21/26	10103155 52021	OTHER SERVICES AND SUPPLI	452.68
INVOICE: 1XNC-YDQ9-F6G4	05/11/26		430261	P	05/21/26	22488813 52021	OTHER SERVICES AND SUPPLI	415.67
INVOICE: 1G61-PC4N-T461	05/11/26		430261	P	05/21/26	10102159 52021	OTHER SERVICES AND SUPPLI	39.74
INVOICE: 11JC-6FC6-HP4Y	05/11/26		430261	P	05/21/26	10102159 52021	OTHER SERVICES AND SUPPLI	22.80
INVOICE: 1NY1-7K6M-HPDP	05/11/26		430261	P	05/21/26	10105173 52021	OTHER SERVICES AND SUPPLI	1,792.71
INVOICE: 1V4D-YPP7-4WRY	05/12/26		430261	P	05/21/26	22488813 52021	OTHER SERVICES AND SUPPLI	30.70
INVOICE: 13KJ-WKRW-6KLW	05/12/26		430261	P	05/21/26	10104150 52021	OTHER SERVICES AND SUPPLI	337.08
INVOICE: 169R-449F-KC74	05/12/26		430261	P	05/21/26	10106151 52021	OTHER SERVICES AND SUPPLI	101.92
INVOICE: 1K4D-7C1T-LX1N	05/12/26		430261	P	05/21/26	10106150 52021	OTHER SERVICES AND SUPPLI	73.30
INVOICE: 1NJH-4RHJ-9LQH	05/12/26		430261	P	05/21/26	10103155 52021	OTHER SERVICES AND SUPPLI	819.92
INVOICE: 1V4Q-CCY3-3P4N	05/13/26		430261	P	05/21/26	10105174 52021	OTHER SERVICES AND SUPPLI	8,824.64
INVOICE: 1TRW-PWXQ-FCGD	05/13/26		430261	P	05/21/26	10101148 52021	OTHER SERVICES AND SUPPLI	26.31
INVOICE: 1VRP-4FGW-G4VD	05/13/26		430261	P	05/21/26	10104150 52021	OTHER SERVICES AND SUPPLI	50.60
INVOICE: 1TCH-RPLL-NW37	05/13/26		430261	P	05/21/26	10106151 52021	OTHER SERVICES AND SUPPLI	116.26
INVOICE: 1LKV-KC4K-XYCD	05/14/26		430261	P	05/21/26	22113160 52021	OTHER SERVICES AND SUPPLI	58.14
INVOICE: 1DLX-13LW-4XTX	05/14/26	26100012	430261	P	05/21/26	10106285 52021	OTHER SERVICES AND SUPPLI	127.56
INVOICE: 1T3G-PTQ7-F6CP	05/19/26	26100012	430261	P	05/21/26	10106150 52021	OTHER SERVICES AND SUPPLI	257.58
INVOICE: 1TQ7-VY9W-3JVG	05/14/26		430261	P	05/21/26	10103152 52021	OTHER SERVICES AND SUPPLI	59.24
INVOICE: 1MGN-LGPC-C7VL	05/14/26		430261	P	05/21/26	10102152 52021	OTHER SERVICES AND SUPPLI	158.43
INVOICE: 13WC-6116-C3LW	05/14/26		430261	P	05/21/26	10104150 52021	OTHER SERVICES AND SUPPLI	152.24
INVOICE: 16KT-9LW3-7YTF	05/14/26		430261	P	05/21/26	10106151 52021	OTHER SERVICES AND SUPPLI	171.92
INVOICE: 1KPW-FDX3-3KT7	05/20/26		430261	P	05/21/26	10100000 13259	INV-MAT/SUPL-PROCUREMENT	13,327.52
VENDOR TOTALS		21,484.95 YTD INVOICED				365,326.84 YTD PAID		27,416.96

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
35459	AMERICAN GUARD SERVICES INC							
	05/04/26		430262	P	05/21/26	10106150 52011	CONTRACT SERVICES	15,974.67
	INVOICE: CI-139373							
	VENDOR TOTALS	45,040.70 YTD INVOICED				716,311.45 YTD PAID		15,974.67
8515	APPLE ONE EMPLOYMENT SERVICES							
	05/13/26	26100282	430263	P	05/21/26	10102150 52011	CONTRACT SERVICES	1,730.50
	INVOICE: 01-7296477							
	05/06/26	26100282	430263	P	05/21/26	10102150 52011	CONTRACT SERVICES	1,980.80
	INVOICE: 01-7291397							
	VENDOR TOTALS	.00 YTD INVOICED				49,303.98 YTD PAID		3,711.30
3207	AQMD							
	04/16/26	26100060	430264	P	05/21/26	10107307 52021	OTHER SERVICES AND SUPPLI	172.49
	INVOICE: 4712087							
	VENDOR TOTALS	903.76 YTD INVOICED				14,054.15 YTD PAID		172.49
1726	AT&T							
	05/07/26		430265	P	05/21/26	10107302 52001	TELEPHONE	32.31
	INVOICE: 9391060796 0426							
	05/07/26		430265	P	05/21/26	10107302 52001	TELEPHONE	35.67
	INVOICE: 9391061379 0426							
	05/07/26		430265	P	05/21/26	10102152 52001	TELEPHONE	234.31
	INVOICE: 9391060895 0426							
	05/07/26		430265	P	05/21/26	10107302 52001	TELEPHONE	35.81
	INVOICE: 9391061380 0426							
	05/10/26		430265	P	05/21/26	10106150 52001	TELEPHONE	575.74
	INVOICE: 9391083614 0426							
	05/07/26		430266	P	05/21/26	10106150 52001	TELEPHONE	31.76
	INVOICE: 33127102466036 0526							
	05/07/26		430266	P	05/21/26	10106150 52001	TELEPHONE	31.76
	INVOICE: 33784133863415 0526							
	05/07/26		430266	P	05/21/26	10106150 52001	TELEPHONE	31.76
	INVOICE: 33784133885186 0526							
	05/07/26		430266	P	05/21/26	10107302 52001	TELEPHONE	31.76
	INVOICE: 33784133905943 0526							
	05/07/26		430266	P	05/21/26	10107302 52001	TELEPHONE	31.76
	INVOICE: 33784133895193 0526							
	VENDOR TOTALS	.00 YTD INVOICED				303,533.90 YTD PAID		1,072.64
20040	AUTO ZONE							
	05/14/26	26100061	430267	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	5.32
	INVOICE: 05653978330							
	05/14/26	26100061	430267	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	5.32
	INVOICE: 05653978324							
	05/14/26	26100061	430267	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	5.32
	INVOICE: 05653978326							

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	77.64 YTD INVOICED				4,795.69 YTD PAID		15.96
34307	BAUER COMPRESSORS INC							
	05/05/26	26100241	430268	P	05/21/26	10105174 52021	OTHER SERVICES AND SUPPLI	985.02
	INVOICE: 0000349741							
	VENDOR TOTALS	.00 YTD INVOICED				19,811.55 YTD PAID		985.02
1617	BIO TOX LABORATORIES							
	04/23/26		430269	P	05/21/26	10106281 52011	CONTRACT SERVICES	16,838.00
	INVOICE: 48841							
	VENDOR TOTALS	.00 YTD INVOICED				147,258.00 YTD PAID		16,838.00
1278	BUGARIN, SAMANTHA							
	05/30/26		430270	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	360.00
	INVOICE: 05262026 PER DIEM							
	05/30/26		430270	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	22.91
	INVOICE: 05262026 PER DIEM							
	VENDOR TOTALS	.00 YTD INVOICED				382.91 YTD PAID		382.91
2933	BURRTEC WASTE INDUSTRIES, INC							
	04/11/26	26100129	430271	P	05/21/26	22127040 52021	OTHER SERVICES AND SUPPLI	15,739.88
	INVOICE: 20260411A							
	VENDOR TOTALS	.00 YTD INVOICED				5,165,745.73 YTD PAID		15,739.88
326	CALIF. POLICE CHIEFS ASSOC.INC							
	04/29/26		430272	P	05/21/26	10106285 52022	TRAININGS/MEETINGS/CONFER	2,300.00
	INVOICE: 15952							
	04/29/26		430272	P	05/21/26	10106284 52022	TRAININGS/MEETINGS/CONFER	1,150.00
	INVOICE: 15952							
	04/29/26		430272	P	05/21/26	10106298 52022	TRAININGS/MEETINGS/CONFER	1,150.00
	INVOICE: 15952							
	VENDOR TOTALS	5,685.00 YTD INVOICED				24,192.00 YTD PAID		4,600.00
9837	CDW GOVERNMENT INC.							
	05/08/26	26100406	430273	P	05/21/26	10107150 52021	OTHER SERVICES AND SUPPLI	1,012.85
	INVOICE: AJ27Q9H							
	05/08/26	26100406	430273	P	05/21/26	10107265 52021	OTHER SERVICES AND SUPPLI	1,012.84
	INVOICE: AJ27Q9H							
	VENDOR TOTALS	.00 YTD INVOICED				106,722.84 YTD PAID		2,025.69
34659	CINTAS CORPORATION							
	05/04/26	26100003	430274	P	05/21/26	10105150 52021	OTHER SERVICES AND SUPPLI	102.45
	INVOICE: 4268052888							
	05/04/26	26100003	430274	P	05/21/26	10105150 52021	OTHER SERVICES AND SUPPLI	75.69

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VENDOR NAME /	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
INVOICE: 4268053023									
	05/12/26	26100003	430274	P	05/21/26	10101148	52021	OTHER SERVICES AND SUPPLI	13.00
INVOICE: 4268982981									
	05/12/26	26100003	430274	P	05/21/26	10107307	52011	CONTRACT SERVICES	73.25
INVOICE: 4268983096									
	05/12/26	26100003	430274	P	05/21/26	10107305	52021	OTHER SERVICES AND SUPPLI	273.06
INVOICE: 4268983279									
	05/12/26	26100003	430274	P	05/21/26	10107307	52011	CONTRACT SERVICES	41.26
INVOICE: 4268982385									
	05/12/26	26100003	430274	P	05/21/26	10107302	52021	OTHER SERVICES AND SUPPLI	78.85
INVOICE: 4268983029									
	05/12/26	26100003	430274	P	05/21/26	10107305	52021	OTHER SERVICES AND SUPPLI	28.40
INVOICE: 4268983133									
	05/12/26	26100003	430274	P	05/21/26	10107302	52021	OTHER SERVICES AND SUPPLI	348.21
INVOICE: 4268983143									
	05/19/26	26100003	430274	P	05/21/26	10104150	52021	OTHER SERVICES AND SUPPLI	20.12
INVOICE: 4269690131									
VENDOR TOTALS	3,560.89 YTD INVOICED					40,696.48 YTD PAID			1,054.29
1150 COMMONWEALTH LAND TITLE COMPANY									
	03/24/26		430275	P	05/21/26	22504312	53001	CAPITAL IMPROVEMENTS	72,621.00
INVOICE: 0239-301-52									
VENDOR TOTALS	.00 YTD INVOICED					907,119.00 YTD PAID			72,621.00
1105 COMPRESSED AIR SPECIALTIES, INC									
	05/05/26	26100344	430276	P	05/21/26	10105150	52110	FLEET MAINT/REPLACEMENT C	2,891.68
INVOICE: 00046077									
	05/05/26	26100344	430276	P	05/21/26	10105150	52110	FLEET MAINT/REPLACEMENT C	2,902.54
INVOICE: 00046076									
VENDOR TOTALS	.00 YTD INVOICED					8,156.51 YTD PAID			5,794.22
2760 CONSOLIDATED ELECTRICAL									
	04/27/26		430277	P	05/21/26	10106150	52021	OTHER SERVICES AND SUPPLI	1,519.28
INVOICE: 6903-1065691									
	03/16/26	26100081	430277	P	05/21/26	10107302	52021	OTHER SERVICES AND SUPPLI	1,949.66
INVOICE: 6903-1064895									
	04/29/26	26100081	430277	P	05/21/26	10107302	52021	OTHER SERVICES AND SUPPLI	129.41
INVOICE: 6903-1065751									
VENDOR TOTALS	570.82 YTD INVOICED					19,270.42 YTD PAID			3,598.35
31815 CORELOGIC, INC									
	04/30/26		430278	P	05/21/26	10104295	52011	CONTRACT SERVICES	420.95
INVOICE: 30863213									
VENDOR TOTALS	.00 YTD INVOICED					3,599.51 YTD PAID			420.95
910 THE COUNSELING TEAM INTERNATIONAL									

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VENDOR	NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	05/08/26	26100004	430279	P	05/21/26	10106150 52011	CONTRACT SERVICES	2,000.00
	INVOICE: INV109742							
	VENDOR TOTALS	4,600.00 YTD INVOICED				38,475.00 YTD PAID		2,000.00
163	COUNTY OF SAN BERNARDINO							
	03/31/26	26100294	430282	P	05/21/26	10105150 52011	CONTRACT SERVICES	6,936.93
	INVOICE: 32096							
	04/30/26		430281	P	05/21/26	10106280 52030	MAINT-OFFICE AND MACHINER	87.78
	INVOICE: 1800002511							
	05/07/26		430280	P	05/21/26	10106285 52021	OTHER SERVICES AND SUPPLI	2,360.00
	INVOICE: 25-111-023							
	VENDOR TOTALS	2,979.00 YTD INVOICED				803,822.11 YTD PAID		9,384.71
1362	COUNTY OF SAN BERNARDINO							
	03/31/26		430283	P	05/21/26	10106280 52030	MAINT-OFFICE AND MACHINER	232.38
	INVOICE: 32097							
	03/31/26		430283	P	05/21/26	10106281 52011	CONTRACT SERVICES	37,900.32
	INVOICE: 32097							
	VENDOR TOTALS	24,376.30 YTD INVOICED				670,531.10 YTD PAID		38,132.70
13525	CRIME SCENE STERI CLEAN							
	03/12/26		430284	P	05/21/26	10106290 52011	CONTRACT SERVICES	200.00
	INVOICE: 03032026092							
	VENDOR TOTALS	.00 YTD INVOICED				2,939.00 YTD PAID		200.00
34287	CSG CONSULTANTS, INC.							
	05/01/26		430285	P	05/21/26	10104261 52011	CONTRACT SERVICES	880.19
	INVOICE: B260630							
	VENDOR TOTALS	.00 YTD INVOICED				11,940.27 YTD PAID		880.19
1455	CSK AUTOMOTIVE							
	05/11/26	26100015	430286	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	17.06
	INVOICE: 2677-284317							
	05/11/26	26100015	430286	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	348.74
	INVOICE: 2677-284349							
	05/11/26	26100015	430286	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	177.78
	INVOICE: 2677-284305							
	05/07/26	26100015	430286	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	495.31
	INVOICE: 2677-283418							
	VENDOR TOTALS	4,304.18 YTD INVOICED				36,527.68 YTD PAID		1,038.89
2593	DAILY JOURNAL CORP.							
	05/19/26	26100016	430287	P	05/21/26	10103150 52065	ADVERTISING	680.00
	INVOICE: B4043561							

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WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	5,660.98 YTD INVOICED				43,255.66 YTD PAID		680.00
2996	DANIELS TIRE SERVICE							
	05/07/26	26100005	430288	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	1,316.43
	INVOICE: 230243510							
	VENDOR TOTALS	2,780.00 YTD INVOICED				7,592.67 YTD PAID		1,316.43
254	DANS LAWNMOWER CENTER							
	03/10/26	26100017	430289	P	05/21/26	10105174 52021	OTHER SERVICES AND SUPPLI	135.73
	INVOICE: 330419							
	05/12/26	26100017	430289	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	88.58
	INVOICE: 334480							
	VENDOR TOTALS	.00 YTD INVOICED				17,111.15 YTD PAID		224.31
1186	DAVIDSONS AIR CONDITIONING							
	03/11/26	26100343	430290	P	05/21/26	10106151 52021	OTHER SERVICES AND SUPPLI	22,750.00
	INVOICE: 59407							
	VENDOR TOTALS	.00 YTD INVOICED				39,965.00 YTD PAID		22,750.00
31326	DEARDEN, KEVIN							
	05/20/26		430291	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	165.00
	INVOICE: 05182026 PER DIEM							
	VENDOR TOTALS	.00 YTD INVOICED				165.00 YTD PAID		165.00
12760	DEPT OF INDUSTRIAL RELATIONS							
	05/01/26		430292	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	225.00
	INVOICE: E 2279302 SB							
	VENDOR TOTALS	.00 YTD INVOICED				225.00 YTD PAID		225.00
596	DEPT OF JUSTICE							
	05/05/26		430293	P	05/21/26	10106284 52021	OTHER SERVICES AND SUPPLI	66.00
	INVOICE: 047891							
	VENDOR TOTALS	.00 YTD INVOICED				12,220.00 YTD PAID		66.00
903	ECOFERT INC							
	05/05/26		430294	P	05/21/26	10107304 52011	CONTRACT SERVICES	400.00
	INVOICE: 6824							
	VENDOR TOTALS	.00 YTD INVOICED				4,800.00 YTD PAID		400.00
3351	FAIRVIEW FORD SALES INC.							
	04/09/26	26100284	430295	P	05/21/26	33007304 53050	ROLLING STOCK	19,104.11
	INVOICE: 260362							
	04/09/26	26100284	430295	P	05/21/26	33008343 53050	ROLLING STOCK	24,756.74

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VENDOR NAME /	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 260362	03/24/26	26100263	430295	P	05/21/26	33007307 53050	ROLLING STOCK	40,412.85
INVOICE: 260292	05/12/26	26100063	430295	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	1,250.63
INVOICE: 264557	05/12/26	26100063	430295	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	168.66
INVOICE: 264556	05/11/26	26100063	430295	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	235.81
INVOICE: 264371	05/07/26	26100063	430295	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	135.55
INVOICE: 263570	05/07/26	26100063	430295	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	1,328.12
INVOICE: 263540	04/27/26		430295	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	1,824.43
INVOICE: 66055								
VENDOR TOTALS	1,903.00 YTD INVOICED					319,923.34 YTD PAID		89,216.90
9204 FERGUSON ENTERPRISES, INC.								
	05/12/26	26100075	430296	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	288.14
INVOICE: 6359604	04/29/26	26100075	430296	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	576.29
INVOICE: 6327640								
VENDOR TOTALS	.00 YTD INVOICED					7,558.46 YTD PAID		864.43
3248 FONTANA WATER CO.								
	05/13/26		430297	P	05/21/26	10107304 52004	WATER/SEWER	743.03
INVOICE: 10023576100232 0426								
VENDOR TOTALS	.00 YTD INVOICED					230,954.84 YTD PAID		743.03
1194 FONZA, MICHAEL								
	05/21/26		430298	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	201.00
INVOICE: 05182026 PER DIEM								
VENDOR TOTALS	.00 YTD INVOICED					438.48 YTD PAID		201.00
1012 FULL CIRCLE TRAINING SOLUTIONS								
	05/18/26		430299	P	05/21/26	10106285 52022	TRAININGS/MEETINGS/CONFER	8,900.00
INVOICE: 260140								
VENDOR TOTALS	.00 YTD INVOICED					10,397.00 YTD PAID		8,900.00
939 FULL TRAFFIC MAINTENANCE								
	05/12/26	26100082	430300	P	05/21/26	10107305 52021	OTHER SERVICES AND SUPPLI	2,370.50
INVOICE: 47661								
VENDOR TOTALS	.00 YTD INVOICED					22,535.20 YTD PAID		2,370.50
2944 GALLS LLC								

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VENDOR NAME	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	05/12/26	26100023	430301	P	05/21/26	10106150 52021	OTHER SERVICES AND SUPPLI	214.10
INVOICE:	BC2298525							
	04/09/26	26100023	430301	P	05/21/26	10106150 52021	OTHER SERVICES AND SUPPLI	771.80
INVOICE:	BC2287839							
	04/06/26	26100023	430301	P	05/21/26	10106150 52021	OTHER SERVICES AND SUPPLI	766.37
INVOICE:	BC2286549							
VENDOR TOTALS		1,034.55 YTD INVOICED				56,622.38 YTD PAID		1,752.27
1275 GARCIA, MARIANA								
	05/08/26		430302	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	165.00
INVOICE:	05052026 PER DIEM							
	05/08/26		430302	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	23.64
INVOICE:	05052026 PER DIEM							
	05/08/26		430303	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	165.14
INVOICE:	05052026 REIMB							
VENDOR TOTALS		.00 YTD INVOICED				353.78 YTD PAID		353.78
31996 GRAFIX SYSTEMS								
	05/14/26	26100131	430304	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	489.67
INVOICE:	34995							
VENDOR TOTALS		845.89 YTD INVOICED				11,880.10 YTD PAID		489.67
9420 HDL COREN & CONE								
	04/27/26	26100152	430305	P	05/21/26	10100001 52060	OTHER EXPENSE	4,862.50
INVOICE:	SIN062689							
VENDOR TOTALS		.00 YTD INVOICED				19,518.17 YTD PAID		4,862.50
32471 HERRERA II, VICTOR								
	06/19/26		430306	P	05/21/26	10106298 52022	TRAININGS/MEETINGS/CONFER	946.00
INVOICE:	06082026 PER DIEM							
VENDOR TOTALS		.00 YTD INVOICED				2,096.00 YTD PAID		946.00
928 HI-WAY SAFETY INC.								
	05/11/26	26100024	430307	P	05/21/26	10107308 52021	OTHER SERVICES AND SUPPLI	5,300.39
INVOICE:	186007							
VENDOR TOTALS		.00 YTD INVOICED				26,198.54 YTD PAID		5,300.39
553 HOME DEPOT								
	05/06/26	26100034	430308	P	05/21/26	10108345 52021	OTHER SERVICES AND SUPPLI	439.73
INVOICE:	66830005340724							
	04/30/26	26100034	430308	P	05/21/26	10108342 52021	OTHER SERVICES AND SUPPLI	612.20
INVOICE:	66830005494273							
	05/07/26	26100034	430308	P	05/21/26	10108341 52021	OTHER SERVICES AND SUPPLI	93.74
INVOICE:	66830005185012							
	05/09/26	26100034	430308	P	05/21/26	10107304 52021	OTHER SERVICES AND SUPPLI	434.34

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VENDOR NAME /	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: H6683-379140	04/30/26	26100034	430308	P	05/21/26	10108346 52021	OTHER SERVICES AND SUPPLI	152.18
INVOICE: 66830005249909	04/30/26	26100034	430309	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	372.85
INVOICE: H6683-378130	05/04/26	26100034	430309	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	112.97
INVOICE: H6683-378493	05/05/26	26100034	430309	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	55.02
INVOICE: H6683-378611	05/07/26	26100034	430309	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	14.92
INVOICE: H6683-378873	05/09/26	26100034	430309	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	970.81
INVOICE: H6683-379188	05/13/26	26100034	430309	P	05/21/26	10107308 52021	OTHER SERVICES AND SUPPLI	329.93
INVOICE: 66830005296470								
VENDOR TOTALS	2,088.66 YTD INVOICED				173,793.23 YTD PAID			3,588.69
34107 HR DYNAMICS & PERFORMANCE MANG								
	05/15/26	26100332	430310	P	05/21/26	10101148 52011	CONTRACT SERVICES	15,000.00
INVOICE: 05152026								
VENDOR TOTALS	.00 YTD INVOICED				64,000.00 YTD PAID			15,000.00
12977 HUITT-ZOLLARS								
	12/12/25		430311	P	05/21/26	22304720 53001	CAPITAL IMPROVEMENTS	1,665.00
INVOICE: 3082500179								
VENDOR TOTALS	.00 YTD INVOICED				13,708.24 YTD PAID			1,665.00
31096 INLAND EMPIRE LANDSCAPE, INC								
	05/31/26		430312	P	05/21/26	22257680 52021	OTHER SERVICES AND SUPPLI	197.56
INVOICE: 48742								
VENDOR TOTALS	.00 YTD INVOICED				764,803.81 YTD PAID			197.56
487 JGL MECHANICAL INC								
	03/31/26	26100069	430313	P	05/21/26	10107302 52011	CONTRACT SERVICES	1,437.00
INVOICE: 2026-1078								
VENDOR TOTALS	328.00 YTD INVOICED				14,853.00 YTD PAID			1,437.00
947 JOHNSONS HARDWARE								
	05/07/26	26100026	430314	P	05/21/26	22257680 52021	OTHER SERVICES AND SUPPLI	55.24
INVOICE: 525461	05/11/26	26100026	430314	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	41.11
INVOICE: 525469	05/07/26	26100026	430314	P	05/21/26	10107307 52021	OTHER SERVICES AND SUPPLI	37.54
INVOICE: 525460	05/07/26	26100026	430314	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	47.46
INVOICE: 525456								

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VENDOR NAME	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	05/12/26	26100026	430314	P	05/21/26	10107305 52021	OTHER SERVICES AND SUPPLI	6.16
INVOICE:	525479							
	05/06/26	26100026	430314	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	39.72
INVOICE:	525448							
	05/12/26	26100026	430314	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	31.26
INVOICE:	525481							
	04/29/26	26100026	430314	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	37.78
INVOICE:	525413							
	04/30/26	26100026	430314	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	11.23
INVOICE:	525422							
	04/30/26	26100026	430314	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	9.59
INVOICE:	525423							
	05/04/26	26100026	430314	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	37.63
INVOICE:	525440							
	05/18/26	26100026	430314	P	05/21/26	10106281 52021	OTHER SERVICES AND SUPPLI	118.17
INVOICE:	525503							
	05/18/26	26100026	430314	P	05/21/26	10106281 52021	OTHER SERVICES AND SUPPLI	50.41
INVOICE:	525504							
VENDOR TOTALS		2,130.09 YTD INVOICED				16,994.49 YTD PAID		523.30
3335 KH METALS & SUPPLY								
	05/12/26	26100028	430315	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	82.04
INVOICE:	0729234-IN							
	05/07/26	26100028	430315	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	88.74
INVOICE:	0728889-IN							
VENDOR TOTALS		217.74 YTD INVOICED				9,051.87 YTD PAID		170.78
35557 KILLIAN, ANTHONY								
	05/21/26		430316	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	201.00
INVOICE:	05182026 PER DIEM							
	05/30/26		430317	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	360.00
INVOICE:	05262026 PER DIEM							
	05/30/26		430317	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	22.91
INVOICE:	05262026 PER DIEM							
VENDOR TOTALS		200.00 YTD INVOICED				3,020.02 YTD PAID		583.91
15599 KONICA MINOLTA								
	04/30/26	26100238	430318	P	05/21/26	10106284 52030	MAINT-OFFICE AND MACHINER	407.86
INVOICE:	9010866046							
	04/30/26	26100238	430318	P	05/21/26	10106287 52030	MAINT-OFFICE AND MACHINER	25.98
INVOICE:	9010865474							
	04/30/26	26100238	430318	P	05/21/26	10106150 52030	MAINT-OFFICE AND MACHINER	251.81
INVOICE:	9010865743							
	04/30/26	26100238	430318	P	05/21/26	10106280 52030	MAINT-OFFICE AND MACHINER	37.17
INVOICE:	9010865743							
	04/30/26	26100238	430318	P	05/21/26	10106284 52030	MAINT-OFFICE AND MACHINER	11.22
INVOICE:	9010865743							
	04/30/26	26100238	430318	P	05/21/26	10106285 52030	MAINT-OFFICE AND MACHINER	244.29

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 9010865743	04/30/26	26100238	430318	P	05/21/26	10106290 52030	MAINT-OFFICE AND MACHINER	245.61
INVOICE: 9010865743	04/30/26	26100238	430318	P	05/21/26	10106298 52030	MAINT-OFFICE AND MACHINER	223.90
INVOICE: 9010865743	02/28/26	26100238	430318	P	05/21/26	10106150 52030	MAINT-OFFICE AND MACHINER	250.61
INVOICE: 9010795789	02/28/26	26100238	430318	P	05/21/26	10106280 52030	MAINT-OFFICE AND MACHINER	51.89
INVOICE: 9010795789	02/28/26	26100238	430318	P	05/21/26	10106284 52030	MAINT-OFFICE AND MACHINER	17.03
INVOICE: 9010795789	02/28/26	26100238	430318	P	05/21/26	10106285 52030	MAINT-OFFICE AND MACHINER	121.84
INVOICE: 9010795789	02/28/26	26100238	430318	P	05/21/26	10106290 52030	MAINT-OFFICE AND MACHINER	188.23
INVOICE: 9010795789	02/28/26	26100238	430318	P	05/21/26	10106298 52030	MAINT-OFFICE AND MACHINER	131.95
INVOICE: 9010727603	12/31/25	26100238	430318	P	05/21/26	10106150 52030	MAINT-OFFICE AND MACHINER	395.20
INVOICE: 9010727603	12/31/25	26100238	430318	P	05/21/26	10106280 52030	MAINT-OFFICE AND MACHINER	60.33
INVOICE: 9010727603	12/31/25	26100238	430318	P	05/21/26	10106284 52030	MAINT-OFFICE AND MACHINER	13.71
INVOICE: 9010727603	12/31/25	26100238	430318	P	05/21/26	10106285 52030	MAINT-OFFICE AND MACHINER	436.49
INVOICE: 9010727603	12/31/25	26100238	430318	P	05/21/26	10106290 52030	MAINT-OFFICE AND MACHINER	168.68
INVOICE: 9010727603	12/31/25	26100238	430318	P	05/21/26	10106298 52030	MAINT-OFFICE AND MACHINER	128.97
INVOICE: 9010761912	01/31/26	26100238	430318	P	05/21/26	10106150 52030	MAINT-OFFICE AND MACHINER	142.32
INVOICE: 9010761912	01/31/26	26100238	430318	P	05/21/26	10106280 52030	MAINT-OFFICE AND MACHINER	54.58
INVOICE: 9010761912	01/31/26	26100238	430318	P	05/21/26	10106284 52030	MAINT-OFFICE AND MACHINER	8.86
INVOICE: 9010761912	01/31/26	26100238	430318	P	05/21/26	10106285 52030	MAINT-OFFICE AND MACHINER	480.53
INVOICE: 9010761912	01/31/26	26100238	430318	P	05/21/26	10106290 52030	MAINT-OFFICE AND MACHINER	156.45
INVOICE: 9010761912	01/31/26	26100238	430318	P	05/21/26	10106298 52030	MAINT-OFFICE AND MACHINER	91.80
INVOICE: 9010832010	03/31/26	26100238	430318	P	05/21/26	10106150 52030	MAINT-OFFICE AND MACHINER	281.61
INVOICE: 9010832010	03/31/26	26100238	430318	P	05/21/26	10106280 52030	MAINT-OFFICE AND MACHINER	62.84
INVOICE: 9010832010	03/31/26	26100238	430318	P	05/21/26	10106284 52030	MAINT-OFFICE AND MACHINER	11.38
INVOICE: 9010832010	03/31/26	26100238	430318	P	05/21/26	10106285 52030	MAINT-OFFICE AND MACHINER	548.78
INVOICE: 9010832010	03/31/26	26100238	430318	P	05/21/26	10106290 52030	MAINT-OFFICE AND MACHINER	242.48

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	03/31/26	26100238	430318	P	05/21/26	10106298 52030	MAINT-OFFICE AND MACHINER	135.75
	INVOICE: 9010832010							
	05/06/26	26100258	430318	P	05/21/26	10106151 52021	OTHER SERVICES AND SUPPLI	1,700.00
	INVOICE: 52473821							
	VENDOR TOTALS	4,753.40 YTD INVOICED				184,956.60 YTD PAID		7,330.15
1230	LARDNER, JOHN							
	05/21/26		430319	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	201.00
	INVOICE: 05182026 PER DIEM							
	VENDOR TOTALS	.00 YTD INVOICED				866.45 YTD PAID		201.00
33701	LENOVO HEADQUARTERS US							
	03/07/26	26100326	430320	P	05/21/26	10102152 52030	MAINT-OFFICE AND MACHINER	2,281.20
	INVOICE: N300296234							
	03/06/26	26100326	430320	P	05/21/26	10102152 52030	MAINT-OFFICE AND MACHINER	1,548.50
	INVOICE: N300294673							
	VENDOR TOTALS	.00 YTD INVOICED				3,829.70 YTD PAID		3,829.70
1779	LESLIES POOL SUPPLIES INC.							
	05/04/26		430321	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	16.80
	INVOICE: 00692-01-121283							
	VENDOR TOTALS	372.32 YTD INVOICED				2,984.29 YTD PAID		16.80
404	LIBERTY DENTAL PLAN OF CALIFORNIA, INC							
	05/05/26		430322	P	05/21/26	10100000 20600	PAYROLL CLEARING	2,376.70
	INVOICE: 0001902152							
	VENDOR TOTALS	2,491.03 YTD INVOICED				28,084.28 YTD PAID		2,376.70
15561	LOWES HIW, INC							
	03/24/26	26100029	430323	P	05/21/26	10106150 52021	OTHER SERVICES AND SUPPLI	938.03
	INVOICE: 98030							
	03/10/26	26100029	430323	P	05/21/26	10106150 52021	OTHER SERVICES AND SUPPLI	383.48
	INVOICE: 991725-QKBBHS							
	04/29/26	26100029	430323	P	05/21/26	10106150 52021	OTHER SERVICES AND SUPPLI	661.03
	INVOICE: 96476							
	04/29/26	26100029	430323	P	05/21/26	10106150 52021	OTHER SERVICES AND SUPPLI	34.24
	INVOICE: 96488							
	VENDOR TOTALS	34.69 YTD INVOICED				23,506.53 YTD PAID		2,016.78
16901	MALLORY SAFETY AND SUPPLY LLC							
	05/01/26	26100171	430324	P	05/21/26	10105174 52021	OTHER SERVICES AND SUPPLI	2,558.19
	INVOICE: 6414448							
	VENDOR TOTALS	.00 YTD INVOICED				11,799.15 YTD PAID		2,558.19

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
31960	MAR-CO EQUIPMENT COMPANY							
	04/08/26	26100167	430325	P	05/21/26	10108351 52011	CONTRACT SERVICES	3,008.23
	INVOICE: 215557							
	VENDOR TOTALS	.00 YTD INVOICED				16,707.56 YTD PAID		3,008.23
150	MARK THOMAS & COMPANY. INC							
	04/15/26	24000422	430326	P	05/21/26	22024317 53001	CAPITAL IMPROVEMENTS	608.50
	INVOICE: 59596							
	04/15/26	24000422	430326	P	05/21/26	22024317 53001	CAPITAL IMPROVEMENTS	3,807.50
	INVOICE: 59595							
	VENDOR TOTALS	116,388.08 YTD INVOICED				438,776.04 YTD PAID		4,416.00
814	MC ELECTRIC							
	02/21/26		430327	P	05/21/26	22175176 53001	CAPITAL IMPROVEMENTS	75,501.25
	INVOICE: 6359							
	VENDOR TOTALS	.00 YTD INVOICED				367,953.33 YTD PAID		75,501.25
21430	MCDONAGH, MICHAEL							
	02/16/26		430328	P	05/21/26	10106285 52022	TRAININGS/MEETINGS/CONFER	374.10
	INVOICE: 02132026 MILEAGE							
	VENDOR TOTALS	473.00 YTD INVOICED				1,534.10 YTD PAID		374.10
411	METROPOLITAN LIFE INSURANCE COMPANY							
	04/01/26		430329	P	05/21/26	10100000 20600	PAYROLL CLEARING	2,427.30
	INVOICE: 4012026A							
	06/01/26		430330	P	05/21/26	10100000 20600	PAYROLL CLEARING	5,695.08
	INVOICE: 06012026							
	VENDOR TOTALS	5,371.01 YTD INVOICED				66,398.13 YTD PAID		8,122.38
983	MNS ENGINEERS, INC.							
	08/13/25		430331	P	05/21/26	10107302 52011	CONTRACT SERVICES	4,821.25
	INVOICE: 90806							
	09/15/25		430331	P	05/21/26	10107302 52011	CONTRACT SERVICES	2,846.25
	INVOICE: 91209							
	VENDOR TOTALS	.00 YTD INVOICED				16,911.25 YTD PAID		7,667.50
3	ODP BUSINESS SOLUTIONS, LLC							
	05/04/26		430332	P	05/21/26	10105150 52021	OTHER SERVICES AND SUPPLI	81.29
	INVOICE: 468315056001							
	05/06/26		430332	P	05/21/26	10107262 52021	OTHER SERVICES AND SUPPLI	28.99
	INVOICE: 464623371002							
	05/06/26		430332	P	05/21/26	10107150 52021	OTHER SERVICES AND SUPPLI	28.99
	INVOICE: 464623371002							
	05/07/26		430332	P	05/21/26	10102159 52021	OTHER SERVICES AND SUPPLI	34.48
	INVOICE: 467234710001							

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	05/11/26		430332	P	05/21/26	10101148 52021	OTHER SERVICES AND SUPPLI	305.20
INVOICE:	468224643001							
VENDOR TOTALS	18,760.43 YTD INVOICED					77,879.15 YTD PAID		478.95
999999 ONE TIME VENDOR								
	05/05/26		430337	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	792.00
INVOICE:	0260416							
	05/12/26		430334	P	05/21/26	10100000 20010	ACTIVENET-AP	100.00
INVOICE:	2005820.001							
	05/11/26		430339	P	05/21/26	10106284 52021	OTHER SERVICES AND SUPPLI	44.00
INVOICE:	004286-000							
	05/13/26		430338	P	05/21/26	10106283 52021	OTHER SERVICES AND SUPPLI	4.95
INVOICE:	244180 REFUND							
	05/13/26		430336	P	05/21/26	10100000 20010	ACTIVENET-AP	100.00
INVOICE:	2005821.001							
	05/08/26		430340	P	05/21/26	10100000 20010	ACTIVENET-AP	450.00
INVOICE:	2005814.001							
	05/08/26		430341	P	05/21/26	10100000 20010	ACTIVENET-AP	1,000.00
INVOICE:	2005815.001							
	05/07/26		430335	P	05/21/26	10104153 47760	ADMINISTRATIVE FEE	32.40
INVOICE:	BLRNOFD26-2063							
	05/07/26		430335	P	05/21/26	10104150 52021	OTHER SERVICES AND SUPPLI	4.00
INVOICE:	BLRNOFD26-2063							
	05/07/26		430335	P	05/21/26	10104153 47201	BUSINESS LICENSE	1,023.00
INVOICE:	BLRNOFD26-2063							
	05/07/26		430335	P	05/21/26	10104153 47303	OTHER FINES/FORFEITS/PENA	255.75
INVOICE:	BLRNOFD26-2063							
	07/15/26		430333	P	05/21/26	10100000 13807	PREPAID OTHER	1,494.00
INVOICE:	07152026 TUITION							
VENDOR TOTALS	88,158.27 YTD INVOICED					967,094.66 YTD PAID		5,300.10
19336 P.F. SERVICES, INC.								
	04/28/26	26100414	430342	P	05/21/26	10107302 52011	CONTRACT SERVICES	895.00
INVOICE:	21976							
	04/28/26	26100414	430342	P	05/21/26	10107302 52011	CONTRACT SERVICES	2,467.54
INVOICE:	21975							
	04/27/26	26100414	430342	P	05/21/26	10107302 52011	CONTRACT SERVICES	2,443.31
INVOICE:	21973							
VENDOR TOTALS	.00 YTD INVOICED					13,745.15 YTD PAID		5,805.85
1013 PARTS AUTHORITY LLC								
	04/14/26	26100185	430343	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	27.61
INVOICE:	117-644242							
	04/15/26	26100185	430343	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	58.72
INVOICE:	062-385258							
	04/23/26	26100185	430343	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	1,569.12
INVOICE:	096-785500							
	04/24/26	26100185	430343	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	61.98

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME /	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	062-419652							
	05/05/26	26100185	430343	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	89.52
INVOICE:	096-787161							
	05/06/26	26100185	430343	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	947.90
INVOICE:	096-787271							
	05/08/26	26100185	430343	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	147.23
INVOICE:	062-467959							
	05/08/26	26100185	430343	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	294.46
INVOICE:	096-787598							
VENDOR TOTALS		.00 YTD INVOICED				19,455.89 YTD PAID		3,196.54
423 PISTONBONES PRINTING, INC.								
	04/28/26	26100290	430344	P	05/21/26	10108345 52021	OTHER SERVICES AND SUPPLI	161.63
INVOICE:	7333							
	04/17/26		430344	P	05/21/26	10104295 52021	OTHER SERVICES AND SUPPLI	998.02
INVOICE:	7293							
VENDOR TOTALS		1,398.57 YTD INVOICED				7,733.36 YTD PAID		1,159.65
605 PRECISION TECHNOLOGIES								
	05/18/26	26100408	430345	P	05/21/26	10106151 52021	OTHER SERVICES AND SUPPLI	3,302.54
INVOICE:	100							
	05/18/26	26100408	430345	P	05/21/26	10106151 52021	OTHER SERVICES AND SUPPLI	5,880.00
INVOICE:	100							
VENDOR TOTALS		.00 YTD INVOICED				13,108.04 YTD PAID		9,182.54
425 PRINCIPAL LIFE INSURANCE COMPANY								
	05/17/26		430346	P	05/21/26	10100001 52011	CONTRACT SERVICES	50.62
INVOICE:	06012026 COBRA							
	05/17/26		430347	P	05/21/26	10100000 20600	PAYROLL CLEARING	33,550.83
INVOICE:	06012026							
VENDOR TOTALS		25,854.00 YTD INVOICED				347,926.96 YTD PAID		33,601.45
97 PSOMAS								
	03/23/26		430348	P	05/21/26	22037305 53001	CAPITAL IMPROVEMENTS	41,441.75
INVOICE:	232881							
	04/15/26		430348	P	05/21/26	22037305 53001	CAPITAL IMPROVEMENTS	9,785.75
INVOICE:	233766							
VENDOR TOTALS		.00 YTD INVOICED				132,150.51 YTD PAID		51,227.50
35349 PUNK ROCK PLUMBING SERVICES, INC.								
	04/15/26	26100407	430349	P	05/21/26	10107302 52011	CONTRACT SERVICES	6,353.00
INVOICE:	9313							
VENDOR TOTALS		.00 YTD INVOICED				8,652.00 YTD PAID		6,353.00
33177 QUINN COMPANY								

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	02/19/26	26100224	430350	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	1,459.07
INVOICE:	34443501							
	11/14/25	26100224	430350	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	1,724.48
INVOICE:	WOA00068691							
VENDOR TOTALS		.00 YTD INVOICED				17,957.92 YTD PAID		3,183.55
166 RAMIREZ UPHOLSTERY								
	05/06/26		430351	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	400.00
INVOICE:	5483							
VENDOR TOTALS		.00 YTD INVOICED				2,520.00 YTD PAID		400.00
1272 RENDON, EDUARDO								
	05/21/26		430352	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	201.00
INVOICE:	05182026 PER DIEM							
VENDOR TOTALS		.00 YTD INVOICED				201.00 YTD PAID		201.00
32609 RIALTO FAMILY HEALTH SERVICES								
	04/12/26	26100338	430353	P	05/21/26	22341855 52011	CONTRACT SERVICES	664.16
INVOICE:	3 2026							
VENDOR TOTALS		.00 YTD INVOICED				7,504.89 YTD PAID		664.16
21302 RIALTO WATER SERVICES								
	05/07/26		430354	P	05/21/26	10107302 52004	WATER/SEWER	434.56
INVOICE:	CYCLE 1 - APR 2026							
	05/07/26		430354	P	05/21/26	10107304 52004	WATER/SEWER	9,845.17
INVOICE:	CYCLE 1 - APR 2026							
	05/07/26		430354	P	05/21/26	10107314 52004	WATER/SEWER	216.93
INVOICE:	CYCLE 1 - APR 2026							
	05/07/26		430354	P	05/21/26	10108345 52004	WATER/SEWER	1,402.13
INVOICE:	CYCLE 1 - APR 2026							
	05/07/26		430354	P	05/21/26	10108351 52004	WATER/SEWER	679.85
INVOICE:	CYCLE 1 - APR 2026							
	05/07/26		430354	P	05/21/26	22257680 52004	WATER/SEWER	240.57
INVOICE:	CYCLE 1 - APR 2026							
	05/07/26		430354	P	05/21/26	22247670 52004	WATER/SEWER	57.28
INVOICE:	CYCLE 1 - APR 2026							
	04/30/26		430355	P	05/21/26	10106150 52004	WATER/SEWER	3,530.97
INVOICE:	CYCLE 3 - MAR2026							
	04/30/26		430355	P	05/21/26	10107302 52004	WATER/SEWER	1,775.84
INVOICE:	CYCLE 3 - MAR2026							
	04/30/26		430355	P	05/21/26	10107304 52004	WATER/SEWER	14,956.92
INVOICE:	CYCLE 3 - MAR2026							
	04/30/26		430355	P	05/21/26	22257680 52004	WATER/SEWER	11,025.19
INVOICE:	CYCLE 3 - MAR2026							
	04/30/26		430355	P	05/21/26	56307510 52004	WATER/SEWER	2,240.66
INVOICE:	CYCLE 3 - MAR2026							
	04/30/26		430355	P	05/21/26	22247670 52004	WATER/SEWER	453.88

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WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: CYCLE 3 - MAR2026							
04/30/26		430356	P	05/21/26	10105150 52004	WATER/SEWER	1,145.87
INVOICE: CYCLE 4 - APR 2026							
04/30/26		430356	P	05/21/26	10107304 52004	WATER/SEWER	16,009.55
INVOICE: CYCLE 4 - APR 2026							
04/30/26		430356	P	05/21/26	22247670 52004	WATER/SEWER	4,573.30
INVOICE: CYCLE 4 - APR 2026							
04/30/26		430356	P	05/21/26	22257680 52004	WATER/SEWER	1,719.46
INVOICE: CYCLE 4 - APR 2026							
04/30/26		430356	P	05/21/26	56107150 52004	WATER/SEWER	49.63
INVOICE: CYCLE 4 - APR 2026							
05/14/26		430357	P	05/21/26	10105150 52004	WATER/SEWER	69.16
INVOICE: 2028951-115941 0426							
VENDOR TOTALS	2,830.46 YTD INVOICED				2,544,762.92 YTD PAID		70,426.92
1269 RIVERA, THERESA							
05/21/26		430358	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	201.00
INVOICE: 05182026 PER DIEM							
VENDOR TOTALS	.00 YTD INVOICED				201.00 YTD PAID		201.00
10932 ROBERT HALF INTERNATIONAL							
05/12/26	26100350	430359	P	05/21/26	10101148 52011	CONTRACT SERVICES	2,057.20
INVOICE: 66210309							
05/19/26	26100410	430359	P	05/21/26	10101252 52011	CONTRACT SERVICES	1,996.00
INVOICE: 66233343							
05/11/26	26100410	430359	P	05/21/26	10101252 52011	CONTRACT SERVICES	2,195.60
INVOICE: 66200373							
VENDOR TOTALS	24,885.27 YTD INVOICED				273,261.52 YTD PAID		6,248.80
1271 SANCHEZ, AARON							
05/21/26		430360	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	201.00
INVOICE: 05182026 PER DIEM							
VENDOR TOTALS	.00 YTD INVOICED				201.00 YTD PAID		201.00
35622 SCP DISTRIBUTORS LLC							
04/27/26	26100049	430361	P	05/21/26	10108344 52021	OTHER SERVICES AND SUPPLI	37.41
INVOICE: 30504450							
03/04/26	26100049	430361	P	05/21/26	10108344 52021	OTHER SERVICES AND SUPPLI	1,658.97
INVOICE: 35153927							
VENDOR TOTALS	2,375.54 YTD INVOICED				22,492.72 YTD PAID		1,696.38
35606 SELF INSURED SERVICES COMPANY, BENEFIT COORDINATOR							
06/01/26		430362	P	05/21/26	10100000 20600	PAYROLL CLEARING	2,622.00
INVOICE: BON44H							

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	2,501.25 YTD INVOICED				29,772.25 YTD PAID		2,622.00
11557	SHRED-IT US JV LLC							
	04/30/26		430363	P	05/21/26	10106150 52021	OTHER SERVICES AND SUPPLI	1,692.14
	INVOICE: 8014155465							
	VENDOR TOTALS	.00 YTD INVOICED				16,623.76 YTD PAID		1,692.14
1277	SINGH, JUSTIN							
	05/30/26		430364	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	360.00
	INVOICE: 05262026 PER DIEM							
	05/30/26		430364	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	22.91
	INVOICE: 05262026 PER DIEM							
	VENDOR TOTALS	.00 YTD INVOICED				382.91 YTD PAID		382.91
3644	SMART & FINAL							
	05/11/26	26100044	430365	P	05/21/26	10106150 52021	OTHER SERVICES AND SUPPLI	12.48
	INVOICE: 835499							
	05/12/26	26100044	430365	P	05/21/26	10104295 52021	OTHER SERVICES AND SUPPLI	102.96
	INVOICE: 369433							
	05/13/26	26100044	430365	P	05/21/26	10106291 52021	OTHER SERVICES AND SUPPLI	277.12
	INVOICE: 885388							
	05/14/26	26100044	430365	P	05/21/26	10103152 52021	OTHER SERVICES AND SUPPLI	476.44
	INVOICE: 363677							
	05/14/26	26100044	430365	P	05/21/26	10103152 52021	OTHER SERVICES AND SUPPLI	121.52
	INVOICE: 3598600							
	05/05/26	26100044	430365	P	05/21/26	10103150 52021	OTHER SERVICES AND SUPPLI	105.83
	INVOICE: 285288							
	05/05/26	26100044	430365	P	05/21/26	10103150 52021	OTHER SERVICES AND SUPPLI	31.52
	INVOICE: 486511A							
	VENDOR TOTALS	2,219.77 YTD INVOICED				29,856.35 YTD PAID		1,127.87
940	SMITH, NATHAN							
	05/21/26		430366	P	05/21/26	10105151 52022	TRAININGS/MEETINGS/CONFER	201.00
	INVOICE: 05182026 PER DIEM							
	VENDOR TOTALS	.00 YTD INVOICED				781.91 YTD PAID		201.00
34616	SOCIAL WORK ACTION GROUP							
	05/07/26		430367	P	05/21/26	10106296 52011	CONTRACT SERVICES	83,235.46
	INVOICE: 04302026							
	VENDOR TOTALS	.00 YTD INVOICED				570,787.47 YTD PAID		83,235.46
3131	SOUTHERN CA. EDISON CO.							
	02/25/26		430368	P	05/21/26	10108347 52002	ELECTRICITY	951.37
	INVOICE: 600002130067 0226							
	02/25/26		430368	P	05/21/26	24904860 52002	ELECTRICITY	12,111.15

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 600002130067 0226 02/25/26		430368	P	05/21/26	10100001 52021	OTHER SERVICES AND SUPPLI	71.41
INVOICE: 600002130067 0226 02/25/26		430368	P	05/21/26	22247670 52002	ELECTRICITY	9.68
INVOICE: 600002130067 0226 03/25/26		430369	P	05/21/26	24904860 52002	ELECTRICITY	10,948.43
INVOICE: 600002130067 0326 03/25/26		430369	P	05/21/26	22247670 52002	ELECTRICITY	19.20
INVOICE: 600002130067 0326 03/25/26		430369	P	05/21/26	10100001 52021	OTHER SERVICES AND SUPPLI	16.11
INVOICE: 600002130067 0326 04/27/26		430370	P	05/21/26	10108347 52002	ELECTRICITY	1,360.92
INVOICE: 600002130067 0426 04/27/26		430370	P	05/21/26	24904860 52002	ELECTRICITY	11,748.92
INVOICE: 600002130067 0426 04/27/26		430370	P	05/21/26	10100001 52021	OTHER SERVICES AND SUPPLI	86.01
INVOICE: 600002130067 0426 04/27/26		430370	P	05/21/26	22247670 52002	ELECTRICITY	48.53
INVOICE: 600002130067 0426 02/19/26		430371	P	05/21/26	10105150 52002	ELECTRICITY	1,453.24
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	10106150 52002	ELECTRICITY	292.43
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	10107302 52002	ELECTRICITY	1,118.63
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	10107304 52002	ELECTRICITY	9,456.49
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	10107308 52002	ELECTRICITY	4,017.69
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	10107314 52002	ELECTRICITY	82.27
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	10108341 52002	ELECTRICITY	977.68
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	10108344 52002	ELECTRICITY	416.36
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	10108347 52002	ELECTRICITY	296.51
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	10108350 52002	ELECTRICITY	-123.41
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	22247670 52002	ELECTRICITY	1,674.12
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	22257680 52002	ELECTRICITY	2,415.32
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	24904860 52002	ELECTRICITY	4,786.30
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	56307510 52002	ELECTRICITY	17.02
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	10100001 52021	OTHER SERVICES AND SUPPLI	2,235.92
INVOICE: 600001003554 0226 02/19/26		430371	P	05/21/26	10107307 52002	ELECTRICITY	110.88

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 600001003554 0226	02/19/26		430371	P	05/21/26	10107308 52002	ELECTRICITY	2.01
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10105150 52002	ELECTRICITY	1,926.84
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10106150 52002	ELECTRICITY	247.10
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10107302 52002	ELECTRICITY	1,138.95
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10107304 52002	ELECTRICITY	15,518.59
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10107308 52002	ELECTRICITY	4,562.17
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10107314 52002	ELECTRICITY	81.90
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10108341 52002	ELECTRICITY	958.76
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10108344 52002	ELECTRICITY	488.88
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10108347 52002	ELECTRICITY	1,200.60
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10108350 52002	ELECTRICITY	33.32
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	22247670 52002	ELECTRICITY	1,839.39
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	22257680 52002	ELECTRICITY	2,855.23
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	24904860 52002	ELECTRICITY	5,530.29
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	56307510 52002	ELECTRICITY	17.02
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10100001 52021	OTHER SERVICES AND SUPPLI	291.99
INVOICE: 600001003554 0326	03/19/26		430372	P	05/21/26	10107307 52002	ELECTRICITY	165.55
INVOICE: 600001003554 0426	04/20/26		430373	P	05/21/26	10105150 52002	ELECTRICITY	2,182.34
INVOICE: 600001003554 0426	04/20/26		430373	P	05/21/26	10106150 52002	ELECTRICITY	295.39
INVOICE: 600001003554 0426	04/20/26		430373	P	05/21/26	10107302 52002	ELECTRICITY	1,374.10
INVOICE: 600001003554 0426	04/20/26		430373	P	05/21/26	10107304 52002	ELECTRICITY	17,595.26
INVOICE: 600001003554 0426	04/20/26		430373	P	05/21/26	10107308 52002	ELECTRICITY	4,625.30
INVOICE: 600001003554 0426	04/20/26		430373	P	05/21/26	10107314 52002	ELECTRICITY	146.70
INVOICE: 600001003554 0426	04/20/26		430373	P	05/21/26	10108341 52002	ELECTRICITY	931.13
INVOICE: 600001003554 0426	04/20/26		430373	P	05/21/26	10108344 52002	ELECTRICITY	680.32
INVOICE: 600001003554 0426	04/20/26		430373	P	05/21/26	10108347 52002	ELECTRICITY	1,543.29

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 600001003554 0426 04/20/26		430373	P	05/21/26	10108350 52002	ELECTRICITY	31.49
INVOICE: 600001003554 0426 04/20/26		430373	P	05/21/26	22247670 52002	ELECTRICITY	1,852.99
INVOICE: 600001003554 0426 04/20/26		430373	P	05/21/26	22257680 52002	ELECTRICITY	3,058.89
INVOICE: 600001003554 0426 04/20/26		430373	P	05/21/26	24904860 52002	ELECTRICITY	5,397.09
INVOICE: 600001003554 0426 04/20/26		430373	P	05/21/26	56307510 52002	ELECTRICITY	17.02
INVOICE: 600001003554 0426 04/20/26		430373	P	05/21/26	10100001 52021	OTHER SERVICES AND SUPPLI	183.61
INVOICE: 600001003554 0426 04/20/26		430373	P	05/21/26	10107307 52002	ELECTRICITY	155.62
VENDOR TOTALS	.00 YTD INVOICED				1,618,040.50 YTD PAID		143,528.31
953 SQUARE GROVE LLC							
04/21/26	26100280	430374	P	05/21/26	10105174 52021	OTHER SERVICES AND SUPPLI	5,180.62
INVOICE: INV2299015							
VENDOR TOTALS	.00 YTD INVOICED				14,184.93 YTD PAID		5,180.62
2487 STATE CONTROLLERS OFFICE							
05/06/26		430375	P	05/21/26	10106298 52011	CONTRACT SERVICES	303.29
INVOICE: FTB-0009114							
VENDOR TOTALS	.00 YTD INVOICED				5,399.85 YTD PAID		303.29
31882 T-MOBILE USA							
05/07/26		430376	P	05/21/26	10106290 52021	OTHER SERVICES AND SUPPLI	115.00
INVOICE: L2605070314							
VENDOR TOTALS	165.00 YTD INVOICED				5,460.00 YTD PAID		115.00
98 THE ADT SECURITY CORPORATION							
05/18/26	26100094	430377	P	05/21/26	10107302 52011	CONTRACT SERVICES	74.15
INVOICE: 405121175 0626							
VENDOR TOTALS	262.50 YTD INVOICED				2,770.92 YTD PAID		74.15
1011 THE BOYD GROUP (U.S.) INC.							
04/15/26		430378	P	05/21/26	10107307 52110	FLEET MAINT/REPLACEMENT C	330.00
INVOICE: 1900519545							
VENDOR TOTALS	2,692.38 YTD INVOICED				7,366.53 YTD PAID		330.00
34866 THE LINCOLN NATIONAL LIFE							
06/01/26		430379	P	05/21/26	10100000 20600	PAYROLL CLEARING	18,493.61
INVOICE: 06012026							

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	37,223.62 YTD INVOICED				257,633.66 YTD PAID		18,493.61
32452	TPS PLUMBING SUPPLY INC							
	05/05/26	26100041	430380	P	05/21/26	10107302 52021	OTHER SERVICES AND SUPPLI	2,144.74
	INVOICE: 679810							
	VENDOR TOTALS	97.86 YTD INVOICED				11,583.76 YTD PAID		2,144.74
349	TRUE NORTH COMPLIANCE SERVICES, INC							
	04/01/26		430381	P	05/21/26	10104261 52011	CONTRACT SERVICES	4,355.00
	INVOICE: 26-03-036_2 FIRE							
	VENDOR TOTALS	.00 YTD INVOICED				783,446.11 YTD PAID		4,355.00
20838	UKG KRONOS SYSTEMS LLC							
	05/08/26		430382	P	05/21/26	10102152 52011	CONTRACT SERVICES	191.25
	INVOICE: I10080058773							
	VENDOR TOTALS	.00 YTD INVOICED				12,168.14 YTD PAID		191.25
12390	ULINE, INC.							
	04/16/26	26100039	430383	P	05/21/26	10107305 52021	OTHER SERVICES AND SUPPLI	8,923.45
	INVOICE: 206875122							
	VENDOR TOTALS	.00 YTD INVOICED				57,722.22 YTD PAID		8,923.45
16103	URIMAGE							
	05/13/26	26100036	430384	P	05/21/26	10108150 52021	OTHER SERVICES AND SUPPLI	33.40
	INVOICE: 13918							
	05/04/26	26100036	430384	P	05/21/26	10104255 52021	OTHER SERVICES AND SUPPLI	36.64
	INVOICE: 13903							
	VENDOR TOTALS	121.23 YTD INVOICED				11,093.59 YTD PAID		70.04
9513	US BANK TRUST N.A.							
	04/07/26		430385	P	05/21/26	78772141 54030	ISSUANCE COSTS	1,500.00
	INVOICE: 8127043							
	04/07/26		430385	P	05/21/26	78772141 54020	SERVICE FEES	3,000.00
	INVOICE: 8127043							
	04/07/26		430385	P	05/21/26	78772141 54030	ISSUANCE COSTS	3,000.00
	INVOICE: 8127043							
	VENDOR TOTALS	2,750.00 YTD INVOICED				12,748,819.30 YTD PAID		7,500.00
1247	VULCAN MATERIALS							
	05/11/26	26100087	430386	P	05/21/26	10107305 52021	OTHER SERVICES AND SUPPLI	124.85
	INVOICE: 6409108							
	05/08/26	26100087	430386	P	05/21/26	10107305 52021	OTHER SERVICES AND SUPPLI	186.01
	INVOICE: 6401902							
	05/08/26	26100087	430386	P	05/21/26	10107305 52021	OTHER SERVICES AND SUPPLI	103.64

PAID INVOICES REPORT

WARRANT: 45-GEN TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME /	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 6401317	05/15/26	26100087	430386	P	05/21/26	10107305 52021	OTHER SERVICES AND SUPPLI	603.35
INVOICE: 6451599	05/15/26	26100087	430386	P	05/21/26	10107305 52021	OTHER SERVICES AND SUPPLI	126.09
INVOICE: 6443616	05/13/26	26100087	430386	P	05/21/26	10107305 52021	OTHER SERVICES AND SUPPLI	189.77
INVOICE: 6439912								
VENDOR TOTALS	2,187.50 YTD INVOICED				16,609.08 YTD PAID			1,333.71
2853 WEST COAST ARBORISTS								
	04/30/26		430387	P	05/21/26	24907309 52011	CONTRACT SERVICES	285.00
INVOICE: 243509								
VENDOR TOTALS	.00 YTD INVOICED				604,960.50 YTD PAID			285.00
32660 WINZER FRANCHISE CORPORATION								
	05/11/26	26100140	430388	P	05/21/26	10107308 52021	OTHER SERVICES AND SUPPLI	79.22
INVOICE: 3826319	05/08/26	26100140	430388	P	05/21/26	10107308 52021	OTHER SERVICES AND SUPPLI	474.93
INVOICE: 3824065	05/08/26	26100140	430388	P	05/21/26	10107308 52021	OTHER SERVICES AND SUPPLI	78.67
INVOICE: 3824196	05/12/26	26100140	430388	P	05/21/26	10107307 52021	OTHER SERVICES AND SUPPLI	29.35
INVOICE: 3827396								
VENDOR TOTALS	296.57 YTD INVOICED				9,673.82 YTD PAID			662.17
18223 ZOLL MEDICAL CORP.								
	04/27/26	26100168	430389	P	05/21/26	10105175 52021	OTHER SERVICES AND SUPPLI	1,713.46
INVOICE: 4481330	04/26/26	26100168	430389	P	05/21/26	10105175 52021	OTHER SERVICES AND SUPPLI	1,734.33
INVOICE: 4480400								
VENDOR TOTALS	.00 YTD INVOICED				57,132.26 YTD PAID			3,447.79
							REPORT TOTALS	1,072,717.65

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	136	1,072,717.65

** END OF REPORT - Generated by Kandace Smith **

PAID INVOICES REPORT

WARRANT: 45-RUA TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR NAME / INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
2641 BURKE, WILLIAMS & SORENSEN LLP							
05/14/26		50079	P	05/21/26	56807960 52010	LEGAL SERVICES	3,398.00
INVOICE: 366718							
VENDOR TOTALS	122,195.31 YTD INVOICED				1,209,341.69 YTD PAID		3,398.00
3131 SOUTHERN CA. EDISON CO.							
03/19/26		50080	P	05/21/26	56707960 52002	ELECTRICITY	1,047.55
INVOICE: 600001003540326RUA							
02/19/26		50080	P	05/21/26	56707960 52002	ELECTRICITY	993.63
INVOICE: 600001003540226RUA							
04/20/26		50080	P	05/21/26	56707960 52002	ELECTRICITY	1,392.49
INVOICE: 600001003540426RUA							
VENDOR TOTALS	.00 YTD INVOICED				1,618,040.50 YTD PAID		3,433.67
						REPORT TOTALS	6,831.67

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	2	6,831.67

** END OF REPORT - Generated by Kandace Smith **

FINANCE DEPARTMENT

PAYROLL VOUCHER

5/22/2026

Voucher List
CITY OF RIALTO

Bank Code: Payroll

Voucher	Date	Vendor	Invoice	PO#	Description/Account/Project #	Amount
5/22/2026	5/22/2026	Wells Fargo Bank - Payroll	5/22/2026		Payroll - 5/22/2026	2,547,481.72
					Total:	**2,547,481.72**

1 Voucher for bank code: Payroll **Bank Total:** **2,547,481.72**

FINANCE DEPARTMENT

VOID CHECKS LIST

WARRANT RESOLUTION NO. 2026-45

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99990000 99991 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
429228	03/26/2026	VOID	016754	LOPEZ, JEANETTE	387.00			

INVOICE NO	ORG	OBJ	PROJ	AMOUNT
04062026 PER DIEM	10106285	52022		387.00

1 CHECKS	CASH ACCOUNT TOTAL	387.00	.00	

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
1 CHECKS	FINAL TOTAL	387.00	.00

** END OF REPORT - Generated by Kandace Smith **

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99990000 99991 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
430062	05/07/2026	VOID	000915	MONTOYA, EDWARD	.00			

INVOICE NO	ORG	OBJ	PROJ	AMOUNT
05142026	10101149	52022		40.60

1 CHECKS	CASH ACCOUNT TOTAL	.00	.00	

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
1 CHECKS	FINAL TOTAL	.00	.00

** END OF REPORT - Generated by Kandace Smith **

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99990000 99991 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
430075	05/07/2026	VOID	035329	PEREZ, KARLA	.00			

INVOICE NO	ORG	OBJ	PROJ	AMOUNT
05182026	10101149	52022		326.25

1 CHECKS	CASH ACCOUNT TOTAL	.00	.00	

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
1 CHECKS	FINAL TOTAL	.00	.00

** END OF REPORT - Generated by Kandace Smith **

City of Rialto

Legislation Text

File #: 26-0385, **Version:** 1, **Agenda #:** C.1

Regular City Council Meeting - May 26, 2026

City of Rialto

Council Chambers
150 S. Palm Ave
Rialto, CA 92376

Meeting Minutes

City Council

Mayor Joe Baca
Mayor Pro Tem Ed Scott
Council Member Andy Carrizales
Council Member Karla Perez
Council Member Edward Montoya Jr.

City Clerk Barbara A. McGee
City Treasurer Edward J. Carrillo

Eric Vail, City Attorney
Tanya Williams, City Manager

Tuesday, May 26, 2026 **6:30 PM**

CLOSED SESSION TIME: 5:00PM
OPEN SESSION TIME: 6:30 PM
CITY COUNCIL, City of Rialto, acting as Successor Agency to the Redevelopment Agency, RIALTO UTILITY AUTHORITY, RIALTO HOUSING AUTHORITY

A regular meeting of the City Council of the City of Rialto was held in the City Council Chambers located at 150 South Palm Avenue, Rialto, California 92376 on Tuesday, May 26, 2026.

This meeting was called by the presiding officer of the Rialto City Council in accordance with the provisions of Government Code §54956 of the State of California.

5:00 p.m.

CLOSED SESSION

Called to Order By: Mayor Joe Baca

ROLL CALL
The roll was called, and the following were present: Mayor Joe Baca, Mayor Pro Tem Ed Scott, Council Member Karla Perez, and Council Member Edward Montoya Jr. Also, present were City Manager Tanya Williams, City Attorney Eric Vail, City Clerk Barbara McGee. City Treasurer Edward Carrillo was

1 **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**
Pursuant to Government Code section 54956.9(d)(1)
Number of Matters: Two (2)
Lelia Deborah Robertson v. City of Rialto
SBCSC Case No. CIVSB2325391
Omar Sandoval et al. V City of Rialto et al
SCD 5:25-CV-01879-AB-ASX

2 **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**
Pursuant to Government Code section 54956.9(d)(2)
Significant Exposure to Litigation
Number of Matters: One (1)

3 **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Pursuant to Government Code section 54956.8
Property: Three Easement / Leasehold Interests
Lease #8710 Riverside Avenue
Lease #8711 Ayala Drive
Lease #8210-01 210 Fwy /Alder
Lease #8210-02 210 Fwy/Alder
Agency Negotiators: City Manager Tanya Williams
Negotiating Parties: City of Rialto (seller); Lamar (buyer)
Under Negotiation: Price and Terms Sale

4 **CONFERENCE WITH LABOR NEGOTIATOR**
Pursuant to Government Code section 54957.6
Labor Negotiator: City Manager Tanya Williams, Assistant City Manager Tim Sullivan
Employee Organizations:
Executive Management Team
Management Unrepresented Employees
Rialto City Employee's Association (RCEA)
Teamsters Mid-Management & Confidential Employee's Union (TMMU)
Rialto Fire Management Association (RFMA)
Rialto Police Benefit Association - Management
Rialto Police Benefit Association - General
Rialto Professional Firefighters of California - Local 3688
Unrepresented Employees

Motion by Council Member Perez, second by Mayor Pro Tem Scott and carried by a 5-0 vote to go into Closed Session.

City Council went into Closed Session at 5:02 p.m. and returned at 6:15 p.m.

6:30 p.m.

OPEN SESSION

Called to Order By: Mayor Joe Baca

ROLL CALL
The roll was called, and the following were present: Mayor Joe Baca, Mayor Pro Tem Ed Scott, Council Member Karla Perez, and Council Member Edward Montoya Jr. Also, present were City Manager Tanya Williams, City Attorney Eric Vail, City Clerk Barbara McGee and City Treasurer Edward Carrillo.

PLEDGE OF ALLEGIANCE - Mayor Joe Baca

INVOCATION - Pastor David Gaunt - Sunrise Church

City Attorney's Report on Closed Session
1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION on Two Matters.
City Council gave direction to legal counsel. No reportable action.
2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION on One Matter.
City Council gave direction. No reportable action.
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
City Council have direction gave direction to staff. No reportable action.
4. CONFERENCE WITH LABOR NEGOTIATOR
City Council gave direction. No reportable action.

PRESENTATIONS AND PROCLAMATIONS

1	Certificate of Recognition to Athletico Rialto Soccer Team - Council Member Montoya
2	Rialto Branch Library - Summer Reading Program - Janet Monterrosa, Branch Manager

ORAL COMMUNICATIONS

1. Nicholas Santiago and D. Cooper, students from Eisenhower High School for a Civic Engagement Project, spoke about speeding and the Every 15 Minutes Program.

2. Roberto Delgado, member of the Viejitos Car Club, San Bernardino Chapter, looking for resources to do a backpack giveaway. The goal is to do two events, a fundraiser and car show/backpack giveaway.

3. Michael Feinstein, former Mayor and Council Member in Santa Monica and co-founder of the Green Party, candidate for California Secretary of State commented about representation and regional districts in California.

City Council to consider removing or continuing any items on the agenda

CONSENT CALENDAR

A. WAIVE FULL READING OF ORDINANCES

B. APPROVAL OF WARRANT RESOLUTIONS

B.1 Warrant Resolution No. 2026-43

B.2 Warrant Resolution No. 2026-44

C. APPROVAL OF MINUTES

C.1 Regular City Council Meeting - May 12, 2026

D. CLAIMS AGAINST THE CITY - FOR INFORMATION ONLY

D.1 Angelica Lizarraga, Alberto Alvarez, Ana Maria Alvarez

D.2 Izaiah Morgado Frazier

D.3 Jennifer Petinaud

D.4 Salvador Roque

E. SET PUBLIC HEARING

E.1 Request City Council to Set a Public Hearing for **June 9, 2026**, to Approve and Adopt the Budget Plan for Fiscal Year 2026-2027.

E.2 Request City Council to: (1) Adopt **Resolution No. 8504**, Adopt **Resolution No. 8505**, and Adopt **Resolution No. 8506** Related to Street Light Maintenance District No. 1; (2) Adopt **Resolution No. 8507**, Adopt **Resolution No. 8508**, and Adopt **Resolution No. 8509** Related to Landscape Maintenance District No. 1; (3) Adopt **Resolution No. 8510**, Adopt **Resolution No. 8511**, and Adopt **Resolution No. 8512**, Related to Landscaping and Lighting Maintenance District No. 2; and (4) Set a Public Hearing for **June 9, 2026**, to Consider the Levy and Collection of Annual Assessments.

F. MISCELLANEOUS

F.1 Request City Council to Adopt **Resolution No. 8513** Calling and Giving Notice of Holding a General Municipal Election and Requesting the San Bernardino County Board of Supervisors to Consolidate Said Election With the General Election to be Held on Tuesday, November 3, 2026.

F.2 Request City Council to: (1) Authorize the Submission of a Railroad Crossing Elimination (Crossing Safety) Program Grant Application to the Federal Railroad Administration of the U.S. Department of Transportation for the Pacific Electric Trail Extension Project, City Project No. 240801; and (2) Authorize the City Manager or Their Designee to Execute all Related Documents.

F.3 Request City Council to: (1) Adopt Proposed **Resolution No. 8514** Approving Parcel Map 20809 for the Subdivision of Two Parcels Located at the Southwest Corner of Locust Avenue and Lowell Street, Within the General Manufacturing Land Use District of the Rialto Airport Specific Plan, Into One Parcel of Land; and (2) Authorize the City Manager or Their Designee to Execute all Related Documents.

F.4 Request City Council/Rialto Utility Authority to: (1) Approve Contract Amendment No. 3 With Enplanners in the Amount of $11,155 for a Revised Total Not-To-Exceed Contract Amount of $271,741, for Additional Environmental Survey Services Associated With the Dr. June Hayes and Deborah Roberston Habitat Nature Center, Formally Known as the Rialto Habitat Nature Center (RHNC) Project; and (2) Authorize the City Manager/Executive Director or Their Designee to Execute all Related Documents.

F.5 Request City Council to: (1) Approve Amendment No. 9 to the Waste Disposal Agreement Between the City of Rialto and San Bernardino County, Division of Solid Waste, Extending the Term From July 1, 2026, to June 30, 2035, Lowering the Current Contract Rate from 85% to 83% of the County's Posted Gate Rate, Effective Each July 1st; and (2) Authorize the City Manager or Their Designee to Execute all Related Documents.

F.6 Request City Council to Adopt **Resolution No. 8515** Approving the Industrial Disability Retirement of Dionisio Cuellar.

F.7 Request City Council to Receive and File for Future Audit the Treasurer's Investment Report as of March 31, 2026.

Mayor Pro Tem asked that Item E.1 be pulled for separate discussion.

Motion by Council Member Perez, second by Council Member Montoya and carried by a 5-0 vote to approve the consent calendar with the exception of Item E.1.

E.1 - Mayor Pro Tem Scott asked if there is a reason they are rushing to approve the budget and not be set for June 23rd?

City Manager Williams stated they can move the public hearing to June 23rd.

Motion by Mayor Pro Tem Scott, second by Council Member Perez and carried by a 5-0 vote to approve E.1 and move the public hearing date to June 23rd.

TAB PUBLIC HEARING

TAB1 Request City Council to: (1) Conduct a Public Hearing for the Placement of Liens for Delinquent Refuse Collection Accounts for the 4th Quarter of 2025; and (2) Adopt **Resolution No. 8516** Authorizing the Filing of Liens Against Certain Properties for Delinquent Refuse Accounts with the San Bernardino County Assessor-Recorder-Clerk's Office.
(ACTION)

Motion by Council Member Perez, second by Council Member Montoya and carried by a 5-0 vote to close the public hearing.

Motion by Mayor Pro Tem Scott, second by Council Member Montoya and carried by a 5-0 to approve TAB 1.

TAB2 Request City Council to Request City Council to Conduct a Public Hearing on the Status of Vacancies and Recruitment and Retention Efforts in Compliance with Assembly Bill 2561.
POWERPOINT
(ACTION)

Motion by Council Carrizales, second by Council Member Perez and carried by a 5-0 vote to close the public hearing.

Motion by Council Member Carrizales, second by Council Member Perez and carried by a 5-0 vote to approve TAB 2.

TAB NEW BUSINESS

TAB3 Request City Council Adopt **Resolution No. 8517** Approving Municipal Solid Waste Collection, Recycling, Organics, and Disposal Rates for Fiscal Year 2026/2027.
(ACTION)

Motion by Council Member Carrizales, second by Council Member Perez and carried by a 5-0 vote to approve TAB 3.

TAB4 Request City Council to adopt **Resolution No. 8518** adopting City Council Meeting Policies Relating to Remote Participation by Members of the Public Pursuant to Senate Bill 707 and **Resolution No. 8519** Amending the Rules and Procedures for Conducting City Council Meetings.
(ACTION)

Mayor Pro Tem Scott expressed his concern regarding changing the comment period to a 3-minute time limit.

Mayor Baca stated that 3 minutes is good and 5 minutes if quite a lot. People can get their message across in 3 minutes.

Council Member Montoya stated he is a supporter of free speech and doesn't mind either 3 minutes or 5 minutes. he can't pick if one is better than the other. He would like to see something added to the resolution, the ability to end comments if it's a topic out of our jurisdiction.

City Attorney Vail stated it's in the Brown Act and they don't need to adopt a policy, they already have that authority.

Council Member Carrizales stated he agrees with Mayor Pro Tem and should allow them that time. He will amend his vote to make it 5 minutes.

Motion by Council Member Carrizales, second by Mayor Pro Tem Scott and carried by a 5-0 vote to approve Resolution No. 8518.

Motion by Council Member Carrizales, second by Council Member Montoya and carried by a 4-0 vote, Mayor Baca abstained, to approve Resolution No. 8519 and to amend the resolution to change the comment time limit to 5 minutes.

TAB5 Request the City Council to: (1) Adopt **Budget Resolution No. 8520** Amending the Fiscal Year 2025/2026 Budget to Appropriate $800,000 to Capital Projects Fund 3300; (2) Approve a Purchase and Installation Agreement with Mobile Modular Management Corp Inc., Substantially Similar to the Agreement Attached to the Staff Report and Approved as to Form by the City Attorney in the Amount of $2,859,987, for the Acquisition and Installation of a Mobile Modular Office for the Public Works Department; and (3) Authorize the City Manager or Their Designee to Execute all Related Documents.
(ACTION)

Mayor Pro Tem Scott stated its taken too long, five years, to deal with the building. He appreciates the fact the Director is bringing it to a conclusion.

Motion by Council Member Carrizales, second by Council Member Perez and carried by a 5-0 vote to approve TAB 5.

TAB6 Request City Council to: (1) Award a Contract Services Agreement with West Coast Arborist, a California Corporation, in the Amount of $550,000 for the Implementation of the Urban Forestry Management Plan, City Project No. 25041; and (2) Authorize the City Manager or Their Designee to Execute all Related Documents.
(ACTION)

Motion by Council Member Carrizales, second by Mayor Pro Tem Scott and carried by a 5-0 vote to approve TAB 6.

ADJOURNMENT

Motion by Council Member Perez, second by Council Member Montoya and carried by a 5 0 vote to adjourn the City Council Meeting at 8:20 pm.

MAYOR JOE BACA

ATTEST:

CITY CLERK BARBARA A. McGEE

City of Rialto

Legislation Text

File #: 26-0376, **Version:** 1, **Agenda #:** D.1

Aron James

CITY OF RIALTO
LIABILITY
CLAIM FOR DAMAGES TO PERSON OR PROPERTY

CITY CLERK'S DATE STAMP
CITY OF RIALTO
2026 MAY 28 PM 4:15
RECEIVED
CITY CLERK

1. *Claims for death, injury to person, or to personal property must be filed not later than six (6) months after the occurrence (Gov. Code §911.2).*
2. Claims for damages to real property must be filed not later than one (1) year after the occurrence (Gov. Code §911.2).
3. READ ENTIRE CLAIM FOR BEFORE FILING
4. ATTACH SEPARATE SHEETS, IF NECESSARY, TO GIVE FULL DETAILS

RETURN TO:
Rialto City Clerk's Office
Mail: 150 S. Palm Ave., Rialto, CA 92376
Address: 290 W. Rialto Ave., Rialto, CA 92376

CLAIMANT INFORMATION:

Aron F. James — FULL NAME

DATE OF BIRTH

HOME ADDRESS INCLUDING CITY, STATE & ZIP

HOME TELEPHONE NO.

Same as Above — BUSINESS ADDRESS INCLUDING CITY, STATE & ZIP

( ) — BUSINESS TELEPHONE NO.

ADDRESS AT WHICH CLAIMANT DESIRES TO RECEIVE NOTICES OR COMMUNICATIONS REGARDING THIS CLAIM (if different from home address provided above): Same

1. WHEN DID DAMAGE OR INJURY OCCUR? DATE: 5/16/2026 TIME: 1608 ☐ AM ☐ PM

2. PLACE OF ACCIDENT (OCCURRENCE) BE SPECIFIC – *Describe fully and (if applicable) locate on diagram on reverse side of this sheet. Where appropriate, give street names and addresses, measurements and landmarks.*
W. Casmalia ST / N Laurel AVE

3. HOW DID DAMAGE OR INJURY OCCUR?
Police Directed Vehicle to be towed where no SIGNAGE existed to warn that Vehicle Could Be towed. exit 210 E @ ALDER made left on ALDER to Casmalia then RT & made RT turn ON Casmalia THEN LT ON LAUREL ST (No Posted SIGNS)

4. WERE POLICE AT THE SCENE? ☐ YES ☒ NO **WERE PARAMEDICS AT THE SCENE?** ☐ YES ☒ NO

5. WHAT PARTICULAR ACT OR OMISSION DO YOU CLAIM CAUSED THE INJURY OR DAMAGES? *Give the name of the city/town employee causing the injury or damage, if known.*
Improper TOW BY Officer R. VIAN. NO TOW AWAY ZONE Posted (PER) OR UNDER CA Veh. CODE 22651(N) states. Posted Signs Required in order TO tow Vehicle. NO SIGNS ON 210 west exit to ALDER Notifing NO Parking OF Vehicles

6. GIVE TOTAL AMOUNT OF CLAIM *Include estimate of amount of any prospective injury or damage* $

HOW WAS THE ABOVE AMOUNT COMPUTED? *Be specific, list doctor bills, repair estimates, etc.* ***Please attach 2 estimates.***

DAMAGES INCURRED TO DATE:

Item/Date: Release Fee 5/16 — Amount: $ 216.80
Item/Date: TOW Fee + ADMIN FEE + Storage — Amount: $ 1243
TRUCK 858 + 121 264 — Amount $ 385
Trailer 121 + 264

TOTAL AMOUNT CLAIMED AS OF PRESENTATION OF THIS CLAIM: $ 1844.80

ESTIMATED PROSPECTIVE DAMAGES, AS FAR AS KNOWN:

Item/Date: _____ Amount: $_____

Item/Date: _____ Amount: $_____

TOTAL ESTIMATED AMOUNT PROSPECTIVE DAMAGES: $_____

7. WITNESSES TO DAMAGE OR INJURY *List all persons known to have information (attach additional pages, if necessary)*

NAME: _____ NAME: _____

ADDRESS: _____ ADDRESS: _____

_____ _____

TELEPHONE: (___) _____ TELEPHONE: (___) _____

8. IF INJURED, PROVIDE NAME, CONTACT INFORMATION AND DATE/TIME DOCTOR(S) OR HOSPITAL(S) VISITED:

NAME: _____ NAME: _____

ADDRESS: _____ ADDRESS: _____

_____ _____

TELEPHONE: (___) _____ TELEPHONE: (___) _____

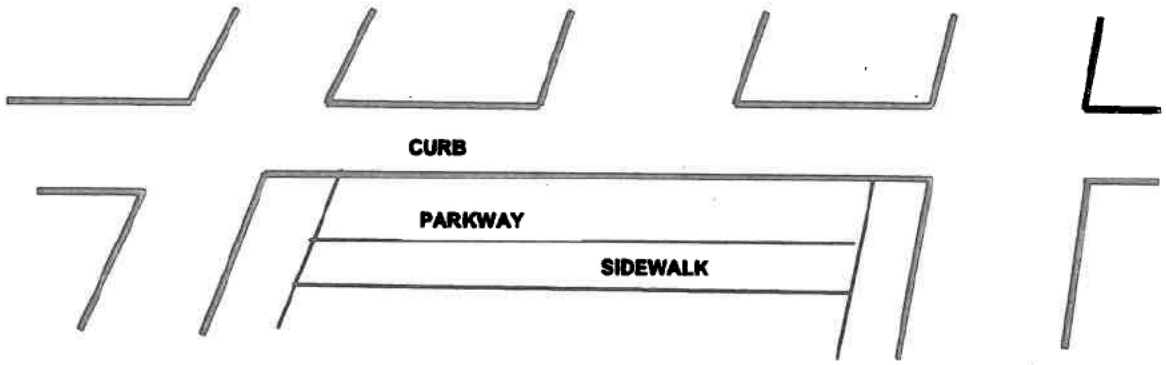
DATE: _____ TIME: _____ ☐ AM ☐ PM DATE: _____ TIME: _____ ☐ AM ☐ PM

9. PLEASE READ THE FOLLOWING CAREFULLY:

For all vehicle accident claims, place on the following diagram, the names of streets, including NORTH, EAST, SOUTH AND WEST directions. Indicate place of accident by "X" and by showing house numbers or distances to street corners.

If a city/town vehicle was involved, designate by letter "A" location of the City/Town vehicle when you first saw it, and by "B" location of yourself or your vehicle when you first saw City/Town vehicle; location of City/Town vehicle at time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1" and the point of impact by "X".

⇨ ***NOTE: IF THE DIAGRAM BELOW DOES NOT FIT THE SITUATION, PLEASE ATTACH A PROPER DIAGRAM SIGNED BY THE CLAIMANT.***



I HAVE READ THE FOREGOING CLAIM AND KNOW THE CONTENTS THEREOF; AND CERTIFY THAT THE SAME IS TRUE OF MY OWN KNOWLEDGE EXCEPT AS TO THOSE MATTERS WHICH ARE HEREIN STATED UPON MY INFORMATION AND BELIEF; AND AS TO THOSE MATTERS I BELIEVE THEM TO BE TRUE.

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

_____
SIGNATURE OF CLAIMANT OR AGENT

Aron James
TYPE OR PRINT NAME

5/24/2026
DATE

_____
RELATIONSHIP TO CLAIMANT

NOTE: PRESENTATION OF A FALSE CLAIM IS A FELONY (CA PENAL CODE 72)
RETURN CLAIM TO: RIALTO CITY CLERK'S OFFICE – 150 S. PALM AVE., RIALTO, CA 92376

RIALTO
POLICE DEPARTMENT

MARK P KLING
Chief of Police

128 NORTH WILLOW AVENUE
RIALTO, CA 92376-5894

AREA CODE (909)
820-2578
EMERGENCY 9-1-1

CITY OF RIALTO
2019 MAY 28 PM 4:15
CITY CLERK

NOTICE OF STORED VEHICLE (CVC 22852)

VEHICLE OWNER'S RIGHT TO HEARING

ATTENTION: THIS IS NOT AN AUTHORIZATION OF RELEASE

Authorization for release of impounded vehicles must be obtained from the Rialto Police Department 128 N. Willow Avenue, Rialto, CA 92376 (909) 820-2578. You may recover possession of your stored vehicle by fulfilling the following requirements:

- Paying to the Rialto Police Department a release fee of two hundred sixteen dollars and eighty cents. ($216.80).
- The registered owner of the vehicle must be present with a valid driver's license, or have a valid licensed driver with them at the time of release.
- Provide proof of current registration and insurance on the vehicle.
- Pay all towing and storage fees at the tow yard. The Rialto Police Department has no authority over fees charged by the tow company.

If you believe you have cause to dispute this impound, you may request a post-storage hearing. This departmental hearing will determine whether there was a sufficient legal basis for impounding your vehicle.

A hearing request must be received by this agency within ten (10) days from the date of this notice. Hearing requests may be submitted in person, by mail to Rialto Police Department 128 N. Willow Avenue, Rialto, CA 92376, or by telephone at (909) 820-2578.

This hearing must be held within forty-eight (48) hours of your request * (Excluding weekends and holidays)

Failure to request or attend a scheduled hearing shall satisfy the post-storage validity hearing requirements of California Vehicle Code Section 22852.

Please note these procedures DO NOT affect any related traffic citations or other criminal proceedings. If you wish to challenge underlying charges such as a citation or other criminal proceeding, you must do so at the appropriate court.

PEPES TOWING SERVICE
14351 VETERANS WAY
Moreno Valley CA 92553
951-653-2423

05/18/2026 16:05
Sale
Trans:5 Batch:68
DISCOVER CHIP
**********3554 **/**
AMOUNT: $1628.00
Resp: APPROVAL
Code: 01807P
Ref#: 613816727289
App Name: Discover
AID: A0000001523010
TVR: 0000008000
TSI: E800

Cardholder acknowledges receipt of goods and obligations set forth by the cardholder's agreement with issuer.

CUSTOMER COPY
Thank You
Powered By ValorPay(v3.0.16)

Invoice CITY OF RIALTO 2026 MAY 29 PM 4:15 RECEIVED CLERK

Impound Receipt

Printed 5/18/2026

Pepe's Towing Service
PO Box 7450, Moreno Valley CA 92552
Phone: (951) 682-5682 | Fax : (951) 682-5030

RON JAMES 20110 WESTFIELD PKWY KATY TX 77449 Phone: (832) 752-0676

	26-0516-81429	**Reason for Impound**	22651.N NO PARKING BY CITY ORDINANCE
	81429	**VIN Number**	
	932605931	**Model**	2018 Kenworth T680 (Black)
	RIALTO PD	**License Plate**	
	5/16/2026 4:51 PM	**Drivable**	Yes
	5/16/2026 4:52 PM	**Keys**	No
	5/16/2026 5:13 PM	**Towed from**	CASAMALIA/LAURAL
	5/16/2026 5:26 PM	**Stored at**	Date Yard
	5/16/2026 6:32 PM		2005 South Date Avenue, Bloomington CA 92316
	Israel P.		
	TRK 62		
	5/18/2026 4:06 PM		
	3 days		

	Quantity	Price	Line Total
nds/Storage: Daily Impound Rate	3	$88.00	$264.00

	Quantity	Price	Line Total
NG FEE PORT TO PORT (price per hour)	1.5 (1 h 30 m)	$572.00	$858.00
(towing) Admin Fee	1	$121.00	$121.00
		Towing SubTotal	$979.00
		Storage - Storage Fees SubTotal	$264.00
		Subtotal	$1,243.00
		Taxes	$0.00
		Grand Total	$1,243.00
		Amount Due:	**$0.00 / Paid**

Discover payment (Ref # CC APV 01807P) of $1,243.00 applied on 5/18/2026

All towing services sales are final at time of payment. By authorizing payment, you agree to the following terms:
No Cancellations/Changes: Once service is dispatched or rendered, payments cannot be canceled or modified.
No Refunds: All fees (towing, recovery, storage, etc.) are non-refundable.
No Chargebacks: Disputing valid charges may lead to additional fees.
By proceeding with payment, you confirm acceptance of these terms.

Pepe's Towing Service appreciates your business; if you have any questions regarding this invoice, please contact us at 951-682-5682. Thank you.
Damage Disclaimer:
I Have been advised that my vehicle may be damaged if winched, towed, unlocked, jump started, tire changed or left on unattended premises. I recognize the difficulty involved and I agree not to hold Pepe's Towing Service responsible for such damages should it result. I, the undersigned do hereby certify that I am legally authorized and entitled to take possession of the vehicle described and all personal property therein. I have received the vehicle and all personal property in satisfactory condition.

Signature: _____ **Date:** _____

CA# 117433 **USDOT:** 1005094

Upon request, you are entitled to receive a copy of the Towing and Storage Fees and Access Notice

Trak
trailer

https://app.towbook.com/impounds/Impound?id=28213981#Releasee

CITY OF RIALTO
2026 MAY 28 PM 4:15
RECEIVED
CITY CLERK

Impound Receipt

Printed 5/18/2026

Pepe's Towing Service
PO Box 7450, Moreno Valley CA 92552
Phone: (951) 682-5682 | Fax : (951) 682-5030

20110 WESTFIELD PKWY KATY TX 77449 Phone: (832) 752-0675

Released To	DRIVER ARON JAMES	**Reason for Impound**	22651 N NO PARKING BY CITY ORDINANCE
Invoice #	26-0516 81429	**VIN Number**	
Call #	81429	**Model**	2018 Kenworth T680 (Black)
Case #	932605931	**License Plate**	
Account	RIALTO PD	**Drivable**	Yes
Date/Time Requested	5/16/2026 4:51 PM	**Keys**	No
Date/Time Dispatched	5/16/2026 4:52 PM	**Towed from**	CASAMALIA/LAURAL
Date/Time Arrived to scene	5/16/2026 5:13 PM	**Stored at**	Date Yard 2005 South Date Avenue, Bloomington CA 92316
Date/Time Towing Time:	5/16/2026 5:26 PM		
Date/Time Completed:	5/16/2026 6:32 PM		
Driver	Israel P.		
Truck	TRK 62		
Date/Time Released:	5/18/2026 4:06 PM		
Days Held in Impound	3 days		

Notes DATE NO ROOM LOCUST

Storage charges	**Quantity**	**Price**	**Line Total**
(Storage - Storage Fees) Impounds/Storage: Daily Impound Rate	3	$88.00	$264.00

Towing charges	**Quantity**	**Price**	**Line Total**
(Towing) AFTER HOURS TOWING FEE PORT TO PORT (price per hour)	1.5 (1 h 30 m)	$572.00	$858.00
(Towing) Admin Fee	1	$121.00	$121.00
		Towing SubTotal	$979.00
		Storage - Storage Fees SubTotal	$264.00
		Subtotal	$1,243.00
		Taxes	$0.00
		Grand Total	$1,243.00
		Amount Due:	**$0.00 / Paid**

Discover payment (Ref # CC APV 01807P) of $1,243.00 applied on 5/18/2026

All towing services sales are final at time of payment. By authorizing payment, you agree to the following terms:
No Cancellations/Changes: Once service is dispatched or rendered, payments cannot be canceled or modified.
No Refunds: All fees (towing, recovery, storage, etc.) are non-refundable.
No Chargebacks: Disputing valid charges may lead to additional fees.
By proceeding with payment, you confirm acceptance of these terms.

Pepe's Towing Service appreciates your business; if you have any questions regarding this invoice, please contact us at 951-682-5682. Thank you.
Damage Disclaimer:
I Have been advised that my vehicle may be damaged if winched, towed, unlocked, jump started, tire changed or left on unattended premises. I recognize the difficulty involved and I agree not to hold Pepe's Towing Service responsible for such damages should it result. I, the undersigned do hereby certify that I am legally authorized and entitled to take possession of the vehicle described and all personal property therein. I have received the vehicle and all personal property in satisfactory condition.

Signature: _____ **Date:** _____

CA# 117433 **USDOT:** 1005094

Upon request, you are entitled to receive a copy of the Towing and Storage Fees and Access Notice

Trk
trailer

CITY OF RIALTO
2026 MAY 28 PM 4:15
RECEIVED

Pepe's Towing Service

PO Box 7450, Moreno Valley CA 92552
Phone: (951) 682-5682 | Fax : (951) 682-5030

Impound Receipt

DRIVER ARON JAMES — 20110 WESTFIELD PKWY KATY TX 77449 — Phone: (832) 752-9646

Released To		Reason for Impound	22651-N NO PARKING BY CITY ORDINANCE
Invoice #	26-0516-81430	VIN Number	
Call #	81430	Model	UTILITY 53 FEET TRAILER (White)
Case #	932605931	License Plate	
Account	RIALTO PD	Drivable	Yes
Date/Time Requested	5/16/2026 5:28 PM	Keys	No
Date/Time Dispatched	5/16/2026 5:28 PM	Towed from	CASAMALIA/LAURAL
Date/Time Arrived to scene	5/16/2026 5:29 PM	Stored at	Date Yard 2005 South Date Avenue, Bloomington CA 92316
Date/Time Towing Time:	5/16/2026 5:29 PM		
Date/Time Completed:	5/16/2026 6:34 PM		
Driver	Israel P.		
Truck	TRK 62		
Date/Time Released:	5/18/2026 4:07 PM		
Days Held in Impound	3 days		

Notes TRAILER
DATE NO ROOM AT LOCUST

Storage charges	Quantity	Price	Line Total
(Storage - Storage Fees) Impounds/Storage: Daily Impound Rate	3	$88.00	$264.00

Towing charges	Quantity	Price	Line Total
(Towing) Admin Fee	1	$121.00	$121.00

Towing SubTotal	$121.00
Storage - Storage Fees SubTotal	$264.00
Subtotal	$385.00
Taxes	$0.00
Grand Total	$385.00
Amount Due:	$0.00 / Paid

Discover payment (Ref # CC APV 01807P) of $385.00 applied on 5/18/2026

All towing services sales are final at time of payment. By authorizing payment, you agree to the following terms:
No Cancellations/Changes: Once service is dispatched or rendered, payments cannot be canceled or modified.
No Refunds: All fees (towing, recovery, storage, etc.) are non-refundable.
No Chargebacks: Disputing valid charges may lead to additional fees.
By proceeding with payment, you confirm acceptance of these terms.

Pepe's Towing Service appreciates your business; if you have any questions regarding this invoice, please contact us at 951-682-5682. Thank you.

Damage Disclaimer:
I Have been advised that my vehicle may be damaged if winched, towed, unlocked, jump started, tire changed or left on unattended premises. I recognize the difficulty involved and I agree not to hold Pepe's Towing Service responsible for such damages should it result. I, the undersigned do hereby certify that I am legally authorized and entitled to take possession of the vehicle described and all personal property therein. I have received the vehicle and all personal property in satisfactory condition.

Signature: _____ **Date:** _____

CA# 117433 **USDOT:** 1005094

Upon request, you are entitled to receive a copy of the Towing and Storage Fees and Access Notice

no signage coming into
town
east Alder off ramp
CITY OF RIALTO
2013 MAY 23 PM 4:15
CITY CLERK

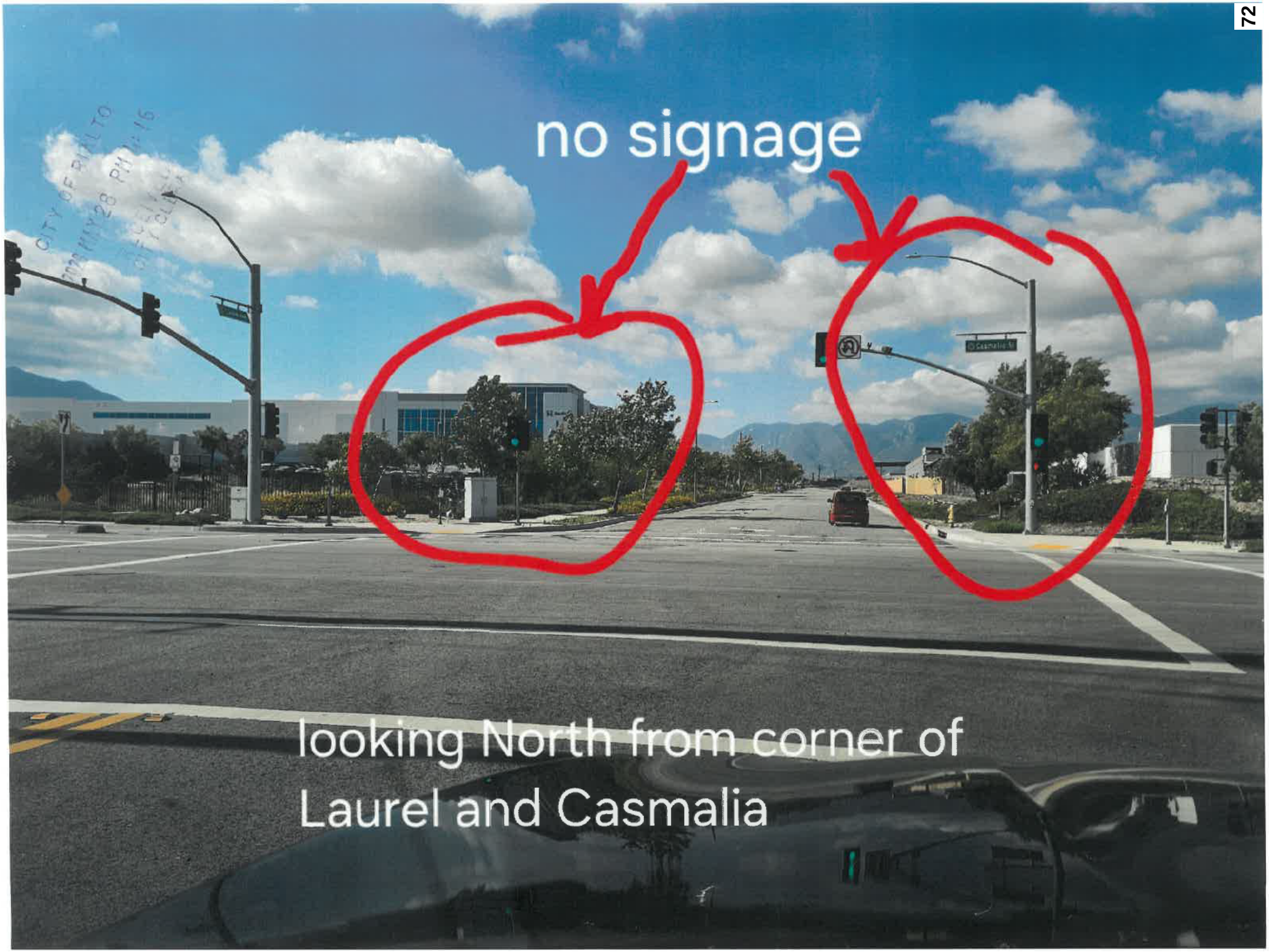
CITY OF RIALTO
2026 MAY 29 PM 4:15
RECEIVED
CITY CLERK

CITY OF RIA
2025 MAY 28 PM
RECEIVED
CITY CLERK

SCHNEIDER

no signs, corner of alder and Casmalia
Alder Ave
Shell Gas staion

Laurel Ave
Casmalia


no signage
looking North from corner of
Laurel and Casmalia

CITY OF RIA
2023 MAY 23 PM
CLERK

NO SIGNS ANY where Comins into town Either off Freeway or to my Park Destination. Per 22651(n) where it states there must be visible, Posted SIGNS giving notice to drivers that they are in a tow-away zone or that stopping/parking IS Not allowed

AND UNDER ~~CVA~~ California Vehicle code Section 22852(e) states the agency should be responsible for Fees Incured due to INVALID TOW

CITY OF RIALTO
2026 MAY 28 PM 4:
RECEIVED
CITY CLERK

File #: 26-0377, **Version:** 1, **Agenda #:** D.2

Jacobo Benjamin Paredes Galindo

CITY OF RIALTO
LIABILITY
CLAIM FOR DAMAGES TO PERSON OR PROPERTY

CITY CLERK'S DATE STAMP
CITY OF RIALTO
2026 MAY 28 PM 5:50
RECEIVED
CITY CLERK

1. *Claims for death, injury to person, or to personal property must be filed not later than six (6) months after the occurrence (Gov. Code §911.2).*
2. Claims for damages to real property must be filed not later than one (1) year after the occurrence (Gov. Code §911.2).
3. READ ENTIRE CLAIM FOR BEFORE FILING
4. ATTACH SEPARATE SHEETS, IF NECESSARY, TO GIVE FULL DETAILS

RETURN TO:
Rialto City Clerk's Office
Mail: 150 S. Palm Ave., Rialto, CA 92376
Address: 290 W. Rialto Ave., Rialto, CA 92376

CLAIMANT INFORMATION:

Jacobo Benjamin Paredes Galindo
FULL NAME

DATE OF BIRTH

HOME ADDRESS INCLUDING CITY, STATE & ZIP
Rialto CA 92376

~~HOME~~ TELEPHONE NO.

BUSINESS ADDRESS INCLUDING CITY, STATE & ZIP

~~BUSINESS~~ TELEPHONE NO.

ADDRESS AT WHICH CLAIMANT DESIRES TO RECEIVE NOTICES OR COMMUNICATIONS REGARDING THIS CLAIM (if different from home address provided above):

1. WHEN DID DAMAGE OR INJURY OCCUR? DATE: 5-15-2026 TIME: 9:30 ☐ AM ☑ PM

2. PLACE OF ACCIDENT (OCCURRENCE) BE SPECIFIC – *Describe fully and (if applicable) locate on diagram on reverse side of this sheet. Where appropriate, give street names and addresses, measurements and landmarks.*
Mobile Home Park entrance, officer Kept saying that I was drunk, was ~~texting~~ trying to intimidate got on my phone to check the fraud checks and ended up using my Instagram, Facebook

3. HOW DID DAMAGE OR INJURY OCCUR?
He placed phone on hood of car and fell. Screen broke.

4. WERE POLICE AT THE SCENE? ☑ YES ☐ NO **WERE PARAMEDICS AT THE SCENE?** ☐ YES ☑ NO

5. WHAT PARTICULAR ACT OR OMISSION DO YOU CLAIM CAUSED THE INJURY OR DAMAGES? *Give the name of the city/town employee causing the injury or damage, if known.*
Officer. Van, Black, male he wanted to call my boss after 10pm. Rialto Police have been Refusing to give me help.

6. GIVE TOTAL AMOUNT OF CLAIM *Include estimate of amount of any prospective injury or damage* $ ~~1600~~ 3200

HOW WAS THE ABOVE AMOUNT COMPUTED? *Be specific, list doctor bills, repair estimates, etc.* ***Please attach 2 estimates.***

DAMAGES INCURRED TO DATE:

Item/Date: IPHONE 11 Amount: $ 1600
Item/Date: IPHONE 14 Amount: $ 1600

TOTAL AMOUNT CLAIMED AS OF PRESENTATION OF THIS CLAIM: $ 16.000

ESTIMATED PROSPECTIVE DAMAGES, AS FAR AS KNOWN:

Item/Date: _____ Amount: $_____

Item/Date: _____ Amount: $_____

TOTAL ESTIMATED AMOUNT PROSPECTIVE DAMAGES: $_____

7. WITNESSES TO DAMAGE OR INJURY *List all persons known to have information (attach additional pages, if necessary)*

NAME: ME. The neighbors

ADDRESS: I DONT KNOW THEM

TELEPHONE: ( )

NAME:

ADDRESS:

TELEPHONE: ( )

8. IF INJURED, PROVIDE NAME, CONTACT INFORMATION AND DATE/TIME DOCTOR(S) OR HOSPITAL(S) VISITED:

NAME:

ADDRESS:

TELEPHONE: ( )

DATE: _____ TIME: _____ ☐ AM ☐ PM

NAME:

ADDRESS:

TELEPHONE: ( )

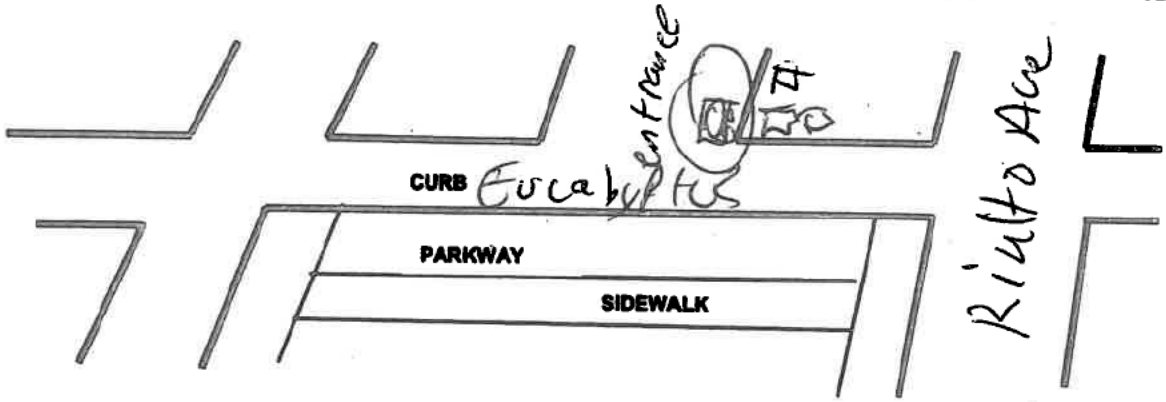
DATE: _____ TIME: _____ ☐ AM ☐ PM

9. PLEASE READ THE FOLLOWING CAREFULLY:

For all vehicle accident claims, place on the following diagram, the names of streets, including NORTH, EAST, SOUTH AND WEST directions. Indicate place of accident by "X" and by showing house numbers or distances to street corners.

If a city/town vehicle was involved, designate by letter "A" location of the City/Town vehicle when you first saw it, and by "B" location of yourself or your vehicle when you first saw City/Town vehicle; location of City/Town vehicle at time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1" and the point of impact by "X".

⇨ ***NOTE: IF THE DIAGRAM BELOW DOES NOT FIT THE SITUATION, PLEASE ATTACH A PROPER DIAGRAM SIGNED BY THE CLAIMANT.***



I HAVE READ THE FOREGOING CLAIM AND KNOW THE CONTENTS THEREOF; AND CERTIFY THAT THE SAME IS TRUE OF MY OWN KNOWLEDGE EXCEPT AS TO THOSE MATTERS WHICH ARE HEREIN STATED UPON MY INFORMATION AND BELIEF; AND AS TO THOSE MATTERS I BELIEVE THEM TO BE TRUE.

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

_____
SIGNATURE OF CLAIMANT OR AGENT

Jacobo R.
TYPE OR PRINT NAME

5-28-2026
DATE

Myself
RELATIONSHIP TO CLAIMANT

NOTE: PRESENTATION OF A FALSE CLAIM IS A FELONY (CA PENAL CODE 72)
RETURN CLAIM TO: RIALTO CITY CLERK'S OFFICE – 150 S. PALM AVE., RIALTO, CA 92376

File #: 26-0379, **Version:** 1, **Agenda #:** E.1

For City Council Meeting June 9, 2026

TO: Honorable Mayor and City Council

FROM: Tanya Williams, City Manager

AUTHOR: Scott Williams, Director of Finance

Request City Council to Set a Public Hearing for **June 23, 2026**, to Approve and Adopt the Budget Plan for Fiscal Year 2026-2027.

RECOMMENDATION

Staff recommends that the City Council set a Public Hearing for June 23, 2026, to approve and adopt the Budget Plan for Fiscal Year 2026-27.

BACKGROUND:

In accordance with Section 2.04.140 of the Rialto Municipal Code, the City Manager must present the fiscal budget to the City Council for approval annually. Under the direction of the Director of Finance, the Budget Division is responsible for analyzing data and making the financial projections necessary to complete the annual budget document. This process begins in March and relies on input and collaboration from staff across all City departments.

The Director presented a draft of the Fiscal Year 2026-27 Budget document to the City's Department Heads, the Assistant City Manager, and the City Manager. This budget document serves as a working tool and is amended as needed throughout the fiscal year through various City Council actions.

On May 26, 2026, the City Council considered setting the Public Hearing for June 9, 2026; however, the Council passed a motion to set the Hearing for June 23, 2026, to allow the public more time to review the proposed budget. This staff report memorializes the Council's direction.

ANALYSIS/DISCUSSION:

In accordance with Section 2.04.140 of the Rialto Municipal Code, staff hereby submits the Fiscal Year 2026-27 Budget Plan for City Council consideration. This document represents a one-year financial plan, and the proposed appropriations are submitted concurrently for approval.

The budget presentation consists of eight categories of funds as follows:

1 General Fund
2 Special Revenue Funds
3 Enterprise Funds
4 Internal Service Funds

5 Rialto Utility Authority
6 Rialto Housing Authority
7 Capital Projects Funds
8 Debt Service Funds

General Fund
The General Fund serves as the primary operating fund of the City. It accounts for all general tax receipts and fee revenues that are not legally, contractually, or by Council policy allocated to other specific funds. Expenditures from the General Fund support the core operations and services of the City that are not required to be funded through other designated funds.

Special Revenue Funds
The City's various special revenue funds include grant program funds and other funds that by law are required to be segregated.

Enterprise Funds
The City has three Enterprise funds: Cemetery, Community Services, and Utility Services.

Internal Service Funds
The City has two internal service funds. These internal service funds centralize certain services that benefit all functions of the City. The expenditures of the internal service funds are allocated to all the City's departments commensurate to the services provided.

The two internal service funds are:

- Workers' Compensation
- General Liability

Rialto Utility Authority
The Rialto Utility Authority (RUA) accounts for Water and Wastewater Services provided by Rialto Water Services.

The Rialto Housing Authority
The Rialto Housing Authority (RHA) assumed the housing functions of the former Redevelopment Agency.

Capital Projects Funds
The Capital Projects Funds were added in fiscal year 2014-15 to enhance transparency by reporting one-time capital expenditures in a separate fund.

Debt Service Funds
The Debt Service Funds account for the accumulation of funds for the payment of principal and interest on financing instruments.

ENVIRONMENTAL IMPACT:
The action is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15378(b)(5) of the CEQA Guidelines because the preparation of a budget plan is a governmental administrative activity that will not result in direct or indirect physical changes in the environment.

GENERAL PLAN CONSISTENCY:

Our City government will lead by example, and will operate in an open, transparent, and responsive manner that meets the needs of the citizens and is a good place to do business.

Goal 3-6: Require that all developed areas within Rialto are adequately served with essential public services and infrastructure.

Policy 3-6.1: Coordinate all development proposals with other affected public entities to ensure the provision of adequate public facilities and infrastructure services.

Policy 3-6.3: Require an increasing level of public safety infrastructure and service capability tied to population increase and increasing service demand.

Policy 3-6.4: Complete infrastructure master plans for sewer, water, and drainage.

Policy 5-3.7: Add service level capability and infrastructure to meet increasing demand of new development.

LEGAL REVIEW:

The City Attorney has reviewed and approved the staff report.

FINANCIAL IMPACT:

Appropriations for fiscal year 2026-27 for the City, Rialto Utility Authority, and Rialto Housing Authority provide the basis for City operations and capital expenditures.

File #: 26-0352, **Version:** 1, **Agenda #:** F.1

For City Council Meeting June 9, 2026

TO: Honorable Mayor and City Council

APPROVAL: Tanya Williams, City Manager

FROM: Yazdan Emrani, P.E., Director of Public Works

Request City Council to: (1) Authorize the Release of Bids for the Residential Streets Rehabilitation, Zone 3, Phase I Project, City Project No. 26083; and (2) Authorize the Release of Bids for the Residential Streets Rehabilitation Zone 3, Phase II Project, City Project No. 26084.
(ACTION)

RECOMMENDATION:
Staff recommends that the City Council:

1) Authorize the release of bids for the Residential Streets Rehabilitation Zone 3, Phase I Project, City Project No. 26083; and
2) Authorize the release of bids for the Residential Streets Rehabilitation Zone 3, Phase II Project, City Project No. 26084.

BACKGROUND:
On November 15, 2022, the City Council approved an on-call agreement with PSOMAS and Michael Baker for On-Call Professional Civil Engineering Services for an initial three-year term, with two optional one-year extensions.

On August 11, 2025, Psomas submitted a proposal for the design of the Residential Streets Rehabilitation Zone 3 Phase I Project, City Project No. 26083. In addition, on August 14, 2025, Michael Baker submitted a proposal for the design of the Residential Streets Rehabilitation Zone 3 Phase II Project, City Project No. 26084.

On October 14, 2025, the City Council authorized a contract change order to PSOMAS in the amount of $143,540 to their on-call professional services agreement for Professional Civil Engineering Services for the design of the Residential Streets Rehabilitation Zone 3 Phase I Project, City Project No. 26083 and Michael Baker in the amount of $159,615 to their on-call professional services agreement for Professional Civil Engineering Services for the design of the Residential Streets Rehabilitation Zone 3 Phase II Project, City Project No. 26084.

On May 18, 2026, Psomas completed the design and provided the City with plans, specifications and a construction estimate for the Residential Streets Rehabilitation Zone 3 Phase I Project, City Project No. 26083. In addition, on May 1, 2026, Michael Baker completed the design and provided the City with plans, specifications and a construction estimate for the Residential Streets Rehabilitation Zone

3 Phase II Project, City Project No. 26084.

ANALYSIS/DISCUSSION:
The Phase I project scope includes the resurfacing of 12,600 LF of residential streets, the replacement of 34 curb ramps, 2500 SF of sidewalk and affected roadway striping. The Phase II scope includes the resurfacing of 16,500 LF of residential streets, the replacement of 42 curb ramps, 16,500 SF of sidewalk and affected roadway striping. The roadway resurfacing will be performed using a grind and cap technique where the top layer of existing asphalt is removed (milled/ground) and replaced with a new hot mix asphalt.

The Phase I and Phase II project designs are complete, and the project is ready to be advertised for construction bids.

The tentative timeline for the award is as follows:

Bids to be Issued . . . . . June 2026
Award by City Council . . . . . August 2026
Start of Construction . . . . . September 2026
Construction Completion . . . . . November 2026

ENVIRONMENTAL IMPACT:
Section 21084 of the California Public Resources Code requires Guidelines for Implementation of the California Environmental Quality Act (CEQA). The Guidelines are required to include a list of classes of projects which have been determined not to have a significant effect on the environment, and which are exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources identified classes of projects that do not have a significant effect on the environment and are declared to be categorically exempt from the requirement for the preparation of environmental documents. In accordance with Section 15301 “Existing Facilities,” Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities; therefore, the Residential Streets Rehabilitation - Zone 3 Phase I, City Project No. 26083 is considered categorically exempt from CEQA, and a Notice of Exemption will be prepared and filed with the San Bernardino County Clerk.

GENERAL PLAN CONSISTENCY:
This action is consistent with Guiding Principle 3 in the General Plan:

Our City government will lead by example, and will operate in an open, transparent, and responsive manner that meets the needs of the citizens and is a good place to do business.

Approval of this action also complies with the following City of Rialto General Plan Goals and Policies:

Goal 4-1: Provide transportation improvements to reduce traffic congestion associated with regional and local trip increases.

Policy 4-1.1: Establish and maintain standards for a variety of street classifications to serve both local and regional traffic, including Major Arterial Highways, Major Arterials,

Secondary Arterials, Collector Streets, and Local Streets.

LEGAL REVIEW:
The City Attorney's Office has reviewed the staff report.

FINANCIAL IMPACT:
Operating Budget Impact:
The proposed action will not affect the Operating Budget.

Capital Improvement Budget Impact:
Both projects were included in the City's draft Fiscal Year 2026-2030 Capital Improvements Program as part of the Pavement Management Program, which included a budget of $6,400,000, funded through SB-1 Gas tax fund, Account No. 22037305-53001.

Residential Streets Rehabilitation - Zone 3, Phase I, City Project No. 26083 has a current engineer's estimate of $2,200,000, which will be funded through the SB-1 Gas Tax Fund, Account No. 2203-7305-53001. The construction management and inspection services are estimated to cost approximately $200,000.

Residential Streets Rehabilitation - Zone 3, Phase II, City Project No. 26084 has an engineer's estimate of $4,400,000, which will be funded through the SB-1 Gas Tax fund, Account No. 2203-7305 -53001. The construction management and inspection services are estimated to cost approximately $400,000.

Staff will return to the City Council for approval of a budget resolution to appropriate the necessary project funds at the time of construction authorization and contract award recommendation.

Licensing
A business license application and payment of a business license tax are not required for this action.

File #: 26-0372, **Version:** 1, **Agenda #:** TAB1

For City Council Meeting June 9, 2026

TO: Honorable Mayor and City Council

APPROVAL: Tanya Williams, City Manager

FROM: Yazdan Emrani, P.E., Public Works Director

Request City Council to Conduct a Public Hearing to Adopt: (1) **Resolution No. 8521** Approving the Engineer's Reports and Ordering the Levy of Assessments for Fiscal Year 2026/2027 for Street Light Maintenance District No. 1; (2) **Resolution No. 8522** Approving the Engineer's Reports and Ordering the Levy of Assessments for Fiscal Year 2026/2027 for Landscape Maintenance District No. 1; and (3) **Resolution No. 8523** Approving the Engineer's Reports and Ordering the Levy of Assessments for Fiscal Year 2026/2027 for Landscaping and Lighting District No. 2.
(ACTION)

RECOMMENDATION:
Staff recommends that the City Council:

1) Adopt a resolution approving the engineer's report and ordering the continued operation and maintenance of improvements for Street Light Maintenance District No. 1 and ordering the levy and collection of annual assessments related thereto for fiscal year 2026/2027;
2) Adopt a resolution approving the engineer's report and ordering the continued operation and maintenance of improvements for the Landscape Maintenance District No. 1 and ordering the levy and collection of annual assessments related thereto for fiscal year 2026/2027; and
3) Adopt a resolution approving the engineer's report and ordering the continued operation and maintenance of improvements for the Landscape and Lighting District No. 2 and ordering the levy and collection of annual assessments related thereto for fiscal year 2026/2027.

BACKGROUND:
The Landscaping and Lighting Act of 1972 (the "Act"), beginning with Section 22500 of the California Streets and Highways Code, requires the City Council to order the preparation of an Engineer's Report each year, which details the levying of special assessments for the three separate Special Districts established within the City of Rialto (the "City").

Street Light Maintenance District No. 1 (SLD 1):
The City established SLD 1 throughout the entire City to fund the operation of the City's streetlight system, consisting of over 3,750 streetlights, and to fund costs for tree trimming and maintenance. Proposition 218 limits the special assessments levied in SLD 1 to the historic maximum special assessment prior to November 1996.

Landscape Maintenance District No. 1 (LMD 1):
In 1977, Rialto established LMD 1 to fund the maintenance of exterior parkway and median irrigation and landscaping adjacent to and associated with private land development. LMD 1 consists of over 100 separate areas throughout the City, annexed upon the development of various properties. Within LMD 1, the City maintains 1,000,000 square feet of turf and 3,700 trees within a total area of 61 acres. Proposition 218 limits the special assessments levied in SLD 1 to the historic maximum special assessment prior to November 1996.

Landscaping and Lighting Maintenance District No. 2 (LLMD 2):
The Landscaping and Lighting Act of 1972 (the Act), beginning with Section 22500 of the California Streets and Highways Code, authorizes the City Council to establish Special Districts to pay for the costs to operate and maintain public improvements that benefit private properties. In January 2005, the City Council established Rialto Landscaping and Lighting Maintenance District No. 2 (LLMD 2) to fund the operation of new streetlights added to the City's streetlight system, and to fund the maintenance of exterior parkway and median irrigation and landscaping adjacent to and associated with private land development. LLMD 2 consists of sixty-seven (67) separate areas throughout the City, annexed upon various developments approved after 2005. Within LLMD 2, the City currently maintains a total of over 51.8 acres of landscaped area and over 560 streetlights.

All new developments within the City must annex to LLMD 2. The City may adjust LLMD 2 assessments in accordance with the Consumer Price Index (CPI). Annexation into LLMD 2 is a condition of approval for all new development projects required to provide exterior landscaped parkways or medians, and/or required to install new streetlights. The special assessments in LLMD 2 are not limited to any historic maximum special assessment, and pursuant to Proposition 218, the maximum assessment may increase pursuant to the CPI.

The Act allows the City to establish Special Districts to absorb the costs of installation and maintenance of various improvements that provide special benefits to properties within its area of influence. Proposition 218 requires that property owners ratify increases in special assessments related to SLD 1. The maximum special assessment within SLD 1 for a typical residential parcel is approximately $26; the maximum special assessment within LMD 1 for a typical residential parcel is approximately $58. For residential parcels in both SLD 1 and LMD 1, the total maximum special assessment is limited to approximately $84.

ANALYSIS/DISCUSSION:
The City must approve various Resolutions to initiate the process for levying special assessments to collect funds for maintenance of improvements within SLD 1, LMD 1, and LLMD 2. The method for calculating the special assessments for these Districts remains unchanged from last year. Formulas apply the special assessments to the properties in the City based on the benefit of having streetlights and/or landscaping (as the case may be), and other District services within the City. Engineer's Reports for SLD 1, LMD 1, and LLMD 2 have been prepared pursuant to requirements of the Act, and the projected revenues and expenditures have been estimated for these Districts in Fiscal Year 2026/2027.

Street Light Maintenance District No. 1 (SLD 1):
Assessments on parcels are dependent upon their classification as residential or commercial, and whether vacant or developed. Residential properties include single-family units, multiple-family units

(condominiums and apartment complexes) and mobile home parks. For residential, a Land Benefit Factor of $8.18 per acre applies, with a minimum assessment of $2.05; and a Development Factor of $24.03 applies to each residential parcel. The maximum special assessment for a typical residential parcel is $26.08 and cannot be increased without voter approval.

Non-residential properties include commercial, professional, office and industrial uses, and the City applies an assessment formula similar to residential properties. A Land Benefit Factor of $8.18 per acre applies, with a minimum assessment of $4.09; and a Development Factor of $52.09 per acre applies. The maximum special assessment for a typical commercial parcel is $56.18 and the City cannot increase it unless approved by a majority vote of members within the district.

Landscape Maintenance District No. 1 (LMD 1):
The City assesses parcels based upon three established Zones of Benefit:

Zone 1 includes residential parcels that benefit from parkway/median landscaping that does not include trees. The City established the maximum special assessment in 1993 at $58 per Equivalent Benefit Unit (EBU). A single-family residential parcel is 1 EBU, and Zone 1 of LMD 1 contains 1,802.40 EBUs.

Zone 2 includes residential parcels that benefit from parkway/median landscaping that include trees. The City established the maximum special assessment in 1993 at $58 per EBU. A single-family residential parcel is 1 EBU, and Zone 2 of LMD 1 contains 6,392.30 EBUs.

Zone 3 includes multi-family residential or non-residential (commercial/industrial) parcels that benefit from parkway/median landscaping (with or without trees). The formula determines a parcel's EBU by allocating costs to each parcel on a per-parcel apportionment, utilizing the best representation of each parcel's benefit compared to other parcels. The maximum special assessment varies from $2.58 per EBU to $2,666.66 per EBU, dependent upon the individual annexation area. Zone 3 of LMD 1 contains 2,929.52 EBUs.

The Engineer's Report for LMD 1 provides a full discussion of LMD 1 and a detailed budget (Attachment 2).

Landscaping and Lighting Maintenance District No. 2 (LLMD 2):
The City assesses parcels based upon seventeen established Zones of Benefit for Landscaping and Lighting. The maximum assessment rates for all Zones of Benefit within LLMD 2 escalate annually by the percentage increase of the Local Consumer Price Index (CPI) for Riverside-San Bernardino-Ontario California Area for All Urban Consumers from January to January, as previously approved by the property owner(s) through a Proposition 218 Ballot Proceeding at the time of formation/annexation. The allowable percentage increase in special assessments for Fiscal Year 2026/2027 is 3.24% consistent with the CPI.

Staff is recommending that the City Council defer any increase in special assessments at this time for all Zones of Benefit within LLMD 2 except for Zone 2 (commercial development). Staff recommends an increase of $0.08 per Benefit Unit. The existing special assessment rates per EBU vary from $0.60 to $567.92.

Zone L includes developments and parcels that are classified as residential and non-residential

properties benefiting from the maintenance, operation and servicing of street lighting adjacent to and/or in close proximity to the development or property. The existing special assessment rates per EBU vary from $6.46 to $33.29.

To levy assessments for SLD 1, LMD 1, and LLMD 2, the City Council must make certain findings and adopt various Resolutions related to the Special Districts and conduct a Public Hearing. At the Public Hearing, property owners will have an opportunity to comment on the continued operation and maintenance of improvements within SLD 1, LMD 1, and LLMD 2. Based on the public testimony, the City Council will consider approving the Engineer's Reports, to approve the continued operation of SLD 1, LMD 1, and LLMD 2 for Fiscal Year 2026/2027, and to order the levying and collection of assessments.

The City Clerk published notices for the Public Hearing, as required by Sections 22552 and 22553 of the California Streets and Highways Code.

ENVIRONMENTAL IMPACT:
Pursuant to Section 15378(a), a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. According to Section 15378(b), a Project does not include: (5) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

GENERAL PLAN CONSISTENCY:
Approval of this action complies with the City of Rialto General Plan Goals and related Policies:

Goal 2-8: Preserve and improve established residential neighborhoods in Rialto.
Goal 2-10: Create distinctive gateways at all entry points into Rialto and for individual districts or neighborhoods.
Goal 2-12: Design new streets to be pedestrian friendly.
Goal 2-13: Achieve quality aesthetic design of all signage in the City of Rialto.
Goal 2-17: Provide high-quality and environmentally sustainable landscaping.
Goal 2-19: Encourage neighborhood preservation, stabilization, and property maintenance.
Goal 2-21: Ensure high-quality planned developments in Rialto.
Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

LEGAL REVIEW:
The City Attorney's Office has reviewed the resolutions and engineer's reports and approved then as to form.

FINANCIAL IMPACT:
Operating Budget Impact:
Street Lighting Maintenance District No. 1 (SLD 1):
Consistent increases in labor costs and significant increases in utility costs have increased the costs of maintaining the improvements within SLD 1, exceeding the maximum special assessments levied within the district. In prior years, SLD 1 has operated at a deficit, relying on the General Fund to cover the excess costs. Staff estimates the maximum collections within SLD 1 included in the

proposed Fiscal Year 2026/2027 at $872,322.69. The projected expenditures for Fiscal Year 2026/2027 are $1,408,094.03, resulting in a budget deficit of $535,771.34. To cover the deficit, $535,771.34 will be contributed from the General Fund as the reserve fund balance is a negative $1,318,193.24. The Engineer's Report for SLD 1 provides a full discussion of SLD 1 and a detailed budget is included as **Attachment 1**.

Landscape Maintenance District No. 1 (LMD 1):
As a result of consistent increases in labor costs and significant increases in utility costs, the costs to maintain the improvements within LMD 1 in prior years exceeded the maximum special assessments that can be levied within LMD 1. The City estimates the total collection for the Residential Zones 1 & 2 within LMD 1 for Fiscal Year 2026/2027 to be $475,292.60. The projected expenditures for the Residential Zones 1 & 2 for Fiscal Year 2026/2027 are $460,770.75, resulting in a budget surplus of $14,521.85, which will be collected to build up the Reserve Fund for these Zones.

The City estimates the total collection for the Non-Residential Zone 3 within LMD 1 for Fiscal Year 2026/2027 to be $66,287.99. The projected expenditures for the Non-Residential Zone 3 for Fiscal Year 2026/2027 is $460,770.74 resulting in a deficit of $394,482.75, which will be partly funded by the Reserve Fund. The Engineer's Report for LMD 1 provides a full discussion of LMD 1 and a detailed budget is included as **Attachment 2**.

Landscaping and Lighting Maintenance District No. 2 (LLMD 2):
The following is a summary of assessments for Zones 1-46 of Benefit.

Zone	FY 26-27 Expenses	Levy at FY 26-27 Max Rates	Reserve Fund Collection/ Contribution Levied at Max Rate	Levy at FY 26-27 Levy Rates	Reserve Fund Collection/ Contribution Levied at Applied Rat
Zone 1	$184,856.65	$271,697.83	$86,841.18	$185,817.91	$961.25
Zone 2	$508,882.70	$747,943.47	$239,060.77	$683,664.75	$174,782.05
Zone 3	$11,299.81	$16,608.19	$5,308.38	$11,358.39	$58.58
Zone 4	$2,316.52	$3,404.76	$1,088.24	$2,328.36	$11.84
Zone 5	$10,085.63	$14,823.61	$4,737.98	$10,035.95	($49.68)
Zone 6	$2,354.47	$3,460.55	$1,106.07	$2,366.47	$12.00
Zone 7	$14,473.13	$22,344.16	$7,871.03	$19,039.17	$4,566.04
Zone 8	$7,926.74	$12,237.60	$4,310.86	$9,602.36	$1,675.62
Zone 9	$14,046.14	$21,684.96	$7,638.82	$17,015.34	$2,969.19
Zone 10	$9,884.35	$15,259.83	$5,375.48	$13,955.87	$4,071.51
Zone 11	$11,108.72	$17,150.05	$6,041.33	$13,456.97	$2,348.26
Zone 12	$51,611.48	$79,679.72	$28,068.24	$62,521.55	$10,910.08
Zone 13	$1,676.15	$2,587.70	$911.55	$2,205.05	$528.90
Zone 14	$2,920.60	$4,508.92	$1,588.33	$3,537.98	$617.38
Zone 15	$13,571.21	$20,951.74	$7,380.53	$19,161.40	$5,590.19
Zone 16	$52,248.41	$80,663.04	$28,414.63	$63,293.13	$11,044.72
Zone 17	$20,221.31	$31,218.41	$10,997.10	$24,495.86	$4,274.55
Zone 18	$2,152.75	$3,323.49	$1,170.74	$2,831.90	$679.16
Zone 19	$2,527.57	$3,902.16	$1,374.59	$3,568.72	$1,041.15
Zone 20	$10,969.84	$16,935.64	$5,965.81	$15,488.48	$4,518.64
Zone 22	$13,430.82	$20,735.00	$7,304.18	$18,963.18	$5,532.36
Zone 23	$7,191.19	$11,102.03	$3,910.84	$10,153.35	$2,962.16
Zone 24	$1,870.96	$2,698.95	$827.99	$2,698.95	$827.99
Zone 25	$17,798.31	$27,477.69	$9,679.38	$25,129.70	$7,331.39
Zone 26	$398.34	$614.97	$216.63	$562.42	$164.08
Zone 27	$5,812.18	$8,973.05	$3,160.88	$8,206.30	$2,394.12
Zone 28	$7,368.97	$10,604.02	$3,235.05	$10,604.02	$3,235.05
Zone 29	$28,206.24	$40,688.87	$12,482.64	$40,688.87	$12,482.64
Zone 30	$24,780.12	$38,256.47	$13,476.35	$34,987.42	$10,207.31
Zone 31	$6,574.16	$10,149.44	$3,575.28	$9,282.16	$2,708.00
Zone 32	$7,338.63	$11,329.65	$3,991.02	$10,361.52	$3,022.89
Zone 33	$1,337.57	$2,064.99	$727.42	$1,943.04	$605.47
Zone 34	$11,614.25	$16,754.13	$5,139.87	$16,754.13	$5,139.87
Zone 35	$9,409.15	$13,573.16	$4,164.01	$13,573.16	$4,164.01
Zone 36	$5,044.03	$7,276.26	$2,232.23	$7,276.26	$2,232.23
Zone 37	$7,873.67	$11,358.15	$3,484.48	$11,358.15	$3,484.48
Zone 38	$12,401.22	$17,845.47	$5,444.25	$17,845.47	$5,444.25
Zone 39	$11,346.92	$16,368.49	$5,021.57	$16,368.49	$5,021.57
Zone 40	$3,483.55	$5,188.24	$1,704.68	$5,025.20	$1,541.64
Zone 41	$12,660.59	$18,856.07	$6,195.48	$18,263.52	$5,602.93
Zone 42	$2,932.50	$4,230.27	$1,297.77	$4,230.27	$1,297.77
Zone 43	$11,344.52	$16,365.02	$5,020.50	$16,365.02	$5,020.50
Zone 44	$15,801.59	$22,738.64	$6,937.05	$22,738.64	$6,937.05
Zone 45	$1,514.25	$2,184.39	$670.13	$2,184.39	$670.13
Zone 46	$6,212.17	$8,961.36	$2,749.19	$8,961.36	$2,749.19
Totals	**$1,168,880.08**	**$1,736,780.61**	**$567,900.53**	**$1,500,270.61**	**$331,390.53**

As shown in the table above, the total estimated expenses are $1,168,880.08 for Zones 1-46 in LLMD 2. The maximum allowable assessment that may be levied is $1,736,780.61 resulting in a surplus of $567,900.53. By deferring the allowable annual CPI adjustments, the assessment that will be levied is $1,500,270.61 resulting in a surplus of $331,390.53 which will be collected to build up the reserve fund balance.

The following is a summary of assessments for Zone L of Benefit.

Zone	Total Direct and Administrative Co	General Benef Contribution	Reserve Fund Collection/Contributi	Total Assessmer
L	$43,059.75	($36,250.01)	$17,343.75	$24,153.49

As shown in the table above, the total estimated expenses are $43,059.75 for Zone L in LLMD 2. The remaining expenses after the General Benefit contribution are $6,809.73. The assessment that will be levied is $24,153.49 resulting in a surplus of $17,343.75.

The special assessments levied in LLMD 2 have not increased by the allowable annual CPI adjustment since Fiscal Year 2016/2017 except for new Zones which are being levied at the assessments established at annexation.

Staff is recommending that the City Council defer any increase in special assessments at this time for all Zones of Benefit within LLMD 2 except for Zone 2. The Engineer's Report for LLMD 2 provides a full discussion of LLMD 2 and a detailed budget is included as **Attachment 3**.

Capital Improvement Budget Impact:
There is no impact to the Capital Improvement Budget.

Licensing:
A Business license application and payment of a Business License tax is not required.

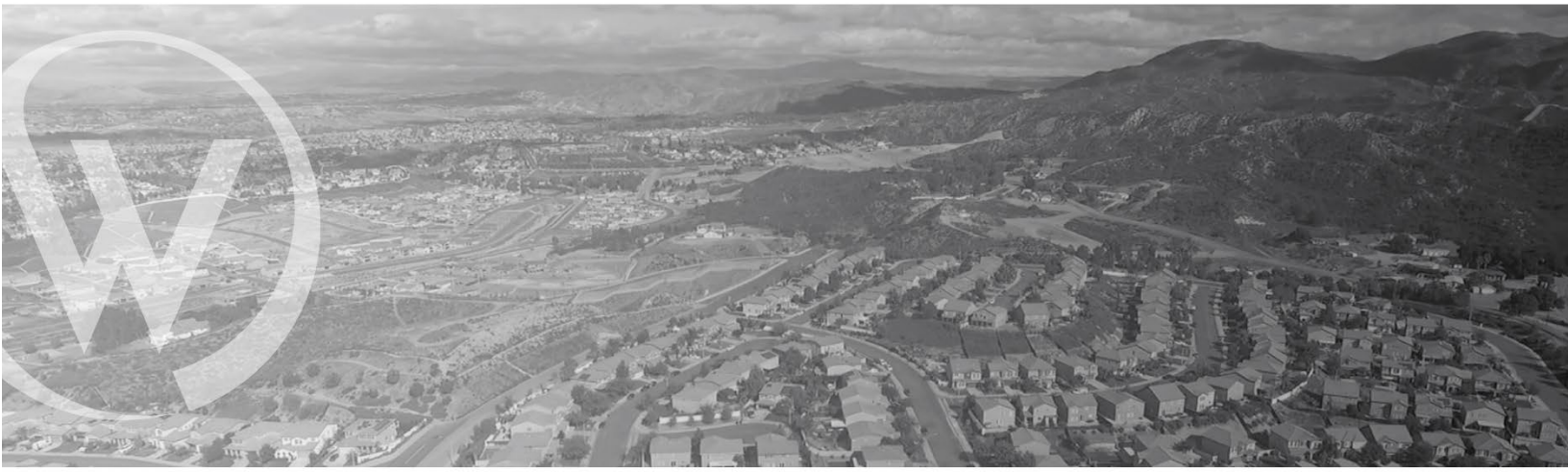
Engineer's Report

Fiscal Year 2026-2027

City of Rialto
Street Light Maintenance District No. 1

Prepared For

June 2026



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AGENCY: CITY OF RIALTO

PROJECT: STREET LIGHT MAINTENANCE DISTRICT NO. 1

TO: CITY COUNCIL
CITY OF RIALTO
STATE OF CALIFORNIA

Report Pursuant to "Landscaping and Lighting Act of 1972"

Pursuant to direction from the City Council (the "City Council") of the City of Rialto (the "City"), State of California, submitted herewith is the Engineer's Report for Street Light Maintenance District No. 1 (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscaping and Lighting Act of 1972" (the "1972 Act"), as amended, commencing with Section 22500, and which is in accordance with Resolution No. 8504 adopted by the City Council, San Bernardino County, California ordering the preparation of the Report for Street Light Maintenance District No. 1 (the "District" or "SLD No. 1"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2026, to June 30, 2027.

SECTION 1 **PLANS AND SPECIFICATIONS** of the improvements to be maintained and/or improved for Fiscal Year 2026-2027. The plans and specifications show and describe the existing improvements and are sufficient in showing and describing the general nature, location, and extent of the improvements.

SECTION 2 A **COST ESTIMATE** of the improvements to be maintained and-or improved for the mentioned Fiscal Year.

SECTION 3 The **METHOD OF APPORTIONMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown in Appendix B.

SECTION 4 An **ASSESSMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the boundaries of the District, as shown in Appendix B.

SECTION 5 An **ASSESSMENT DIAGRAM** of the District. Said Diagrams shall show the boundaries of the District. Reference is made to the San Bernardino County (the "County") Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the Fiscal Year to which the Report applies.

i. Engineer's Statement

I, Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of Rialto, pursuant to the Act do hereby assess and apportion the total amount of the costs and expenses upon the parcels of land within Street Light Maintenance District No. 1 liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance, works of improvement, and appurtenances.

Executed this _____ day of _____ 2026.

ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
ON BEHALF OF THE CITY OF RIALTO
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's Report were made on the _____ day of _____ 2026, by adoption of Resolution No. _____ by City Council.

CITY CLERK
CITY OF RIALTO
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's Report was filed in the City Clerk's Office on the _____ day of _____ 2026.

CITY CLERK
CITY OF RIALTO
STATE OF CALIFORNIA

WHEREAS, on May 26, 2026, the City Council, under the Act, adopted its Resolution Initiating Proceedings for the Levy and Collection of Assessments and the Preparation of an Engineer's Report for SLD No. 1;

Whereas, the Resolution of Intention directed Webb Municipal Finance, LLC, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operation and servicing of the improvements for SLD No. 1 for the referenced Fiscal Year, a diagram for SLD No. 1 showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operation and servicing of the improvements, assessing the net amount upon all assessable lots and/or parcels within SLD No. 1 in proportion to the special benefit received;

Overview

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the benefits the properties will receive from the maintenance and servicing of the District improvements for Fiscal Year 2026-2027. The annual assessments to be levied on properties within the District provide a funding source for the continued operation and maintenance of local lighting and landscaping improvements installed in connection with the development of properties within the District. Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the lighting and landscaping improvements and based upon available revenues including fund balances, City contributions and assessment limits. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include: the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of adequate funds for operational reserves or periodic expenditures including installments collected for long-term improvement projects. Each parcel is assessed proportionately for only those improvements, services, and expenses for which the parcel will receive special benefit.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the County Assessor's Office. The County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

Description of Improvements and Services

Generally, the work to be performed consists of the annual maintenance, operation and servicing costs for street lighting and landscaping which were required as a condition of approval for various developments at specified locations within the City. Annual costs include, but are not limited to, maintenance, electrical and incidental expenses, and the costs of maintaining trees located in the public right-of-way.

The existing streetlight improvements are owned either by the Southern California Edison Company, the State of California Department of Transportation, or the City. Facilities owned by either the Southern California Edison Company or the State of California Department of Transportation were constructed in accordance with plans and specifications on file with the respective owners. Plans and specifications for street light facilities constructed by or for the City are on file in the office of the City Engineer.

Reference is hereby made to said plans and specifications and they are by reference made a part of this report to the same extent as if said plans and specifications were attached hereto.

The Anticipated Annual Cost

The costs for the maintenance district include but are not limited to:

- Energy costs
- Maintenance costs, including staff; inventory; maintenance, servicing, and repair of all equipment, tools, and vehicles; and personnel training for street lighting, street trees and park landscape
- Reconstruction and repair contracts, including defective service pedestals, vandalism, and circuitry repair
- Capital improvement costs
- Incidental costs, including engineering and legal expenses, finance department expenses for the processing of Edison payments.

It is not anticipated that any major improvements will be installed this fiscal year. It is anticipated that minor improvements at diverse locations will be added to the District periodically during the year.

The maintenance of existing street light facilities is performed by either the Southern California Edison Company, the State of California Department of Transportation or by the City through its own forces or contract personnel. The portion of the street light system owned and operated by the Southern California Edison Company is billed to the City on a monthly flat rate per street light basis. These flat rates vary based upon the type and size of luminaries and are adjusted as allowed by the California Public Utilities Commission.

A portion of the street lighting system is owned and maintained by the City. Electrical energy is purchased from the Southern California Edison Company at metered locations. Again, as with the Edison-owned lights, there are regular increases in the electrical energy costs; however, with the City-owned system these increases are termed "fuel cost adjustments."

The maintenance of existing street trees is performed by the City through its own forces or contract personnel. Costs assessed to the district include those for labor, material, and equipment.

Table 2-1
Fiscal Year 2026-2027 Cost Estimate

Budget Item	Amount
Electricity	$350,000
Contract Services	$744,895
Personnel Expenses	$33,761
Other Expenses	$279,381
Other Service and Supply Expenses	$57
County Fee	$0
Transfers Out - General Fund	$0
Total Costs and Expenses	**$1,408,094**
Reserve Fund Contribution	$0
General Fund Contribution	($535,771)
Estimated Net Assessment 2026-2027:	**$872,323**

The following table depicts the expenditure detail for the City over the course of five (5) years, as well as the projected expenditure detail for fiscal year 2026-2027

Table 2-2
Expenditure Detail

Account #	Fund	Prg	Object	Expenses	Budget 2022/2023	Budget 2023/2024	Budget 2024/2025	Budget 2025/2026	Projected Budget 2026/2027
490-400-4860-7105	490	4860	7105	Property Assessments - Street Lights	$614,580	$614,580	$624,000	$639,470	$639,587
490-400-4860-7401	490	4860	7401	Finance Investment Income Allocation	$24,075	$0	$6,400	$10,000	$10,000
490-400-7309-7105	490	7309	7105	Property Assessments - Street Lights	$223,685	$223,685	$227,064	$232,693	$232,736
				TOTAL REVENUES	**$862,339**	**$838,265**	**$857,464**	**$882,163**	**$882,323**
490-500-4860-2002	490	4860	2002	Electricity	$271,880	$381,386	$481,480	$350,000	$350,000
490-500-4860-2011	490	4860	2011	Contract Services	$233,000	$249,500	$239,525	$237,486	$244,895
490-500-4860-2140	490	4860	2140	Postage	$260	$100	$110	$0	$0
490-500-4860-2145	490	4860	2145	Liability Insurance	$0	$0	$0	$0	$0
490-500-4860-2000	490	4860	2000	Total Services and Supplies	$505,140	$630,986	$721,115	$587,486	$594,895
				TOTAL STREET LIGHT SERVICES	**$505,140**	**$630,986**	**$721,115**	**$587,486**	**$594,895**
490-500-4860-3001	490	4860	3001	Capital Improvements	$0	$0	$0	$0	$0
490-500-4860-4001	490	4860	4001	Principal	$186,035	$192,780	$199,871	$207,346	$214,984
490-500-4860-4010	490	4860	4010	Interest	$93,350	$86,500	$79,621	$72,034	$64,397
490-500-4860-5010	490	4860	5010	Transfers Out- General Fund	$6,661	$0	$0	$0	$0
490-500-4860-5000	490	4860	5000	Total Other	$0	$0	$0	$0	$0
	490	4860		**TOTAL OTHER**	**$286,046**	**$279,280**	**$279,492**	**$279,380**	**$279,381**
490-500-7309-1001	490	7309	1001	Salaries	$17,381	$19,065	$20,642	$21,530	$21,530
490-500-7309-1005	490	7309	1005	Special Compensation	$2,431	$2,672	$2,893	$1,723	$1,723
490-500-7309-1010	490	7309	1010	Pastime	$0	$0	$0	$0	$0
490-500-7309-1020	490	7309	1020	Overtime	$0	$0	$0	$0	$0
490-500-7309-1030	490	7309	1030	Retirement	$2,241	$2,627	$2,845	$2,695	$2,695
490-500-7309-1040	490	7309	1040	Worker's Compensation	$3,730	$2,100	$1,780	$2,063	$2,063
490-500-7309-1050	490	7309	1050	Other Fringe Benefits	$5,486	$5,515	$6,388	$5,750	$5,750
	490	7309	1070	Other Post Employment Benefits	$0	$0	$0	$0	$0
490-500-7309-1080	490	7309	1080	Leave - Cashouts	$0	$0	$0	$0	$0
490-500-7309-1000	490	7309	1000	**Total Personnel**	**$31,270**	**$31,978**	**$34,548**	**$33,761**	**$33,761**
490-500-7309-2002	490	7309	2002	Electricity	$0	$0	$0	$0	$0
490-500-7309-2003	490	7309	2003	Gas	$0	$0	$0	$0	$0
490-500-7309-2004	490	7309	2004	Water/Wastewater	$0	$0	$0	$0	$0
490-500-7309-2010	490	7309	2010	Legal Services	$0	$0	$0	$0	$0
490-500-7309-2011	490	7309	2011	Contract Services	$400,000	$481,250	$500,000	$500,000	$500,000
490-500-7309-2021	490	7309	2021	Other Services & Supplies	$0	$0	$0	$0	$0
490-500-7309-2030	490	7309	2030	Maintenance- Office and Machinery	$0	$0	$0	$0	$0
490-500-7309-2040	490	7309	2040	Vandalism	$0	$0	$0	$0	$0
490-500-7309-2105	490	7309	2105	MIS	$0	$0	$0	$0	$0
490-500-7309-2110	490	7309	2110	Fleet Maint./Replacement Charges	$1,500	$0	$0	$0	$0
490-500-7309-2122	490	7309	2122	Simonson Center Department Fees	$60	$60	$60	$57	$57
490-500-7309-2125	490	7309	2125	Building Maintenance	$0	$0	$0	$0	$0
490-500-7309-2140	490	7309	2140		$0	$0	$0	$0	$0
490-500-7309-2145	490	7309	2145	Liability Insurance	$2,830	$2,650	$70	$0	$0
				County Fee ($.30 Per Parcel)	$0	$0	$0	$0	$0
490-500-7309-2000	490	7309	2000	**Total Services & Supplies**	**$404,390**	**$483,960**	**$500,130**	**$500,057**	**$500,057**
490-500-7309-5010	490	7309	5010	Transfers Out- General Fund	$0	$0	$0	$0	$0
490-500-7309-5000	490	7309	5000	**Total Other**	**$0**	**$0**	**$0**	**$0**	**$0**
490-500-7309-	490	7309		**TOTAL TREE MAINTENANCE**	**$435,659**	**$515,938**	**$534,678**	**$533,818**	**$533,818**
				TOTAL STREET LIGHTING FUND	**$791,186**	**$910,266**	**$1,000,607**	**$866,866**	**$874,276**
				TOTAL TREE MAINTENANCE & STREET LIGHT	**$1,226,845**	**$1,426,203**	**$1,535,285**	**$1,400,684**	**$1,408,094**
				Reserve Fund Contribution	($41,618)	($114,565)	($547,291)	$0	$0
				General Fund Contribution	($342,766)	($460,574)	($129,217)	($528,522)	($535,771)
				TOTAL REVENUE (NET ASSESSMENTS)	**$842,461**	**$851,064**	**$858,777**	**$872,162**	**$872,323**

Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218, entitled "Right to Vote on Taxes Act," which added Article XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

1. Any assessments imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
2. Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define the term "streets," however, based on the opinions of the public agency officials, attorneys, assessment engineers and Senate Bill 919, it has been determined that streets include all public improvements located within the street rights-of-way. This would include median and parkway landscaping, traffic signals, safety lighting, and street lighting.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property." Cal. Const., art. XIII D, §2(b). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees, and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments, and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements, which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that "only special benefits are assessable" and requires a local government to "separate the general benefits from the special benefits conferred on a parcel."

By its nature, most public improvements financed through an assessment district contain an element of public benefit. The test is: does there exist, with relation to the improvement, a special benefit to the property assessed? The law requires that portion of the cost of the improvement which benefits the public generally to be separated from that portion of the cost of the improvement which specially benefits assessed properties. Proposition 218 provides the following definition of "special benefit":

> "Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit".

Below is the description of the Method of Apportionment and Special Benefit and the Assessment Roll summary for the Assessment District.

Improvements Authorized by the 1972 Act

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting, and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.

The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Method of Apportionment

The City Council, in determining the necessity of forming the District, considered the increasing cost of providing services to the residents, businesses and properties located within the City. The benefit provided by street lighting consists of security for residents, building owners, tenants, storage areas, pedestrians, drivers, and many other safety aspects within the community. The citizens of the City benefit from regular park landscape maintenance that preserves the City's economic and humanistic values.

In accordance with Section 22595 of the 1972 Act all railroad, gas, water or electric utility or electric line right-of-way included within the District that receives benefit will be assessed for said benefit.

Formula for Assessment

Assessments proposed for individual lots within the District will be assessed for benefit received as determined previously by the City Council.

For the purpose of assessment, the following four assessment categories have been established:

1. Residential Developed
2. Residential Vacant
3. Non-Residential Developed
4. Non-Residential Vacant

Residential properties include single-family units, multiple-family units (condominiums and apartment complexes) and mobile home parks. The Non-Residential categories include primarily commercial, professional, office and industrial uses.

Residential Rates: There are two categories of cost, which will be assigned to each property. The first category is the Land Benefit Factor. The costs associated with the residential share of street lighting costs have been divided among all of the residential properties. Properties with less than one acre are assessed one unit. Larger properties are charged at the rate of four units per acre (the average number of lots that an acre can be subdivided into). This charge is levied against every residential lot within the City regardless of whether it has been developed or not. This portion of the assessment for Fiscal Year 2026-2027 is $8.18 per acre. The minimum assessment per residential parcel is $2.05. The second category is the Development Factor. This category is applied to only those residential lots which are developed. A single-family dwelling unit receives one unit of benefit. Vacant residential properties will not pay this cost since they do not derive any direct measurable benefit from the District. This portion of the assessment for Fiscal Year 2026-2027 is $24.03 per unit.

Non-Residential Rates: Non-Residential properties are assessed similarly to residential properties. There is a Land Benefit Factor of the assessment, which is charged on a per acre basis. The Land Benefit Factor for Fiscal Year 2026-2027 is $8.18 per acre. The minimum assessment is $4.09.

The second category, the Development Factor, is calculated by dividing the acreage of all developed non-residential properties into the costs associated with those properties. The Development Factor for Fiscal Year 2026-2027 is $52.09 per acre.

Cottage Commercial: The Cottage Commercial zone, located on the east and west sides of Olive Avenue between Rialto Avenue and First Street, consists of properties which are within a commercial area, but which are occupied as residences. Properties occupied as residences are assessed at the residential rate using the residential formula. Properties occupied as businesses are assessed at the non-residential rate using the non-residential formula with the minimum rate being equal to one-half of an acre.

To summarize, there are two classifications of parcel assessments: Residential and Non-Residential. Each classification is broken down into two categories: Land Benefit Factor and Development Benefit Factor. The Land Benefit Factor reflects the benefit every property receives from the services provided under the District. Every parcel within the District is assessed a Land Benefit Factor. The Development Benefit Factor is assessed against developed properties exclusively. A vacant property will receive "0" assessment for the Development Benefit Factor portion.

Therefore, the assessment for the District is derived by the following formula:

Land Benefit Factor + Development Factor = FY 2026-2027 Assessment

Examples of various types of property as applied to the formula:
A typical single-family residence located on a tract-sized lot 1/4 acre would therefore receive an assessment of $26.08:

(0.25*$8.18) + $24.03 = $26.08

A vacant residential property one acre in size would receive an assessment of $8.18:

(1*$8.18) + $0 = $8.18

No vacant residential property will receive an assessment of less than one quarter of the acreage charge ($2.05).

A commercial property on three acres would receive an assessment of $180.81:

(3*$8.18) + (3*$52.09) = $180.81

A vacant commercial property on 20 acres would receive an assessment of $163.60:

(20*$8.18) + (20*$0) = $163.60

No vacant non-residential property will receive an assessment of less than one-half the acreage charge ($4.09).

The listing of parcels assessed within this District, along with the proposed assessment amounts, will be submitted to the City's Public Works Department, under a separate cover, and by reference is made part of this Report.

APPENDIX A

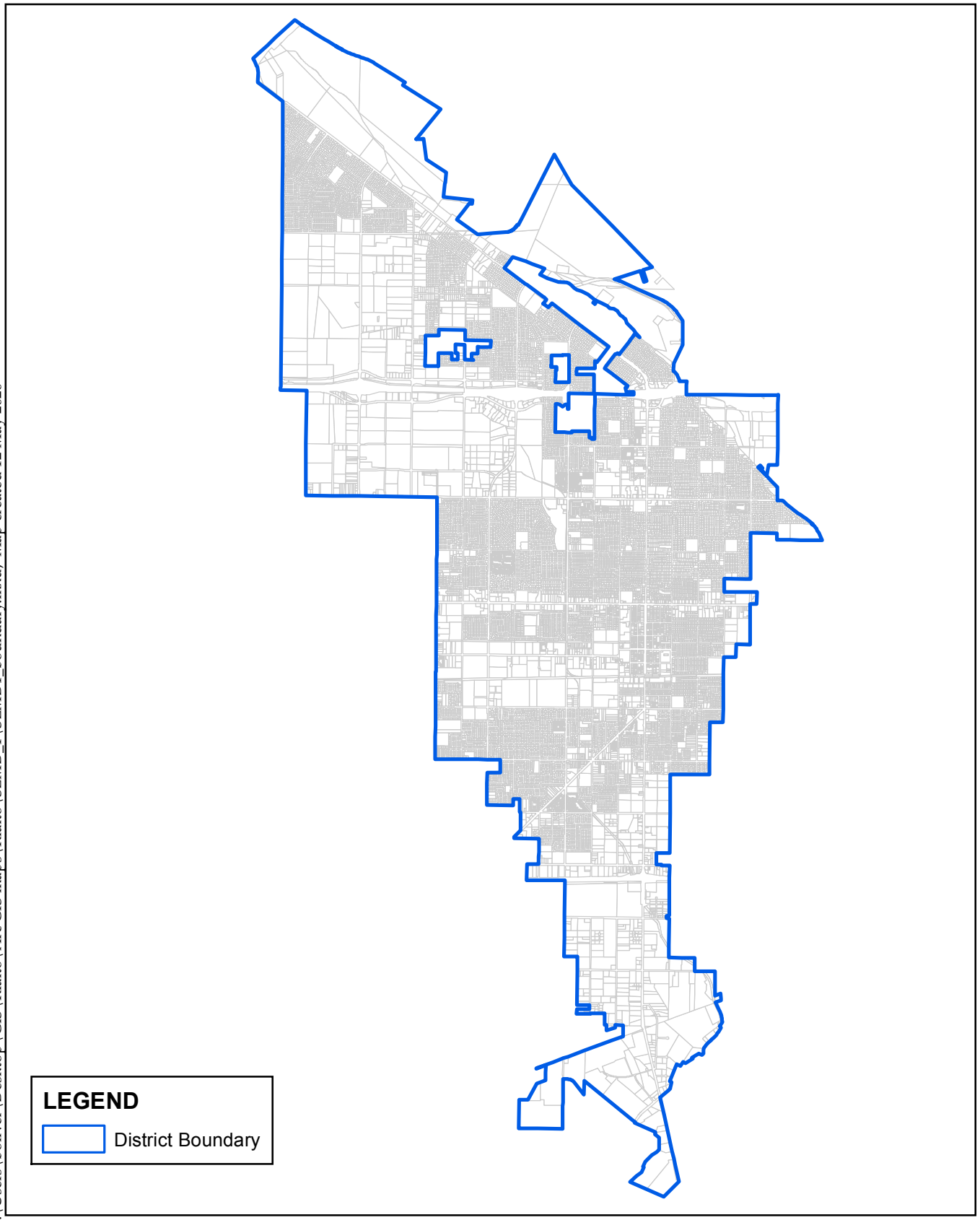
Assessment Roll (Under Separate Cover)

APPENDIX B

Boundary Map

CITY OF RIALTO

STREET LIGHT MAINTENANCE DISTRICT NO. 1



C:\Users\boliver\Desktop\GIS\Rialto\Arc GIS maps\Rialto\SLMD_1\SLMD1_boundary.mxd; Map created 12 May 2020

Source: San Bernardino Co. GIS, 2020

0 1 2 3 Miles

ALBERT A. WEBB ASSOCIATES

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Riverside, CA 92506
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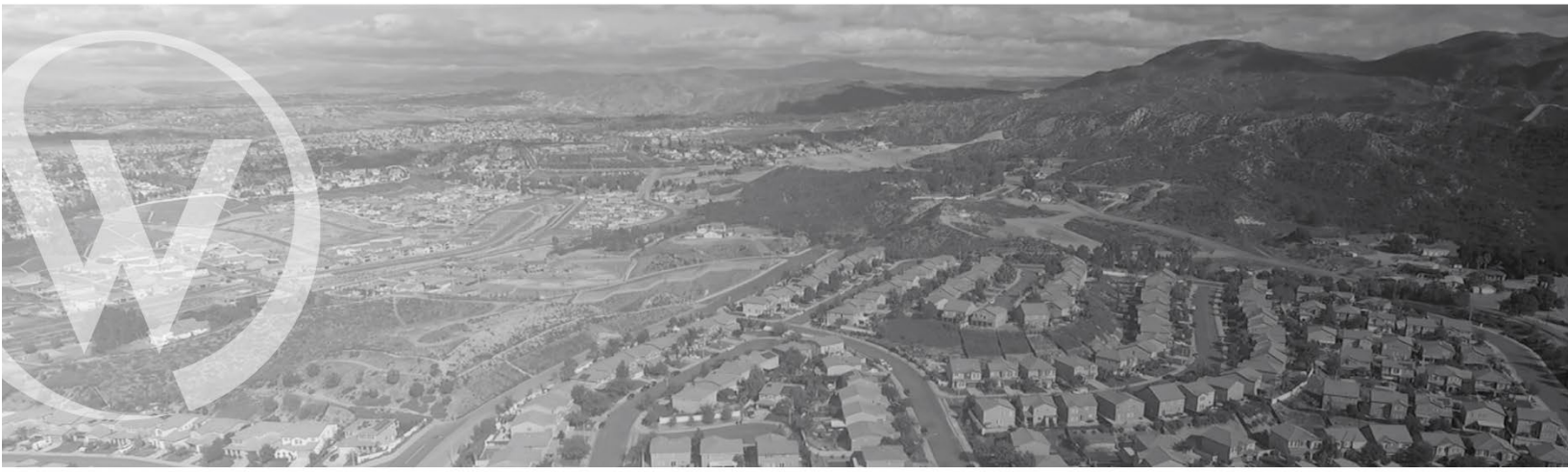
Engineer's Report

Fiscal Year 2026-2027

City of Rialto
Landscape Maintenance District No. 1

Prepared For

June 2026



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AGENCY: CITY OF RIALTO

PROJECT: LANDSCAPE MAINTENANCE DISTRICT NO. 1

TO: CITY COUNCIL
CITY OF RIALTO
STATE OF CALIFORNIA

Report Pursuant to "Landscaping and Lighting Act of 1972"

Pursuant to direction from the City Council (the "City Council") of the City of Rialto(the "City"), State of California, submitted herewith is the Engineer's Report for Landscape Maintenance District No. 1 (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscaping Act of 1972" (the "1972 Act"), as amended, commencing with Section 22500, and which is in accordance with Resolution No. 8507 adopted by the City of Rialto City Council, Riverside County, California ordering the preparation of the Report for Landscape Maintenance District No. 1 ("LMD No. 1"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2026, to June 30, 2027.

SECTION 1 **PLANS AND SPECIFICATION** of the improvements to be maintained and-or improved for Fiscal Year 2026-2027. The plans and specifications show and describe the existing improvements and are sufficient in showing and describing the general nature, location, and extent of the improvements.

SECTION 2 A **COST ESTIMATE** of the improvements to be maintained and-or improved for the mentioned Fiscal Year.

SECTION 3 The **METHOD OF APPORTIONMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown in Appendix B.

SECTION 4 An **ASSESSMENT ROLL** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the boundaries as shown on the below-referenced Diagram.

SECTION 5 An **ASSESSMENT DIAGRAM** of the District. Said Diagrams shall show the exterior boundaries of the District and the boundaries of any zones within the District. Reference is made to the San Bernardino County (the "County") Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the Fiscal Year to which the Report applies.

i. Engineer's Statement

I, Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of Rialto, pursuant to the Act do hereby assess and apportion the total amount of the costs and expenses upon the parcels of land within Landscape Maintenance District No. 1 liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance, works of improvement, and appurtenances.

Executed this _____ day of _____ 2026.

ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
ON BEHALF OF THE CITY OF RIALTO
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's Report were made on the _____ day of _____ 2026, by adoption of Resolution No. _____ by City Council.

CITY CLERK
CITY OF RIALTO
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's Report was filed in the City Clerk's Office on the _____ day of _____ , 2026.

CITY CLERK
CITY OF RIALTO
STATE OF CALIFORNIA

WHEREAS, on May 26, 2026, the City Council, under the 1972 Act, adopted its Resolution Initiating Proceedings for the Levy and Collection of Assessments and the Preparation of an Engineer's Report for LMD No. 1;

Whereas, the Resolution of Intention directed Webb Municipal Finance, LLC to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations, and servicing of the improvements for LMD No. 1 for the referenced Fiscal Year, a diagram for LMD No. 1 showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within LMD No. 1 in proportion to the special benefit received;

NOW THEREFORE, the following assessment is made to cover the portion of the estimated cost of maintenance, operation, and servicing of said improvements to be paid by the assessable real property within LMD No. 1 in proportion to the special benefit received:

Table i-1
Summary of Assessments

Residential

Zone	Total Assessment	Assessment Rate per EBU
1	$104,539.20	$58.00
2	$370,753.40	$58.00

Commercial

Zone	Annexation	Total Assessment	Assessment Rate per EBU
3	6	$2,500.02	$2.58
3	26	$4,500.00	$1,500.00
3	45	$9,000.00	$1,500.00
3	64	$1,422.43	$215.52
3	73 & 105	$8,442.48	$10.48
3	75	$3,499.92	$291.66
3	79	$720.00	$240.00
3	92	$2,250.00	$1,125.00
3	99	$1,600.00	$1,600.00
3	100	$10,749.31	$52.08
3	112	$8,000.01	$2,666.66
3	113	$5,099.99	$2,090.16
3	117	$8,503.83	$9.34

Overview

In 1977, the City of Rialto, under the provisions of the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (hereafter referred to as the "1972 Act") established and has subsequently annexed properties to the assessment district designated as Rialto Landscape Maintenance District No. 1. The annual assessments to be levied on properties within the District provide a funding source for the continued operation and maintenance of local landscape improvements installed in connection with the development of properties within the District. Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the landscape improvements and based upon available revenues including fund balances, City contributions and assessment limits. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include: the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of adequate funds for operational reserves or periodic expenditures including installments collected for long-term improvement projects. Each parcel is assessed proportionately for only those improvements, services and expenses for which the parcel will receive special benefit.

The original District established included parcels of land within the residential subdivision identified as Tract 9823. The District was formed to provide for the ongoing maintenance and operation of the landscaping installed in connection with the development of these properties. After the formation of the original District, the City annexed additional properties (territories of land) to the District and established assessments for those annexation territories that would fund the ongoing maintenance and operation of the landscape improvements associated with the development of those properties. A summary listing of the annexations and the associated subdivisions are provided in the Assessment Roll section of this Report.

Beginning Fiscal Year 2009-2010, the developments, subdivisions and properties therein that comprise the District have been grouped into zones of benefit (Zones and Sub-Zones) based on the improvements and services associated with those parcels. Each Zone reflects the various types of improvements and services to be provided by the District and the type of property development associated with those improvements. The net annual cost to provide the improvements for each Zone are allocated to the benefiting properties within that Zone using a weighted method of apportionment that calculates the proportional benefit and assessment for each parcel as compared to other properties that benefit from the Zone improvements and services.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the County Assessor's Office. The County Auditor/Controller uses APNs and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

While the budgets outlined in this Report reflect the estimated costs necessary to fully and adequately provide for the maintenance and operation of the improvements within the District, many of these estimated costs and associated services cannot be funded by the current assessment revenues and contributions from the City. To fully fund the improvements, it will be necessary to increase assessment revenues which will require the support of the property owners for new or increased assessments through a ballot proceeding conducted under the provisions of the California Constitution Article XIIID. Although such proceedings are not being conducted this fiscal year and the proposed District assessments for Fiscal Year 2026-2027 are not being increased over the assessments levied in the prior fiscal year, such assessment increases may be considered in the future due to the rising costs associated with the District improvements.

Plans and Specifications

ZONES OF BENEFIT:

For Fiscal Year 2026-2027, the parcels, lots, subdivisions, and developments within the District are identified and grouped into one of three zones of benefit referred to as "Zones". Each Zone reflects the landscape improvements

associated with the development of properties in that Zone, in order to fairly and equitably apportion the net cost of providing those improvements to the properties that receive special benefits from the service and activities associated with those improvements. Most of the parcels in the District are identified as single-family residential properties within various residential developments. These residential developments have been grouped into two different Zones based on whether the landscaped areas associated with those developments include tree maintenance services or not. All other developments within the District are grouped into Zone 3. Within this Zone, each development is treated as a Sub-zone (each development is assessed for its specific improvements). By establishing and utilizing a Zone structure, similar properties with similar types of improvements will be assessed a proportional amount for the services and activities provided by the District. The following is a brief description of the District Zones:

ZONE 1 includes the parcels within residential subdivisions that the District provides for the maintenance, operation and servicing of:

- Streetscape landscaping (parkways and medians) located on the perimeter or entryway of a residential subdivision that was installed in connection with the development of the properties within that particular residential subdivision; and/or
- Streetscape landscaping (parkways and medians) installed as part of another nearby residential development, which are either a continuation of the landscaping associated with all developments in the area or the improvements are located on a street that is considered the primary entryway to the development.

ZONE 2 includes the parcels within residential subdivisions that the District provides for the maintenance, operation and servicing of:

- Streetscape landscaping (parkways and medians) located on the perimeter or entryway of a residential subdivision that was installed in connection with the development of the properties within that particular residential subdivision; and/or
- Streetscape landscaping (parkways and medians) installed as part of another nearby residential development, which are either a continuation of the landscaping associated with all developments in the area or the improvements are located on a street that is considered the primary entryway to the development; and
- Trees located in the landscaped areas described above.

Note: The landscape improvements within both Zone 1 and Zone 2 include the maintenance and servicing of the landscaping (turf, shrubs or both), but the landscaped areas associated with Zone 2 also have the additional benefit and cost of tree services within those landscaped areas.

ZONE 3 includes parcels that are generally considered non-single-family residential properties including, but not limited to non-residential properties (commercial developments) and multi-family residential properties (apartments), collectively referred to in this Report as “non-residential” developments. Within this Zone, the District provides for the maintenance, operation and servicing of:

- Parkway landscaping on the perimeter of the development within the public right-of-way or easement (face of curb to property line), that was installed in connection with the development of the properties within that particular development; and/or
- Median-island landscaping near or adjacent to the development that was installed as part of developing the properties within that particular development.

Note: Unlike Zone 1 and Zone 2, the type of property development, overall location of the improvements and extent of the improvements, may vary significantly between each development. Therefore, each development is currently budgeted and assessed separately to the parcels that comprise each of those developments.

DESCRIPTION OF PROPERTIES WITHIN THE DISTRICT

The following table provides a summary list of the tracts, subdivisions, and developments within the District (Developments), their corresponding "Zone" designation, and "Reference" (notation) which identifies the particular annexation maps on file for those developments.

Zone	Reference	Tract Number
1	Annexation No. 4	Tract 8251
1	Annexation No. 16	Tract 10159
1	Annexation No. 23	Tract 10160
1	Annexation No. 40	Tract 9931
1	Annexation No. 68	Tract 13319
1	Annexation No. 80	Tracts 13775, 13776, 13777, 13778, 13779, 13780, 14127, 14128, 14129, 14163, 14164, 14165, 14166, 14167, 14169, 14170, 14171, 14172, 14173, 14174, 14175, 14176, 14177, 14178, 14179, 14180, 14267, 14268, 14269, 14270, 14272, 14273, 14298, 14357, 14358, 14359,14360 and 14395
1	Annexation No. 83	Tract 13176
1	Annexation No. 84	Tract 14450
1	Annexation No. 85	Tract 13871
1	Annexation No. 116	Tract 15821
1	Annexation No. 119	Tract 16069, lots 1-23
2	Original District No. 1	Tract 9823
2	Annexation No. 1	Tract 9821
2	Annexation No. 2	Tracts 9562, 9851 and 9866
2	Annexation No. 3	Tract 9725
2	Annexation No. 5	Tract 9832
2	Annexation No. 7	Tracts 9768 and 9769
2	Annexation No. 8	Tracts 9952 and 6443
2	Annexation No. 9	Tract 10372
2	Annexation No. 10	Tract 9867
2	Annexation No. 15	Tracts 10252, 10253, 10254, and 10255
2	Annexation No. 17	Tract 9860
2	Annexation No. 18	Tracts 9493, 9688 and 10173
2	Annexation No. 19	Tract 10283
2	Annexation No. 20	Tract 10223
2	Annexation No. 21	Tracts 9896, 9897, 9898, 9899 and 10040
2	Annexation No. 22	Tract 10387
2	Annexation No. 24	Tracts 9804, 9805, 9806 and 11472
2	Annexation No. 25	Tracts 9945 and 9946
2	Annexation No. 28	Tract 11337
2	Annexation No. 29	Tracts 12179, 12180 and 12181
2	Annexation No. 30	Tracts 7431, 10512 and 11570
2	Annexation No. 31	Tracts 11653 and 12328
2	Annexation No. 32	Tracts 12125, 12126 and 12178

Zone	Reference	Tract Number
2	Annexation No. 33	Tracts 10403, 10428, 10484, 11780, and 12513
2	Annexation No. 34	Tracts 12327, 12326, 12325, 9149, 9148, 9147, 9146 and 8612
2	Annexation No. 35	Tract 11264
2	Annexation No. 36	Tract 12611
2	Annexation No. 37	Tract 12606
2	Annexation No. 38	Tract 11607
2	Annexation No. 39	Tracts 11539, 12697, 12842 and 12843
2	Annexation No. 41	Tract 9990
2	Annexation No. 42	Tract 11432
2	Annexation No. 43	Tracts 10219 and 10230
2	Annexation No. 44	Tracts 12907, 12542, and 12543
2	Annexation No. 46	Tracts 12931 and 12932
2	Annexation No. 47	Tracts 12718 and 12977
2	Annexation No. 48	Tracts 13096, 13097, 13098, 13099 and 12975
2	Annexation No. 49	Tract 12755
2	Annexation No. 50	Tract 13113
2	Annexation No. 51	Tracts 9721 and 10190
2	Annexation No. 52	Tracts 9768, 10219, 12175, 12983, 13053, 13073, 13074, 13075, 13156, 13157 and 13158
2	Annexation No. 53	Tract 13178
2	Annexation No. 54	Tracts 12926 and 13189
2	Annexation No. 55	Tract 12514
2	Annexation No. 56	Tracts 12973 and 12864
2	Annexation No. 57	Tract 13385
2	Annexation No. 58	Tract 13378
2	Annexation No. 59	Tract 13368
2	Annexation No. 60	Tract 13345
2	Annexation No. 61	Tract 12141
2	Annexation No. 62	Tract 13482
2	Annexation No. 63	Tracts 13545 and 13189
2	Annexation No. 65	Tract 11600
2	Annexation No. 66	Tract 13323
2	Annexation No. 67	Tract 13430
2	Annexation No. 69	Tracts 9949 and 13464
2	Annexation No. 70	Tract 13626
2	Annexation No. 71	Tract 9912
2	Annexation No. 72	Tract 11470
2	Annexation No. 74	Tracts 13625 and 13607
2	Annexation No. 76	Tract 12992
2	Annexation No. 77	Tract 13578
2	Annexation No. 78	Tracts 9934, 13373, 13522 and 14347
2	Annexation No. 81	Tract 13702
2	Annexation No. 82	Tract 13204
2	Annexation No. 86	Tract 13502
2	Annexation No. 87	Tract 14364
2	Annexation No. 88	Tract 14080

Zone	Reference	Tract Number
2	Annexation No. 91	Tracts 14089 and 14377
2	Annexation No. 93	Tract 14422
2	Annexation No. 95	Tract 14363
2	Annexation No. 96	Tract 13797
2	Annexation No. 97	Tract 14375
2	Annexation No. 101	Tract 14115
2	Annexation No. 102	Tract 10215
2	Annexation No. 103	Tract 14500
2	Annexation No. 106	Tract 6780 lots 1, 2, 3 and 32
2	Annexation No. 107	Tract 14081
2	Annexation No. 109	Tract 13855
2	Annexation No. 110	Tract 15628
2	Annexation No. 111	Tract 15637
2	Annexation No. 115	Tracts 15508, 15745 and 15746
2	Annexation No. 118	Tract 15941 lots 1-50
3	Annexation No. 6	Parcel Map 4193
3	Annexation No. 26	Tract 10991
3	Annexation No. 45	PPD 824
3	Annexation No. 64	Parcel Map 5595
3	Annexation No. 73	PPD 1077
3	Annexation No. 75	PPD 1138
3	Annexation No. 79	Parcel Map 12165
3	Annexation No. 90	Parcel Map 11701 (RAMROD)
3	Annexation No. 92	PPD 1395
3	Annexation No. 99	PPD 1432
3	Annexation No. 100	Tracts 5630, 5958 and 8180
3	Annexation No. 105	PPD 1486
3	Annexation No. 108	PPD 1508
3	Annexation No. 112	PPD 1464
3	Annexation No. 113	PPD 1542
3	Annexation No. 114	PPD 1579
3	Annexation No. 117	PPD 1605 and PPD 1608

DESCRIPTION OF IMPROVEMENTS AND SERVICES

The landscape improvements for the District may include, but are not limited to, various streetscape landscaping, including parkways and medians, as well as public landscaped areas within or adjacent to the properties within a particular development. These landscape improvements may include turf, ground cover, plants, shrubs, trees, irrigation and drainage systems, and associated appurtenant facilities located within the various easements, rights-of-way or public properties that comprise the landscaped areas including, but not limited to, sidewalks, curbs, fencing and monuments. Generally, the work to be performed consists of the annual maintenance costs for landscaping improvements that include, but are not limited to, labor, materials, equipment, electrical, water and incidental expenses. The following outlines the location and extent of the landscape improvements associated with the properties and developments of the various Zones within the District which are more particularly described by maps which are on file in the Engineering Division of the Department of Public Works entitled "Landscape Maintenance District No. 1" (Annexations 1 through 119), and by reference are made part of this Report.

ZONE 1 LANDSCAPE IMPROVEMENTS: The various developments and improvements for Zone 1 are listed below and include right-of-way and landscaping easements along.

- the Cedar Avenue frontage of Tract 8251, (Annexation No. 4);
- the Cedar Avenue frontage of Tract 10159, (Annexation No. 16);
- the Cedar Avenue frontage of Tract 10160, (Annexation No. 23);
- the Willow Avenue and Walnut Avenue frontages of Tract 9931, (Annexation No. 40);
- the Lilac Avenue frontage of Tract 13319, (Annexation No. 68);
- the frontages of Riverside Avenue, Alder Avenue, Casa Grande Drive, Palmetto Avenue, Terra Vista Drive and Live Oak Avenue for Tracts 13775, 13776, 13777, 13778, 13779, 13780, 14127, 14128, 14129, 14163, 14164, 14165, 14166, 14167, 14169, 14170, 14171, 14172, 14173, 14174, 14175, 14176, 14177, 14178, 14179, 14180, 14267, 14268, 14269, 14270, 14272, 14273, 14298, 14357, 14358, 14359, 14360, and 14395, (Annexation No. 80);
- the Cedar Avenue and Merrill Avenue frontages of Tract 13176, (Annexation No. 83);
- the Sycamore Avenue and Acacia Avenue frontages of Tract 14450, (Annexation No. 84);
- the Ayala Drive frontage of Tract 13871, (Annexation No. 85);
- the Bloomington Avenue, Cactus Avenue and San Bernardino Avenue frontages of Tract 15821, (Annexation No. 116);
- the frontage of Tract 16069, lots 1-23, (Annexation No. 119).

ZONE 2 LANDSCAPE IMPROVEMENTS: The various developments and improvements for Zone 2 are listed below and include right-of-way and landscaping easements along:

- the Cedar Avenue frontage of Tract 9823, (Original development establishing Landscape Maintenance District No. 1);
- the Ayala Avenue frontage of Tract 9821, (Annexation No. 1);
- the Baseline Road frontage of Tract 9562, 9851 and 9866 (Annexation No. 2);
- the Ayala Avenue frontage of Tract 9725, (Annexation No. 3);
- the Cedar Avenue frontage of Tract 9832, (Annexation No. 5);
- the Cactus Avenue and Riverside Avenue frontages of Tracts 9768 and 9769, (Annexation No. 7);
- the Cactus Avenue frontage of Tracts 9952 and 6443, (Annexation No. 8);
- the Randall and Cedar Avenue frontages of Tract 10372, (Annexation No. 9);
- the Cedar Avenue frontage of Tract 9867, (Annexation No. 10);
- the Cedar Avenue and Baseline Road frontages of Tracts 10252, 10253, 10254 and 10255, (Annexation No. 15);
- the Riverside Avenue frontage of Tract 9860, (Annexation No. 17);
- the Cactus and Merrill Avenue frontages of Tracts 9493, 9688, and 10173, (Annexation No. 18);
- the Randall Avenue frontage of Tract 10283, (Annexation No. 19);
- the Randall Avenue frontage of Tract 10223, (Annexation No. 20);

- the Cedar Avenue and Baseline Road frontages of Tracts 9896, 9897, 9898, 9899, and 10040, (Annexation No. 21);
- the Bloomington Avenue frontage of Tract 10387, (Annexation No. 22);
- the Cactus Avenue and Merrill Avenue frontages of Tracts 9804, 9805, 9806, and 11472, (Annexation No. 24);
- the Riverside Avenue frontage of Tracts 9945 and 9946, (Annexation No. 25);
- the Baseline Road, Eucalyptus Avenue and Pepper Avenue frontages of Tract 11337, (Annexation No. 28);
- the Cedar Avenue, Etiwanda Avenue and Larch Avenue frontages of Tracts 12179, 12180, and 12181, (Annexation No. 29);
- the Cactus Avenue, Cedar Avenue and Lilac Avenue frontages of Tracts 7431, 10512, and 11570, (Annexation No. 30);
- the San Bernardino Avenue, Teakwood Avenue and Granada Street frontages of Tracts 11653 and 12328, (Annexation No. 31);
- the Cedar Avenue frontage of Tracts 12125, 12126, and 12178, (Annexation No. 32);
- the Cactus Avenue and Randall Avenue frontages of Tracts 10403, 10428, 10484, 11780, and 12513, (Annexation No. 33);
- the Riverside Avenue frontage of Tracts 12327, 12326, 12325, 9149, 9148, 9147, 9146, and 8612, (Annexation No. 34);
- the Cactus Avenue frontage of Tract 11264, (Annexation No. 35);
- the Cactus Avenue and Riverside Avenue frontages of Tract 12611, (Annexation No. 36);
- the Randall Avenue and Cedar Avenue frontages of Tract 12606, (Annexation No. 37);
- the Randall Avenue frontage of Tract 11607, (Annexation No. 38);
- the Randall Avenue, Willow Avenue, Bloomington Avenue and Lilac Avenue frontages of Tracts 11539, 12697, 12842 and 12843, (Annexation No. 39);
- the Randall Avenue frontage of Tract 9990, (Annexation No. 41);
- the Cactus Avenue and San Bernardino Avenue frontages of Tract 11432, (Annexation No. 42);
- the Cactus Avenue and Riverside Avenue frontages of Tracts 10219 and 10230, (Annexation No. 43);
- the Merrill Avenue and Cedar Avenue frontages of Tracts 12907, 12542, and 12543, (Annexation No. 44);
- the Linden Avenue frontage of Tracts 12931 and 12932, (Annexation No. 46);
- the Cactus Avenue frontage of Tracts 12718 and 12977, (Annexation No. 47);
- the Cedar Avenue, Bohnert Avenue, and Ayala Avenue frontages of Tracts 13096, 13097, 13098, 13099, and 12975, (Annexation No. 48);
- the Randall Avenue frontage of Tract 12755, (Annexation No. 49);
- the San Bernardino Avenue and Cedar Avenue frontages of Tract 13113, (Annexation No. 50);
- the Riverside Avenue frontages of Tracts 9721 and 10190, (Annexation No. 51);

- the Cactus Avenue, Riverside Avenue and Ayala Drive frontages of Tracts 9768, 10219, 12175, 12983, 13053, 13073, 13074, 13075, 13156, 13157, and 13158, (Annexation No. 52);
- the Cedar Avenue frontage of Tract 13178, (Annexation No. 53);
- the Bloomington Avenue and Randall Avenue frontages of Tracts 12926 and 13189, (Annexation No. 54);
- the Cedar Avenue frontage of Tract 12514, (Annexation No. 55);
- the Spruce Avenue and Cactus Avenue frontages of Tracts 12973 and 12864, (Annexation No. 56);
- the Ayala Drive frontage of Tract 13385, (Annexation No. 57);
- the San Bernardino Avenue and Idyllwild Avenue frontages of Tract 13378, (Annexation No. 58);
- the Cactus Avenue frontage of Tract 13368, (Annexation No. 59);
- the Ayala Drive frontage of Tract 13345, (Annexation No. 60);
- the Linden Avenue frontage of Tract 12141, (Annexation No. 61);
- the Baseline Road and Linden Avenue frontages of Tract 13482, (Annexation No. 62);
- the Lilac Avenue frontage of Tract 13545 and 13189, (Annexation No. 63);
- the Cactus Avenue frontage of Tract 11600, (Annexation No. 65);
- the Linden Avenue frontage of Tract 13323, (Annexation No. 66);
- the Cactus Avenue frontage of Tract 13430, (Annexation No. 67);
- the Pepper Avenue frontage of Tracts 9949 and 13464, (Annexation No. 69);
- the Pepper Avenue frontage of Tract 13626, (Annexation No. 70);
- the Randall Avenue frontage of Tract 9912, (Annexation No. 71);
- the Riverside Avenue and Linden Avenue frontages of Tract 11470, (Annexation No. 72);
- the Merrill Avenue and Larch Avenue frontages of Tract 13625 and 13607, (Annexation No. 74);
- the Pepper Avenue frontage of Tract 12992, (Annexation No. 76);
- the Riverside Avenue frontage of Tract 13578, (Annexation No. 77);
- the Baseline Road frontage of Tracts 9934, 13373, 13522, and 14347, (Annexation No. 78);
- the Cactus Avenue frontage of Tract 13702, (Annexation No. 81);
- the Cactus Avenue frontage of Tract 13204, (Annexation No. 82);
- the Linden Avenue frontage of Tract 13502, (Annexation No. 86);
- the Casa Grande Drive frontage of Tract 14364, (Annexation No. 87);
- the Casa Grande Drive and Linden Avenue frontages of Tract 14080, (Annexation No. 88);
- the Walnut Avenue and Eucalyptus Avenue frontages of Tracts 14089 and 14377, (Annexation No. 91);
- the Linden Avenue, Lacewood Avenue, and Wildflower Street frontages of Tract 14422, (Annexation No. 93);
- the Alder Avenue, Riverside Avenue and Buena Vista Avenue frontages of Tract 14363, (Annexation No. 95);

- the Spruce Avenue frontage of Tract 13797, (Annexation No. 96);
- the San Bernardino Avenue frontage of Tract 14375, (Annexation No. 97);
- the Linden Avenue frontage of Tract 14115, (Annexation No. 101);
- the Sycamore Avenue frontage of Tract 10215, (Annexation No. 102);
- the Terra Vista Drive frontage of Tract 14500, (Annexation No. 103);
- the Riverside Avenue frontage adjacent to lots 1, 2, 3, and 32 of Tract 6780, (Annexation No. 106);
- the Riverside Avenue frontage of Tract 14081, (Annexation No. 107);
- the Riverside Avenue and Alder Avenue frontage of Tract 13855, (Annexation No. 109);
- the Easton Street frontage of Tract 15628, (Annexation No. 110);
- the San Bernardino Avenue frontage of Tract 15637, (Annexation No. 111);
- the Riverside Avenue frontage of Tracts 15508, 15745 and 15746, (Annexation No. 115);
- the frontage of Tract 15941, lots 1-50, (Annexation No. 118).

ZONE 3 LANDSCAPE IMPROVEMENTS: The various developments and improvements for Zone 3 are listed below and include the right-of-way and landscaping easements along:

- the Baseline Avenue frontage of Parcel Map 4193, (Annexation No. 6);
- the Bloomington Avenue frontage of Tract 10991, (Annexation No. 26);
- the Riverside Avenue, Baseline Road and Sycamore Avenue frontages of PPD 824, (Annexation No. 45);
- the Cactus Avenue and Merrill Avenue frontages of Parcel Map 5595, (Annexation No. 64);
- the Riverside Avenue and Santa Ana Avenue frontages of PPD 1077, (Annexation No. 73);
- the Casmalia Avenue frontage of PPD 1138, (Annexation No. 75);
- the Riverside Avenue frontage of Parcel Map 12165, (Annexation No. 79);
- the Terrace Road frontage of Parcel Map 11701, (Annexation No. 90). The improvements associated with this development are currently being maintained by the property owner and the parcel is not assessed for LMD1;
- the Valley Boulevard frontage of PPD 1395, (Annexation No. 92);
- the Valley Boulevard and Riverside Avenue frontage of PPD 1432, (Annexation No. 99);
- that portion of Jackson Street between Lilac Avenue and Willow Avenue as well as the cul-de-sac east of Willow Avenue associated with Tracts 5630, 5958, and 8180, (Annexation No. 100);
- the Riverside Avenue frontage of PPD 1486, (Annexation No. 105);
- the Valley Boulevard frontage of PPD 1508, (Annexation No. 108). The improvements associated with this development are currently being maintained by the property owner and the parcel is not assessed for LMD1;
- the Bloomington Avenue frontage of PPD 1464, (Annexation No. 112);
- the Valley Boulevard frontage of PPD 1542, (Annexation No. 113);

- the Valley Boulevard frontage of PPD 1579, (Annexation No. 114). The improvements associated with this development are currently being maintained by the property owner and the parcel is not assessed for LMD1;
- the frontages of PPD 1605 and PPD 1608, and the landscaped median island on Riverside Avenue and Valley Boulevard, (Annexation No. 117).

The location of each Tract, PPD, and Parcel Map is duly indicated on the "City of Rialto Landscape Maintenance District No. 1" map on file in the office of the City Engineer, and a representative diagram of said map is attached as “Appendix B Assessment Diagram” of this Report.

District Budgets

The following budgets outline the estimated costs to properly maintain and service the various landscape improvements described in this Report (fully funded services and activities). In most cases, the costs to properly service and maintain the improvements cannot be fully funded by the existing assessment revenues. With insufficient reserve contributions to offset the estimated costs in Zone 3, there is a deficit of approximately $200,487. Many of the desired services and activities, particularly those associated with repairs, tree maintenance, replacements and rehabilitation will need to be reduced, postponed or eliminated until such time that assessment revenues can be increased. City staff will ultimately determine which services and activities shall be eliminated or reduced to keep the actual costs and expenditures for Fiscal Year 2026-2027 within the current available revenues, the revenue shortfalls are expected to increase over the years as a result of inflation.

Table 2-1
Residential Budget

Budget Item	Zone 1 Single Family Residential (No Trees) (Multiple Annexations)	Zone 2 Single Family Residential (With Trees) (Multiple Annexations)	Total Single Family Residential
DIRECT COSTS			
Landscape Maintenance	$41,188.18	$146,053.06	$187,241.25
Landscape Utilities (Water/Electricity)	$57,193.21	$202,806.79	$260,000.00
Landscape Repairs and/or Tree Maintenance	$0.00	$0.00	$0.00
Subtotal Direct Costs	**$98,381.39**	**$348,859.86**	**$447,241.25**
ADMINISTRATION COSTS			
City Administration Allocation	$2,976.14	$10,553.36	$13,529.50
Professional Fees for Admin	$0.00	$0.00	$0.00
Subtotal Administration Costs	**$2,976.14**	**$10,553.36**	**$13,529.50**
Total Direct and Admin Costs	**$101,357.53**	**$359,413.22**	**$460,770.75**
COLLECTION/(CREDIT) APPLIED TO LEVY			
Reserve Fund Collection (Transfer)	$3,181.67	$11,340.18	$14,521.85
Subtotal Collection/(Credit) Applied to Levy	**$3,181.67**	**$11,340.18**	**$14,521.85**
Balance to Levy	**$104,539.20**	**$370,753.40**	**$475,292.60**
DISTRICT STATISTICS			
Total Number of Parcels	1,773	6,279	8,052
Total Parcels Assessed	1,768	6,278	8,046
Total Equivalent Benefit Units (EBU)	1,802.40	6,392.30	8,194.70
Proposed Levy per EBU	$58.00	$58.00	
Maximum Rate per EBU - FY 2026-27	$58.00	$58.00	
Prior Year Applied Assessment Rate - FY 2025-26	$58.00	$58.00	
Prior Year Maximum Assessment Rate - FY 2025-26	$58.00	$58.00	

Table 2-2
Non-Residential Budget

Budget Item	Zone 3 PM 4193 (Annexation 6)	Zone 3 TR 10991 (Annexation 26)	Zone 3 PPD 824 (Annexation 45)
DIRECT COSTS			
Landscape Maintenance	$6,161.29	$10,929.04	$29,397.47
Landscape Utilities (Water/Electricity)	$8,555.47	$15,175.88	$40,820.82
Landscape Repairs and/or Tree Maintenance	$0.00	$0.00	$0.00
Subtotal Direct Costs	**$14,716.76**	**$26,104.92**	**$70,218.29**
ADMINISTRATION COSTS			
City Administration Allocation	$445.20	$789.70	$2,124.17
Professional Fees for Admin	$0.00	$0.00	$0.00
Reserve Fund Collection/(Transfer)	$0.00	$0.00	$0.00
Subtotal Administration Costs	**$445.20**	**$789.70**	**$2,124.17**
Total Direct and Admin Costs	**$15,161.96**	**$26,894.62**	**$72,342.46**
COLLECTION/(CREDIT) APPLIED TO LEVY			
Reserve Fund Collection (Transfer)	($12,661.94)	($22,394.62)	($63,342.46)
Deficit			
Subtotal Collection/(Credit) Applied to Levy	**($12,661.94)**	**($22,394.62)**	**($63,342.46)**
Balance to Levy	**$2,500.02**	**$4,500.00**	**$9,000.00**
DISTRICT STATISTICS			
Total Number of Parcels	2	4	6
Total Parcels Assessed	2	3	6
Total Equivalent Benefit Units (EBU)	969.00	3.00	6.00
Proposed Levy per EBU	$2.58	$1,500.00	$1,500.00
Maximum Rate per EBU - FY2026-27	$2.58	$1,500.00	$1,500.00
Prior Year Applied Assessment Rate - FY2025-26	$2.58	$1,500.00	$1,500.00
Prior Year Maximum Assessment Rate - FY2025-26	$2.58	$1,500.00	$1,500.00

Non-Residential Budget

Budget Item	Zone 3 PM 5595 (Annexation 64)	Zone 3 PPD 1077 & 1486 (Annexation 73 & 105)	Zone 3 PPD 1138 (Annexation 75)
DIRECT COSTS			
Landscape Maintenance	$6,681.94	$36,269.44	$11,384.80
Landscape Utilities (Water/Electricity)	$9,278.43	$50,363.13	$15,808.74
Landscape Repairs and/or Tree Maintenance	$0.00	$0.00	$0.00
Subtotal Direct Costs	**$15,960.38**	**$86,632.58**	**$27,193.54**
ADMINISTRATION COSTS			
City Administration Allocation	$482.82	$2,620.72	$822.63
Professional Fees for Admin	$0.00	$0.00	$0.00
Reserve Fund Collection/(Transfer)	$0.00	$0.00	$0.00
Subtotal Administration Costs	**$482.82**	**$2,620.72**	**$822.63**
Total Direct and Admin Costs	**$16,443.20**	**$89,253.30**	**$28,016.17**
COLLECTION/(CREDIT) APPLIED TO LEVY			
Reserve Fund Collection (Transfer)	($15,020.76)	($80,810.82)	($24,516.25)
Deficit			
Subtotal Collection/(Credit) Applied to Levy	**($15,020.76)**	**($80,810.82)**	**($24,516.25)**
Balance to Levy	**$1,422.43**	**$8,442.48**	**$3,499.92**
DISTRICT STATISTICS			
Total Number of Parcels	11	2	10
Total Parcels Assessed	6	2	10
Total Equivalent Benefit Units (EBU)	6.60	805.58	12.00
Proposed Levy per EBU	$215.52	$10.48	$291.66
Maximum Rate per EBU - FY2026-27	$215.52	$10.48	$291.66
Prior Year Applied Assessment Rate - FY2025-26	$215.52	$10.48	$291.66
Prior Year Maximum Assessment Rate - FY2025-26	$215.52	$10.48	$291.66

Non-Residential Budget

Budget Item	Zone 3 PM 12165 (Annexation 79)	Zone 3 PPD 1395 (Annexation 92)	Zone 3 PPD 1432 (Annexation 99)
DIRECT COSTS			
Landscape Maintenance	$4,101.87	$3,476.16	$13,280.46
Landscape Utilities (Water/Electricity)	$5,695.79	$4,826.94	$18,441.02
Landscape Repairs and/or Tree Maintenance	$0.00	$0.00	$0.00
Subtotal Direct Costs	**$9,797.66**	**$8,303.10**	**$31,721.48**
ADMINISTRATION COSTS			
City Administration Allocation	$296.39	$251.18	$959.61
Professional Fees for Admin	$0.00	$0.00	$0.00
Reserve Fund Collection/(Transfer)	$0.00	$0.00	$0.00
Subtotal Administration Costs	**$296.39**	**$251.18**	**$959.61**
Total Direct and Admin Costs	**$10,094.05**	**$8,554.28**	**$32,681.09**
COLLECTION/(CREDIT) APPLIED TO LEVY			
Reserve Fund Collection (Transfer)	($9,374.05)	($6,304.28)	($31,081.09)
Deficit			
Subtotal Collection/(Credit) Applied to Levy	**($9,374.05)**	**($6,304.28)**	**($31,081.09)**
Balance to Levy	**$720.00**	**$2,250.00**	**$1,600.00**
DISTRICT STATISTICS			
Total Number of Parcels	3	2	1
Total Parcels Assessed	3	2	1
Total Equivalent Benefit Units (EBU)	3.00	2.00	1.00
Proposed Levy per EBU	$240.00	$1,125.00	$1,600.00
Maximum Rate per EBU - FY2026-27	$240.00	$1,125.00	$1,600.00
Prior Year Applied Assessment Rate - FY2025-26	$240.00	$1,125.00	$1,600.00
Prior Year Maximum Assessment Rate - FY2025-26	$240.00	$1,125.00	$1,600.00

Non-Residential Budget

Budget Item	Zone 3 TR 5630 & 8180 (Annexation 100)	Zone 3 PPD 1464 (Annexation 112)	Zone 3 PPD 1542 (Annexation 113)
DIRECT COSTS			
Landscape Maintenance	$21,357.50	$23,189.83	$7,879.29
Landscape Utilities (Water/Electricity)	$29,656.66	$32,201.00	$10,941.04
Landscape Repairs and/or Tree Maintenance	$0.00	$0.00	$0.00
Subtotal Direct Costs	**$51,014.16**	**$55,390.83**	**$18,820.33**
ADMINISTRATION COSTS			
City Administration Allocation	$1,543.23	$1,675.63	$569.33
Professional Fees for Admin	$0.00	$0.00	$0.00
Reserve Fund Collection/(Transfer)	$0.00	$0.00	$0.00
Subtotal Administration Costs	**$1,543.23**	**$1,675.63**	**$569.33**
Total Direct and Admin Costs	**$52,557.39**	**$57,066.46**	**$19,389.66**
COLLECTION/(CREDIT) APPLIED TO LEVY			
Reserve Fund Collection (Transfer)	($41,808.08)	($49,066.45)	($14,289.67)
Deficit			
Subtotal Collection/(Credit) Applied to Levy	**($41,808.08)**	**($49,066.45)**	**($14,289.67)**
Balance to Levy	**$10,749.31**	**$8,000.01**	**$5,099.99**
DISTRICT STATISTICS			
Total Number of Parcels	82	3	3
Total Parcels Assessed	78	3	3
Total Equivalent Benefit Units (EBU)	206.40	3.00	2.44
Proposed Levy per EBU	$52.08	$2,666.66	$2,090.16
Maximum Rate per EBU - FY2026-27	$52.08	$2,666.67	$2,090.16
Prior Year Applied Assessment Rate - FY2025-26	$52.08	$2,666.67	$2,090.16
Prior Year Maximum Assessment Rate - FY2025-26	$52.08	$2,666.67	$2,090.16

Non-Residential Budget

Budget Item	Zone 3 PPD 1605 & 1608 (Annexation 117)	Total Non-Residential Budget
DIRECT COSTS		
Landscape Maintenance	$13,132.14	$187,241.24
Landscape Utilities (Water/Electricity)	$18,235.07	$260,000.00
Landscape Repairs and/or Tree Maintenance	$0.00	$0.00
Subtotal Direct Costs	**$31,367.21**	**$447,241.24**
ADMINISTRATION COSTS		
City Administration Allocation	$948.89	$13,529.50
Professional Fees for Admin	$0.00	$0.00
Reserve Fund Collection/(Transfer)	$0.00	$0.00
Subtotal Administration Costs	**$948.89**	**$13,529.50**
Total Direct and Admin Costs	**$32,316.10**	**$460,770.74**
COLLECTION/(CREDIT) APPLIED TO LEVY		
Reserve Fund Collection (Transfer)	($23,812.28)	($394,482.75)
Deficit		$0.00
Subtotal Collection/(Credit) Applied to Levy	**($23,812.28)**	**($394,482.75)**
Balance to Levy	**$8,503.83**	**$66,287.99**
DISTRICT STATISTICS		
Total Number of Parcels	4	133
Total Parcels Assessed	4	123
Total Equivalent Benefit Units (EBU)	909.50	2,929.52
Proposed Levy per EBU	$9.34	
Maximum Rate per EBU - FY2026-27	$9.35	
Prior Year Applied Assessment Rate - FY2025-26	$9.35	
Prior Year Maximum Assessment Rate - FY2025-26	$9.35	

Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218, entitled "Right to Vote on Taxes Act," which added Article XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exception, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

1. Any assessments imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
2. Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define the term "streets," however, based on the opinions of the public agency officials, attorneys, assessment engineers, and Senate Bill 919, it has been determined that streets include all public improvements located within the street rights-of-way. This would include median and parkway landscaping, traffic signals, safety lighting, and street lighting.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property." Cal. Const., art. XIIID, §2(b). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees, and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments, and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements, which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that "only special benefits are assessable" and requires a local government to "separate the general benefits from the special benefits conferred on a parcel."

By its nature, most public improvements financed through an assessment district contain an element of public benefit. The test is: does there exist, with relation to the improvement, a special benefit to the property assessed? The law requires that portion of the cost of the improvement, which benefits the public generally to be separated from that portion of the cost of the improvement, which specially benefits assessed properties. Proposition 218 provides the following definition of "special benefit":

> "Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit".

The actual assessment and the amount of the assessment for the Fiscal Year 2026-2027 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

Improvements Authorized by the 1972 Act

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Method of Apportionment

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> "The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments in this District reflects the composition of the parcels, and the improvements and services provided in order to fairly apportion the costs based on estimated benefit to each parcel.

BENEFIT ANALYSIS

Each of the proposed improvements, services, activities, associated costs and assessments have been carefully reviewed, identified and allocated based on benefit pursuant to the provisions of the 1972 Act. The improvements associated with this District have been identified as necessary, required and/or desired for the orderly

development of the properties within the District to their full potential, consistent with the proposed development plans and applicable portions of the City's General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are considered a direct and special benefit to the properties.

Although the improvements provided by the District are located within public easements and right-of-way, and the improvements are visible to the public at large, it has been determined that the construction and installation of the improvements were only necessary for the development of properties within the District and were not required nor necessarily desired by any properties or developments outside the District boundaries. Furthermore, similar improvements and services associated with other developments within the City of Rialto are provided and either funded by similar assessment districts or maintained privately by individual property owners or associations. Some of the developments within this District are maintained privately by individual property owners or similar associations and accordingly, are not being assessed by this District. Therefore, it has been determined that public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large and the improvements provided by the District are entirely a special benefit to the developments and properties therein that required the construction and installation of such improvements.

The method of apportionment (method of assessment) developed for this District is based on the premise that each of the properties to be assessed receives benefit from the improvements and services directly associated with the development of that property. The desirability and aesthetic of the properties are enhanced by the presence of well-maintained landscaping in close proximity to those properties. The determination of benefit for each lot, parcel, subdivision and/or development within the District is based on the following benefit nexus:

- The purpose of the landscaping is to provide an aesthetic impression for the parcels within each development directly associated with the various District improvements and services.
- The maintained landscaping benefits each property in such developments.
- Single-family residential developments benefit equally from the various landscaped improvements in their area whether those improvements were installed by that particular development or by an adjacent residential development. Therefore, each development will share the combined costs of the improvements associated with their neighborhood and Zone.
- The residential lots which are not adjacent to the landscaped area benefit by the uniform maintenance and appearance of the improvements associated with their development and each parcel not directly adjacent to the landscaped area benefits equally. Residential properties which are adjacent to the landscaped area are assigned a 10% surcharge to recognize their proximity to the improvements and to support the greater benefit they receive.
- Each non-single-family residential development is assessed and benefits from the landscaped improvements that were constructed and installed in connection with the development of their property. Therefore, the parcels within each of these developments will share in the costs of those improvements.

ASSESSMENT METHODOLOGY

The method of apportionment for this District calculates the receipt of special benefit from the respective improvements based on the land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels benefiting from the improvements provided based on each parcel's individual land use as compared to other properties within the District and this comparison is reliant upon

the special benefit received from the specific type of improvements and services provided or planned within each respective Zone or Sub-zone of the District.

To assess benefits equitably, it is necessary to relate each property's proportional special benefits to the special benefits of all other properties that benefit from the improvements and services provided by the District. The Equivalent Benefit Unit ("EBU") method of assessment apportionment uses a basic unit (base value) of assessment that is common to all properties benefiting from the improvements and services provided and assigns a weighted value to each parcel assessed based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to the base value. The EBU method of apportioning special benefits is typically seen as an appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size and development, or other common factors such as front footage along the improvements.

Calculation of Assessments for Zone 1 and Zone 2

Zone 1 and Zone 2 are comprised entirely of residential developments. For these two Zones, the interior single-family residential parcels are assigned 1.0 EBU (the base value of benefit for calculating the assessments). The parcels within these developments that are adjacent to the improvements have been assigned a 10% surcharge, or 1.10 EBU, to recognize their proximity to the improvements and to support the greater benefit they receive. The following formula is used to calculate each parcel's proportional benefit:

Interior Parcel = 1.00 EBU

Exterior Parcel (Adjacent to the Landscaping) = 1.10 EBUs

For each of these two Zones, the total number of Equivalent Benefit Units (EBUs) for the fiscal year equals the sum of all individual EBUs applied to parcels in that Zone. An assessment amount per EBU (Rate) for the improvements is established by taking the total cost of the improvements to be levied (Balance to Levy) and dividing that amount by the total number of EBUs in that Zone. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy (for the Zone)/ Total EBU (for the Zone) = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

Calculation of Assessments for Zone 3

Zone 3 is comprised of developments that are primarily non-residential properties (commercial, industrial, institutional, etc.), but may also incorporate developments that include multi-family residential properties, or mixed-use developments that may include any combination of non-residential properties, multi-family residential properties and/or single-family residential parcels. For these individual developments (annexations to the District), the apportionment of costs between the individual parcels was established when the properties were annexed to the District and based on the property development factors at that time. In most cases, the allocation of costs to each parcel is based on a per-parcel apportionment, utilizing the best representation of each parcel's benefit compared to the other parcels in the overall development (i.e., proportional acreage, proportional units, and front footage). While these various developments (annexations) have all been grouped into Zone 3, the cost to provide the improvements and the allocation of those costs to the properties within those developments are each budgeted separately. The following outlines the apportionment of costs associated with each of the developments included in Zone 3:

Multi-Family Residential Developments

Three of the Zone 3 developments include multi-family residential properties (parcels that include multiple residential units), designated as annexation numbers 6, 26, and 100. Unlike the single-family residential

developments previously discussed, these developments each have unique characteristics. The following outlines the cost allocation (apportionment) to the parcels within each of these developments.

Parcel Map 4193 (Annexation No. 6)

The development identified as Parcel Map 4193 (Annexation No. 6) consists of two parcels with different property owners, one commercial strip mall and one large apartment complex with a total of 6,760 square feet of landscaping. The improvement costs are allocated based upon each parcel's approximate frontage to the landscaped area (front footage apportionment), which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0127-301-23-0000	PM4193	840.00	86.69%
0127-301-24-0000	PM4193	129.00	13.31%
Totals		**969.00**	**100.00%**

Tract 10991 (Annexation No. 26)

The development identified as Tract 10991 (Annexation number 26) is a single apartment complex comprised of three parcels. The improvement costs are divided equally amongst the parcels (per parcel charge), which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0132-011-37-0000	10991	1.00	33.33%
0132-011-40-0000	10991	1.00	33.33%
0132-381-05-0000	10991	1.00	33.33%
Totals		**3.00**	**100.00%**

Tracts 5630, 5958 and 8180 (Annexation No. 100)

The developments identified as Tracts 5630, 5958, and 8180 (Annexation No. 100) are comprised of mixed residential, ranging from single condominium units to a 30-unit apartment complex. The improvement costs are allocated based on the number of residential units on each parcel with a 10% surcharge applied to those parcels adjacent to the improvements to recognize their proximity to the improvements and to support the greater benefit they receive, which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0127-301-01-0000	5958	4.40	2.13%
0127-301-02-0000	5958	4.40	2.13%
0127-301-03-0000	5958	4.40	2.13%
0127-301-04-0000	5958	4.40	2.13%
0127-301-05-0000	5958	4.40	2.13%
0127-301-06-0000	5958	4.40	2.13%
0127-301-07-0000	5958	4.40	2.13%
0127-301-08-0000	5958	4.40	2.13%
0127-302-11-0000	5958	4.40	2.13%
0127-302-12-0000	5958	4.40	2.13%
0127-302-13-0000	5958	4.40	2.13%
0127-302-14-0000	5958	4.40	2.13%
0127-302-15-0000	5958	4.40	2.13%
0127-302-16-0000	5958	4.40	2.13%
0127-302-17-0000	5958	4.40	2.13%
0127-302-18-0000	5958	4.40	2.13%

Parcel	Tract	EBU	% Allocation
0127-311-01-0000	5630	4.00	1.94%
0127-311-02-0000	5630	4.00	1.94%
0127-311-03-0000	5630	4.00	1.94%
0127-311-04-0000	5630	4.00	1.94%
0127-311-05-0000	5630	4.00	1.94%
0127-311-06-0000	5630	4.00	1.94%
0127-311-07-0000	5630	4.00	1.94%
0127-311-11-0000	5630	4.00	1.94%
0127-311-12-0000	5630	4.00	1.94%
0127-311-13-0000	5630	8.00	3.88%
0127-311-14-0000	5630	4.00	1.94%
0127-311-20-0000	5630	33.00	15.99%
0127-611-02-0000	8180	1.10	0.53%
0127-611-03-0000	8180	1.10	0.53%
0127-611-04-0000	8180	1.10	0.53%
0127-611-05-0000	8180	1.10	0.53%
0127-611-06-0000	8180	1.10	0.53%
0127-611-07-0000	8180	1.10	0.53%
0127-611-08-0000	8180	1.10	0.53%
0127-611-10-0000	8180	1.10	0.53%
0127-611-11-0000	8180	1.10	0.53%
0127-611-12-0000	8180	1.10	0.53%
0127-611-13-0000	8180	1.10	0.53%
0127-611-14-0000	8180	1.10	0.53%
0127-611-15-0000	8180	1.10	0.53%
0127-611-16-0000	8180	1.10	0.53%
0127-611-18-0000	8180	1.10	0.53%
0127-611-19-0000	8180	1.10	0.53%
0127-611-20-0000	8180	1.10	0.53%
0127-611-21-0000	8180	1.10	0.53%
0127-611-22-0000	8180	1.10	0.53%
0127-611-23-0000	8180	1.10	0.53%
0127-611-24-0000	8180	1.10	0.53%
0127-611-26-0000	8180	1.10	0.53%
0127-611-27-0000	8180	1.10	0.53%
0127-611-28-0000	8180	1.10	0.53%
0127-611-29-0000	8180	1.10	0.53%
0127-612-01-0000	8180	1.10	0.53%
0127-612-02-0000	8180	1.10	0.53%
0127-612-03-0000	8180	1.10	0.53%
0127-612-04-0000	8180	1.10	0.53%
0127-612-06-0000	8180	1.10	0.53%
0127-612-07-0000	8180	1.10	0.53%
0127-612-08-0000	8180	1.10	0.53%
0127-612-09-0000	8180	1.10	0.53%
0127-612-10-0000	8180	1.10	0.53%
0127-612-11-0000	8180	1.10	0.53%
0127-612-12-0000	8180	1.10	0.53%
0127-612-14-0000	8180	1.10	0.53%
0127-612-15-0000	8180	1.10	0.53%

Parcel	Tract	EBU	% Allocation
0127-612-16-0000	8180	1.10	0.53%
0127-612-17-0000	8180	1.10	0.53%
0127-612-18-0000	8180	1.10	0.53%
0127-612-19-0000	8180	1.10	0.53%
0127-612-20-0000	8180	1.10	0.53%
0127-612-22-0000	8180	1.10	0.53%
0127-612-23-0000	8180	1.10	0.53%
0127-612-24-0000	8180	1.10	0.53%
0127-612-25-0000	8180	1.10	0.53%
0127-612-26-0000	8180	1.10	0.53%
0127-612-27-0000	8180	1.10	0.53%
0127-612-28-0000	8180	1.10	0.53%
Totals		**206.40**	**100.00%**

Commercial Properties

The remaining fourteen (14) developments/annexations (three of which are not assessed) consist of commercial and/or industrial developments. These developments and the parcels therein, include LMD 1 Annexation Nos. 45, 64, 73, 75, 79, 90, 92, 99, 105, 108, 112, 113, 114 and 117. Each development/annexation is currently budgeted and assessed separately (with the exception of Annexation Nos. 73 and 105, which share improvements). The following outlines the cost allocation (apportionment) to the parcels within each of these developments.

PPD 824 (Annexation No. 45)

The development identified as PPD 824 (Annexation No. 45) is a commercial shopping center that is comprised of six (6) parcels. The improvement costs are allocated based upon each parcel's proportional benefit as determined when the development was annexed to the District. Each parcel has been assigned a percentage allocation with a corresponding weighted EBU that collectively totals the six parcels, which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0127-251-12-0000	PPD 824	2.16	36.00%
0127-251-13-0000	PPD 824	0.84	14.00%
0127-251-17-0000	PPD 824	0.30	5.00%
0127-251-18-0000	PPD 824	0.66	11.00%
0127-251-19-0000	PPD 824	0.90	15.00%
0127-251-20-0000	PPD 824	1.14	19.00%
Totals		**6.00**	**100.00%**

Parcel Map 5595 (Annexation No. 64)

The development identified as Parcel Map 5595 (Annexation No. 64) is comprised of eleven (11) parcels that are identified as industrial properties (distribution warehousing). The improvement costs are allocated on a per parcel basis with a 10% surcharge on those parcels adjacent to the improvements to recognize their proximity to the improvements and to support the greater benefit they receive, which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0131-011-23-0000	PM 5595	1.10	9.48%
0131-011-24-0000	PM 5595	1.10	9.48%
0131-011-27-0000	PM 5595	1.10	9.48%
0131-011-28-0000	PM 5595	1.10	9.48%
0131-011-29-0000	PM 5595	1.00	8.62%
0131-011-30-0000	PM 5595	1.00	8.62%
0131-011-31-0000	PM 5595	1.00	8.62%
0131-011-32-0000	PM 5595	1.00	8.62%
0131-011-33-0000	PM 5595	1.00	8.62%
0131-011-34-0000	PM 5595	1.10	9.48%
0131-011-35-0000	PM 5595	1.10	9.48%
Totals		**11.60**	**100.00%**

PPD 1077 and PPD 1486 (Annexation No's. 73 and 105)

The developments identified as PPD 1077 and PPD 1486 (Annexation Nos. 73 and 105) are grouped together because they are industrial parcels that are adjacent to each other and share similar landscape improvements. The improvement costs are allocated based upon each parcel's approximate frontage to the landscaped area (front footage apportionment), which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0258-051-07-0000	PPD 1077	495.555	61.52%
0258-051-18-0000	PPD 1486	310.020	38.48%
Totals		**805.575**	**100.00%**

PPD 1138 (Annexation No. 75)

The development identified as PPD 1138 (Annexation No. 75) is a commercial shopping center, comprised of ten (10) parcels. The improvement costs are allocated based upon each parcel's proportional benefit as determined when the development was annexed to the District. Each parcel has been assigned a percentage allocation with a corresponding weighted EBU that collectively totals the twelve (12) EBUs, which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0264-371-01-0000	PPD 1138	1.00	8.33%
0264-371-02-0000	PPD 1138	1.00	8.33%
0264-371-03-0000	PPD 1138	1.00	8.33%
0264-371-04-0000	PPD 1138	1.00	8.33%
0264-371-05-0000	PPD 1138	1.00	8.33%
0264-371-06-0000	PPD 1138	1.00	8.33%
0264-391-01-0000	PPD 1138	1.00	8.33%
0264-391-05-0000	PPD 1138	1.00	8.33%
0264-391-08-0000	PPD 1138	2.00	16.67%
0264-391-09-0000	PPD 1138	2.00	16.67%
Totals		**12.00**	**100.00%**

Parcel Map 12165 (Annexation No. 79)

The development identified as Parcel Map 12165 (Annexation No. 79) is a storage warehouse facility comprised of three (3) parcels. The improvement costs are divided equally amongst the parcels (per parcel charge), which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0258-131-34-0000	PM 12165	1.00	33.33%
0258-131-35-0000	PM 12165	1.00	33.33%
0258-131-36-0000	PM 12165	1.00	33.33%
Totals		**3.00**	**100.00%**

PPD 1395 (Annexation No. 92)

The development identified as PPD 1395 (Annexation No. 92) is a distribution warehouse facility (Frito Lay) comprised of two (2) parcels. The improvement costs are divided equally between the parcels (per parcel charge), which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0254-091-20-0000	PPD 1395	1.00	50.00%
0254-091-21-0000	PPD 1395	1.00	50.00%
Totals		**2.00**	**100.00%**

PPD 1432 (Annexation No. 99)

The development identified as PPD 1432 (Annexation No. 99) is a commercial retail store/shopping facility (Walmart) comprised of a single parcel. The improvement costs are allocated entirely to this single parcel (per parcel charge), which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0132-121-07-0000	PPD 1432	1.00	100.00%
Totals		**1.00**	**100.00%**

PPD 1464 (Annexation No. 112)

The development identified as PPD 1464 (Annexation No. 112) is a retail shopping center comprised of three (3) parcels. The improvement costs are allocated based upon each parcel's proportional benefit as determined when the development was annexed to the District. Each parcel has been assigned a percentage allocation with a corresponding weighted EBU that collectively totals the three (3) parcels, which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0128-241-07-0000	PPD 1464	0.60	20.00%
0128-241-08-0000	PPD 1464	0.90	30.00%
0128-241-25-0000	PPD 1464	1.50	50.00%
Totals		**3.00**	**100.00%**

PPD 1542 (Annexation No. 113)

The development identified as PPD 1542 (Annexation No. 113) is a restaurant (Hometown Buffet) and its parking lot, comprised of three (3) parcels. The improvement costs are allocated based upon each parcel's approximate acreage and frontage to the improvements which was established when the development was annexed to the District and is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0132-131-08-0000	PPD 1542	0.73	30.00%
0132-131-09-0000	PPD 1542	0.49	20.00%
0132-131-18-0000	PPD 1542	1.22	50.00%
Totals		**2.44**	**100.00%**

PPD 1605 and PPD 1608 (Annexation No. 117)

The developments identified as PPD 1605 and PPD 1608 (Annexation No. 117) are a retail shopping center comprised of four (4) parcels. The improvement costs are allocated based upon each parcel's approximate frontage to the landscaped area (front footage apportionment), which is represented by the allocations shown in the following table.

Parcel	Tract	EBU	% Allocation
0132-121-08-0000	PPD 1605 & 1608	374.50	41.18%
0132-122-24-0000	PPD 1605 & 1608	80.25	8.82%
0132-122-25-0000	PPD 1605 & 1608	374.50	41.18%
0132-122-26-0000	PPD 1605 & 1608	80.25	8.82%
Totals		**909.50**	**100.00%**

Exempt Properties

Properties classified as Exempt Properties may include, but are not limited to, lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County), dedicated public easements, rights-of-way, common areas, sliver parcels and bifurcated lots, or any other property that the City has determined cannot be developed, or any other property for which the City has been determined there is no definable special benefit from the improvements. These properties shall be assigned 0.00 EBU and accordingly, shall not be assessed.

Also exempt from the District assessments are the parcels identified by the following developments and annexation designations. These developments were originally annexed to the District anticipating that the City would assume responsibility for the maintenance of the related landscape improvements. However, the improvements were not turned over to the City for maintenance and are currently being privately maintained by the respective property owners. The parcels within these developments are currently exempt and shall not be assessed by the District.

Parcel	Tract	EBU	% Allocation
0269-232-10-0000	PM 11701	0.00	0.00%
0132-182-07-0000	PPD 1508	0.00	0.00%
0254-091-22-0000	PPD 1579	0.00	0.00%

Assessment Roll

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts are included in Appendix A.

Assessment Diagram

The Diagram for the Rialto Landscape Maintenance District No. 1 indicating the boundaries of the District and the properties therein are included in Appendix B. The parcels within the District consist of all lots, parcels and subdivisions of land within these boundaries as described in this Report and shown on the County Assessor's parcel maps. The lines and dimensions shown on the County Assessor's parcel maps for the current year are incorporated herein by reference and made part of this Report.

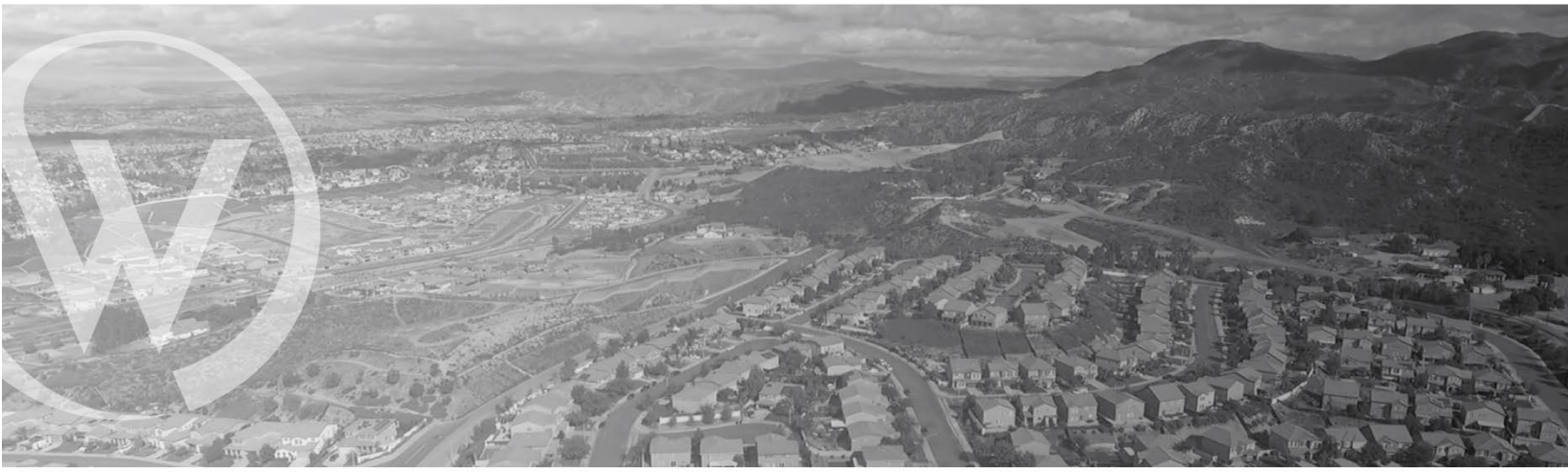
Engineer's Report

Fiscal Year 2026-2027

City of Rialto
Landscaping and Lighting District No. 2

Prepared For

June 2026



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AGENCY: CITY OF RIALTO

PROJECT: RIALTO LANDSCAPING AND LIGHTING DISTRICT NO. 2

TO: CITY COUNCIL
CITY OF RIALTO
STATE OF CALIFORNIA

Report Pursuant to "Landscaping and Lighting Act of 1972"

Pursuant to direction from the City Council (the "City Council") of the City of Rialto (the "City"), State of California, submitted herewith is the Engineer's Report for Landscaping and Lighting District No. 2 (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscaping and Lighting Act of 1972" (the "1972 Act"), as amended, commencing with Section 22500, and which is in accordance with Resolution No. 8510 adopted by the City of Rialto City Council, San Bernardino County, California ordering the preparation of the Report for Landscaping and Lighting District No. 2 ("LLMD No. 2"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2026, to June 30, 2027.

SECTION 1 **PLANS AND SPECIFICATION** of the improvements to be maintained and-or improved for Fiscal Year 2026-2027. The plans and specifications show and describe the existing improvements and are sufficient in showing and describing the general nature, location, and extent of the improvements.

SECTION 2 A **COST ESTIMATE** of the improvements to be maintained and-or improved for the mentioned Fiscal Year.

SECTION 3 The **METHOD OF APPORTIONMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown in Appendix B.

SECTION 4 The **PROPOSED ASSESSMENTS** for each Zone within LLMD No. 2.

i. Engineer's Statement

I, Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of Rialto, pursuant to the 1972 Act do hereby assess and apportion the total amount of the costs and expenses upon the parcels of land within Landscaping and Lighting District No. 2 liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance, works of improvement, and appurtenances.

Executed this _____ day of _____ 2026.

ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
ON BEHALF OF THE CITY OF RIALTO
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's Report were made on the _____ day of _____ 2026, by adoption of Resolution No. _____ by City Council.

CITY CLERK
CITY OF RIALTO
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's Report was filed in the City Clerk's Office on the _____ day of _____ 2026.

CITY CLERK
CITY OF RIALTO
STATE OF CALIFORNIA

WHEREAS, on May 26, 2026, the City Council, under the Act, adopted its Resolution Initiating Proceedings for the Levy and Collection of Assessments and the Preparation of an Engineer's Report for LLMD No. 2;

Whereas, the Resolution of Intention directed Webb Municipal Finance, LLC to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations, and servicing of the improvements for LLMD No. 2 for the referenced Fiscal Year, a diagram for LLMD No. 2 showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within LLMD No. 2 in proportion to the special benefit received.

Overview

In Fiscal Year 2004-2005 the City of Rialto (hereafter referred to as the "City"), under the provisions of the 1972 Act, Part 2 of Division 15 of the California Streets and Highways Code and in compliance with the substantive and procedural requirements of the California State Constitution, Articles XIIID (hereafter referred to as the "California Constitution") established LLMD No. 2. The annual assessments to be levied on properties within the District provide a funding source for the continued operation and maintenance of local landscaping and lighting improvements installed in connection with the development of properties within the District. Each fiscal year, based on the estimated costs associated with the regular annual maintenance, operation and servicing of the landscaping and lighting improvements within the District that provide special benefit to properties within the District, the City establishes the District's assessments. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include: the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of adequate funds for operational reserves or periodic expenditures including installments collected for long-term improvement projects. Each parcel is assessed proportionately for only those improvements, services, and expenses for which the parcel will receive special benefit.

The original District established included parcels of land within the residential subdivisions referred to as Blackmon Homes – Tract 16308, Escrow Street, Inc. – Tract 16422, Walton Development, Inc., LLC – Tract 16517, and Pacific Grove Community – Tract 16625. The District was formed to provide for the ongoing maintenance and operation of the landscaping and street lighting installed in connection with these developments and the special benefits these improvements provide to the properties therein. For Fiscal Year 2006-2007 and after, the City annexed additional properties (territories of land) to the District and balloted such properties for a new assessment that provides the necessary funding for the ongoing maintenance and operation of the landscaping and street lighting improvements associated with the development of such properties. The properties annexed to the area are described in this Report.

In order to address the annexation of developments to the District and establish an appropriate special benefit nexus to the improvements and services provided, zones of benefit (hereafter referred to as "Zones") were established within the District. Each Zone reflects the various types of improvements and services provided by the District and the type of property development associated with those improvements. The net annual cost to provide service to the improvements for each Zone is allocated to all the benefiting properties within each respective Zone only, using a weighted method of apportionment that establishes a calculated proportional special benefit and assessment for each parcel as compared to other properties that benefit from the Zone improvements and services. This Zone structure and proportional allocation of improvement costs ensures that each property is reasonably and fairly assessed for their special benefits from the District improvements.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the San Bernardino County ("County") Assessor's Office. The County Auditor-Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

Description of Improvements and Services

LANDSCAPE IMPROVEMENTS:

The landscape improvements for the District may include, but are not limited to various streetscape landscaping including parkways and medians, as well as public landscaped areas within or adjacent to the properties within a particular development, such as landscaped slopes; irrigated and non-irrigated open space areas; landscaped detention or retention basins; and neighborhood greenbelts, trails or parks. These landscape improvements may include turf; ground cover; plants and shrubs; trees; irrigation and drainage systems; ornamental lighting

structures; masonry walls or other fencing; entryway monuments; and associated appurtenant facilities located within the various dedicated easements, rights-of-way or public properties associated with the landscaped areas. The following outlines the location and extent of the existing or proposed landscape improvements associated with the properties and developments of the various Zones within the District:

ZONE 1 LANDSCAPE IMPROVEMENTS:

- Tract 16308 — approximately 3,700 square feet of parkway landscaping located along the perimeter of the tract on the west side of Cedar Avenue, north of Wildflower Street; and on the north side of Wildflower Street, west of Cedar Avenue.
- Tract 16422 — approximately 4,400 square feet of parkway landscaping located along the perimeter of the tract located north of Summit Street along the west side of Linden Avenue.
- Tract 16517 — approximately 5,300 square feet of parkway landscaping located along the perimeter of the tract along Pepper Avenue and Meridian Avenue.
- Tract 16625 — approximately 5,000 square feet of parkway landscaping located along the perimeter of the tract on the west side of Maple Avenue.
- Tract 17244 — approximately 38,800 square feet of parkway landscaping located along the entire perimeter of the tract on the east side of Cactus Avenue and the south side of Baseline Avenue; and along the perimeter of the tract on west side Lilac Avenue from Baseline Avenue to just south of Jackson Street.
- Tract 16764 — approximately 3,800 square feet of parkway landscaping located along the perimeter of the tract on the west side of Linden Avenue.
- Tract 17219 — approximately 4,200 square feet of landscaped parkway area located along the perimeter of the development on the north side of Merrill Avenue.
- Tract 17220 — approximately 3,900 square feet of landscaped parkway area located along the perimeter of the development on the west side of Pepper Avenue.
- Tract 17511 — approximately 11,600 square feet of landscaped parkway area located along the perimeter of the development on the east side of Maple Avenue and north side of Summit Street including the detention basin area along the perimeter of the development.
- Tract 17957 — approximately 1,200 square feet of landscaped parkway area located along the perimeter of the development on the west side of Cedar Avenue.
- Tract 18794 — approximately 2,400 square feet of landscaped parkway area located along the perimeter of the development on the south side of Merrill Avenue.
- Tract 17708 (Secured Income Group, 24 lot Residential Subdivision): approximately 33,350 square feet of landscaped parkway area located along the perimeter of the sub-development on west side of Acacia Avenue and North side of James Avenue.
- PPD 2415 (Crestwood Communities) – approximately 3,500 square foot of perimeter landscaping.
- PPD 2445 (Casmalia Homes) – approximately 10,687 square feet of landscaping located on the south side of Casmalia Street along the development.
- TR 19930 (Linden Homes) – approximately 1,690 square feet of landscaping located on the east side of Sandalwood Avenue and along Jacaranda Court along the development.
- PPD 2444 (Serrano Homes) – approximately 13,746 square feet of landscaping located on the south side of Bloomington Avenue and along the west side of Willow Avenue adjacent to the development.

- PPD 2018-0019 (Margarita Homes) – approximately 4,403 square feet of landscaping on the west side of the development along the east side of North Cactus Avenue.

ZONE 2 LANDSCAPE IMPROVEMENTS:

- Target Center — approximately 146,000 square feet of parkway landscaping located along the perimeter of the development on the south side of Casa Grande Drive; and approximately 50,000 square feet of median-island landscaping on Alder Avenue (Casa Grande Drive to Summit Avenue) and approximately 121,000 square feet of hardscape areas associated with the parkways and medians.
- Opus Logistics Center — approximately 13,000 square feet of median-island landscaping on Riverside Avenue from Resource Drive south to the end of the project.
- Tudor Plaza Center - Tract 16813 — approximately 8,100 square feet of median-island landscaping on Foothill Boulevard between Cedar Avenue and Larch Avenue.
- Golden Bear-Target – approximately 25,000 square feet of parkway landscaping located along the perimeter of the development on the south side of Easton Street - Renaissance Parkway, on the west side of Laurel Avenue, and on the east side of Alder Avenue; and approximately 10,000 square feet of median-island landscaping on Easton Street- Renaissance Parkway between Laurel Avenue and Alder Avenue.
- Panattoni Development - Tract 18916 — approximately 7,500 square feet of parkway landscaping located along the perimeter of the development on the north side of Baseline Avenue, west side of Locust Avenue and south side of Miro Way; and approximately 2,500 square feet of median-island landscaping on Baseline Avenue between Locust Avenue and Laurel Avenue.
- PPD 2233R (Panattoni Development): PM 19411 — approximately 31,853 square feet of parkway landscaping located along the perimeter of the development on the east side of Locust Avenue, the north side of Baseline Road, the west side of Maple Avenue, and a portion of the south side of Miro Way.
- NEC Riverside Ave. & Easton St. Retail Center — approximately 10,224 square feet of landscaping surrounding the restaurant site on the west side of Riverside Avenue and the northeast side of Easton Street.
- PPD 2290 (Casmalia St. & Linden Ave. Warehouse) –approximately 25,099 square feet of parkway landscaping located on the perimeter of the development on the north side of Casmalia Street and west side of Linden Avenue.
- PPD 2295 (B&B Plastics): approximately 35,726 square feet of landscaping located on the perimeter of the development on north side of W. Casmalia Street and east side of N. Locust Avenue.
- PPD 2264 (DCT Industrial Operating LLC): approximately 26,791 square feet of perimeter landscaping.
- PPD 2283, PM 19463 (Panattoni Development Company): approximately 37,039 square feet of landscaping located on the perimeter of the development on the north side of Baseline Road, on the east side of Maple Avenue, on the west side of Linden Avenue and on the south side of Miro Way.
- PPD 2082 (Riverside Avenue and Jurupa Avenue): approximately 2,460 square feet of landscaping located on the perimeter of the development on the west side of Riverside Avenue and the south side of Jurupa Avenue and median landscaping on Riverside Avenue adjacent to the development.
- PPD 2102 (Wal-Mart Super Center): approximately 5,940 square feet of median landscaping on Riverside Avenue, adjacent to the development.
- PPD 2365 (Miro Way and Locust Avenue): approximately 1,490 square feet of landscaping located on the perimeter of the development on the west side of Locust Avenue, on the north side of Miro Way and on the east side of Laurel Avenue.

- PPD 2290 (Casmalia St. & Linden Ave. Warehouse) –approximately 25,099 square feet of parkway landscaping located on the perimeter of the development on the north side of Casmalia Street and west side of Linden Avenue.
- PPD 2363 (1401 N Alder Ave) – approximately 18,400 square feet of landscaping located on the perimeter of the development on the south side of Walnut Avenue, the east side of Alder Avenue, and the north side of Miro Way adjacent to the development.
- PPD 2335 (2225 N. Alder Ave.) – approximately 25,099 square feet of landscaping located on the perimeter of the development on the east side of Alder Avenue, on the north side of Casmalia Street and on the west side of Laurel Avenue, as well as median landscaping on Casmalia Street, adjacent to the development.
- PPD 2409 (Casmalia St. & Locust Ave.) – approximately 17,599 square feet of landscaping located on the perimeter of the development on the west side of N. Locust Avenue and on the north side of W. Casmalia Street, as well as median landscaping on W. Casmalia Street.
- PPD 2458 (Locust Distribution) – approximately 12,137 square feet of landscaping on the south side of the development along the north side of Miro Way and on the west side of the development along the east side of Locust Avenue.
- PPD 2400 (Baseline Center) – approximately 33,006 square feet of landscaping on the south side of the development along the north side of Baseline Road, on the median on the south of the development on Baseline Road, on the east side of the development along the west side of Laurel Avenue and median, on the west side of the development along the east side of Alder Avenue, on the median on the west side of the development on Alder Avenue, and on the north side of the development along the south side of Miro Way.
- PPD 2441 (Alder Ave. & Walnut Ave.) – approximately 6,456 square feet of landscaping located on the perimeter of the development on the north side of Walnut Avenue and west side of Alder Avenue, and on the median on the north side along Alder Avenue north of Walnut Avenue.
- PPD 2503 (Locust Ave. & Linden Ave.) – approximately 27,603 square feet of landscaping on the north side of the development along the south side of Locust Avenue and south side of the development along the north side of Linden Avenue.
- PPD 2402 (Azure – Route 66 Plaza) – approximately 3,504 square feet of landscaping on the south side of the development along the north side of East Foothill Boulevard, as well as median landscaping on East Foothill Boulevard.
- PPD 2428 (Renaissance Marketplace) – approximately 69,251 square feet of landscaping located on the perimeter of the development on the north and south side of Renaissance Parkway, on the median on the north side of the development on Renaissance Parkway, on the west side of the development along the east side of Linden Avenue, on the south side of the development on the north and south side of Scholl Way as well as median landscaping on Scholl Way, and on the east side of the development along the west side of Ayala drive from the 210 freeway to School Way.
- PPD 2453 (Proficiency Building) – approximately 32,039 square feet of landscaping on the north side of the development along the south side of Renaissance Parkway as well as median landscaping on Renaissance Parkway adjacent to the development, and on the west side of the development along the east side of Palmetto Avenue.
- PPD 2460 (Alder Warehouse) – approximately 26,462 square feet of landscaping on the west side of the development along the east side of Alder Avenue north of Baseline Road and south of Renaissance Parkway, as well as median landscaping adjacent to the development on Alder Avenue.

- PPD 2017-0066 (Renaissance East) – approximately 12,546 square feet of landscaping on the south side of the development along north side of Renaissance Parkway, east of Ayala Avenue, as well as median landscaping on Renaissance Parkway.
- PPD 2502 (Walnut Warehouse) – approximately 2,111 square feet of landscaping on the east side of the development along the west side of Alder avenue north and south of Miro Way.
- PPD 2017-0050 (Foothill Retail) – approximately 2,140 square feet of landscaping on the south and east side of the development, along the east side of Cactus Avenue and north side of Foothill Boulevard, as well as median landscaping adjacent to the development on Cactus Avenue and Foothill Boulevard.
- PPD 2017-0076 (Miro Way Distribution) – approximately 23,120 square feet of landscaping on the west side of the development along the east side of Locust Avenue as well as on the east side of the development west side of Linden Avenue.
- PPD 2017-0077 (Wheeler Trucking) – approximately 2,359 square feet of landscaping on the west side of the development along the east side of Cactus Avenue.
- PPD 2398 (Base Warehouse) – approximately 11,216 square feet of landscaping on the west side of the development along the east side of Laurel Avenue as well as on the south side of the development north of Baseline Road, including proposed median within Baseline Road.
- PPD 2017-0068 (Instant Solutions Warehouse): approximately 4,740 square feet of landscaping on the west side of the development along the east side of Locust Avenue as well as on the south side of the development north side of Vineyard Avenue.
- PPD 2017-0095 (Rialto Gateway Plaza): approximately 5,900 square feet of landscaping on the east side of the development along the west side of South Riverside Avenue as well as on the south side of the development north of West Valley Boulevard, including medians within South Riverside Avenue and West Valley Boulevard.
- PPD 2018-0020 (Linden Cedar Solutions): – approximately 12,196 square feet of landscaping on the west side of the development along the east side of North Linden Avenue, on the east side of the development along the west side of North Cedar Avenue, and along the north side of the development south of West Casmalia Street.
- PPD 2018-0070 (Agua Mansa Warehouse) – approximately 2,062 square feet of landscaping on the northeast side of the development along the southwest side of Enterprise Drive as well as south east side of the development along the north west side of Agua Mansa Road.
- PPD 2018-0084 (Fitzgerald Warehouse) – approximately 1,039 square feet of landscaping on the west side of the development along the east side of North Fitzgerald Avenue.
- PPD 2017-0100 (Kline Ranch) – approximately 1,914 square feet of landscaping on the east side of the development along the west side South Riverside Avenue as well as on the south side of the development on the north side of Kline Ranch Avenue.
- PPD 2018-0059 (Ayres Hotel) – approximately 7,789 square feet of landscaping on the east side of the development along the west side of Tamarind Avenue as well as on the south side of the development north of West Valley Boulevard, including medians within South Riverside Avenue and West Valley Boulevard.
- PPD 2018-0069 (Thrifty Oil) – approximately 2,686 square feet of landscaping on the north side of the development along the median within Ayala Drive.

- PPD 2018-0078 (Baseline and Tamarind) – approximately 6,348 square feet of landscaping on the east side of the development along the west side of Tamarind Avenue as well as on the south side of the development north of Baseline Road.
- PPD 2017-0040 – approximately 2,039 square feet of landscaping on the north and west sides of the development, along Cameron Way and Date Avenue.
- PPD 2017-0102 (Renaissance Building 4) – approximately 19,729 square feet of landscaping on the southeast corner of the new development along Linden Avenue and Miro Way.
- PPD 2018-0002 (ENG19-1457) – approximately 5,174 square feet of landscaping northwest of the development along Foothill Boulevard and Cedar Avenue.
- PPD 2018-0005 (Pacific Renaissance I) – approximately 6,160 square feet of landscaping on the northeast side of the development, along Alder Avenue as well as Walnut Avenue.
- PPD 2018-0025 (Pacific Renaissance II) – approximately 12,276 square feet of landscaping on the southeast of the development, along Baseline Road and Alder Avenue as well as 8,884 square feet of median landscaping along Baseline Road.
- PPD 2018-0029, 0030, 0031 (Renaissance Buildings 7, 8 & 9) – approximately 59,510 square feet on Locust Avenue, Renaissance Parkway and Linden Avenue and Renaissance Parkway on all three sides of the development.
- PPD 2018-0047 (Valley Blvd, East of Lilac Ave.) – approximately 2,290 square feet of landscaping on the north end of the development along Valley Boulevard.
- PPD 2018-0066 (Alder II) – approximately 510 square feet of landscaping on the east side of the development along Alder Avenue.
- PPD 2018-0100 – approximately 1,904 square feet of median landscaping along Ayala Drive. The easement and parkway landscaping will be maintained by the property owner per an agreement with the City.
- PPD 2018-0041 (2019-0063 (ENG19-1001)) – approximately 5,815 square feet on the northeast corner of the development along Casmalia Street and Ayala Drive.

ZONE 3 LANDSCAPE IMPROVEMENTS:

- Tract 16708 — approximately 52,000 square feet of perimeter slope landscaping located between the residential property line and the future park-site parcel on the north end of the development that was installed as part of developing the properties within the subdivision, including a 9,700 square foot crib retaining wall.

ZONE 4 LANDSCAPE IMPROVEMENTS:

None – This Zone is specifically for streetlight improvements associated with non-residential developments.

ZONE 5 LANDSCAPE IMPROVEMENTS:

- Tract 17921 — approximately 4,000 square feet of parkway landscaping located along the perimeter of the development on the southeast side of Bloomington Avenue; and approximately 7,600 square feet of median-island landscaping on Bloomington Avenue along the frontage of the development.
- PPD 2328 (Multi-Family Project) – approximately 5,128 square feet of landscaping consisting of parkway perimeter landscaping located along on the west side of Riverside Avenue and median landscaping on Riverside Avenue adjacent to the development.

ZONE 6 LANDSCAPE IMPROVEMENTS:

None – This Zone is specifically for streetlight improvements associated with residential developments**.**

ZONE 7 LANDSCAPE IMPROVEMENTS:

- PPD 2019-0041 (Arrowhead Meadow-18827) – approximately 9,527 square feet on the west of the development along Spruce Avenue and on the east of the development along Idyllwild Avenue.

ZONE 8 LANDSCAPE IMPROVEMENTS:

- PPD 2017-0079 – approximately 5,762 square feet along West Casmalia Street and along North Locust Avenue.

ZONE 9 LANDSCAPE IMPROVEMENTS:

- PPD 2018-0015 – approximately 5,028 square feet on the southwest of the development along Randall Avenue and Acacia Avenue.

ZONE 10 LANDSCAPE IMPROVEMENTS:

- PPD 2018-0021 – approximately 7,185 square feet on the south of the development along Baseline Road.

ZONE 11 LANDSCAPE IMPROVEMENTS:

- PPD 2018-0038 – approximately 8,075 square feet along the southwest of the development along Santa Ana Avenue and Willow Avenue, and the northeast of the development along Riverside Avenue.

ZONE 12 LANDSCAPE IMPROVEMENTS:

- PPD 2018-0062 – approximately 18,475 square feet on all four sides of the development, along Larch Avenue, Grove Street, Spruce Avenue, and Foothill Boulevard.

ZONE 13 LANDSCAPE IMPROVEMENTS:

- PPD 2018-0072 – approximately 600 square feet on the north side of the development along Randal Avenue.

ZONE 14 LANDSCAPE IMPROVEMENTS:

- PPD 2018-0095 – approximately 2,123 square feet on the southeast corner of the development along Foothill Boulevard and Acacia Avenue.

ZONE 15 LANDSCAPE IMPROVEMENTS:

- PPD 2019-0057 – approximately 9,865 square feet along the south side of Casmalia Street approximately 1,200 feet west of Linden Avenue.

ZONE 16 LANDSCAPE IMPROVEMENTS:

- PPD 2434 – approximately 18,703 square feet along the east side of Tamarind Avenue approximately 250 feet south of Walnut Avenue.

ZONE 17 LANDSCAPE IMPROVEMENTS:

- PPD 2435 – approximately 14,699 square feet along the west side of Locust Avenue approximately 520 feet south of Persimmon Street.

ZONE 18 LANDSCAPE IMPROVEMENTS:

- PPD 2020-0004 – Approximately 1,600 square feet along Merrill Avenue.

ZONE 19 LANDSCAPE IMPROVEMENTS:

- PPD 2017-0029 – Approximately 2,040 square feet along Willow Avenue.

ZONE 20 LANDSCAPE IMPROVEMENTS:

- PPD 2021-0010 – Approximately 4,360 square feet along Acacia Avenue.

ZONE 21 LANDSCAPE IMPROVEMENTS:

- Tract 20092 – Approximately 148,040 square feet along Country Club Drive.

ZONE 22 LANDSCAPE IMPROVEMENTS:

- PPD 2018-0104 – Approximately 10,840 square feet along Casmalia Street.

ZONE 23 LANDSCAPE IMPROVEMENTS:

- PPD 2019-0035– Approximately 5,804 square feet along Palmetto and Baseline Avenues.

ZONE 24 LANDSCAPE IMPROVEMENTS:

- PPD 2019-0043– Approximately 1,411 square feet along Santa Ana Avenue.

ZONE 25 LANDSCAPE IMPROVEMENTS:

- PPD 2018-0094– Approximately 7,074 square feet along Southeast intersection of Bonnie View Drive and Willow Avenue.

ZONE 26 LANDSCAPE IMPROVEMENTS:

- PPD 2018-0105– Approximately 321.5 square feet along Foothill Boulevard.

ZONE 27 LANDSCAPE IMPROVEMENTS:

- PPD 2020-0026– Approximately 4,691 square feet along Lilac Street and Cactus Avenue.

ZONE 28 LANDSCAPE IMPROVEMENTS:

- PPD 2021-0011– Approximately 2,730 square feet along the east of the intersection of Sycamore Avenue and Alru Street.

ZONE 29 LANDSCAPE IMPROVEMENTS:

- PPD 2021-0013– Approximately 21,272 square feet along Sierra Lakes Parkway.

ZONE 30 LANDSCAPE IMPROVEMENTS:

- PPD 2411– Approximately 20,000 square feet along both sides of Renaissance Parkway as well as median landscaping.

ZONE 31 LANDSCAPE IMPROVEMENTS:

- PPD 2020-0015– Approximately 5,306 square feet along Renaissance Parkway.

ZONE 32 LANDSCAPE IMPROVEMENTS:

- PPD 2019-0010– Approximately 5,923 square feet along West San Bernardino Avenue and South Willow Avenue.

ZONE 33 LANDSCAPE IMPROVEMENTS:

- PPD 2021-0020– Approximately 1,067 square feet along Santa Ana Avenue.

ZONE 34 LANDSCAPE IMPROVEMENTS:

- PPD 2020-0012– Approximately 8,759 square feet along Valley Boulevard and Willow Avenue.

ZONE 35 LANDSCAPE IMPROVEMENTS:

- PPD 2021-0004– Approximately 7,096 square feet along west of Renaissance Parkway and Alder Avenue.

ZONE 36 LANDSCAPE IMPROVEMENTS:

- PPD 2021-0043– Approximately 3,804 square feet along the north side of Foothill Boulevard.

ZONE 37 LANDSCAPE IMPROVEMENTS:

- PPD 2021-0063– Approximately 5,938 square feet along Locust Street and Renaissance Parkway.

ZONE 38 LANDSCAPE IMPROVEMENTS:

- PPD 2020-0005– Approximately 5,073 square feet along Cedar Avenue.

ZONE 39 LANDSCAPE IMPROVEMENTS:

- PPD 2021-0036– Approximately 9,449 square feet along Cedar Avenue and Durst Drive.

ZONE 40 LANDSCAPE IMPROVEMENTS:

- PPD 2021-0055– Approximately 2,995 square feet along Lowell Street and Locust.

ZONE 41 LANDSCAPE IMPROVEMENTS:

- PPD 2022-0001– Approximately 10,885 square feet along Lilac Avenue and Rialto Avenue.

ZONE 42 LANDSCAPE IMPROVEMENTS:

- PPD 2019-0036– Approximately 2,442 square feet along Riverside Avenue.

ZONE 43 LANDSCAPE IMPROVEMENTS:

- PPD 2020-0025– Approximately 9,447 square feet along West Casmalia Street and Laurel Avenue.

ZONE 44 LANDSCAPE IMPROVEMENTS:

- PPD 2021-0047– Approximately 6,464 square feet along Ayala Drive.

ZONE 45 LANDSCAPE IMPROVEMENTS:

- PPD 2022-0070– Approximately 1,298 square feet along Lilac Avenue.

ZONE 46 LANDSCAPE IMPROVEMENTS:

- PPD 2023-0025– Approximately 5,325 square feet along the southwest corner of South Riverside Avenue and Santa Ana Avenue.

ZONE 47 LANDSCAPE IMPROVEMENTS:

- PPD 2024-0001– Approximately 50 square feet along East Foothill Boulevard.

PUBLIC STREET LIGHTING IMPROVEMENTS:

The street lighting improvements for the District may include but are not limited to electrical energy and the maintenance, repair or replacement of the lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with the public street lighting.

ZONE L LIGHTING IMPROVEMENTS:

- PPD 2017-0040 – Two (2) streetlights with 58-watt LED lamps; one light along Date Avenue and one along Cameron Way.
- PPD 2017-0102 – Five (5) streetlights with 185-watt LED lamps along Linden Avenue and four (4) streetlights with 185-watt LED lamps along Miro Way.
- PPD 2017-0089 – Nine (9) streetlights with 127-watt LED lamps along the southwest side of Valley Boulevard, three (3) streetlights along the west south side of Cactus Avenue, and two (2) streetlights along the east side of Spruce Avenue.
- PPD 2018-0002 – Six (6) streetlights with 127-watt LED lamps; four (4) along the south side of Foothill Boulevard and two (2) along the east side of Cedar Avenue.
- PPD 2018-0005 – Four (4) Marbelite streetlights with 127-watt LED lamps along the west side of Alder Avenue and one (1) Marbelite streetlight along the south side of Walnut Avenue.
- PPD 2018-0025 – Four (4) Marbelite streetlights with 127-watt LED lamps along the east side of Alder Avenue and Five (5) Marbelite streetlights with 127-watt LED lamps along the north side of Base Line Road.
- PPD 2018-0029, 0030, 0031 – Seventeen (17) streetlights: thirteen (13) with 127-watt LED lamps along Renaissance Parkway; two (2) with 185-watt LED lamps along Locust Avenue and; two (2) with 185-watt LED lamps along Linden Avenue.
- PPD 2018-0047 – One (1) streetlight with 127-watt LED lamp along the south side of Valley Boulevard.
- PPD 2018-0100 – Two (2) streetlights with 185-watt LED lamps along Ayala Dr and one (1) Streetlight with 41-watt LED lamp along Leiske Dr.
- PPD 2018-0041 (2019-0063) – Five (5) streetlights with 175-watt LED lamps along Casmalia Street.
- PPD 2019-0041 – Three (3) streetlights with 41-watt LED lamps; two (2) along the westside of Idyllwild Avenue and one (1) along the east side of Spruce Avenue.
- PPD 2017-0079 – Eight (8) streetlights with 185-watt LED lamps; four along West Casmalia Street and four along North Locust Avenue.
- PPD 2018-0015 – Four (4) streetlights with 127-watt LED lamps; three lights along Randall Avenue and one along Acacia Avenue.
- PPD 2018-0021 – Three (3) streetlight with 127-watt LED lamp along the north side of Baseline Road.
- PPD 2018-0038 – Eight (8) streetlights; four 185-watt LED lamps along Santa Ana Avenue, three 127-watt LED lamps along Willow Avenue, and one 127-watt LED lamp along Riverside Avenue.
- PPD 2018-0062 – Sixteen (16) streetlights with 127-watt LED lamps; two lights along Grove Street, three lights along Larch Avenue, two lights along Spruce Avenue, and nine lights along Foothill Boulevard.
- PPD 2018-0072 – Two (2) streetlights with 41-watt LED lamps along the east side of Alice Avenue.
- PPD 2018-0095 – One (1) streetlight with 127-watt LED lamps on Acacia Avenue.
- PPD 2017-0082 – Twelve (12) streetlights; eight 185-watt LED lamps along the south side of El Rivino Road and four 127-watt LED lamps along the west side of Cactus Avenue.
- PPD 2019-0057 – Eight (8) streetlights with 185-watt LED lamps on the south side of Casmalia Street, west of Linden Avenue.

- PPD 2019-0066 – Seven (7) streetlights with 127-watt LED lamps along the west side of Cactus Avenue, north of El Rivino Road.
- PPD 2434 – Four (4) streetlights with 127-watt LED lamps along the east side of Tamarind Avenue, south of Walnut Avenue.
- PPD 2435 – Three (3) streetlights with 185-watt LED lamps along the west side of Locust Avenue, south of Persimmon Street.
- PPD 2020-0004 – One (1) streetlight with 185-watt LED lamp near the intersection of Merrill Avenue and Yucca Avenue.
- PPD 2017-0029 – One (1) streetlight with 127-watt LED lamp along Willow Avenue.
- PPD 2021-0010 – Two (2) streetlights with 127-watt LED lamps along Acacia Avenue.
- Tract 20092 – 69 streetlights with 127-watt LED lamps along Country Club Drive shared by all parcels within all phases of the development as well as the following specific phase streetlights:
  - 44 streetlights with 41-watt LED lamps along the streets within Phase I (Lot 1) of the development
  - 50 streetlights with 41-watt LED lamps along the streets within Phase II (Lot 2) of the development
  - 35 streetlights with 41-watt LED lamps along the streets within Phase III (Lot 3) of the development
  - 31 streetlights with 41-watt LED lamps along the streets within Phase IV (Lot 4) of the development
  - 27 streetlights with 41-watt LED lamps long the streets within Phase V (Lot 5) of the development
  - 53 streetlights with 41-watt LED lamps along the streets within Phase VI (Lot 6) of the development
- PPD 2018-0104 – Nine (9) streetlights; seven (7) 41-watt lights on Casmalia Street and two (2) 185-watt lamps; one (1) located on Laurel Avenue and one (1) on Locust Street.
- PPD 2019-0035 – Five (5) streetlights; two (2) 127-watt lights on Baseline Road and three (3) 127-watt lights on Palmetto Road.
- PPD 2019-0043 – Two (2) 185-watt streetlights on Santa Ana Avenue.
- PPD 2019-0050 – One (1) 41-watt streetlight on Bonnie View Drive.
- PPD 2018-0094 – Four (4) 41-watt streetlights on Bonnie View Drive.
- PPD 2018-0105 – Two (2) 127-watt streetlights on Foothill Boulevard.
- PPD 2020-0026 – Four (4) streetlights; one (1) 127-watt light on Lilac Street and three (3) 127-watt lights on Cactus Avenue.
- PPD 2021-0011 – One (1) 127-watt streetlight on the corner of Sycamore Avenue and Alru Street.
- PPD 2021-0013 – Seven (7) 58-watt streetlights on Sierra Lakes Parkway.
- PPD 2411 – Eight (8) 127-watt streetlights on Renaissance Parkway and two (2) 127-watt streetlights on Alder Avenue.
- PPD 2019-0010 – Six (6) 185-watt streetlights on West San Bernardino Avenue and one (1) 127-watt streetlight on Willow Avenue.
- PPD 2021-0020 – One (1) 185-watt streetlight on Santa Ana Avenue.
- PPD 2020-0012 – Eight (8) 127-watt streetlights on Valley Boulevard and Willow Avenue.
- PPD 2021-0004 – Three (3) 127-watt streetlights on Alder Avenue.

- PPD 2021-0043 – Five (5) 127-watt streetlights on Foothill Boulevard.
- PPD 2021-0063 – Two (2) 185-watt streetlights on Locust Avenue.
- PPD 2020-0005 – One (1) 127-watt streetlight on Cedar Avenue.
- PPD 2021-0036 – One (1) 58-watt streetlight on Durst Drive and five (5) 127-watt streetlights on Cedar Avenue.
- PPD 2021-0055 – One (1) 185-watt streetlight on Locust Avenue.
- PPD 2022-0001 – Seven (7) 127-watt streetlights on Rialto Avenue and two (2) 127-watt streetlights on Lilac Avenue.
- PPD 2019-0036 – Two (2) 127-watt streetlight on Riverside Avenue.
- PPD 2020-0025 – Four (4) 185-watt streetlights on West Casmalia Street.
- PPD 2022-0070 – One (1) 127-watt streetlight on Lilac Avenue.
- PPD 2023-0025 – Four (4) 127-watt streetlights on South Riverside Avenue and one (1) 185-watt streetlight on Santa Ana Avenue
- PPD 2024-0001 – Two (2) 127-watt streetlights on East Foothill Boulevard.

The detailed plans and specifications of the District Improvements are on file in the office of the City Public Works Department and by reference are made part of this Report.

DESCRIPTION OF PROPERTIES WTHIN THE DISTRICT

DISTRICT DEVELOPMENTS AND PROPERTIES:

The original District consists of all lots, parcels and subdivisions of land located in the four residential development areas generally described as:

- Blackmon Homes, Tract 16308: This residential tract encompasses the area of land identified by the boundaries of Tract 16308 located at the northwest corner of Cedar Avenue and Wildflower Street consisting of sixteen (16) subdivided single-family residential parcels. The parcels within this development are included as part of Zone 01 and are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 1133-321-26-0000 through 1133-321-41-0000.
- Escrow Street, Inc., Tract 16422: This residential tract encompasses the area of land identified by the boundaries of Tract 16422 located north of Summit Street on the west side of Linden Avenue consisting of nine (9) single-family residential lots. The parcels within this development are included in Zone 01 and as of the writing of this Report and are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 0239-341-23-0000 through 0239-341-31-0000.
- Walton Development, Inc. LLC, Tract 16517: This residential tract encompasses the area of land identified by the boundaries of Tract 16517 located south of Wabash Street, between Pepper Avenue and Meridian Avenue consisting of thirty-three (33) single-family residential lots. The parcels within this development are included in Zone 01 and are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 0133-243-01-0000 through 0133-243-33-0000.
- Pacific Grove Community, Tract 16625: This residential tract encompasses the area of land identified by the boundaries of Tract 16625 located south of Persimmon Street, between Locust Avenue and Maple Avenue consisting of fifteen (15) single-family residential lots. The parcels within this development are included in Zone 01 and are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 1133-111-03 through 1133-111-17.

Residential Annexations — Fiscal Year 2006-2007

- Elm Park, Tract 17244: This residential tract encompasses an area of land (approximately 18.0 acres) located south of Baseline Road between Cactus Avenue and Lilac Avenue and includes one hundred thirty (132) single-family residential lots. This development was annexed to the District as part of Zone 01 commencing with Fiscal Year 2006-2007 to provide funding for the perimeter parkway landscaping of the tract that is installed as part of developing the properties therein. For Fiscal Year 2015-2016 the parcels within this development are included in Zone 01 and are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 0127-293-001 through 0127-293-45-0000, 0127-294-001-0000 through 0127-294-72-0000, and 0127-362-01-0000 through 0217-362-24-0000.
- Pacific Homes, Tract 16764: This residential tract encompasses an area of land (approximately 6.7 acres) located west of Linden Avenue (City Limits) at McWethy Avenue and includes twenty-four (24) single-family residential lots. This development was annexed to the District as part of Zone 01, commencing with Fiscal Year 2006-2007, to provide funding for the perimeter parkway landscaping of the tract that is installed as part of developing the properties therein. The parcels within this development are included in Zone 01 and are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 0243-391-01-0000 through 0243-391-24-0000
- Rialto Heights, Tract 16708: This residential tract encompasses an area of land (approximately 5.9 acres) located north of Walnut Avenue at the end of Primrose Avenue and Pampas Avenue, just west of Eucalyptus Avenue and includes twenty (20) proposed single-family residential lots. This development was annexed to the District as part of Zone 03 commencing Fiscal Year 2006-2007 to provide funding for the slope area landscaping at the north end of the tract that is installed as part of developing the properties therein. The parcels within this development are included in Zone 03 and are identified by Assessor's Parcel Numbers 0133-361-40-0000 through 0133-361-59-0000.

Non-Residential Annexations — Fiscal Year 2006-2007

- Target Center: This is a non-residential development that encompasses an area of land totaling approximately two hundred thirty-nine (239) acres located south of Casa Grande Drive, north of Summit Street, west of Alder Avenue and the Rialto City Limits and east of Mango Avenue (generally east of Sierra Avenue). This development was annexed to the District as part of Zone 02 commencing Fiscal Year 2006-2007 to provide funding for the parkway and-or median landscape improvements installed as part of developing the properties therein. The parcels within this development are included in Zone 02 and are identified by Assessor's Parcel Numbers 0239-161-01 through 0239-161-08-0000, 0239-161-10-0000, 0239-161-11-0000, 0239-161-31-0000 through 0239-161-34-0000, 0239-161-45-0000 and 0239-161-46-0000.
- Opus Logistics Center: This is a non-residential development that encompasses an area of land totaling approximately thirty-nine (39) acres located on the west side of Riverside Avenue south of Resource Drive. This development was annexed to the District as part of Zone 02 commencing Fiscal Year 2006-2007 to provide funding for the parkway and-or median landscape improvements installed as part of developing the properties therein. The parcels within this development are included in Zone 02 and are identified by Assessor's Parcel Numbers 0260-021-51-0000 through 0260-021-55-0000.
- Tudor Plaza, Tract 16813: This is a non-residential development that encompasses an area of land totaling approximately thirteen (13) acres located on the north side of Foothill Boulevard between Cedar Avenue and Larch Avenue. This development was annexed to the District as part of Zone 02 commencing Fiscal Year 2006-2007 to provide funding for the parkway and-or median landscape improvements installed as part of developing the properties therein. The parcels within this development are included in Zone 02 and are identified by Assessor's Parcel Numbers 0128-571-16-0000 and 0128-571-19-0000 through 0128-571-24-0000.

Residential Annexations — Fiscal Year 2009-2010

- Crestwood Communities, Tract 17219**:** This residential tract encompasses an area of land (approximately 7.0 acres) located on the north side of Merrill Avenue, west of Linden Avenue and includes twenty-four (24) single-family residential lots. The parcels within this development are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 0246-321-01-0000 through 0246-321-24-0000. This development was annexed to the District as part of Zone 01 commencing Fiscal Year 2009-2010 to provide funding for the perimeter parkway landscaping and street lighting associated with the development.

Residential Annexations — Fiscal Year 2011-2012

- Walton - 26, Tract 17220: This residential tract encompasses an area of land (approximately 7.85 acres) located on the northwest corner of Pepper Avenue and Etiwanda Avenue, and includes twenty-six (26) single-family residential lots. The parcels within this development are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 0133-221-04 through 0133-221-29. If the property owners approve the proposed assessment outlined in this Report, this development was annexed to the District as part of Zone 01 for Fiscal Year 2011-2012 to provide funding for the perimeter parkway landscaping and street lighting associated with the development.

Residential Annexations — Fiscal Year 2014-2015

- Tract 17511 (Frontier Enterprises): This residential tract encompasses an area of land (approximately 5.6 acres) located North of Summit Street and East of Maple Avenue, and includes twenty (20) single-family residential lots and a detention basin parcel. The parcels within this development are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 0239-341-32 through 0239-341-52. This development has been annexed to the District as part of Zone 01 for Fiscal Year 2014-2015 to provide funding for the perimeter parkway landscaping including the development's detention basin area and street lighting associated with the development.
- Tract 17957 (Blackmon Homes): This residential tract encompasses an area of land (approximately 4.0 acres) located on the west side of Cedar Avenue south of Persimmon Avenue and includes fifteen (15) single-family residential lots. The parcel(s) that currently comprise this development are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Number 1133-301-01. This development has been annexed to the District as part of Zone 01 for Fiscal Year 2014-2015 to provide funding for the perimeter parkway landscaping and street lighting associated with the development.
- Tract 18794 (Spruce Homes): This residential tract encompasses an area of land (approximately 1.9 acres) located South of Merrill Avenue at Spruce Avenue, and includes eight (8) single-family residential lots. The parcels within this development are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 0128-741-63 through 0128-741-70. This development has been annexed to the District as part of Zone 01 for Fiscal Year 2014-2015 to provide funding for the perimeter parkway landscaping and street lighting associated with the development.
- Tract 17921 (Bloomington Lane): This residential condominium tract encompasses an area of land (approximately 6.8 acres) located South of Bloomington Avenue and West of Riverside Avenue, and includes thirty-one (31) parcels. At full build-out, this tract is projected to have seventy (70) condominium units. The parcels within this development are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 0131-161-30 through 0131-161-61 (excluding 0131-161-36). This development has been annexed to the District as part of Zone 05 for Fiscal Year 2014-2015 to provide funding for the perimeter parkway landscaping and street lighting associated with the development.

Non-Residential Annexations — Fiscal Year 2014-2015

- Golden Bear - Target: This is a non-residential development that encompasses an area of land totaling approximately thirty-six (36) acres located on the east side of Alder Avenue and south of Easton Street. The parcel within this development is identified by the San Bernardino County Assessor's Office as Assessor's Parcel Number 0240-211-37. This development has been annexed to the District as part of Zone 02 for Fiscal Year 2014-2015 to provide funding for the perimeter parkway landscaping and street lighting associated with the development.
- Tract 18916 (Panattoni): This is a non-residential development that encompasses an area of land totaling approximately eighteen (18) acres located on the north side of Baseline Avenue west of Locust Avenue. The parcel within this development is identified by the San Bernardino County Assessor's Office as Assessor's Parcel Number 0240-241-60. This development has been annexed to the District as part of Zone 02 for Fiscal Year 2014-2015 to provide funding for the perimeter parkway landscaping and street lighting associated with the development.
- Fontana Water Company: This is a non-residential development that encompasses an area of land totaling approximately four (4) acres located on the east side of Tamarind Avenue and north of Baseline Road. The parcels within this development are identified by the San Bernardino County Assessor's Office as Assessor's Parcel Numbers 0240-201-21, 0240-201-22, and 0240-201-23. This development has been annexed to the District as part of Zone 04 for Fiscal Year 2014-2015 to provide funding for street lighting associated with the development.

Residential Annexations — Fiscal Year 2015-2016

- PPD 2285 (SA Golden-R&U Builder): This annexation consists of two parcels of land located at the southwest corner of Linden Avenue and Persimmon Street that will consists of two single family residential homes. It has been annexed to the District as part of Zone 04 for Fiscal Year 2015-2016 to provide funding for street lighting associated with the development.
- Tract 17708 (Secured Income Group, 24 lot Residential Subdivision) This annexation consists of one parcel of land divided into twenty-four (24) lot subdivision located on west side of Acacia Avenue between James Street and Merrill Avenue in the Planned Residential Development (PRD-D) zone. It has been annexed to the District as part of Zone 01 for Fiscal Year 2015-2016 to provide funding for perimeter landscaping and street lighting associated with the development.

Non-Residential Annexations — Fiscal Year 2015-2016

- PPD 2204 (SGV Water Company): This development consists of one 1-million-gallon aboveground water tank reservoir, one future 1.0-million-gallon aboveground water take reservoir, and a booster station on a 1.57-acre parcel located on the west side of Linden Avenue approximately 750 feet south of Bohnert Avenue. This development has been annexed to the District as part of Zone 04 for Fiscal Year 2015-2016 to provide funding for street lighting associated with the development.
- PPD 2233R (Panattoni Development): This development consists of a 718,000 square foot warehouse building to be located at the northeast corner of Baseline Road and Locust Avenue within the Renaissance Specific Plan. It has been annexed to the District as part of Zone 02 for Fiscal Year 2015-2016 to provide funding for perimeter landscaping and street lighting associated with the development.
- PPD 2235 (Scannell Properties): This property consists of one 307,100 square foot logistics terminal building with 7,100 square feet of accessory buildings on 36 acres of vacant land located on the east side of Cactus Avenue approximately 1,650 feet south of Jurupa Avenue. It has been annexed to the District as part of Zone 04 for Fiscal Year 2015-2016 to provide funding for street lighting associated with the development.

- PPD 2264 (DCT Industrial Operating LLC): This is a 927,575 square foot distribution warehouse on 40.80 acres of land located on the south side of Renaissance Parkway between Laurel Avenue and Locust Avenue within the Renaissance Specific Plan. It has been annexed to the District as part of Zone 02 for Fiscal Year 2015-2016 to provide funding for perimeter landscaping and street lighting associated with the development.
- PPD 2267 (Prologis): This annexation consists of a 677,225 square foot distribution warehouse on 29.5 acres of land located between Palmetto Avenue and Tamarind Avenue approximately 600 feet north of Baseline Road and an off-site detention basin on 7.101 acres of land located on the east side of Tamarind Avenue approximately 600 feet north of Baseline Road within the Airport Specific Plan. It has been annexed to the District as part of Zone 04 for Fiscal Year 2015-2016 to provide funding for street lighting associated with the development.
- NEC Riverside Ave. & Easton St. Retail Center: This development consists of a 3,750 square foot restaurant with a drive-thru located at the northeast corner of Riverside Avenue and Easton Street. This development has been annexed to the District as part of Zone 02 for Fiscal Year 2015-2016 to provide funding for the perimeter parkway landscaping and street lighting associated with the development.
- PPD 2216 (Lilac Distribution Center): This development consists of the Lilac Distribution Center, located at the northwest corner of Merrill Avenue and Lilac Avenue. It has been annexed to the District as part of Zone 04 for Fiscal Year 2015-2016 to provide funding for street lighting associated with the development.
- PPD 2286 (Locust Avenue & Bohnert Avenue, Distribution Warehouse): This Development consists of a 614,824 square foot distribution warehouse on 26.30 acres of land located at the northeast corner of Locust Avenue and Bohert Avenue within the I-PID (Planned Industrial Development) zone of the Rialto Airport Specific Plan. It has been annexed to the District as part of Zone 04 for Fiscal Year 2015-2016 to provide funding for street lighting associated with the development.
- PPD 2290 (Casmalia Street & Linden Avenue, Distribution Warehouse): This development consists of a 428,208 square feet of which 10,000 square feet is planned for office space and remaining 418,208 square feet is planned for high-cube warehouse. The building is to be located at the northwest corner of Linden Avenue and Casmalia Street within the Renaissance Specific Plan. It will be annexed to the District as part of Zone 02 for Fiscal Year 2015-2016 to provide funding for perimeter landscaping and street lighting associated with the development
- PPD 2295 (B&B Plastics): This development consists of a 289,139 square feet of which 146,670 square feet is planned for Storage Facility and Corporate Offices. The building is to be located at the northeast corner of N. Locust Avenue and W. Casmalia Street within the Renaissance Specific Plan. It has been annexed to the District as part of Zone 02 for Fiscal Year 2015-2016 to provide funding perimeter landscaping and street lighting associated with the development.

Residential Annexations – Fiscal Year 2016-2017

- PPD 2345, PM 19537 (Linden Ave and Summit Ave): This residential tract encompasses the area of land identified by the boundaries of Tract 19537 located at the Southeast corner of Linden Ave and Summit Ave, consisting of four (4) single-family residential units. This tract has been annexed into Zone 6 for Fiscal Year 2016-2017 to provide funding for street lighting associated with the development.

Non-Residential Annexations — Fiscal Year 2016-2017

- PPD 2228 (San Gabriel Valley Water): This development consists of one (1) 1.0-million-gallon aboveground water tank reservoir, one future 1.0-million-gallon aboveground water take reservoir, and a booster station on a portion of a 2.88-acre parcel located on the west side of Riverside Avenue approximately 650

south of Locust Avenue. This development has been annexed to the District as Part of Zone 04 for Fiscal Year 2016-2017 to provide funding for street lighting associated with the development.

- PPD 2283, PM 19463 (Panattoni Development Company): This development consists of a 757,503 square foot distribution warehouse on 35.2 acres of land located on the north side of Baseline Road between Maple Avenue and Linden Avenue. This development has been annexed to the District as Part of Zone 02 for Fiscal Year 2016-2017 to provide funding for street lighting and landscaping associated with the development.
- PPD 2082 (Riverside Avenue and Jurupa Avenue): This development consists of a 300,773 square foot distribution warehouse generally located at the southwest corner of Riverside Avenue and Jurupa Avenue in the Heavy Industrial Zone in the Agua Mansa Specific Plan. This development has been annexed to the District as part of Zone 02 for Fiscal Year 2016-2017 to provide funding for street lighting and landscaping associated with the development.
- PPD 2102 (Wal-Mart Super Center): This development consists of a Walmart Super Center (also known as Rialto Marketplace) located on 25.80 acres of land, south of W. San Bernardino Avenue, west of S. Riverside Avenue, and east of S. Willow Avenue. This development has been annexed to the District as part of Zone 02 for Fiscal Year 2016-2017 to provide funding for street lighting and landscaping associated with the development.
- PPD 2271 (2321 S. Willow Avenue): This development consists of a sorting facility for municipal construction of non-hazardous materials on a 3.5 acre site located at 2321 S. Willow Avenue in the Heavy Industrial Zone in the Agua Mansa Specific Plan. This development has been annexed to the District as part of Zone 04 for Fiscal Year 2016-2017 to provide funding for street lighting associated with the development.
- PPD 2365 (Miro Way and Locust Avenue): This development consists of a 1,070,320 square foot warehouse building located at the northwest corner of Miro Way and Locust Avenue within the Business Center zone of the Renaissance Specific Plan. This development has been annexed to the District as part of Zone 02 for Fiscal Year 2016-2017 to provide funding for street lighting and landscaping associated with the development.

Residential Annexations – Fiscal Year 2017-2018

- PPD 2328 (Multi-Family Project): This development consists of a 115-unit apartment complex on a 4.78-acre parcel of land located on the west side of Riverside Avenue approximately 450 feet south of Bloomington Avenue. This development has been annexed to the District as part of Zone 5 for Fiscal Year 2017-2018 to provide funding for street lighting, perimeter and median landscaping associated with the development.
- PPD 2415 (Crestwood Communities): This development consists of 75 detached single-family residences on approximately 7.16 acres of land located on the east side of Cactus Avenue approximately 650 feet south of Merrill Avenue. This development has been annexed to the District as part of Zone 1 for Fiscal Year 2017-2018 to provide funding for street lighting and landscaping associated with the development
- PPD 2445 (Casmalia Homes): This development consists of 19 single-family residences on approximately 3.02 gross acres (2.72 net acres) of land located on the south side of Casmalia Street approximately 250 feet west of Spruce Avenue within the Low Density Residential (LDR) zone of the Renaissance Specific Plan. This development has been annexed to the District as part of Zone 1 for Fiscal Year 2017-2018 to provide funding for street lighting and landscaping associated with the development.

Non-Residential Annexations — Fiscal Year 2017-2018

- PPD 2363 (1401 N Alder Ave): This development consists of a 596,749 square foot Niagara Water bottling facility located at 1401 N. Alder Avenue. This development has been annexed to the District as part of Zone 02 for Fiscal Year 2017-2018 to provide funding for street lighting and landscaping associated with the development.
- PPD 2335 (2225 N. Alder Ave.): This development consists of a 630,200 square foot warehouse building on 32.44 acres of land located on the northeast corner of 2225 N. Alder Ave. This development has been annexed to the District as part of Zone 2 for Fiscal Year 2017-2018 to provide funding for street lighting and landscaping associated with the development.
- PPD 2409 (Casmalia St. & Locust Ave.): This development consists of a 44,210 square foot manufacturing building on 3.99 acres of land located on the northwest corner of Casmalia Street and Locust Avenue within the Employment (EMP) zone of the Renaissance Specific Plan. This development has been annexed to the District as part of Zone 2 for Fiscal Year 2017-2018 to provide funding for street lighting and landscaping associated with the development.
- PPD 2458 (Locust Distribution): This development consists of a 1,099,046 square foot distribution center in the Business Center zone of the Renaissance Specific Plan located at the northeast corner of Locust Avenue and Miro Way. This development has been annexed to the District as part of Zone 2 for Fiscal Year 2017-2018 to provide funding for street lighting and landscaping associated with the development.

Residential Annexations — Fiscal Year 2018-2019

- TR 19930 (Linden Homes): This development consists of 15 single-family residences and 1 common lot for a detention basin on approximately 4.15 gross acres of land located on the west side of Linden Avenue approximately 320 feet north of McWethy Street within the Single-Family Residential (R-1A) zone. This development was annexed to the District as part of Zone 1 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development
- PPD 2444 (Serrano Homes): This development consists of thirty-three (33) single-family residences on 4.57 acres of land located at the southwest corner of Bloomington Avenue and Willow Avenue within the planned Residential Development-Detached (PRD-D) zone. This development is being annexed to the District as part of Zone 1 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development

Non-Residential Annexations — Fiscal Year 2018-2019

- PPD 2396 (Go 2 Logistics): This development consists of a 65,359 square foot industrial building on a 4.80 gross acre parcel of land located on the east side of Cactus Avenue approximately 950 feet north of Santa Ana Avenue within the M-1 (Light Industrial) zone. This development has been annexed to the District as part of Zone 04 for Fiscal Year 2018-2019 to provide funding for street lighting associated with the development.
- PPD 2400 (Baseline Center): This development consists of a 702,668 square foot warehouse on the northeast corner of Baseline Road and Alder Avenue within the EMP (Employment) zone of the Renaissance Specific Plan. This development was annexed to the District as part of Zone 2 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development.
- PPD 2441 (Alder Ave. & Walnut Ave.): This development consists of a 200,845 square foot warehouse on 9.35 acres of land located on the northwest corner of Alder Avenue and Walnut Avenue within the Employment (EMP) zone of the Renaissance Specific Plan. This development was annexed to the District as part of Zone 2 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development.

- PPD 2503 (Locust Ave. & Linden Ave.): This development consists of a 614,848 square foot industrial building (fulfillment center) within the Business Center (B-C) zone of the Renaissance Specific Plan in Planning Area 108 located north of Miro Way with frontage on Locust Avenue and Linden Avenue. This development was annexed to the District as part of Zone 2 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development.
- PPD 2402 (Azure – Route 66 Plaza): This development consists of a Congregate Care Residential Community facility consisting of a 49,629 square-foot structure, a 105,537 square-foot structure, a 62,932 square-foot structure, a 14,835 square-foot Urgent Care-Surgery-Medical Center, an 8,967 square-foot Amenities-Activities building, and a 3,974 square foot restaurant located on the north side of Foothill Boulevard approximately 200 feet east of Acacia Avenue within the Residential-Mixed Use (R-MU) zone of the Foothill Boulevard Specific Plan. This development was annexed to the District as part of Zone 2 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development
- PPD 2428 (Renaissance Marketplace): This development consists of a 505,000 square foot retail-entertainment-lifestyle center within Planning Area 108 – Business Center zone of the Renaissance Specific Plan located alongside Linden Avenue, Renaissance Parkway, and Ayala Drive. This development was annexed to the District as part of Zone 2 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development
- PPD 2453 (Proficiency Building): This development consists of one 210,628 square foot warehouse building, one 77,047 square foot warehouse building, and one 53,040 square foot warehouse building on 18.20 gross acres of land located at the southeast corner of Renaissance Parkway and Palmeto Avenue within the Business Center (BC) zone of the Renaissance Specific Plan. This development was annexed to the District as part of Zone 2 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development
- PPD 2460 (Alder Warehouse): This development consists of a 426,302 square foot warehouse on 18.3 net acres of land located at the northeast corner of Alder Avenue and Walnut Avenue within the Employment (EMP) and Business Center (BC) zones of the Renaissance Specific Plan referred to as I-210 Logistics Center IV. This development was annexed to the District as part of Zone 2 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development
- PPD 2017-0066: This development consists of a 10,486 square foot restaurant (Cracker Barrel), and three multi-unit commercial buildings ranging in size from 4,300 square feet to 4,900 square feet (Pads 1, 3, 4 and 5) in the Renaissance East commercial center. The project site located at the northeast corner of Renaissance Parkway and Ayala Drive within the Freeway Incubator (FI) zone of the Renaissance Specific Plan. This development was annexed to the District as part of Zone 2 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development.
- PPD 2502 (Walnut Warehouse): This development consists of a 120,756 square foot warehouse building on 6.45 net acres of land located on the west side of Alder Avenue approximately 900 feet south of Walnut Avenue within the Employment (EMP) zone of the Renaissance Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development.
- PPD 2017-0050 (Foothill Retail): This development consists of a 18,746 square foot retail building (ALDI Food Market) and a 12,429 square foot (Warehouse Shoe Store) on 2.5 acres of land located at the northeast corner of Foothill Boulevard and Cactus Avenue within the C-P (Commercial Pedestrian) zone of the Foothill Boulevard Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development.

- PPD 2017-0076 (Miro Way Distribution): This development consists of an 855,000 square foot automated robotic facility. The facility will be used for warehousing, sorting, and distribution of merchandise. The site is located approximately 1,500 linear feet of the intersection of Miro Way and Linden Avenue within the Business Center Zone of the Renaissance Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2018-2019 to provide funding for street lighting and landscaping associated with the development.

Residential Annexations — Fiscal Year 2019-2020

- PPD 2018-0019 (Margarita Homes): This residential development consists of twenty-nine (29) single-family residences and associated paving, lighting, fencing, landscaping, and amenities on 4.59 net acres of land located on the east side of Cactus Avenue approximately 280 feet north of Baseline Road within the Multi-Family Residential (R-3) zone. This tract is being annexed into Zone 1 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.
- PPD 2017-0056 (Etiwanda Homes): This residential development consists of eight (8) single family residences on 2.39 acres of land located on the west side of Linden Avenue approximately 950 feet south of Etiwanda Avenue within the Single-Family Residential (R-1C) zone. This tract is being annexed into Zone 6 for Fiscal Year 2019-2020 to provide funding for street lighting associated with the development.
- PPD 2401 (Zozo Community): This multi-family residential development consists of a 7,382 square foot, five (5) unit apartment building, on 0.32 acres of land located at the southwest corner of First Street and Date Avenue within the R-X Increased Density Residential zone of the Central Area Specific Plan. The development is being annexed into Zone 6 for Fiscal Year 2019-2020 to provide funding for street lighting associated with the development.

Non-Residential Annexations — Fiscal Year 2019-2020

- PPD 2434 (Tamarind Warehouse): This development consists of a 384,893 square foot warehouse on 16.93 acres of land located on the east side of Tamarind Avenue, approximately 250 feet south of Walnut Avenue within the Planned Industrial Development (I-PID) Zone of the Rialto Airport Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.
- PPD 2435 (Persimmon Warehouse): This development consists of a 473,455 square foot warehouse on 21.61 acres of land located on the west side of Locust Avenue, approximately 520 feet south of Persimmon Street within the General Manufacturing (I-GM) Zone of the Rialto Airport Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.
- PPD 2017-0077 (Wheeler Trucking): This development consists of a 13,400 square foot industrial building, a 19,200 square foot canopy, and associated paving, lighting, fencing, and landscaping at an existing truck and trailer storage yard located at 2353 S. Cactus Avenue within the Light Industrial (M-1) zone. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.
- PPD 2398 (Base Warehouse): This development consists of a 176,000 square foot warehousing building on an 8.45-acre parcel of land located at the northeast corner of Baseline Road and Laurel Avenue within the EMP (Employment) Zone of the Renaissance Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.
- PPD 2017-0068 (Instant Solutions Warehouse): This development consists of a 120,000 square foot industrial warehouse facility on 6.33 acres of land located at the northeast corner of Locust Avenue and

Vineyard Avenue within the Planned industrial Development (I-PID) zone of the Rialto Airport Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.

- PPD 2017-0095 (Rialto Gateway Plaza): This development consists of establishing the project site layout and architectural design of proposed site improvements at an existing retail shopping center, which was formerly developed as a 124,809 square foot Wal-Mart Retail Store. The former Wal-Mart building will be reconfigured to occupy Ross Retail (25,946 sf), Auto Zone Parts Sale (7,065 sf), Auto Zone Warehouse (33,065 sf), DD's Retail (22,723 sf) and 20,114 square feet of retail space for a future tenant. The project also includes three (3) new retail structures - Building A (5,000 sf), Building B (6,000 sf), Building C (4,300 sf) drive-thru restaurant with an adjacent patio with outdoor seating. LLA No. 2017-0003 proposes to remove two (2) lot lines resulting in development of the project on one (1) parcel. Currently, the site is located at Valley Boulevard and Riverside Avenue within the Industrial Park (I-P) and Retail Commercial (R-C) zones of the Gateway Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.
- PPD 2018-0020 (Linden Cedar Solutions): This development consists of one (1) 69,068 square foot warehouse building, one (1) 36,584 square foot warehouse building, one (1) 30,564 square foot warehouse building, and associated paving, drainage, lighting, fencing, and landscaping on 8.38 acres of land located on the south side of Casmalia Street between Linden Avenue and Cedar Avenue, within the Freeway incubator (F-I) zone of the Renaissance Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.
- PPD 2018-0070 (Agua Mansa Warehouse): This development consists of a 52,307 square foot industrial warehouse building and associated paving, lighting, fencing, and landscaping on 2.74 acres of land located at the northwest corner of Agua Mansa Road and Enterprise Drive within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.
- PPD 2801-0084 (Fitzgerald Warehouse): This development consists of a 20,938 square foot industrial warehouse building and associated paving, drainage, lighting, fencing, and landscaping on 1.22 acres of land located on the east side of Fitzgerald Avenue approximately 250 feet south of Leiske Drive within the Employment (EMP) zone of the Renaissance Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.
- PPD 2017-0100 (Kline Ranch): This development consists of an 86,447 square foot warehouse building and associated paving, lighting, fencing, and landscaping on approximately 5.25 acres of land located at the northwest corner of Riverside Avenue and Kline Ranch Road within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan, identified by the San Bernardino County Assessor's Office as parcel 0260-131-35. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.
- PPD 2018-0059 (Ayres Hotel): This development consists of a four-story hotel with 135 rooms, which also includes a lobby, fitness room, two (2) conference rooms, a restaurant and bar, an outdoor pool, and patio. This project is located on approximately 2.823 acres within the planning Area 103 (Town Center) of the Amended Renaissance Specific Plan, identified by the San Bernardino County Assessor's Office as parcel 0240-251-53. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.

- PPD 2018-0069 (Thrifty Oil): This development consists of a 66,976 square foot warehouse building and associated paving, drainage, lighting, fencing, and landscaping on 4.32 gross acres of land (APNs: 0264-212-18 & -55) located on the east side of Ayala Drive approximately 650 feet north of Base Line Road within the Employment (EMP) zone of the Renaissance Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.
- PPD 2018-0078 (Baseline and Tamarind): This development consists of a 156,500 square foot industrial warehouse building and associated paving, drainage, lighting, fencing and landscaping on 9.20 gross acres of land located at the northwest corner of Baseline Road and Tamarind Avenue within the Employment (EMP) zone of the Renaissance Specific Plan, identified by the San Bernardino County Assessor's Office as parcels 0240-181-22, 26, 27, 30, 34, and 35. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2019-2020 to provide funding for street lighting and landscaping associated with the development.

Residential Annexations — Fiscal Year 2020-2021

- PPD 2019-0041: This development consists of a private residential neighborhood comprised of thirty (30) detached single-family residences. This development is being annexed to the District as part of Zone 7 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

Non-Residential Annexations — Fiscal Year 2020-2021

- PPD 2017-0040: This development consists of a truck and trailer storage yard on 1.11 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2017-0089: This development consists of a 404,837 square foot tilt-up industrial building. This development is being annexed to the District as part Zone L for Fiscal Year 2020-2021 to provide funding for the lighting associated with the development.
- PPD 2017-0102: This development consists of a 411,330 square foot speculative tilt-up industrial warehouse building with 10,000 square feet of office located on 19.07 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscape and lighting associated with the development.
- PPD 2018-0002: This development consists of a 48,532 square foot retail shopping center on 5.35 gross acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0005: This development consists of a 188,712 square foot industrial warehouse distribution facility on 8.84 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0025: This development consists of a 255,173 square foot industrial warehouse facility on 10.48 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0029, 0030, 0031: This development consists of 3 industrial building s on 28.62 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

- PPD 2018-0047: This development consists of a 74,446 square foot industrial warehouse facility on 3.72 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0066: This development consists of a 78,680 square foot industrial warehouse facility on 4.44 acres of land. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2020-2021 to provide funding for the landscaping associated with the development.
- PPD 2018-0100: This development consists of an 8,798 square foot animal hospital building on an existing 44,014 square foot vacant parcel of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0041 (2019-0063): This development is phase 1 of the Rialto Center project and consists of a 4,500 square foot convenience store and Quick Service Restaurant building, an overhead fuel canopy with 6 fuel islands and 12 fuel dispensers, and an automated car wash on 2.98 gross acres of vacant land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2017-0079: This development consists of a 151,866 square foot warehouse building on 6.59 acres of land within the Employment (EMP) zone of the Renaissance Specific Plan. This development is being annexed to the District as part of Zone 8 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0015: This development consists of forty-nine (49) single-family residences on 6.81 acres of land within the Multi—Family Residential (R-3) zone. This development is being annexed to the District as part of Zone 9 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0021: This development consists of a 99,999 square foot industrial warehouse building on 4.63 acres of land within the Employment (EMP) zone of the Renaissance Specific Plan. This development is being annexed to the District as part of Zone 10 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0038: This development consists of a 525,110 square foot warehouse building on 24.34 acres of land within the Heavy Industrial (H-Ind) zone of the Agua Mansa Specific Plan. This development is being annexed to the District as part of Zone 11 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0062: This development consists of sixty-six (66) single-family detached residences and one-hundred eighteen (118) attached townhomes on 15.95 gross acres of land within the Residential-High Density (R-HD) zone. This development is being annexed to the District as part of Zone 12 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0072: This development consists of eight (8) single-family residences on 2.51 acres of land within the Single-Family Residential (R-1C) zone. This development is being annexed to the District as part of Zone 13 and Zone L for Fiscal Year 2020-2021 to provide funding for the lighting associated with the development.
- PPD 2018-0095: This development consists of a restaurant on 0.44 acres of land within the Commercial Pedestrian (C-P) zone. This development is being annexed to the District as part of Zone 14 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

- PPD 2017-0082: This development consists of a 1,264,102 square foot warehouse on 67.83 acres of land within the Light Industrial (M-1) zone. This development is being annexed to the District as part of Zone L for Fiscal Year 2020-2021 to provide funding for the lighting associated with the development.
- PPD 2019-0057: This development consists of three industrial warehouse buildings totaling 116,707 square feet on 6.84 net acres of land within the Freeway Incubator Zone (FI). This development is being annexed to the District as Zone 15 and part of Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2019-0066: This development consists of a 615,310 square foot warehouse on approximately 54 acres of land within the Light Industrial (M-1) zone. This development is being annexed to the District as part of Zone L for Fiscal Year 2020-2021 to provide funding for the lighting associated with the development.
- PPD 2434: This development consists of a 384,893 square foot warehouse on approximately 16.93 acres of land within the Planned Industrial Development (I-PID) zone. This development is being annexed to the District as Zone 16 and part of Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.
- PPD 2435: This development consists of a 473,455 square foot warehouse on approximately 21.61 acres of land within the General Manufacturing (I-GM) zone. This development is being annexed to the District as Zone 17 and part of Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

Non-Residential Annexations — Fiscal Year 2021-2022

- PPD 2020-0004: This development consists of six parcels proposed for the development of a 36,500 square foot industrial storage warehouse/distribution center building on 3.44 acres of land within the Light Industrial (M-1) zone. This development is being annexed to the District as part of Zone 18 and Zone L for Fiscal Year 2021-2022 to provide funding for landscaping the lighting associated with the development.

Residential Annexations — Fiscal Year 2022-2023

- PPD 2021-0010: This development consists of three parcels proposed for the development of 52 single family residential units and 9 common lots on 8.89 acres of land within the Multi-Family Residential (R-3) zone. This development is being annexed to the District as Zone 20 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.
- Tract 20029: This development consists of six parcels proposed for the development of 776 single family residential units in six phases on 205.84 acres of land. This development is being annexed to the District as Zone 21 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development. The Zone 21 assessment shall not be levied on any parcels in any fiscal year unless the homeowner's association ("HOA") defaults in its obligation to maintain the facilities and services authorized by Zone 21 ("Zone 21 Services"). An HOA default shall be deemed to occur if (i) the HOA files for bankruptcy and stops maintaining the Zone 21 Services, (ii) the HOA is dissolved, (iii) the HOA ceases to levy assessments for the Zone 21 Services, or (iv) the HOA fails to provide the Zone 21 Services at the same level as the City provides similar services and maintains similar improvements throughout the City and within ninety (90) days after written notice from the City, or such longer period permitted by the City Manager, fails to remedy the deficiency to the reasonable satisfaction of the City Council.
- PPD 2019-0050: This development consists of two (2) parcels proposed for the development of a 55-unit multifamily residential complex on 1.57 acres of land. This development is being annexed to the District as Zone L for Fiscal Year 2022-2023 to provide funding for the lighting associated with the development.

- PPD 2018-0094: This development consists of four (4) parcels proposed for the development of 56 single family residential units on 4.52 acres of land. The land has been re-zoned from the Support Commercial (S-C) within the Central Area Specific Plan to Multi-Family Residential (MFR). This development is being annexed to the District as Zone 25 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.
- PPD 2021-0011: This development consists of four (4) parcels proposed for the development of 32 single-family residential units on 4.75 acres of land. This development is being annexed to the District as Zone 28 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.

Non-Residential Annexations — Fiscal Year 2022-2023

- PPD 2017-0029: This development consists of one parcel proposed for the development of a pallet yard and truck parking yard with the conversion of an existing residential structure into office space on 3.04 acres of land within the Heavy Industrial (H-Ind) zone of the Agua Mansa Specific Plan. This development is being annexed to the District as Zone 19 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0104: This development consists of three (3) parcels proposed for the development a commerce center with one (1) 34,015 square foot industrial warehouse, one (1) 24,337 square foot industrial warehouse, and one (1) 28,837 square foot industrial warehouse on 5.13 acres of land. The commerce center is located within the Freeway Incubator (FI) zone of the Renaissance Specific Plan. This development is being annexed to the District as Zone 22 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.
- PPD 2019-0035: This development consists of one (1) parcel proposed for the development of a 90,726 square foot industrial warehouse on 4.25 acres of land within the Employment (EMP) zone of the Renaissance Specific Plan. This development is being annexed to the District as Zone 23 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.
- PPD 2019-0043: This development consists of one (1) parcel proposed for the development of an industrial building on 4.8 acres of land within the Industrial zone. This development is being annexed to the District as Zone 24 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.
- PPD 2018-0105: This development consists of one (1) parcel proposed for the development a shopping center on 1.61 acres of land. This development is being annexed to the District as Zone 26 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.
- PPD 2020-0026: This development consists of three (3) parcels proposed for an industrial development on 11.81 acres of land. This development is being annexed to the District as Zone 27 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.
- PPD 2021-0013: This development consists of one (1) parcel proposed for a commercial development on 13.22 acres of land. This development is being annexed to the District as Zone 29 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.
- PPD 2411: This development consists of three (3) parcels proposed for the development of a fuel station on 5.31 acres of land. This development is being annexed to the District as Zone 30 and part of Zone L for

Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.

- PPD 2020-0015: This development consists of four (4) parcels proposed for an industrial development on 6.43 acres of land. This development is being annexed to the District as Zone 31 for Fiscal Year 2022-2023 to provide funding for the landscaping associated with the development.
- PPD 2019-0010: This development consists of three (3) parcels proposed for an industrial development on 7.9 acres of land. This development is being annexed to the District as Zone 32 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.
- PPD 2021-0020: This development consists of one parcel proposed for an industrial development on 2.0 acres of land. This development is being annexed to the District as Zone 33 and part of Zone L for Fiscal Year 2022-2023 to provide funding for the landscaping and lighting associated with the development.

Residential Annexations — Fiscal Year 2023-2024

- PPD 2021-0043: This development consists of four (4) parcels proposed for multi-family apartment complex development on 8.06 acres of land. This development is being annexed to the District as Zone 36 and part of Zone L for Fiscal Year 2023-2024 to provide funding for the landscaping and lighting associated with the development.

Non-Residential Annexations — Fiscal Year 2023-2024

- PPD 2020-0012: This development consists of four (4) parcels proposed for industrial development on 20.88 acres of land. This development is being annexed to the District as Zone 34 and part of Zone L for Fiscal Year 2023-2024 to provide funding for the landscaping and lighting associated with the development.
- PPD 2021-0004: This development consists of one (1) parcel proposed for commercial development on 4.31 acres of land. This development is being annexed to the District as Zone 35 and part of Zone L for Fiscal Year 2023-2024 to provide funding for the landscaping and lighting associated with the development.
- PPD 2021-0063: This development consists of one (1) parcel proposed for industrial development on 5.84 acres of land. This development is being annexed to the District as Zone 37 and part of Zone L for Fiscal Year 2023-2024 to provide funding for the landscaping and lighting associated with the development.

Residential Annexations — Fiscal Year 2024-2025

- PPD 2020-0005: This development consists of twenty-two (22) proposed single-family residential units on 1.71 acres of land. This development is being annexed to the District as Zone 38 and part of Zone L for Fiscal Year 2024-2025 to provide funding for the landscaping and lighting associated with the development.
- PPD 2021-0047: This development consists of sixteen (16) parcels proposed for the development of 429 single-family residential units on 26.68 acres of land. This development is being annexed to the District as Zone 44 for Fiscal Year 2024-2025 to provide funding for the landscaping associated with the development.

Non-Residential Annexations — Fiscal Year 2024-2025

- PPD 2021-0036: This development consists of one parcel proposed for commercial development on 9.14 acres of land. This development is being annexed to the District as Zone 39 and part of Zone L for Fiscal Year 2024-2025 to provide funding for the landscaping and lighting associated with the development.

- PPD 2021-0055: This development consists of one parcel proposed for commercial development on 5.01 acres of land. This development is being annexed to the District as Zone 40 and part of Zone L for Fiscal Year 2024-2025 to provide funding for the landscaping and lighting associated with the development.
- PPD 2022-0001: This development consists of one parcel proposed for commercial development on 13.58 acres of land. This development is being annexed to the District as Zone 41 and part of Zone L for Fiscal Year 2024-2025 to provide funding for the landscaping and lighting associated with the development.
- PPD 2019-0036: This development consists of one parcel proposed for commercial development on 3.35 acres of land. This development is being annexed to the District as Zone 42 and part of Zone L for Fiscal Year 2024-2025 to provide funding for the landscaping and lighting associated with the development.
- PPD 2020-0025: This development consists of two parcels proposed for commercial development on 3.39 acres of land. This development is being annexed to the District as Zone 43 and part of Zone L for Fiscal Year 2024-2025 to provide funding for the landscaping and lighting associated with the development.

Non-Residential Annexations — Fiscal Year 2025-2026

- PPD 2022-0070: This development consists of two parcels proposed for industrial development on 3.39 acres of land. This development is being annexed to the District as Zone 45 and part of Zone L for Fiscal Year 2025-2026 to provide funding for the landscaping and lighting associated with the development.
- PPD 2023-0025: This development consists of one parcel proposed for commercial development on 3.96 acres of land. This development is being annexed to the District as Zone 46 and part of Zone L for Fiscal Year 2025-2026 to provide funding for the landscaping and lighting associated with the development.
- PPD 2024-0001: This development consists of one parcel proposed for commercial development on 0.71 acres of land. This development is being annexed to the District as Zone 47 and part of Zone L for Fiscal Year 2025-2026 to provide funding for the landscaping and lighting associated with the development.

Additional annexations may occur subsequently, approved for FY 2026-2027 and are described in their annexation Engineer's Report. Such annexations will be added to the annual Engineer's Report in future years.

ZONES OF BENEFIT:

For Fiscal Year 2026-2027, all parcels, lots, subdivisions and developments within the District (existing and annexed) are identified and grouped into one of eighteen zones of benefit referred to as Zones. These Zones identify specific parcels and developments that receive special benefits from the maintenance, operation and servicing of various District improvements. Each Zone reflects the types of landscaping and/or lighting improvements associated with the development of properties in that Zone in order to fairly and equitably apportion the net cost of providing those improvements to the properties that receive special benefits from the service and activities associated with those improvements. By establishing and utilizing a Zone structure, similar properties with similar types of improvements will be assessed a proportional amount for the services and activities provided by the District. The following is a brief description of the District Zones:

Zone 1: This Zone includes all parcels within residential subdivisions that the District provides for the maintenance, operation and servicing of:

- Local Street Lighting within and adjacent to the residential subdivision;
- Standard Residential Parkway landscaping located on the perimeter or entryway of a residential subdivision that was installed as part of developing the properties within that particular residential subdivision; and/or

- Standard Residential Parkway landscaping installed as part of an existing (previous) established residential development that is directly associated with or adjacent to the residential subdivision included in this Zone, because the existing landscaping is located on a street or streets leading into the residential development.

Note: "Standard Residential Parkway" is considered landscaped areas (easement, right-of-way or public property) that are located on the perimeter or entryway to a residential development that has a property set-back (face of curb to property line) that is less than or equal to fifteen feet and may include areas of turf, ground cover, shrubs, trees, fencing, sidewalks, monument signs and various hardscape amenities that meet the City's landscape standards.

Zone 2: This Zone includes parcels that are generally considered non-residential properties (commercial, industrial, office buildings, etc.) that the District provides for the maintenance, operation and servicing of:

- Parkway landscaping on the perimeter of the development within the public right-of-way or easement (face of curb to property line), that was installed as part of developing the associated properties;
- Median/island landscaping near or adjacent to the development that was installed as part of developing the properties within that particular development; and/or
- Local Street Lighting within and adjacent to the residential subdivision.

Note: Although Zone 2 improvements may include the maintenance and operation of only those landscaping and/or lighting improvements directly installed in connection with the development of the properties within those developments, the public improvements that provide special benefits to these properties and for which they may be assessed as part of this District, may also include existing landscaping and/or lighting improvements near or adjacent to the development that would otherwise have been necessary for the development of such properties or directly serve that property. These exiting improvements may in part be funded by other revenue sources including other assessments that are not part of this District's assessments.

Zone 3: This Zone currently includes only the parcels within the Rialto Heights residential subdivision (Tract 16708) and the District provides for the maintenance, operation and servicing of:

- Local Street Lighting within and adjacent to the residential subdivision; and
- Non-Streetscape Slope landscaping located with the public right-of-way or easement on the perimeter of the subdivision (but not within a street right-of-way or easement) that was installed as part of developing the properties within the residential subdivision and will be maintained by the District.

Zone 4: This Zone includes developments and parcels that are generally considered non-residential properties (commercial, industrial, institutional facilities, office buildings, etc.) that the District provides for the maintenance, operation and servicing of only:

- Local Street Lighting adjacent to and/or in close proximity to the development or property.

Note: Although Zone 4 improvements may include the maintenance and operation of local street lighting improvements directly installed in connection with the development of the properties within those developments, the improvements that provide special benefits to these properties and for which they may be assessed as part of this District may also include existing street lights near or adjacent to the development that would otherwise have been necessary for the development of such properties or directly serve that property. These exiting improvements may in part be funded by other revenue sources including other assessments that are not part of this District's assessments.

Zone 5: This Zone includes parcels within multi-family residential developments (where individual parcels have two or more residential units) and/or residential condominium/ townhome subdivisions (where each residential

unit is assigned its own Assessor's Parcel Number) for which the District provides for the maintenance, operation and servicing of:

- Local Street Lighting adjacent to and/or in close proximity to the development or property, but not within the residential development;
- Parkway landscaping on the perimeter of the development/subdivision within the public right-of-way or easement (face of curb to property line), that was installed as part of developing the associated properties or was previously installed, but necessary for the development of such property; and/or
- Median/island landscaping near or adjacent to the development that was installed as part of developing the properties within that particular development or was previously installed, but necessary for the development of such property.

Note: Although Zone 5 improvements may include the maintenance and operation of only those landscaping and/or lighting improvements directly installed in connection with the development of the properties within those developments, the public improvements that provide special benefits to these properties and for which they may be assessed as part of this District, may also include existing landscaping and/or lighting improvements near or adjacent to the development that would otherwise have been necessary for the development of such properties or directly serve that property. These existing improvements may in part be funded by other revenue sources including other assessments that are not part of this District's assessments.

Zone 6: This Zone includes parcels within residential subdivisions that the District provides for the maintenance, operation and servicing of:

- Local Street Lighting within, adjacent to and/or in close proximity to the residential subdivision.

Note: Zone 6 was created for residential parcels within the District that receive special benefit from and are being assessed for street lighting only.

Zone 7: This Zone includes developments and parcels that are classified as residential properties for which the District provides the maintenance, operation and servicing of:

- Standard Residential Parkway landscaping consisting of landscaped areas (easement, right-of-way or public property) that are located on the perimeter or entryway to a residential development that has a property set-back (face of curb to property line) that is less than or equal to fifteen feet and may include areas of turf, ground cover, shrubs, trees, fencing, sidewalks, monument signs and various hardscape amenities that meet the City's landscape standards and that was installed as part of developing the properties within that particular residential subdivision.

Zones 8, 10, 11, 14, 15, 16, 17, 18, 19, 22, 23, 24, 26, 27, 29, 30, 31, 32, 33, 34, 35 and 37, 39, 40, 41 42, 43, 45, 46, 47: These Zones include developments and parcels that are classified as non-residential properties for which the District provides the maintenance, operation, and servicing of:

- Parkway landscaping on the perimeter of the development within the public right-of-way or easement (face of curb to property line), that was installed as part of developing the associated properties or was previously installed, but necessary for the development of such property; and/or
- Median-island landscaping near or adjacent to the development that was installed as part of developing the properties within that particular development or was previously installed, but necessary for the development of such property.

Zone 9, 12, 13, 20, 21, 25, 28, 38, 44: These Zones include developments and parcels that are classified as single-family residential properties for which the District provides the maintenance, operation, and servicing of:

- Standard Residential Parkway landscaping consisting of landscaped areas (easement, right-of-way or public property) that are located on the perimeter or entryway to a residential development that has a

property set-back (face of curb to property line) that is less than or equal to fifteen feet and may include areas of turf, ground cover, shrubs, trees, fencing, sidewalks, monument signs and various hardscape amenities that meet the City's landscape standards and that was installed as part of developing the properties within that particular residential subdivision.

Zone 36: This Zone includes parcels within multi-family residential developments (where individual parcels have two or more residential units) and/or residential condominium/ townhome subdivisions (where each residential unit is assigned its own Assessor's Parcel Number) for which the District provides for the maintenance, operation and servicing of:

- Local Street Lighting adjacent to and/or in close proximity to the development or property, but not within the residential development;
- Parkway landscaping on the perimeter of the development/subdivision within the public right-of-way or easement (face of curb to property line), that was installed as part of developing the associated properties or was previously installed, but necessary for the development of such property; and/or
- Median/island landscaping near or adjacent to the development that was installed as part of developing the properties within that particular development or was previously installed, but necessary for the development of such property.

Zone L: This Zone includes developments and parcels that are classified as residential and non-residential properties for which the District provides the maintenance, operation and servicing of street lighting adjacent to and/or in close proximity to the development or property.

Description of Budget Items

The following is a brief description of the costs associated with the improvements and services funded through the District.

Annual Maintenance (Direct Costs) — Includes the regularly scheduled labor, contracted labor, and general maintenance cost including wages, salaries, benefits, materials, supplies, (e.g., pipe, fertilizer, insecticides, fuel, cleaning material etc.), and equipment, (e.g., communication, small tools, rentals, machinery etc.) required to properly maintain and ensure the satisfactory condition of the improvements and appurtenant facilities. Include the furnishing of water and electricity required for the operation and maintenance of the improvements and facilities. The improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District are determined by City staff but are generally scheduled bi-weekly for planters and weekly for mowing.

District Administration — May include the administrative and professional service costs associated with the coordination of District services and operations including response to public concerns and education and procedures associated with the levy and collection of assessments. This budget item also includes the costs of contracting with professionals to provide administrative, legal or engineering services specific to the District.

Miscellaneous Administration Expenses — Includes the minor costs of items such as copying, and telephone charges attributed to the District.

Levy Adjustments:
Reserve Fund Collection — Includes funds being added to the Reserve Account for the current fiscal year. The Reserve Account provides for collection by the District of funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. The Reserve Account eliminates the need for the City to transfer funds from non-district accounts to pay for District charges during the first six (6) months of the fiscal year.

Repair/Rehabilitation Collection — This item includes repairs to the improvements and facilities that are not included in the yearly maintenance costs. This may include the repair of damaged amenities due to vandalism, storms, etc. Also included may be planned upgrades or replacements of the improvements and equipment that provide a direct benefit to the District.

Balance to Levy — This is the total amount to be levied and collected through assessments for the current Fiscal Year (for special benefits) or from other revenue sources (for general benefit). The Balance to Levy represents the sum of Total Cost and Expenses Reserve Account/Other Revenue Source adjustments. Only those costs related to the improvements identified as special benefits are levied and collected on the tax roll.

Total Number of Parcels — The total number of parcels within the District boundary including those parcels annexed into the district during the current fiscal year.

Total Parcels Levied — The total number of parcels within the District that are assessed.

Total Equivalent Benefit Units - The Equivalent Benefit Units (EBUs) is a numeric value calculated for each parcel based on the parcel's land use and size. The EBUs shown in the budgets represent the sum of all parcel EBUs that receive benefit from the improvements within each Zone.

Rate Per EBU - The amount levied for each EBU. For a more detailed explanation please refer to Section 3, Method of Apportionment.

Max Rate per EBU - The maximum rate per EBU is the maximum assessment that the Council can levy per EBU based on the approved assessment range formula for the Zone.

General Fund Collection-(Contribution) — This is for a Collection to repay the City's General Fund for City Overhead that is assigned to the administration of the District or for Contribution from the City's General Fund to subsidize the District.

Table 2-1
Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 1	Zone 2	Zone 3
DIRECT COSTS			
Landscape & Street Light Maintenance	$104,203.67	$286,857.12	$6,369.70
Other Services and Supply Expenses	$5,498.55	$15,136.68	$336.11
Utilities	$41,322.64	$113,755.04	$2,525.95
Subtotal Direct Costs	$151,024.86	$415,748.84	$9,231.76
INDIRECT COSTS			
City Personnel & Miscellaneous Administrative Services	$23,065.73	$63,496.50	$1,409.95
Consultant Services	$1,898.06	$5,225.09	$116.02
Subtotal Administration Costs	$24,963.79	$68,721.59	$1,525.97
OTHER EXPENSESS			
Principal	$6,823.93	$18,785.26	$417.13
Interest	$2,044.07	$5,627.02	$124.95
City Services Allocation	$0.00	$0.00	$0.00
Subtotal Other Expenses	$8,868.00	$24,412.27	$542.08
Repair/Rehabilitation Program	$0.00	$0.00	$0.00
TOTAL COSTS	**$184,856.65**	**$508,882.70**	**$11,299.81**
LEVY ADJUSTMENTS			
Reserve Fund Collection/(Contribution)	$961.25	$174,782.05	$58.58
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$961.25	$174,782.05	$58.58
TOTAL ASSESSMENT	**$185,817.91**	**$683,664.75**	**$11,358.39**
DISTRICT STATISTICS			
Total Parcels	553	141	20
Total Levied Parcels	503	137	20
Total EBUs Fiscal Year 2025/2026	503.00	844,030.55	20.00
Fiscal Year 2026/2027 Rate per EBU	$369.42	$0.81	$567.92
Fiscal Year 2026/2027 Maximum Rate per EBU	$540.15	$0.89	$830.41
Fiscal Year 2025/2026 Rate per EBU	$369.42	$0.73	$567.92
Fiscal Year 2025/2026 Maximum Rate per EBU	$523.18	$0.86	$804.31
Fiscal Year 2026/2027 Maximum Assessable Amount	$271,697.83	$747,943.47	$16,608.19

Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 4	Zone 5	Zone 6	Zone 7
DIRECT COSTS				
Landscape & Street Light Maintenance	$1,305.82	$5,685.27	$1,327.22	$8,569.61
Other Services and Supply Expenses	$68.90	$300.00	$70.03	$452.20
Utilities	$517.83	$2,254.53	$526.32	$3,398.33
Subtotal Direct Costs	$1,892.56	$8,239.79	$1,923.57	$12,420.13
INDIRECT COSTS				
City Personnel & Miscellaneous Administrative Services	$289.05	$1,258.45	$293.78	$1,896.90
Consultant Services	$23.79	$103.56	$24.18	$156.09
Subtotal Administration Costs	$312.83	$1,362.00	$317.96	$2,053.00
OTHER EXPENSESS				
Principal	$85.51	$372.31	$86.91	$0.00
Interest	$25.62	$111.52	$26.03	$0.00
City Services Allocation	$0.00	$0.00	$0.00	$0.00
Subtotal Other Expenses	$111.13	$483.83	$112.95	$0.00
Repair/Rehabilitation Program	$0.00	$0.00	$0.00	$0.00
TOTAL COSTS	**$2,316.52**	**$10,085.63**	**$2,354.47**	**$14,473.13**
LEVY ADJUSTMENTS				
Reserve Fund Collection/(Contribution)	$11.84	($49.68)	$12.00	$4,566.04
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$11.84	($49.68)	$12.00	$4,566.04
TOTAL ASSESSMENT	**$2,328.36**	**$10,035.95**	**$2,366.47**	**$19,039.17**
DISTRICT STATISTICS				
Total Parcels	12	73	32	37
Total Levied Parcels	11	71	32	30
Total EBUs Fiscal Year 2025/2026	48.26	16,727.98	34.75	9,527.00
Fiscal Year 2026/2027 Rate per EBU	$48.25	$0.60	$68.10	$2.00
Fiscal Year 2026/2027 Maximum Rate per EBU	$70.55	$0.89	$99.58	$2.35
Fiscal Year 2025/2026 Rate per EBU	$48.25	$0.60	$68.10	$2.00
Fiscal Year 2025/2026 Maximum Rate per EBU	$68.33	$0.86	$96.45	$2.27
Fiscal Year 2026/2027 Maximum Assessable Amount	$3,404.76	$14,823.61	$3,460.55	$22,344.16

Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 8	Zone 9	Zone 10	Zone 11
DIRECT COSTS				
Landscape & Street Light Maintenance	$4,693.46	$8,316.78	$5,852.57	$6,577.52
Other Services and Supply Expenses	$247.66	$438.85	$308.82	$347.08
Utilities	$1,861.22	$3,298.07	$2,320.87	$2,608.36
Subtotal Direct Costs	$6,802.34	$12,053.71	$8,482.27	$9,532.96
INDIRECT COSTS				
City Personnel & Miscellaneous Administrative Services	$1,038.91	$1,840.94	$1,295.48	$1,455.95
Consultant Services	$85.49	$151.49	$106.60	$119.81
Subtotal Administration Costs	$1,124.40	$1,992.43	$1,402.08	$1,575.76
OTHER EXPENSESS				
Principal	$0.00	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00	$0.00
City Services Allocation	$0.00	$0.00	$0.00	$0.00
Subtotal Other Expenses	$0.00	$0.00	$0.00	$0.00
Repair/Rehabilitation Program	$0.00	$0.00	$0.00	$0.00
TOTAL COSTS	**$7,926.74**	**$14,046.14**	**$9,884.35**	**$11,108.72**
LEVY ADJUSTMENTS				
Reserve Fund Collection/(Contribution)	$1,675.62	$2,969.19	$4,071.51	$2,348.26
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$1,675.62	$2,969.19	$4,071.51	$2,348.26
TOTAL ASSESSMENT	**$9,602.36**	**$17,015.34**	**$13,955.87**	**$13,456.97**
DISTRICT STATISTICS				
Total Parcels	1	49	1	1
Total Levied Parcels	1	49	1	1
Total EBUs Fiscal Year 2025/2026	5,762.00	5,028.00	7,185.00	8,075.00
Fiscal Year 2026/2027 Rate per EBU	$1.67	$3.38	$1.94	$1.67
Fiscal Year 2026/2027 Maximum Rate per EBU	$2.12	$4.31	$2.12	$2.12
Fiscal Year 2025/2026 Rate per EBU	$1.67	$3.38	$1.94	$1.67
Fiscal Year 2025/2026 Maximum Rate per EBU	$2.06	$4.18	$2.06	$2.06
Fiscal Year 2026/2027 Maximum Assessable Amount	$12,237.60	$21,684.96	$15,259.83	$17,150.05

Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 12	Zone 13	Zone 14	Zone 15
DIRECT COSTS				
Landscape & Street Light Maintenance	$30,559.39	$992.46	$1,729.30	$8,035.57
Other Services and Supply Expenses	$1,612.54	$52.37	$91.25	$424.02
Utilities	$12,118.52	$393.56	$685.76	$3,186.56
Subtotal Direct Costs	$44,290.45	$1,438.39	$2,506.31	$11,646.15
INDIRECT COSTS				
City Personnel & Miscellaneous Administrative Services	$6,764.39	$219.68	$382.78	$1,778.69
Consultant Services	$556.64	$18.08	$31.50	$146.37
Subtotal Administration Costs	$7,321.03	$237.76	$414.28	$1,925.06
OTHER EXPENSESS				
Principal	$0.00	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00	$0.00
City Services Allocation	$0.00	$0.00	$0.00	$0.00
Subtotal Other Expenses	$0.00	$0.00	$0.00	$0.00
Repair/Rehabilitation Program	$0.00	$0.00	$0.00	$0.00
TOTAL COSTS	**$51,611.48**	**$1,676.15**	**$2,920.60**	**$13,571.21**
LEVY ADJUSTMENTS				
Reserve Fund Collection/(Contribution)	$10,910.08	$528.90	$617.38	$5,590.19
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$10,910.08	$528.90	$617.38	$5,590.19
TOTAL ASSESSMENT	**$62,521.55**	**$2,205.05**	**$3,537.98**	**$19,161.40**
DISTRICT STATISTICS				
Total Parcels	184	8	1	3
Total Levied Parcels	184	8	1	3
Total EBUs Fiscal Year 2025/2026	18,475.00	600.00	2,123.00	9,865.00
Fiscal Year 2026/2027 Rate per EBU	$3.38	$3.68	$1.67	$1.94
Fiscal Year 2026/2027 Maximum Rate per EBU	$4.31	$4.31	$2.12	$2.12
Fiscal Year 2025/2026 Rate per EBU	$3.38	$3.68	$1.67	$1.94
Fiscal Year 2025/2026 Maximum Rate per EBU	$4.18	$4.18	$2.06	$2.06
Fiscal Year 2026/2027 Maximum Assessable Amount	$79,679.72	$2,587.70	$4,508.92	$20,951.74

Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 16	Zone 17	Zone 18	Zone 19
DIRECT COSTS				
Landscape & Street Light Maintenance	$30,936.52	$11,973.13	$1,274.65	$1,496.59
Other Services and Supply Expenses	$1,632.44	$631.79	$67.26	$78.97
Utilities	$12,268.08	$4,748.02	$505.47	$593.48
Subtotal Direct Costs	$44,837.03	$17,352.94	$1,847.38	$2,169.04
INDIRECT COSTS				
City Personnel & Miscellaneous Administrative Services	$6,847.87	$2,650.28	$282.15	$331.27
Consultant Services	$563.51	$218.09	$23.22	$27.26
Subtotal Administration Costs	$7,411.38	$2,868.37	$305.36	$358.53
OTHER EXPENSESS				
Principal	$0.00	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00	$0.00
City Services Allocation	$0.00	$0.00	$0.00	$0.00
Subtotal Other Expenses	$0.00	$0.00	$0.00	$0.00
Repair/Rehabilitation Program	$0.00	$0.00	$0.00	$0.00
TOTAL COSTS	**$52,248.41**	**$20,221.31**	**$2,152.75**	**$2,527.57**
LEVY ADJUSTMENTS				
Reserve Fund Collection/(Contribution)	$11,044.72	$4,274.55	$679.16	$1,041.15
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$11,044.72	$4,274.55	$679.16	$1,041.15
TOTAL ASSESSMENT	**$63,293.13**	**$24,495.86**	**$2,831.90**	**$3,568.72**
DISTRICT STATISTICS				
Total Parcels	2	1	6	1
Total Levied Parcels	2	1	1	1
Total EBUs Fiscal Year 2025/2026	18,703.00	14,699.00	1,600.00	2,040.00
Fiscal Year 2026/2027 Rate per EBU	$3.38	$1.67	$1.77	$1.75
Fiscal Year 2026/2027 Maximum Rate per EBU	$4.31	$2.12	$2.08	$1.91
Fiscal Year 2025/2026 Rate per EBU	$3.38	$1.67	$1.77	$1.75
Fiscal Year 2025/2026 Maximum Rate per EBU	$4.18	$2.06	$2.01	$1.85
Fiscal Year 2026/2027 Maximum Assessable Amount	$80,663.04	$31,218.41	$3,323.49	$3,902.16

Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 20	Zone 22	Zone 23	Zone 24
DIRECT COSTS				
Landscape & Street Light Maintenance	$6,495.29	$7,952.45	$4,257.94	$1,314.01
Other Services and Supply Expenses	$342.74	$419.63	$224.68	$150.87
Utilities	$2,575.75	$3,153.60	$1,688.51	$179.32
Subtotal Direct Costs	$9,413.78	$11,525.68	$6,171.13	$1,644.19
INDIRECT COSTS				
City Personnel & Miscellaneous Administrative Services	$1,437.75	$1,760.29	$942.50	$218.78
Consultant Services	$118.31	$144.85	$77.56	$7.98
Subtotal Administration Costs	$1,556.06	$1,905.15	$1,020.06	$226.76
OTHER EXPENSESS				
Principal	$0.00	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00	$0.00
City Services Allocation	$0.00	$0.00	$0.00	$0.00
Subtotal Other Expenses	$0.00	$0.00	$0.00	$0.00
Repair/Rehabilitation Program	$0.00	$0.00	$0.00	$0.00
TOTAL COSTS	**$10,969.84**	**$13,430.82**	**$7,191.19**	**$1,870.96**
LEVY ADJUSTMENTS				
Reserve Fund Collection/(Contribution)	$4,518.64	$5,532.36	$2,962.16	$827.99
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$4,518.64	$5,532.36	$2,962.16	$827.99
TOTAL ASSESSMENT	**$15,488.48**	**$18,963.18**	**$10,153.35**	**$2,698.95**
DISTRICT STATISTICS				
Total Parcels	52	3	1	1
Total Levied Parcels	52	3	1	49
Total EBUs Fiscal Year 2025/2026	4,360.00	10,840.00	5,804.00	1,411.00
Fiscal Year 2026/2027 Rate per EBU	$3.55	$1.75	$1.75	$1.91
Fiscal Year 2026/2027 Maximum Rate per EBU	$3.88	$1.91	$1.91	$1.91
Fiscal Year 2025/2026 Rate per EBU	$3.55	$1.75	$1.75	N/A
Fiscal Year 2025/2026 Maximum Rate per EBU	$3.76	$1.85	$1.85	$1.85
Fiscal Year 2026/2027 Maximum Assessable Amount	$16,935.64	$20,735.00	$11,102.03	$2,698.95

Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 25	Zone 26	Zone 27	Zone 28
DIRECT COSTS				
Landscape & Street Light Maintenance	$10,538.46	$235.86	$3,441.42	$5,175.37
Other Services and Supply Expenses	$556.09	$12.45	$181.59	$594.20
Utilities	$4,179.09	$93.53	$1,364.72	$706.27
Subtotal Direct Costs	$15,273.64	$341.84	$4,987.73	$6,475.84
INDIRECT COSTS				
City Personnel & Miscellaneous Administrative Services	$2,332.71	$52.21	$761.77	$861.69
Consultant Services	$191.96	$4.30	$62.69	$31.44
Subtotal Administration Costs	$2,524.67	$56.50	$824.45	$893.13
OTHER EXPENSESS				
Principal	$0.00	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00	$0.00
City Services Allocation	$0.00	$0.00	$0.00	$0.00
Subtotal Other Expenses	$0.00	$0.00	$0.00	$0.00
Repair/Rehabilitation Program	$0.00	$0.00	$0.00	$0.00
TOTAL COSTS	**$17,798.31**	**$398.34**	**$5,812.18**	**$7,368.97**
LEVY ADJUSTMENTS				
Reserve Fund Collection/(Contribution)	$7,331.39	$164.08	$2,394.12	$3,235.05
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$7,331.39	$164.08	$2,394.12	$3,235.05
TOTAL ASSESSMENT	**$25,129.70**	**$562.42**	**$8,206.30**	**$10,604.02**
DISTRICT STATISTICS				
Total Parcels	56	1	3	4
Total Levied Parcels	56	1	1	49
Total EBUs Fiscal Year 2025/2026	7,074.00	321.50	4,691.00	2,730.00
Fiscal Year 2026/2027 Rate per EBU	$3.55	$1.75	$1.75	$3.88
Fiscal Year 2026/2027 Maximum Rate per EBU	$3.88	$1.91	$1.91	$3.88
Fiscal Year 2025/2026 Rate per EBU	$3.55	$1.75	$1.75	N/A
Fiscal Year 2025/2026 Maximum Rate per EBU	$3.76	$1.85	$1.85	$3.76
Fiscal Year 2026/2027 Maximum Assessable Amount	$27,477.69	$614.97	$8,973.05	$10,604.02

Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 29	Zone 30	Zone 31	Zone 32
DIRECT COSTS				
Landscape & Street Light Maintenance	$19,809.76	$14,672.42	$3,892.59	$4,345.24
Other Services and Supply Expenses	$2,274.43	$774.22	$205.40	$229.29
Utilities	$2,703.41	$5,818.44	$1,543.63	$1,723.13
Subtotal Direct Costs	$24,787.61	$21,265.08	$5,641.63	$6,297.65
INDIRECT COSTS				
City Personnel & Miscellaneous Administrative Services	$3,298.30	$3,247.77	$861.63	$961.83
Consultant Services	$120.33	$267.26	$70.90	$79.15
Subtotal Administration Costs	$3,418.63	$3,515.03	$932.54	$1,040.98
OTHER EXPENSESS				
Principal	$0.00	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00	$0.00
City Services Allocation	$0.00	$0.00	$0.00	$0.00
Subtotal Other Expenses	$0.00	$0.00	$0.00	$0.00
Repair/Rehabilitation Program	$0.00	$0.00	$0.00	$0.00
TOTAL COSTS	**$28,206.24**	**$24,780.12**	**$6,574.16**	**$7,338.63**
LEVY ADJUSTMENTS				
Reserve Fund Collection/(Contribution)	$12,482.64	$10,207.31	$2,708.00	$3,022.89
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$12,482.64	$10,207.31	$2,708.00	$3,022.89
TOTAL ASSESSMENT	**$40,688.87**	**$34,987.42**	**$9,282.16**	**$10,361.52**
DISTRICT STATISTICS				
Total Parcels	1	3	4	3
Total Levied Parcels	1	3	4	3
Total EBUs Fiscal Year 2025/2026	21,272.00	20,000.00	5,306.00	5,923.00
Fiscal Year 2026/2027 Rate per EBU	$1.91	$1.75	$1.75	$1.75
Fiscal Year 2026/2027 Maximum Rate per EBU	$1.91	$1.91	$1.91	$1.91
Fiscal Year 2025/2026 Rate per EBU	N/A	$1.75	$1.75	$1.75
Fiscal Year 2025/2026 Maximum Rate per EBU	$1.85	$1.85	$1.85	$1.85
Fiscal Year 2026/2027 Maximum Assessable Amount	$40,688.87	$38,256.47	$10,149.44	$11,329.65

Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 33	Zone 34	Zone 35	Zone 36
DIRECT COSTS				
Landscape & Street Light Maintenance	$791.98	$8,156.91	$6,608.22	$3,542.51
Other Services and Supply Expenses	$41.79	$936.52	$758.71	$406.73
Utilities	$314.06	$1,113.16	$901.81	$483.44
Subtotal Direct Costs	$1,147.84	$10,206.59	$8,268.75	$4,432.68
INDIRECT COSTS				
City Personnel & Miscellaneous Administrative Services	$175.31	$1,358.12	$1,100.26	$589.82
Consultant Services	$14.43	$49.55	$40.14	$21.52
Subtotal Administration Costs	$189.73	$1,407.66	$1,140.40	$611.34
OTHER EXPENSESS				
Principal	$0.00	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00	$0.00
City Services Allocation	$0.00	$0.00	$0.00	$0.00
Subtotal Other Expenses	$0.00	$0.00	$0.00	$0.00
Repair/Rehabilitation Program	$0.00	$0.00	$0.00	$0.00
TOTAL COSTS	**$1,337.57**	**$11,614.25**	**$9,409.15**	**$5,044.03**
LEVY ADJUSTMENTS				
Reserve Fund Collection/(Contribution)	$605.47	$5,139.87	$4,164.01	$2,232.23
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$605.47	$5,139.87	$4,164.01	$2,232.23
TOTAL ASSESSMENT	**$1,943.04**	**$16,754.13**	**$13,573.16**	**$7,276.26**
DISTRICT STATISTICS				
Total Parcels	1	4	1	4
Total Levied Parcels	1	4	1	4
Total EBUs Fiscal Year 2025/2026	1,067.00	8,759.00	7,096.00	3,804.00
Fiscal Year 2026/2027 Rate per EBU	$1.82	$1.91	$1.91	$1.91
Fiscal Year 2026/2027 Maximum Rate per EBU	$1.94	$1.91	$1.91	$1.91
Fiscal Year 2025/2026 Rate per EBU	$1.82	N/A	N/A	N/A
Fiscal Year 2025/2026 Maximum Rate per EBU	$1.87	$1.85	$1.85	$1.85
Fiscal Year 2026/2027 Maximum Assessable Amount	$2,064.99	$16,754.13	$13,573.16	$7,276.26

Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 37	Zone 38	Zone 39	Zone 40
DIRECT COSTS				
Landscape & Street Light Maintenance	$5,529.82	$8,709.61	$7,969.15	$2,446.56
Other Services and Supply Expenses	$634.90	$999.98	$914.97	$280.90
Utilities	$754.65	$1,188.59	$1,087.54	$333.88
Subtotal Direct Costs	$6,919.37	$10,898.18	$9,971.66	$3,061.34
INDIRECT COSTS				
City Personnel & Miscellaneous Administrative Services	$920.71	$1,450.14	$1,326.86	$407.35
Consultant Services	$33.59	$52.90	$48.41	$14.86
Subtotal Administration Costs	$954.30	$1,503.04	$1,375.26	$422.21
OTHER EXPENSESS				
Principal	$0.00	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00	$0.00
City Services Allocation	$0.00	$0.00	$0.00	$0.00
Subtotal Other Expenses	$0.00	$0.00	$0.00	$0.00
Repair/Rehabilitation Program	$0.00	$0.00	$0.00	$0.00
TOTAL COSTS	**$7,873.67**	**$12,401.22**	**$11,346.92**	**$3,483.55**
LEVY ADJUSTMENTS				
Reserve Fund Collection/(Contribution)	$3,484.48	$5,444.25	$5,021.57	$1,541.64
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$3,484.48	$5,444.25	$5,021.57	$1,541.64
TOTAL ASSESSMENT	**$11,358.15**	**$17,845.47**	**$16,368.49**	**$5,025.20**
DISTRICT STATISTICS				
Total Parcels	1	22	1	1
Total Levied Parcels	1	22	1	1
Total EBUs Fiscal Year 2025/2026	5,938.00	5,073.00	9,449.00	2,995.00
Fiscal Year 2026/2027 Rate per EBU	$1.91	$3.52	$1.73	$1.68
Fiscal Year 2026/2027 Maximum Rate per EBU	$1.91	$3.52	$1.73	$1.73
Fiscal Year 2025/2026 Rate per EBU	N/A	N/A	N/A	$1.68
Fiscal Year 2025/2026 Maximum Rate per EBU	$1.85	$3.41	$1.68	$1.68
Fiscal Year 2026/2027 Maximum Assessable Amount	$11,358.15	$17,845.47	$16,368.49	$5,188.24

Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 41	Zone 42	Zone 43	Zone 44
DIRECT COSTS				
Landscape & Street Light Maintenance	$8,891.77	$2,059.55	$7,967.47	$11,097.75
Other Services and Supply Expenses	$1,020.90	$236.46	$914.77	$1,274.17
Utilities	$1,213.45	$281.06	$1,087.31	$1,514.49
Subtotal Direct Costs	$11,126.11	$2,577.08	$9,969.55	$13,886.42
INDIRECT COSTS				
City Personnel & Miscellaneous Administrative Services	$1,480.47	$342.91	$1,326.57	$1,847.76
Consultant Services	$54.01	$12.51	$48.40	$67.41
Subtotal Administration Costs	$1,534.48	$355.42	$1,374.97	$1,915.17
OTHER EXPENSESS				
Principal	$0.00	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00	$0.00
City Services Allocation	$0.00	$0.00	$0.00	$0.00
Subtotal Other Expenses	$0.00	$0.00	$0.00	$0.00
Repair/Rehabilitation Program	$0.00	$0.00	$0.00	$0.00
TOTAL COSTS	**$12,660.59**	**$2,932.50**	**$11,344.52**	**$15,801.59**
LEVY ADJUSTMENTS				
Reserve Fund Collection/(Contribution)	$5,602.93	$1,297.77	$5,020.50	$6,937.05
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$5,602.93	$1,297.77	$5,020.50	$6,937.05
TOTAL ASSESSMENT	**$18,263.52**	**$4,230.27**	**$16,365.02**	**$22,738.64**
DISTRICT STATISTICS				
Total Parcels	1	1	2	16
Total Levied Parcels	1	1	2	16
Total EBUs Fiscal Year 2025/2026	10,885.00	2,442.00	9,447.00	6,464.00
Fiscal Year 2026/2027 Rate per EBU	$1.68	$1.73	$1.73	$3.52
Fiscal Year 2026/2027 Maximum Rate per EBU	$1.73	$1.73	$1.73	$3.52
Fiscal Year 2025/2026 Rate per EBU	$1.68	N/A	N/A	N/A
Fiscal Year 2025/2026 Maximum Rate per EBU	$1.68	$1.68	$1.68	$3.41
Fiscal Year 2026/2027 Maximum Assessable Amount	$18,856.07	$4,230.27	$16,365.02	$22,738.64

Fiscal Year 2026-2027 Budget

BUDGET ITEM	Zone 45	Zone 46	District Total
DIRECT COSTS			
Landscape & Street Light Maintenance	$1,063.49	$4,362.92	$688,084.86
Other Services and Supply Expenses	$122.10	$500.92	$42,804.96
Utilities	$145.13	$595.40	$245,632.00
Subtotal Direct Costs	$1,330.72	$5,459.25	$976,521.81
INDIRECT COSTS			
City Personnel & Miscellaneous Administrative Services	$177.07	$726.42	$146,565.78
Consultant Services	$6.46	$26.50	$11,262.23
Subtotal Administration Costs	$183.53	$752.92	$157,828.01
OTHER EXPENSESS			
Principal	$0.00	$0.00	$26,571.05
Interest	$0.00	$0.00	$7,959.21
City Services Allocation	$0.00	$0.00	$0.00
Subtotal Other Expenses	$0.00	$0.00	$34,530.26
Repair/Rehabilitation Program	$0.00	$0.00	$0.00
TOTAL COSTS	**$1,514.25**	**$6,212.17**	**$1,168,880.08**
LEVY ADJUSTMENTS			
Reserve Fund Collection/(Contribution)	$670.13	$2,749.19	$331,390.53
General Fund Collection/(Contribution)	$0.00	$0.00	$0.00
Subtotal Levy Adjustments	$670.13	$2,749.19	$331,390.53
TOTAL ASSESSMENT	**$2,184.39**	**$8,961.36**	**$1,500,270.61**
DISTRICT STATISTICS			
Total Parcels	2	1	1316
Total Levied Parcels	2	1	1338
Total EBUs Fiscal Year 2025/2026	1,298.00	5,325.00	1,134,821.04
Fiscal Year 2026/2027 Rate per EBU	$1.68	$1.68	
Fiscal Year 2026/2027 Maximum Rate per EBU	$1.68	$1.68	
Fiscal Year 2025/2026 Rate per EBU	N/A	N/A	
Fiscal Year 2025/2026 Maximum Rate per EBU	$1.63	$1.63	
Fiscal Year 2026/2027 Maximum Assessable Amount	$2,184.39	$8,961.36	$1,736,780.61

Table 2-2
Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2017-0029	PPD 2017-0040	PPD 2017-0079	PPD 2017-0082
DIRECT COSTS				
Light Maintenance	$87.50	$136.72	$897.68	$1,286.28
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$87.50	$136.72	$897.68	$1,286.28
ADMINISTRATION COSTS				
District Administration	$2.19	$3.42	$22.44	$32.16
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$2.19	$3.42	$22.44	$32.16
TOTAL DIRECT AND ADMINISTRATION COSTS	$89.68	$140.14	$920.12	$1,318.44
LEVY ADJUSTMENTS				
General Benefit Contribution	($75.50)	($117.97)	($774.61)	($1,109.93)
Reserve Fund Collection/(Contribution)	$42.03	$13.38	$348.74	$500.22
Subtotal Levy Adjustments	($33.47)	($104.60)	($425.87)	($609.71)
TOTAL ASSESSMENT	**$56.21**	**$35.54**	**$494.25**	**$708.73**
DISTRICT STATISTICS				
Total Parcels	1	1	1	1
Number of Lights	1	2	8	12
Total EBUs Fiscal Year 2025/2026	3.10	2.83	36.10	48.49
Fiscal Year 2026/2027 Rate per EBU	$18.13	$12.56	$13.69	$14.62
Fiscal Year 2026/2027 Maximum Rate per EBU	$19.81	$60.13	$17.43	$18.61
Fiscal Year 2025/2026 Rate per EBU	$18.12	$12.54	$13.68	$14.60
Fiscal Year 2025/2026 Maximum Rate per EBU	$19.19	$58.24	$16.89	$18.02
Fiscal Year 2026/2027 Maximum Assessable Amount	$61.41	$170.12	$629.36	$902.23

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2017-0089	PPD 2017-0102	PPD 2018-0002	PPD 2018-0005
DIRECT COSTS				
Light Maintenance	$1,360.10	$1,009.89	$582.90	$485.75
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$1,360.10	$1,009.89	$582.90	$485.75
ADMINISTRATION COSTS				
District Administration	$34.00	$25.25	$14.57	$12.14
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$34.00	$25.25	$14.57	$12.14
TOTAL DIRECT AND ADMINISTRATION COSTS	$1,394.10	$1,035.14	$597.47	$497.89
LEVY ADJUSTMENTS				
General Benefit Contribution	($1,173.63)	($871.43)	($502.98)	($419.15)
Reserve Fund Collection/(Contribution)	$133.06	$98.80	$57.03	$47.52
Subtotal Levy Adjustments	($1,040.57)	($772.63)	($445.96)	($371.63)
TOTAL ASSESSMENT	**$353.54**	**$262.50**	**$151.52**	**$126.26**
DISTRICT STATISTICS				
Total Parcels	5	2	2	1
Number of Lights	14	9	6	5
Total EBUs Fiscal Year 2025/2026	43.37	40.61	18.59	15.49
Fiscal Year 2026/2027 Rate per EBU	$8.15	$6.46	$8.15	$8.15
Fiscal Year 2026/2027 Maximum Rate per EBU	$39.03	$30.94	$39.03	$39.03
Fiscal Year 2025/2026 Rate per EBU	$8.14	$6.45	$8.14	$8.14
Fiscal Year 2025/2026 Maximum Rate per EBU	$37.80	$29.97	$37.80	$37.80
Fiscal Year 2026/2027 Maximum Assessable Amount	$1,692.42	$1,256.64	$725.32	$604.44

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2018-0015	PPD 2018-0021	PPD 2018-0025	PPD 2018-0029, 030, 031
DIRECT COSTS				
Light Maintenance	$388.60	$291.45	$874.35	$1,711.79
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$388.60	$291.45	$874.35	$1,711.79
ADMINISTRATION COSTS				
District Administration	$9.72	$7.28	$21.86	$42.79
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$9.72	$7.28	$21.86	$42.79
TOTAL DIRECT AND ADMINISTRATION COSTS	$398.32	$298.73	$896.21	$1,754.59
LEVY ADJUSTMENTS				
General Benefit Contribution	($335.32)	($251.49)	($754.48)	($1,477.10)
Reserve Fund Collection/(Contribution)	$151.04	$139.83	$85.54	$167.47
Subtotal Levy Adjustments	($184.28)	($111.66)	($668.94)	($1,309.63)
TOTAL ASSESSMENT	**$214.04**	**$187.07**	**$227.27**	**$444.95**
DISTRICT STATISTICS				
Total Parcels	66	1	11	1
Number of Lights	4	3	9	17
Total EBUs Fiscal Year 2025/2026	12.39	9.29	27.88	58.32
Fiscal Year 2026/2027 Rate per EBU	$17.28	$20.14	$8.15	$7.63
Fiscal Year 2026/2027 Maximum Rate per EBU	$21.99	$21.99	$39.03	$36.53
Fiscal Year 2025/2026 Rate per EBU	$17.26	$20.12	$8.14	$7.62
Fiscal Year 2025/2026 Maximum Rate per EBU	$21.30	$21.30	$37.80	$35.38
Fiscal Year 2026/2027 Maximum Assessable Amount	$272.51	$204.33	$1,087.98	$2,130.04

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2018-0038	PPD 2018-0047	PPD 2018-0062	PPD 2018-0072
DIRECT COSTS				
Light Maintenance	$837.44	$97.15	$1,554.40	$103.10
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$837.44	$97.15	$1,554.40	$103.10
ADMINISTRATION COSTS				
District Administration	$20.94	$2.43	$38.86	$2.58
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$20.94	$2.43	$38.86	$2.58
TOTAL DIRECT AND ADMINISTRATION COSTS	$858.38	$99.58	$1,593.26	$105.68
LEVY ADJUSTMENTS				
General Benefit Contribution	($722.63)	($83.83)	($1,341.29)	($88.97)
Reserve Fund Collection/(Contribution)	$325.51	$13.68	$604.18	$44.95
Subtotal Levy Adjustments	($397.12)	($70.16)	($737.11)	($44.02)
TOTAL ASSESSMENT	**$461.26**	**$29.42**	**$856.15**	**$61.66**
DISTRICT STATISTICS				
Total Parcels	1	1	3	8
Number of Lights	8	1	16	1
Total EBUs Fiscal Year 2025/2026	30.44	3.10	49.56	2.00
Fiscal Year 2026/2027 Rate per EBU	$15.15	$9.49	$17.27	$30.83
Fiscal Year 2026/2027 Maximum Rate per EBU	$19.30	$39.02	$21.99	$36.95
Fiscal Year 2025/2026 Rate per EBU	$15.14	$9.48	$17.26	$30.81
Fiscal Year 2025/2026 Maximum Rate per EBU	$18.69	$37.80	$21.30	$35.79
Fiscal Year 2026/2027 Maximum Assessable Amount	$587.40	$120.97	$1,090.03	$73.90

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2018-0094	PPD 2018-0095	PPD 2018-0100	PPD 2018-0104
DIRECT COSTS				
Light Maintenance	$189.89	$97.15	$219.49	$534.43
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$189.89	$97.15	$219.49	$534.43
ADMINISTRATION COSTS				
District Administration	$4.75	$2.42	$5.49	$13.36
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$4.75	$2.42	$5.49	$13.36
TOTAL DIRECT AND ADMINISTRATION COSTS	$194.64	$99.57	$224.98	$547.79
LEVY ADJUSTMENTS				
General Benefit Contribution	($163.85)	($83.83)	($189.40)	($461.16)
Reserve Fund Collection/(Contribution)	$91.12	$37.81	$26.36	$256.42
Subtotal Levy Adjustments	($72.73)	($46.02)	($163.03)	($204.74)
TOTAL ASSESSMENT	**$121.90**	**$53.56**	**$61.94**	**$343.05**
DISTRICT STATISTICS				
Total Parcels	4	1	1	3
Number of Lights	4	1	1	9
Total EBUs Fiscal Year 2025/2026	4.00	3.10	9.02	16.02
Fiscal Year 2026/2027 Rate per EBU	$30.48	$17.28	$6.87	$21.41
Fiscal Year 2026/2027 Maximum Rate per EBU	$33.29	$21.99	$30.94	$23.39
Fiscal Year 2025/2026 Rate per EBU	$30.45	$17.26	$6.86	$21.40
Fiscal Year 2025/2026 Maximum Rate per EBU	$32.25	$21.30	$29.97	$22.65
Fiscal Year 2026/2027 Maximum Assessable Amount	$133.17	$68.18	$279.12	$374.68

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2018-0105	PPD 2019-0010	PPD 2019-0035	PPD 2019-0041
DIRECT COSTS				
Light Maintenance	$174.99	$693.86	$437.49	$154.65
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$174.99	$693.86	$437.49	$154.65
ADMINISTRATION COSTS				
District Administration	$4.37	$17.35	$10.94	$3.86
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$4.37	$17.35	$10.94	$3.86
TOTAL DIRECT AND ADMINISTRATION COSTS	$179.37	$711.21	$448.42	$158.52
LEVY ADJUSTMENTS				
General Benefit Contribution	($151.00)	($598.73)	($377.51)	($133.45)
Reserve Fund Collection/(Contribution)	$84.05	$332.85	$209.91	$18.58
Subtotal Levy Adjustments	($66.95)	($265.89)	($167.59)	($114.87)
TOTAL ASSESSMENT	**$112.42**	**$445.32**	**$280.83**	**$43.65**
DISTRICT STATISTICS				
Total Parcels	1	3	1	30
Number of Lights	2	7	5	3
Total EBUs Fiscal Year 2025/2026	6.20	30.17	15.49	3.00
Fiscal Year 2026/2027 Rate per EBU	$18.13	$14.76	$18.13	$14.55
Fiscal Year 2026/2027 Maximum Rate per EBU	$19.81	$16.12	$19.81	$65.59
Fiscal Year 2025/2026 Rate per EBU	$18.12	$14.75	$18.12	$14.52
Fiscal Year 2025/2026 Maximum Rate per EBU	$19.19	$15.62	$19.19	$63.53
Fiscal Year 2026/2027 Maximum Assessable Amount	$122.81	$486.46	$306.80	$196.76

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2019-0050	PPD 2019-0057	PPD 2019-0063	PPD 2019-0066
DIRECT COSTS				
Light Maintenance	$47.47	$897.68	$475.08	$680.05
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$47.47	$897.68	$475.08	$680.05
ADMINISTRATION COSTS				
District Administration	$1.19	$22.44	$11.88	$17.00
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$1.19	$22.44	$11.88	$17.00
TOTAL DIRECT AND ADMINISTRATION COSTS	$48.66	$920.12	$486.95	$697.05
LEVY ADJUSTMENTS				
General Benefit Contribution	($40.96)	($774.61)	($409.94)	($586.82)
Reserve Fund Collection/(Contribution)	$22.78	$430.62	$57.07	$264.33
Subtotal Levy Adjustments	($18.19)	($343.99)	($352.88)	($322.49)
TOTAL ASSESSMENT	**$30.47**	**$576.13**	**$134.08**	**$374.57**
DISTRICT STATISTICS				
Total Parcels	2	1	3	1
Number of Lights	1	8	5	7
Total EBUs Fiscal Year 2025/2026	1.00	36.10	15.49	21.68
Fiscal Year 2026/2027 Rate per EBU	$30.47	$15.96	$8.66	$17.27
Fiscal Year 2026/2027 Maximum Rate per EBU	$33.28	$17.43	$39.03	$21.99
Fiscal Year 2025/2026 Rate per EBU	$30.45	$15.95	$8.64	$17.26
Fiscal Year 2025/2026 Maximum Rate per EBU	$32.23	$16.89	$37.80	$21.30
Fiscal Year 2026/2027 Maximum Assessable Amount	$33.28	$629.36	$604.52	$476.83

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2020-0004	PPD 2020-0026	PPD 2021-0010	PPD 2021-0020
DIRECT COSTS				
Light Maintenance	$109.74	$349.99	$174.99	$101.06
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$109.74	$349.99	$174.99	$101.06
ADMINISTRATION COSTS				
District Administration	$2.74	$8.75	$4.37	$2.53
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$2.74	$8.75	$4.37	$2.53
TOTAL DIRECT AND ADMINISTRATION COSTS	$112.49	$358.74	$179.37	$103.59
LEVY ADJUSTMENTS				
General Benefit Contribution	($94.70)	($302.01)	($151.00)	($87.21)
Reserve Fund Collection/(Contribution)	$47.81	$167.95	$84.06	$50.31
Subtotal Levy Adjustments	($46.89)	($134.06)	($66.95)	($36.90)
TOTAL ASSESSMENT	**$65.60**	**$224.68**	**$112.42**	**$66.69**
DISTRICT STATISTICS				
Total Parcels	6	3	3	1
Number of Lights	1	4	2	1
Total EBUs Fiscal Year 2025/2026	4.51	12.39	6.20	4.51
Fiscal Year 2026/2027 Rate per EBU	$14.55	$18.13	$18.13	$14.79
Fiscal Year 2026/2027 Maximum Rate per EBU	$17.05	$19.81	$19.81	$15.70
Fiscal Year 2025/2026 Rate per EBU	$14.53	$18.12	$18.12	$14.78
Fiscal Year 2025/2026 Maximum Rate per EBU	$16.51	$19.19	$19.19	$15.21
Fiscal Year 2026/2027 Maximum Assessable Amount	$76.90	$245.42	$122.81	$70.81

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2021-0055	PPD 2022-0001	PPD 2411	PPD 2434
DIRECT COSTS				
Light Maintenance	$94.16	$733.70	$874.97	$388.60
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$94.16	$733.70	$874.97	$388.60
ADMINISTRATION COSTS				
District Administration	$2.35	$18.34	$21.87	$9.72
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$2.35	$18.34	$21.87	$9.72
TOTAL DIRECT AND ADMINISTRATION COSTS	$96.51	$752.04	$896.85	$398.32
LEVY ADJUSTMENTS				
General Benefit Contribution	($81.25)	($633.11)	($755.01)	($335.32)
Reserve Fund Collection/(Contribution)	$46.94	$365.86	$419.94	$151.07
Subtotal Levy Adjustments	($34.31)	($267.25)	($335.07)	($184.26)
TOTAL ASSESSMENT	**$62.20**	**$484.79**	**$561.78**	**$214.06**
DISTRICT STATISTICS				
Total Parcels	1	1	3	2
Number of Lights	1	9	10	4
Total EBUs Fiscal Year 2025/2026	4.51	27.88	30.98	12.39
Fiscal Year 2026/2027 Rate per EBU	$13.79	$17.39	$18.13	$17.28
Fiscal Year 2026/2027 Maximum Rate per EBU	$14.22	$17.94	$19.81	$21.99
Fiscal Year 2025/2026 Rate per EBU	$13.78	$17.38	$18.12	$17.26
Fiscal Year 2025/2026 Maximum Rate per EBU	$13.78	$17.38	$19.19	$21.30
Fiscal Year 2026/2027 Maximum Assessable Amount	$64.17	$500.15	$613.68	$272.50

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2435	Tract 20092	Tract 20092-Lot 1	Tract 20092-Lot 2
DIRECT COSTS				
Light Maintenance	$336.63	$6,393.46	$2,211.98	$2,513.62
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$336.63	$6,393.46	$2,211.98	$2,513.62
ADMINISTRATION COSTS				
District Administration	$8.42	$159.84	$55.30	$62.84
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$8.42	$159.84	$55.30	$62.84
TOTAL DIRECT AND ADMINISTRATION COSTS	$345.05	$6,553.30	$2,267.28	$2,576.46
LEVY ADJUSTMENTS				
General Benefit Contribution	($290.48)	($5,516.92)	($1,908.72)	($2,169.00)
Reserve Fund Collection/(Contribution)	$130.87	$3,196.67	$1,105.99	$1,256.83
Subtotal Levy Adjustments	($159.61)	($2,320.25)	($802.73)	($912.17)
TOTAL ASSESSMENT	**$185.43**	**$4,233.05**	**$1,464.55**	**$1,664.29**
DISTRICT STATISTICS				
Total Parcels	1	776	130	146
Number of Lights	3	69	44	50
Total EBUs Fiscal Year 2025/2026	13.54	213.73	44.00	50.00
Fiscal Year 2026/2027 Rate per EBU	$13.70	$19.81	$33.29	$33.29
Fiscal Year 2026/2027 Maximum Rate per EBU	$17.44	$19.81	$33.29	$33.29
Fiscal Year 2025/2026 Rate per EBU	$13.69	N/A	N/A	N/A
Fiscal Year 2025/2026 Maximum Rate per EBU	$16.89	$19.18	$32.24	$32.24
Fiscal Year 2026/2027 Maximum Assessable Amount	$236.06	$4,233.05	$1,464.55	$1,664.29

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	Tract 20092-Lot 3	Tract 20092-Lot 4	Tract 20092-Lot 5	Tract 20092-Lot 6
DIRECT COSTS				
Light Maintenance	$1,759.53	$1,558.44	$1,357.35	$2,664.43
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$1,759.53	$1,558.44	$1,357.35	$2,664.43
ADMINISTRATION COSTS				
District Administration	$43.99	$38.96	$33.93	$66.61
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$43.99	$38.96	$33.93	$66.61
TOTAL DIRECT AND ADMINISTRATION COSTS	$1,803.52	$1,597.40	$1,391.29	$2,731.05
LEVY ADJUSTMENTS				
General Benefit Contribution	($1,518.30)	($1,344.78)	($1,171.26)	($2,299.14)
Reserve Fund Collection/(Contribution)	$879.79	$779.22	$678.68	$1,332.22
Subtotal Levy Adjustments	($638.51)	($565.56)	($492.58)	($966.92)
TOTAL ASSESSMENT	**$1,165.01**	**$1,031.85**	**$898.70**	**$1,764.12**
DISTRICT STATISTICS				
Total Parcels	87	77	205	131
Number of Lights	35	31	27	53
Total EBUs Fiscal Year 2025/2026	35.00	31.00	27.00	53.00
Fiscal Year 2026/2027 Rate per EBU	$33.29	$33.29	$33.29	$33.29
Fiscal Year 2026/2027 Maximum Rate per EBU	$33.29	$33.29	$33.29	$33.29
Fiscal Year 2025/2026 Rate per EBU	N/A	N/A	N/A	N/A
Fiscal Year 2025/2026 Maximum Rate per EBU	$32.24	$32.24	$32.24	$32.24
Fiscal Year 2026/2027 Maximum Assessable Amount	$1,165.01	$1,031.85	$898.70	$1,764.12

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2019-0043	PPD 2021-0011	PPD 2021-0013	PPD 2020-0012
DIRECT COSTS				
Light Maintenance	$214.04	$92.66	$456.39	$741.27
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$214.04	$92.66	$456.39	$741.27
ADMINISTRATION COSTS				
District Administration	$5.35	$2.32	$11.41	$18.53
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$5.35	$2.32	$11.41	$18.53
TOTAL DIRECT AND ADMINISTRATION COSTS	$219.40	$94.98	$467.80	$759.80
LEVY ADJUSTMENTS				
General Benefit Contribution	($184.70)	($79.96)	($393.82)	($639.64)
Reserve Fund Collection/(Contribution)	$106.96	$46.34	$228.15	$370.69
Subtotal Levy Adjustments	($77.74)	($33.61)	($165.67)	($268.95)
TOTAL ASSESSMENT	**$141.66**	**$61.36**	**$302.13**	**$490.85**
DISTRICT STATISTICS				
Total Parcels	1	4	1	4
Number of Lights	2	1	7	8
Total EBUs Fiscal Year 2025/2026	9.02	3.10	9.90	24.78
Fiscal Year 2026/2027 Rate per EBU	$15.70	$19.81	$30.51	$19.81
Fiscal Year 2026/2027 Maximum Rate per EBU	$15.70	$19.81	$30.51	$19.81
Fiscal Year 2025/2026 Rate per EBU	N/A	N/A	N/A	N/A
Fiscal Year 2025/2026 Maximum Rate per EBU	$15.20	$19.19	$29.55	$19.19
Fiscal Year 2026/2027 Maximum Assessable Amount	$141.66	$61.36	$302.13	$490.85

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2021-0004	PPD 2021-0043	PPD 2021-0063	PPD 2020-0005
DIRECT COSTS				
Light Maintenance	$277.98	$463.29	$214.04	$83.92
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$277.98	$463.29	$214.04	$83.92
ADMINISTRATION COSTS				
District Administration	$6.95	$11.58	$5.35	$2.10
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$6.95	$11.58	$5.35	$2.10
TOTAL DIRECT AND ADMINISTRATION COSTS	$284.93	$474.88	$219.40	$86.01
LEVY ADJUSTMENTS				
General Benefit Contribution	($239.87)	($399.78)	($184.70)	($72.41)
Reserve Fund Collection/(Contribution)	$138.96	$231.73	$106.89	$42.04
Subtotal Levy Adjustments	($100.90)	($168.05)	($77.81)	($30.37)
TOTAL ASSESSMENT	**$184.02**	**$306.83**	**$141.59**	**$55.65**
DISTRICT STATISTICS				
Total Parcels	1	4	1	22
Number of Lights	3	5	2	1
Total EBUs Fiscal Year 2025/2026	9.29	15.49	9.02	3.10
Fiscal Year 2026/2027 Rate per EBU	$19.81	$19.81	$15.69	$17.96
Fiscal Year 2026/2027 Maximum Rate per EBU	$19.81	$19.81	$15.69	$17.96
Fiscal Year 2025/2026 Rate per EBU	N/A	N/A	N/A	N/A
Fiscal Year 2025/2026 Maximum Rate per EBU	$19.19	$19.19	$15.20	$17.40
Fiscal Year 2026/2027 Maximum Assessable Amount	$184.02	$306.83	$141.59	$55.65

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2021-0036	PPD 2019-0036	PPD 2020-0025	PPD 2022-0070
DIRECT COSTS				
Light Maintenance	$478.62	$167.83	$387.69	$81.52
Other Services and Supply Expenses	$0.00	$0.00	$0.00	$0.00
Personnel Services	$0.00	$0.00	$0.00	$0.00
Subtotal Direct Costs	$478.62	$167.83	$387.69	$81.52
ADMINISTRATION COSTS				
District Administration	$11.97	$4.20	$9.69	$2.04
County Administration Fee	$0.00	$0.00	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00	$0.00	$0.00
Subtotal Administration Costs	$11.97	$4.20	$9.69	$2.04
TOTAL DIRECT AND ADMINISTRATION COSTS	$490.59	$172.03	$397.39	$83.56
LEVY ADJUSTMENTS				
General Benefit Contribution	($413.01)	($144.82)	($334.54)	($70.35)
Reserve Fund Collection/(Contribution)	$239.25	$83.96	$193.83	$45.86
Subtotal Levy Adjustments	($173.76)	($60.86)	($140.72)	($24.48)
TOTAL ASSESSMENT	**$316.83**	**$111.16**	**$256.67**	**$59.08**
DISTRICT STATISTICS				
Total Parcels	1	1	2	2
Number of Lights	6	2	4	1
Total EBUs Fiscal Year 2025/2026	16.90	6.20	18.05	3.10
Fiscal Year 2026/2027 Rate per EBU	$18.75	$17.94	$14.22	$19.07
Fiscal Year 2026/2027 Maximum Rate per EBU	$18.75	$17.94	$14.22	$19.07
Fiscal Year 2025/2026 Rate per EBU	N/A	N/A	N/A	N/A
Fiscal Year 2025/2026 Maximum Rate per EBU	$18.16	$17.38	$13.78	$18.47
Fiscal Year 2026/2027 Maximum Assessable Amount	$316.83	$111.16	$256.67	$59.08

Fiscal Year 2026-2027 Zone L Budget

BUDGET ITEM	PPD 2023-0025	Total Budget
DIRECT COSTS		
Light Maintenance	$420.25	$42,009.52
Other Services and Supply Expenses	$0.00	$0.00
Personnel Services	$0.00	$0.00
Subtotal Direct Costs	$420.25	$42,009.52
ADMINISTRATION COSTS		
District Administration	$10.51	$1,050.23
County Administration Fee	$0.00	$0.00
Miscellaneous Administration Expenses	$0.00	$0.00
Subtotal Administration Costs	$10.51	$1,050.23
TOTAL DIRECT AND ADMINISTRATION COSTS	$430.75	$43,059.75
LEVY ADJUSTMENTS		
General Benefit Contribution	($362.63)	($36,250.01)
Reserve Fund Collection/(Contribution)	$210.01	$17,343.75
Subtotal Levy Adjustments	($152.62)	($18,906.26)
TOTAL ASSESSMENT	**$278.13**	**$24,153.49**
DISTRICT STATISTICS		
Total Parcels	1	1775
Number of Lights	5	560
Total EBUs Fiscal Year 2025/2026	16.90	1278.30
Fiscal Year 2026/2027 Rate per EBU	$16.46	
Fiscal Year 2026/2027 Maximum Rate per EBU	$16.46	
Fiscal Year 2025/2026 Rate per EBU	N/A	
Fiscal Year 2025/2026 Maximum Rate per EBU	$15.94	
Fiscal Year 2026/2027 Maximum Assessable Amount	$278.13	$32,451.14

Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218, entitled "Right to Vote on Taxes Act," which added Article XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

1. Any assessments imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
2. Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define the term "streets," however, based on the opinions of the public agency officials, attorneys, assessment engineers, and Senate Bill 919, it has been determined that streets include all public improvements located within the street rights-of-way. This would include median and parkway landscaping, traffic signals, safety lighting, and street lighting.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property." Cal. Const., art. XIIID, §2(b). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees, and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments, and property-related fees may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

In compliance with the provisions of Article XIIID, the City of Rialto conducted a Property Owner Protest Ballot proceeding for the formation of the District and the proposed levy of a new assessment. In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing to consider public testimonies, comments and written protests regarding the formation of the District. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether a majority protest existed (ballots were weighted based on assessment amounts).

Since a majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein, the City Council, by resolution, confirmed the results of the ballot tabulation. The City Council then approved the Report, ordered the formation of the District, and approved the assessment diagram and levy and collection of assessments.

Any subsequent increases in the assessments above the maximum rate previously approved by City Council prior to November 5, 1996, will be subject to the procedures and approval process of Section 4 of Article XIIID of the California Constitution. All assessments approved by the City Council have been prepared in accordance with the 1972 Act and are in compliance with the provisions of Article XIIID.

Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements, which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that "only special benefits are assessable" and requires a local government to "separate the general benefits from the special benefits conferred on a parcel."

By its nature, most public improvements financed through an assessment district contain an element of public benefit. The test is: does there exist, in relation to the improvement, a special benefit to the property assessed? The law requires that portion of the cost of the improvement, which benefits the public generally to be separated from that portion of the cost of the improvement, which specially benefits assessed properties. Proposition 218 provides the following definition of "special benefit":

> "Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit".

The actual assessment and the amount of the assessment for the Fiscal Year 2026-2027 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

The 1972 Act Compliance

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Benefit Analysis

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the California Constitution and the 1972 Act. The improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans and applicable portions of the City General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are considered a direct and special benefit to the properties.

Special Benefits

The method of apportionment (method of assessment) developed for this District is based on the premise that each of the properties to be assessed receives a special benefit from the improvements and services to be financed by the District assessments. The desirability and security of properties are enhanced by the presence of public street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with well-maintained landscaping improvements may include but are not limited to:

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;
- Heightened business opportunities as a result of the enhanced appearance of the surrounding area;
- The esthetic and environmental value of green space, and landscape amenities within the urban environment;
- Improved aesthetic appeal of properties and enhanced desirability of those properties provided by a positive representation of the area and association with the improvements;
- Environmental enhancement through improved erosion resistance, dust and debris control.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and aid to police protection;
- Increased nighttime safety on roads and streets;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal acts and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

The preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits

Although the landscape improvements provided by the District include public easements, rights-of-way, streets and other amenities available or visible to the public at large, it has been determined that the construction and installation of these landscape improvements were only necessary for the development of properties within the District and were not required nor necessarily desired by any properties or developments outside the District boundaries. Furthermore, similar landscape improvements and services associated with other developments

within the City of Rialto are provided and funded by similar assessment districts or are maintained privately by the individual property owners or associations. Therefore, it has been determined that public access or use of the landscape improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large and the landscape improvements provided by the District are entirely a special benefit to the developments and properties therein that required the installation of such improvements.

The streetlight improvements maintained by the District in Zone L were installed as a condition of approval for new development annexing into the District. Although necessary for the development of these specific properties, the improvements also provide a general benefit to the pass-through traffic on the streets on which the lights have been installed. Based upon the most current average daily trip (ADT) information available, the pass-through traffic represents, on average, 86.29% of the total daily traffic, resulting in a general benefit contribution of 86.29% of the total streetlight maintenance cost in Zone L for FY 2026-2027. The general benefit contribution may be adjusted for future Annexations or Annual Engineer's Reports as more current information becomes available.

Assessment Methodology

The method of apportionment for this District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels benefiting from the improvements provided based on each parcel's actual land use or proposed planned development as compared to other properties and this comparison is reliant upon the special benefit received from the specific type of improvements and services provided or planned within each respective Zone of the District.

EQUIVALENT BENEFIT UNITS:

To proportionally and equitably assess the special benefits to each parcel, it is necessary to correlate each property's proportional benefit to other properties that benefit from the improvements and services being funded. The EBU method of apportionment uses a basic unit (base value) of assessment that is common to all properties benefiting from the improvements and services provided and assigns a weighted value to each parcel based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to the base value.

Non-residential developments or proposed non-residential developments have a base unit of comparison which is a factor that is based on the total acreage of the development and the total square footage of the landscaped area associated with that development. The following provides a description of the various land use designations and apportionment associated with the improvements provided in the District's Zones, including the Annexation Territory.

EBU Application for Residential Properties:

Single Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure and the improvements and services associated with the parcel have been accepted or will be accepted by the City for maintenance in the fiscal year. This land use is assessed 1.0 EBU per lot or parcel.

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property and the improvements and services associated with the parcel have been accepted or will be accepted by the City for maintenance in the fiscal year. This land use is assessed 0.75 EBU per unit.

Approved -Residential Development — This land use is defined as any property that is not fully subdivided, but the specific number of single-family residential lots or multi-family residential units has been approved for development; and the improvements and services associated with the development and/or parcel have been accepted or will be accepted by the City for maintenance in the fiscal year. This land use type is assigned an EBU that reflects the total EBUs associated with that parcel at build-out (1.0 EBU per single-family residential lot and 0.75 per multi-family residential unit).

Approved Residential Condominium Development— This land use is defined as any property or properties that have been developed or will be developed as a fully subdivided residential condominium or townhome subdivisions or other residential developments for which the County Assessor has established individual Assessor's Parcel Numbers for each residential unit and may include parcels for common area facilities or common area properties. In addition, the improvements and services associated with the development are all located on the perimeter of the development and have been accepted or will be accepted by the City for maintenance in the fiscal year. The EBU calculated for each parcel is based on the parcel's proportional benefit from the specific improvements identified herein and directly associated with the property as compared to other properties that benefit from the same improvements.

This land use type is assigned an EBU that is calculated by dividing the total square footage of the landscaped area associated with that development by the total number of benefiting residential units (generally, each parcel has one unit) to establish a base value of benefit (landscape square footage per unit/parcel). In addition to the residential units, in some cases common area parcels that incorporate pools, community buildings or other recreational facilities may be included in the unit count as one unit per parcel, but this is typically not the case. The resulting base value of benefit is then multiplied by each parcel's specific unit/parcel assignment to establish each parcel's proportionate EBU.

Approved Multi-Family Residential — This land use is defined as any property or properties that have been developed or will be developed as a fully subdivided residential parcel with more than one residential unit developed on the property (multiple residential units on one APN) and the improvements and services associated with the parcel have been accepted or will be accepted by the City for maintenance in the fiscal year. The EBU calculated for each parcel is based on the parcel's proportional benefit from the specific improvements identified herein and directly associated with the property as compared to other properties that benefit from the same improvements.

This land use type is assigned an EBU that is calculated by dividing the total square footage of the landscaped area associated with that development; by the total acreage of all properties within the development to establish a base value of benefit (landscape square footage per acre). If the overall development includes parcels with no residential units such as parcels comprised entirely of parking facilities or landscaping, those parcels may be excluded from the acreage used to establish the base value of benefit. The resulting base value of benefit is then multiplied by each parcel's specific acreage resulting in the parcel's proportionate EBU.

Planned Multi-Family Residential — This land use is defined as any property or properties that have been partially developed or will be developed (vacant land) as either a Residential Condominium Development or Multi-Family Residential development as described above; but the City does not anticipate acceptance of the improvements associated with the development and/or parcels in the upcoming fiscal year.

This land use type shall be assigned 0.0 EBU for the upcoming fiscal year. However, for purposes of determining the property's maximum assessment and proportional special benefit for balloting purposes, this land use type is assigned an EBU calculation that reflects the type of property development planned for the property, either as a Residential Condominium Development or as a Multi-Family Residential development as described above.

Planned -Residential Development — This land use is defined as any property that a specific number of proposed single-family residential lots or multi-family residential units has been approved for development (fully subdivided or not), but the City does not anticipate acceptance of the improvements associated with the development and/or parcel in the upcoming fiscal year. This land use type shall be assigned 0.0 EBU for the upcoming fiscal year. However, for purposes of determining the property's maximum assessment and proportional special benefit for balloting purposes, the parcel shall be assigned an EBU that reflects the total EBUs associated with that parcel at build-out (1.0 EBU per single-family residential lot and 0.75 per multi-family residential unit).

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map has not been submitted and/or approved for the property; however, the

improvements and services associated with the parcel have been accepted or will be accepted by the City for maintenance in the fiscal year. This land use is assessed at 1 EBU per acre. Parcels less than 1 acre are assigned a minimum of 1.0 EBU. Parcels over 50 acres are assigned a maximum of 50 EBU.

EBU Application for Non-Residential Properties:

Non-Residential Development — This land use is defined as any property or properties that have been developed or will be developed (vacant land) for non-residential use including but not limited to commercial properties, office buildings (public or private), industrial properties, churches, or other non-profit organizations; and the improvements and services associated with the parcel have been accepted or will be accepted by the City for maintenance in the fiscal year. The EBU calculated for each parcel is based on the parcel's proportional benefit from the specific improvements identified herein and directly associated with the property as compared to other properties that benefit from the same improvements.

This land use type is assigned an EBU that is calculated by dividing the total square footage of the landscaped area associated with that development; by the total acreage of all properties within the development to establish a base value of benefit (landscape square footage per acre). The resulting base value of benefit is then multiplied by each parcel's specific acreage resulting in the parcel's proportionate EBU.

Planned Non-Residential Development — This land use is defined as any property or properties that have been partially developed or will be developed (vacant land) for non-residential use including but not limited to commercial properties, office buildings, industrial properties, churches, or other non-profit organizations; but the City does not anticipate acceptance of the improvements associated with the development and/or parcel in the upcoming fiscal year.

This land use type shall be assigned 0.0 EBU for the upcoming fiscal year. However, for purposes of determining the property's maximum assessment and proportional special benefit for balloting purposes, this land use type is assigned an EBU that is calculated by dividing the total square footage of the landscaped area associated with that development; by the total acreage of all properties within the development to establish a base value of benefit (landscape square footage per acre). The resulting base value of benefit is then multiplied by each parcel's specific acreage resulting in the parcel's proportionate EBU.

EBU Application for Properties in Zone L

In order to account for the various wattages used in the streetlights each development is bringing into the District, a Light EBU Factor is assigned to each wattage category using 41 Watts as the base unit, which is assigned a Light EBU Factor of one (1). Each higher wattage category is then assigned a Light EBU Factor based on its relation to the base unit of 41 watts.

Non-Residential – For each non-residential development annexed into Zone L, the total number of Light EBU Factors for that development shall be calculated by determining the number of lights within each Wattage Category and multiplying that number by the corresponding Light EBU Factor for each Wattage Category. The summation of the calculation for each Wattage Category will be the total Light EBU Factor for the annexing development. The total Light EBU Factors are then divided by the total acreage of the development to attain the Light EBU Factor per acre. The resulting Light EBU Factor per acre is then multiplied by each parcel's specific acreage resulting in the parcel's proportionate Light EBU Factor.

Residential – For each residential development annexed into Zone L, the total number of Light EBU Factors for that development shall be calculated by determining the number of lights within each Wattage Category and multiplying that number by the corresponding Light EBU Factor for each Wattage Category. The summation of the calculation for each Wattage Category will be the total Light EBU Factor for the annexing development. The total Light EBU Factors are then divided by the total number of proposed or actual residential units at buildout to attain the Light EBU Factor per unit.

The following are the EBU factors applied to various streetlight wattage:

Table 3-1
Zone L EBU Factors

Watts	Light EBU Factor	Unit
41	1	Per Light
58	1.41	Per Light
127	3.10	Per Light
185	4.51	Per Light

Calculation of Assessments

The benefit formula applied to parcels within the District is based on the preceding Equivalent Benefit Unit (EBU) discussion. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements. The following formula is used to calculate each parcel's EBU (proportional benefit).

Parcel Type EBU x Acres or Units = Parcel EBU

Zone L: The benefit formula applied to parcels within Zone L is based on the preceding EBU discussion. Each parcel's EBU correlates to the parcel's special benefit received as compared to all other parcels benefiting from the improvements. The following formula is used to calculate each parcel's EBU (proportional benefit).

Light EBU Factor x Acres/Unit(s) = Parcel Light EBU

For each Zone of the District, the total number of EBUs for the fiscal year equals the sum of all individual EBUs applied to parcels in that Zone. An assessment amount per EBU (Rate) for the improvements is established by taking the total cost of the improvements (amount budgeted) and dividing that amount by the total number of EBUs of all parcels to be assessed. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy (for the Zone)/ Total EBU (to be assessed) = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

Exempt Properties

Properties classified as Exempt Properties may include but are not limited to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, rights-of-way, public greenbelts and parkways; utility rights-of-ways; common areas, sliver parcels and bifurcated lots or any other property the City has determined that the parcel cannot be developed; publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment and are assigned 0.00 EBU.

Special Cases:

As with any assessment district, there may be a specific property or properties that the typical land use classifications and method of apportionment does not completely reflect the proportional special benefits received as compared to other parcels. Usually, this type of issue arises from property specific development issues in which either the use of that property is significantly restricted or limited compared to other properties, or the timing of the City accepting the specific improvements associated with that property as compared to other properties and developments. In these cases, the assessment engineer may determine that an appropriate calculation of proportional benefit would be better reflected by applying a reduced weighting factor that accounts for the property's reduced benefit. Because a district's method of apportionment ultimately establishes not only

the assessment for each parcel, but the proportional benefit between parcels, identifying any parcel as a "Special Case" and deviating from the standard method of apportionment applied to other properties in the district ultimately affects the proportional assessment of those other properties.

Assessment Range Formula:

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (the Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners is required pursuant to Article XIIID Section 4. The property owner ballots include an Assessment to be approved, as well as the approval of an assessment range formula.

The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the percentage increase of the Local Consumer Price Index ("CPI") for the Riverside-San Bernardino-Ontario California Area for All Urban Consumers from January to January. As of January 2018, the Bureau of Labor Statistics (the "BLS") split the Los Angeles-Riverside-Orange County Area for all Urban Consumers to Los Angeles-Long Beach-Anaheim area and Riverside-San Bernardino-Ontario Area. Each fiscal year the Maximum Assessment will be recalculated and a new Maximum Assessment established.

The Maximum Assessment is adjusted annually and is calculated independent of the annual budgets and proposed assessments established for each Zone of the District. Any proposed annual assessment (rate per EBU) less than or equal to this Maximum Assessment (for each Zone) is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps. A listing of the proposed lots and parcels to be assessed within this District, along with the assessment amounts, is presented in Appendix A

APPENDIX A

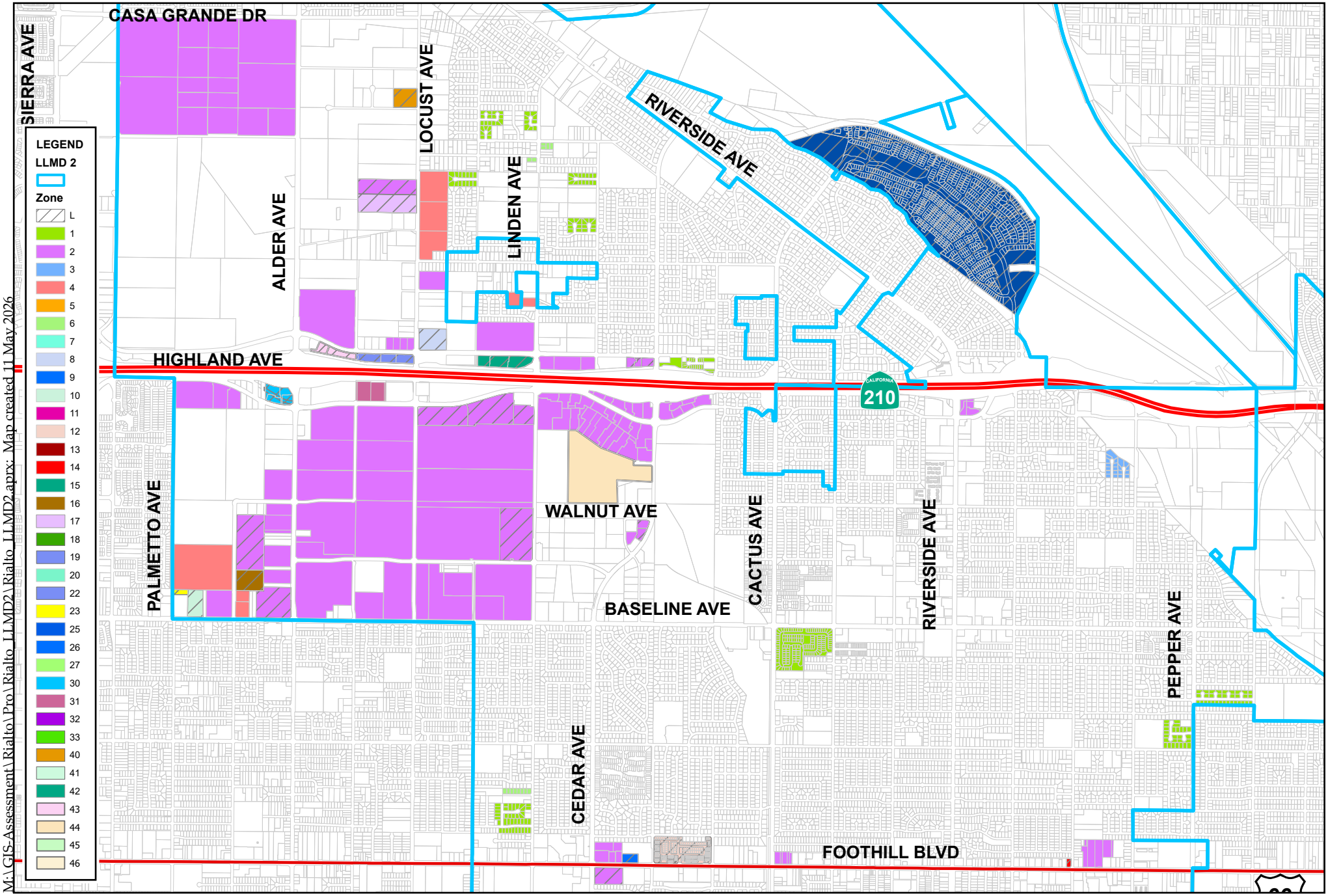
Assessment Roll (Under Separate Cover)

APPENDIX B

Assessment Diagrams

City of Rialto

Landscape and Lighting Maintenance District 2 North of Foothill Blvd.



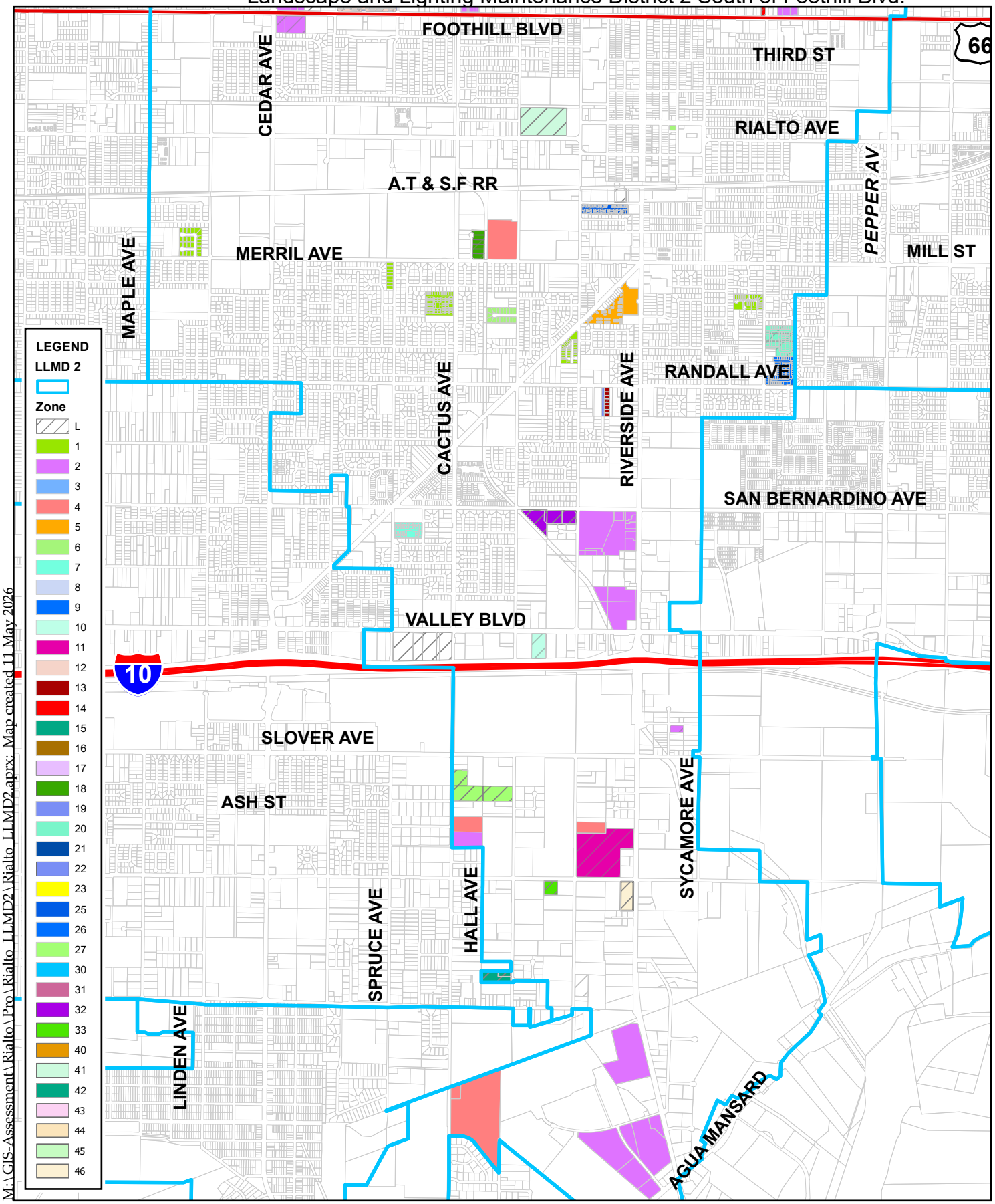
M:\GIS-Assessment\Rialto\Pro\Rialto_LLMD2\Rialto_LLMD2.aprx: Map created 11 May 2026

Source: San Bernardino Co. GIS, 2026

0 2,000 4,000 6,000 8,000 Feet

City of Rialto

Landscape and Lighting Maintenance District 2 South of Foothill Blvd.



M:\GIS-Assessment\Rialto\Pro\Rialto_LLMD2\Rialto_LLMD2.aprx: Map created 11 May 2026

Source: San Bernardino Co. GIS, 2026

0 2,000 4,000 6,000 8,000 Feet

3788 McCray St.
Riverside, CA 92506
951.200.8600
www.webbmfinance.com

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, APPROVING THE ENGINEER'S REPORT AND ORDERING THE CONTINUED OPERATION AND MAINTENANCE OF IMPROVEMENTS FOR STREET LIGHT MAINTENANCE DISTRICT NO. 1, AND ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

WHEREAS, the City Council of the City of Rialto, California, (hereinafter the "City Council"), has by previous Resolution established the Street Light Maintenance District No. 1, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California, beginning with §22500 (hereafter referred to as the "Act"), that provides for the levy and collection of assessments by the City of Rialto to pay for the maintenance and service of improvements and all appurtenant facilities and operations related thereto; and

WHEREAS, an Engineer's Report for Street Light Maintenance District No. 1 identifying the levy of assessments for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027), (hereafter referred to as the "Report"), has been prepared and filed with the City Clerk of the City of Rialto, (hereafter referred to as the "City Clerk"), in accordance with the Act; and the City Clerk has presented to the City Council the Report; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and finds that the levy has been spread in accordance with the special benefits received from the improvements, and the operation, maintenance and services to be performed, as set forth in the Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within Street Light Maintenance District No. 1 for Fiscal Year 2026/2027 (commencing

July 1, 2026, and ending June 30, 2027) to pay the costs and expenses of the operation, maintenance, repair and servicing of improvements related thereto; and

WHEREAS, the Report proposes the levy and collection of annual assessments less than or equal to the maximum assessment amounts previously approved by property owner petition or balloting, in accordance with the provisions of Article XIIID of the California Constitution (Proposition 218); and

WHEREAS, the City Council has noticed and held a Public Hearing on June 9, 2026, regarding Street Light Maintenance District No. 1 and the proposed improvements and assessments for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027) as described in the Report in accordance with the provisions of the Act and applicable provisions of Article XIIID of the California Constitution (Proposition 218).

THE CITY COUNCIL OF THE CITY OF RIALTO DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: Following notice duly given, on June 9, 2026, the City Council has held a full and fair Public Hearing to approve or amend the Report, the levy and collection of assessments related thereto, and has considered all oral and written statements, protests and communications made or filed by interested persons. The City Council has determined that the property owners have approved the assessments so presented in the Report in accordance with the requirements of Article XIIID of the California Constitution (Proposition 218).

Section 3: Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a) The land within Street Light Maintenance District No. 1 will receive special benefit by the operation, maintenance, and servicing of certain improvements within the boundaries of Street Light Maintenance District No. 1.

b) Street Light Maintenance District No. 1 includes all of the lands receiving such

special benefit.

c) The net amount to be assessed upon the lands within Street Light Maintenance District No. 1 for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027) is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services.

d) The assessment amounts described in the Report do not exceed the maximum assessments previously established in accordance with the provisions of Article XIIID of the California Constitution (Proposition 218).

Section 4: The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 5: The City Council hereby orders the proposed improvements to be made, which improvements are generally described as the operation, maintenance and servicing of an existing street lighting and electrical system, and publicly maintained trees, and appurtenant facilities and improvements to be provided by the City of Rialto in connection with the improvements installed within Street Light Maintenance District No. 1. The Report describes any new improvements or substantial changes in existing improvements.

Section 6: The assessments as confirmed shall be submitted to the County Auditor of the County of San Bernardino (the "County Auditor"), and the County Auditor shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as San Bernardino County taxes are collected pursuant to §22646 of the Act. After collection by San Bernardino County, the net amount of the levy shall be paid to the City Treasurer.

Section 7: The City Treasurer shall deposit all money representing assessments collected by San Bernardino County for Street Light Maintenance District No. 1 to the credit of a fund for Street Light Maintenance District No. 1, and such money shall be expended only for the operation, maintenance and servicing of the improvements as described in Section 5.

Section 8: The adoption of this Resolution constitutes the Street Light Maintenance District No. 1 levy for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027).

Section 9: The City Clerk is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution.

WHEREFORE, this Resolution is passed, approved and adopted this 9th day of June 2026.

_____
JOE BACA, Mayor

ATTEST:

_____
BARBARA A. McGEE, City Clerk

APPROVED AS TO FORM

_____
ERIC VAIL, City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Barbara A. McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No._____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the 9th day of June 2026.

Upon motion of Councilmember _____, seconded by Councilmember _____, 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 _____ day of _____, 2026.

_____
BARBARA A. MCGEE, CITY CLERK

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, APPROVING THE ENGINEER'S REPORT AND ORDERING THE CONTINUED OPERATION AND MAINTENANCE OF IMPROVEMENTS FOR LANDSCAPE MAINTENANCE DISTRICT NO. 1, AND ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

WHEREAS, the City Council of the City of Rialto, California, (hereinafter the "City Council"), has by previous Resolution established the Landscape Maintenance District No. 1, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California, beginning with §22500 (hereafter referred to as the "Act"), that provides for the levy and collection of assessments by the City of Rialto to pay for the maintenance and service of improvements and all appurtenant facilities and operations related thereto; and

WHEREAS, an Engineer's Report for Landscape Maintenance District No. 1 identifying the levy of assessments for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027), (hereafter referred to as the "Report"), has been prepared and filed with the City Clerk of the City of Rialto, (hereafter referred to as the "City Clerk"), in accordance with the Act; and the City Clerk has presented to the City Council the Report; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and finds that the levy has been spread in accordance with the special benefits received from the improvements, and the operation, maintenance and services to be performed, as set forth in the Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within Landscape Maintenance District No. 1 for Fiscal Year 2026/2027 (commencing

July 1, 2026, and ending June 30, 2027) to pay the costs and expenses of the operation, maintenance, repair and servicing of improvements related thereto; and

WHEREAS, the Report proposes the levy and collection of annual assessments less than or equal to the maximum assessment amounts previously approved by property owner petition or balloting, in accordance with the provisions of Article XIIID of the California Constitution (Proposition 218); and

WHEREAS, the City Council has noticed and held a Public Hearing on June 9th, 2026, regarding Landscape Maintenance District No. 1 and the proposed improvements and assessments for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027) as described in the Report in accordance with the provisions of the Act and applicable provisions of Article XIIID of the California Constitution (Proposition 218).

THE CITY COUNCIL OF THE CITY OF RIALTO DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: Following notice duly given, on June 9, 2026, the City Council has held a full and fair Public Hearing to approve or amend the Report, the levy and collection of assessments related thereto, and has considered all oral and written statements, protests and communications made or filed by interested persons. The City Council has determined that the property owners have approved the assessments presented in the Report in accordance with the requirements of Article XIIID of the California Constitution (Proposition 218).

Section 3: Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a) The land within Landscape Maintenance District No. 1 will receive special benefit by the operation, maintenance, and servicing of certain improvements within the boundaries of Landscape Maintenance District No. 1.

b) Landscape Maintenance District No. 1 includes all of the lands receiving such

special benefit.

c) The net amount to be assessed upon the lands within Landscape Maintenance District No. 1 for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027) is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services.

d) The assessment amounts described in the Report do not exceed the maximum assessments previously established in accordance with the provisions of Article XIIID of the California Constitution (Proposition 218).

Section 4: The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 5: The City Council hereby orders the proposed improvements to be made, which improvements are generally described as the operation, maintenance and servicing of existing streetscape landscaping including parkways and medians as well as public landscaped areas, including turf, ground cover, plants, shrubs, trees, irrigation and drainage systems, and appurtenant facilities and improvements to be provided by the City of Rialto in connection with the improvements installed within Landscape Maintenance District No. 1. The Report describes any new improvements or substantial changes in existing improvements.

Section 6: The assessments as confirmed shall be submitted to the County Auditor of the County of San Bernardino (the "County Auditor"), and the County Auditor shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as San Bernardino County taxes are collected pursuant to §22646 of the Act. After collection by San Bernardino County, the net amount of the levy shall be paid to the City Treasurer.

Section 7: The City Treasurer shall deposit all money representing assessments collected by San Bernardino County for Landscape Maintenance District No. 1 to the credit of a fund for Landscape Maintenance District No. 1, and such money shall be expended only for

the operation, maintenance and servicing of the improvements as described in Section 5.

Section 8: The adoption of this Resolution constitutes the Landscape Maintenance District No. 1 levy for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027).

Section 9: The City Clerk is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution.

WHEREFORE, this Resolution is passed, approved and adopted this 9th day of June 2026.

_____
JOE BACA, Mayor

ATTEST:

_____
BARBARA A. McGEE, City Clerk

APPROVED AS TO FORM

_____
ERIC VAIL, City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Barbara A. McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No._____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the 9th day of June 2026.

Upon motion of Councilmember _____, seconded by Councilmember _____, 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 _____ day of _____, 2026.

_____
BARBARA A. MCGEE, CITY CLERK

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, APPROVING THE ENGINEER'S REPORT AND ORDERING THE CONTINUED OPERATION AND MAINTENANCE OF IMPROVEMENTS FOR LANDSCAPING AND LIGHTING DISTRICT NO. 2, AND ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

WHEREAS, the City Council of the City of Rialto, California, (hereinafter the "City Council"), has by previous Resolution established the Landscaping and Lighting District No. 2, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California, beginning with §22500 (hereafter referred to as the "Act"), that provides for the levy and collection of assessments by the City of Rialto to pay for the maintenance and service of improvements and all appurtenant facilities and operations related thereto; and

WHEREAS, an Engineer's Report for Landscaping and Lighting District No. 2 identifying the levy of assessments for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027), (hereafter referred to as the "Report"), has been prepared and filed with the City Clerk of the City of Rialto, (hereafter referred to as the "City Clerk"), in accordance with the Act; and the City Clerk has presented to the City Council the Report; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and finds that the levy has been spread in accordance with the special benefits received from the improvements, and the operation, maintenance and services to be performed, as set forth in the Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within Landscaping and Lighting District No. 2 for Fiscal Year 2026/2027

(commencing July 1, 2026, and ending June 30, 2027) to pay the costs and expenses of the operation, maintenance, repair and servicing of improvements related thereto; and

WHEREAS, the Report proposes the levy and collection of annual assessments less than or equal to the maximum assessment amounts previously approved by property owner petition or balloting, in accordance with the provisions of Article XIIID of the California Constitution (Proposition 218); and

WHEREAS, the City Council has noticed and held a Public Hearing on June 9, 2026, regarding Landscaping and Lighting District No. 2 and the proposed improvements and assessments for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027) as described in the Report in accordance with the provisions of the Act and applicable provisions of Article XIIID of the California Constitution (Proposition 218).

THE CITY COUNCIL OF THE CITY OF RIALTO DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: Following notice duly given, on June 9, 2026, the City Council has held a full and fair Public Hearing to approve or amend the Report, the levy and collection of assessments related thereto, and has considered all oral and written statements, protests and communications made or filed by interested persons. The City Council has determined that the property owners have approved the assessments so presented in the Report in accordance with the requirements of Article XIIID of the California Constitution (Proposition 218).

Section 3: Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a) The land within Landscaping and Lighting District No. 2 will receive special benefit by the operation, maintenance, and servicing of certain improvements within the boundaries of Landscaping and Lighting District No. 2.

b) Landscaping and Lighting District No. 2 includes all of the lands receiving such

special benefit.

c) The net amount to be assessed upon the lands within Landscaping and Lighting District No. 2 for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027) is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services.

d) The assessment amounts described in the Report do not exceed the maximum assessments previously established in accordance with the provisions of Article XIIID of the California Constitution (Proposition 218).

Section 4: The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 5: The City Council hereby orders the proposed improvements to be made, which improvements are generally described as the operation, maintenance and servicing of existing streetscape landscaping including parkways and medians as well as public landscaped areas, including turf, ground cover, plants, shrubs, trees, irrigation and drainage systems, street lighting improvements, and appurtenant facilities and improvements to be provided by the City of Rialto in connection with the improvements installed within Landscaping and Lighting District No. 2. The Report describes any new improvements or substantial changes in existing improvements.

Section 6: The assessments as confirmed shall be submitted to the County Auditor of the County of San Bernardino (the "County Auditor"), and the County Auditor shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as San Bernardino County taxes are collected pursuant to §22646 of the Act. After collection by San Bernardino County, the net amount of the levy shall be paid to the City Treasurer.

Section 7: The City Treasurer shall deposit all money representing assessments collected by San Bernardino County for Landscaping and Lighting District No. 2 to the credit of

a fund for Landscaping and Lighting District No. 2, and such money shall be expended only for the operation, maintenance and servicing of the improvements as described in Section 5.

Section 8: The adoption of this Resolution constitutes the Landscaping and Lighting District No. 2 levy for Fiscal Year 2026/2027 (commencing July 1, 2026, and ending June 30, 2027).

Section 9: The City Clerk is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution.

WHEREFORE, this Resolution is passed, approved and adopted this 9th day of June 2026.

_____
JOE BACA, Mayor

ATTEST:

_____
BARBARA A. McGEE, City Clerk

APPROVED AS TO FORM

_____
ERIC VAIL, City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Barbara A. McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No._____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the 9th day of June 2026.

Upon motion of Councilmember _____, seconded by Councilmember _____, 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 _____ day of _____, 2026.

_____
BARBARA A. MCGEE, CITY CLERK

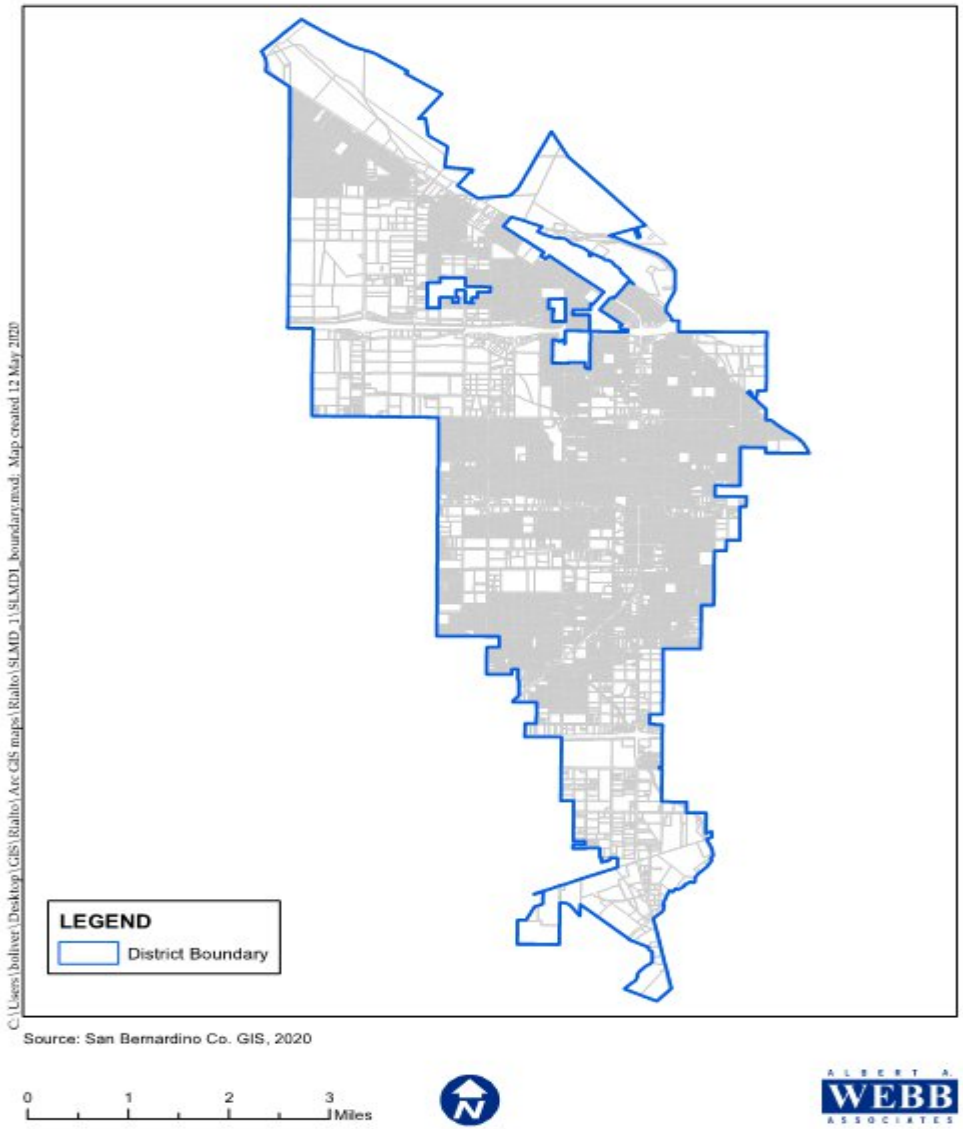
City of Rialto

Street Light Maintenance District No. 1
Landscape Maintenance District No. 1
Landscaping & Lighting District No. 2

Webb
MUNICIPAL FINANCE

Street Light Maintenance District No. 1

STREET LIGHT MAINTENANCE DISTRICT NO. 1



SLD 1 Rates (No change from prior year)

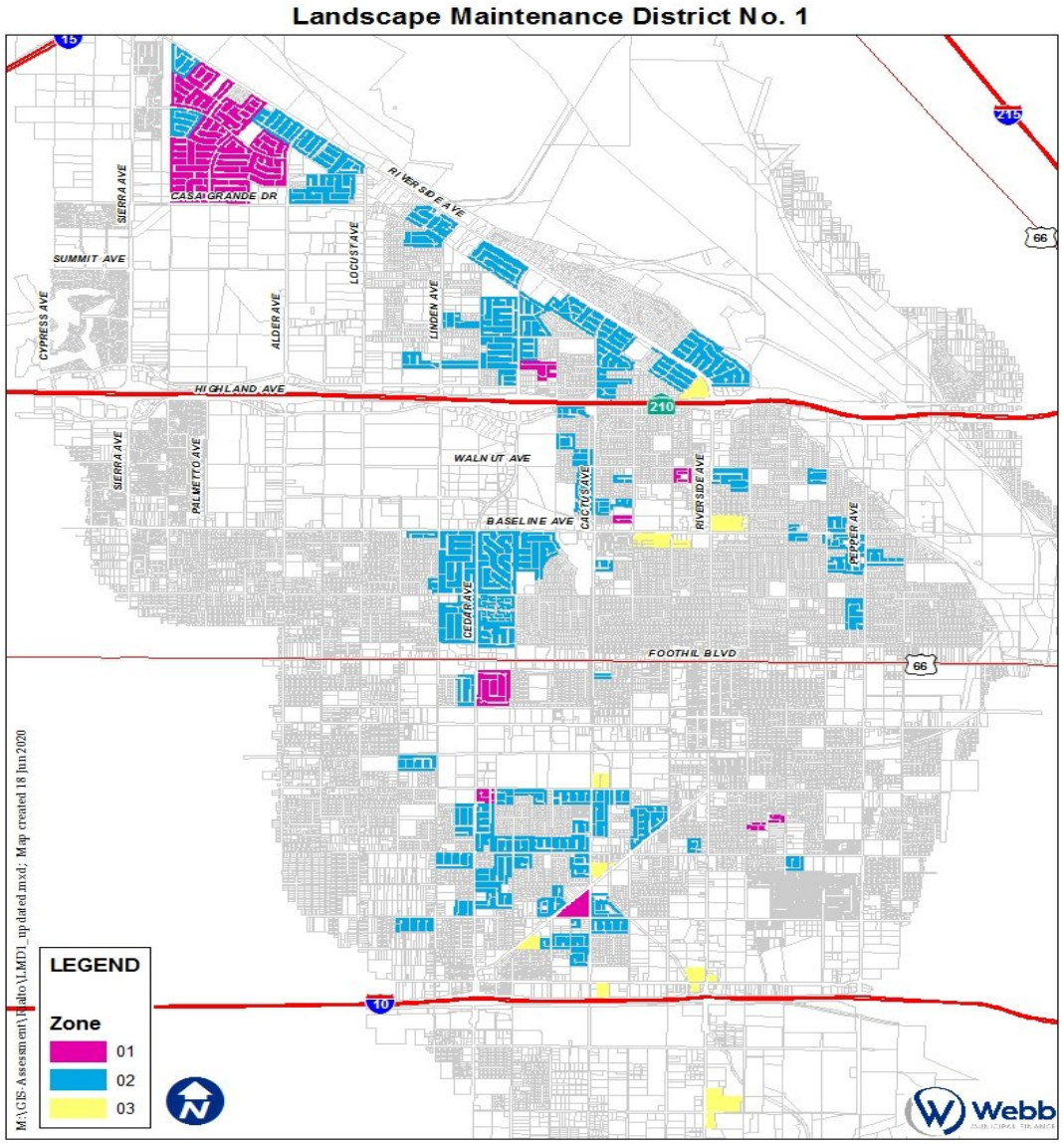
Land Use	Land Benefit Factor	Development Factor
Residential (Developed)	$8.18 per Acre	$24.03 per Unit
Residential (Undeveloped)	$8.18 per Acre	$0.00 per Unit
Non-Residential (Developed)	$8.18 per Acre	$52.09 per Parcel
Non-Residential (Undeveloped)	$8.18 per Acre	$0.00 per Parcel

SLD 1 Budget Summary

Total Expenses	**$1,408,094**
Contributions	
District (Amount to Levy)	$872,323
Reserve Fund Contribution	$0
Deficit Covered by General Fund	$535,771
Total Contributions	**$1,408,094**

Landscape Maintenance District No. 1

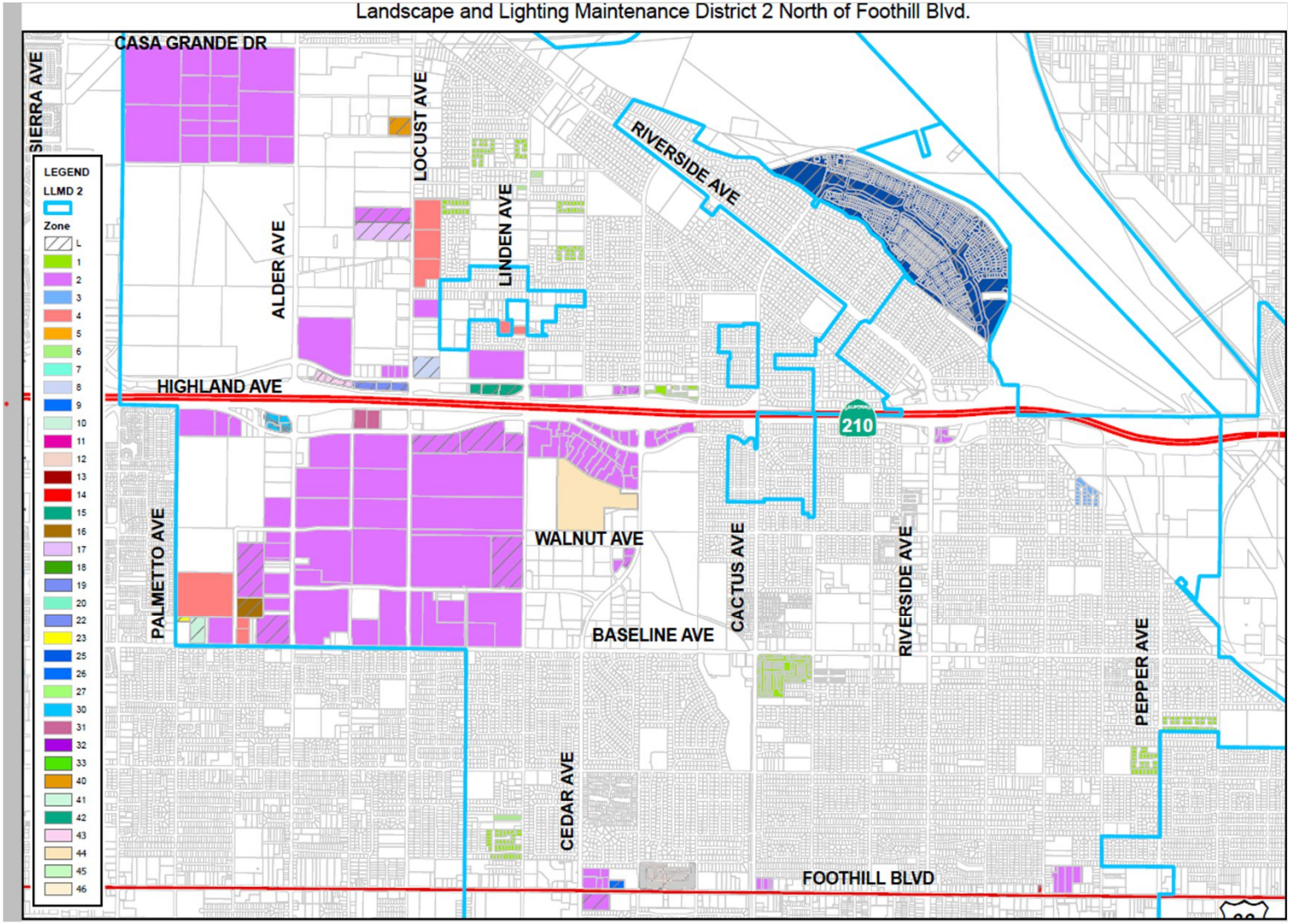
Zone 1	**Residential No Trees**
Zone 2	**Residential With Trees**
Zone 3	**Non-residential, Multi-family**



LMD 1 Budget Summary

	Zone 1	Zone 2	Zone 3	Total
Expenses				
Costs & Expenses	$101,358	$359,413	$460,771	$921,541
Reserve Fund Collection	$3,182	$11,340	$0	$14,522
Contributions				
District (Amount to Levy)	$104,539	$370,753	$66,288	$541,581
Reserve Fund Contribution	$0	$0	$394,483	$394,483
Total Contributions	$104,539	$370,753	$460,771	$936,063
Deficit	$0	$0	$0	$0
Total EBUs	1,802.40	6,392.30	2,929.52	
Rate Per EBU	$58.00	$58.00	$2.58 - $2,666.66	

Landscaping and Lighting District No. 2


Landscape and Lighting Maintenance District 2 North of Foothill Blvd.
CASA GRANDE DR
SIERRA AVE
LOCUST AVE
LINDEN AVE
ALDER AVE
RIVERSIDE AVE
HIGHLAND AVE
210
PALMETTO AVE
WALNUT AVE
BASELINE AVE
CACTUS AVE
RIVERSIDE AVE
PEPPER AVE
CEDAR AVE
FOOTHILL BLVD
LEGEND
LLMD 2
Zone
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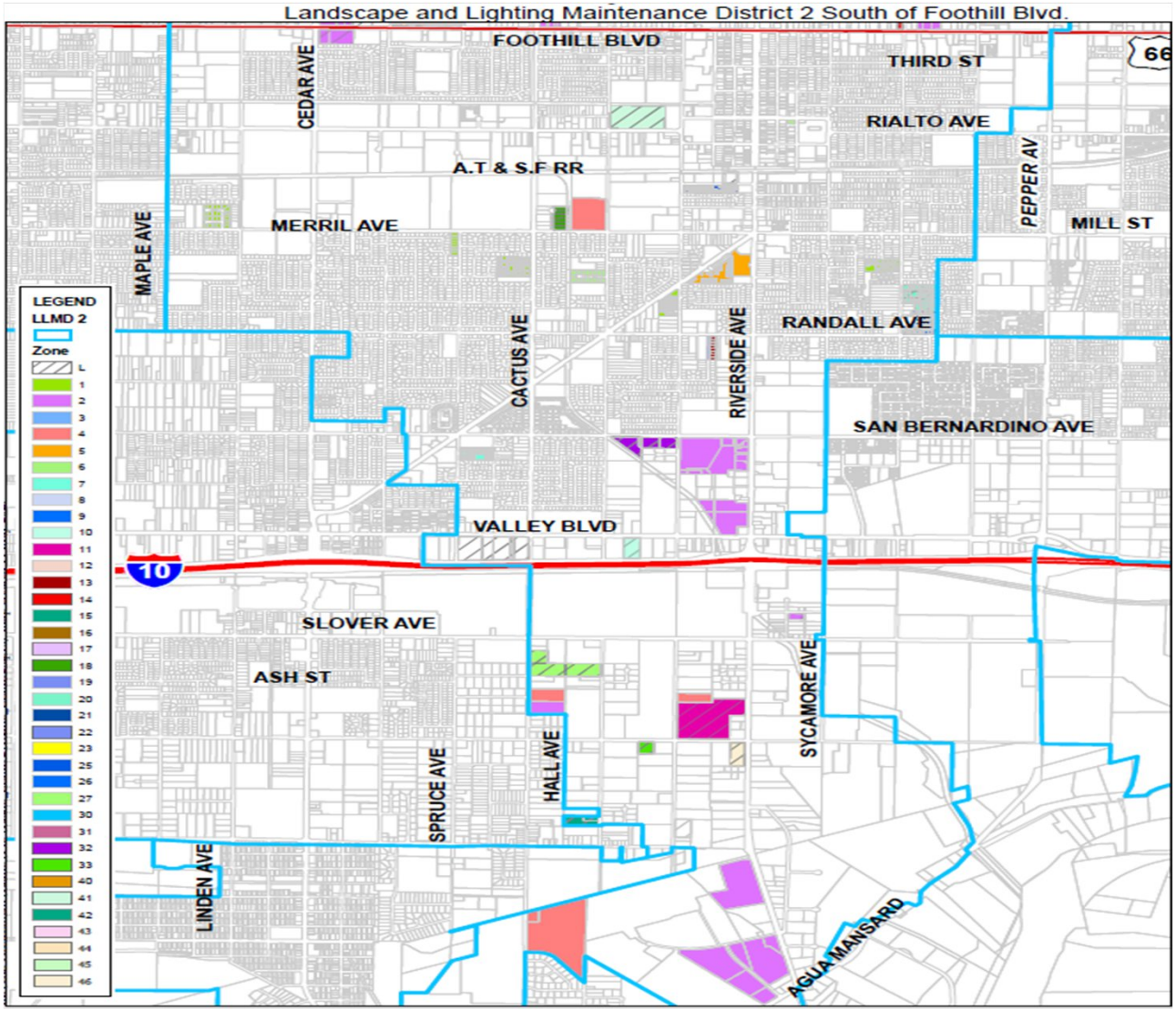
Landscape and Lighting Maintenance District 2 South of Foothill Blvd.
FOOTHILL BLVD
THIRD ST
66
RIALTO AVE
CEDAR AVE
A.T & S.F RR
PEPPER AV
MILL ST
MERRIL AVE
MAPLE AVE
LEGEND
LLMD 2
Zone
L
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33
40
41
42
43
44
45
46
CACTUS AVE
RIVERSIDE AVE
RANDALL AVE
SAN BERNARDINO AVE
VALLEY BLVD
10
SLOVER AVE
ASH ST
SYCAMORE AVE
HALL AVE
SPRUCE AVE
LINDEN AVE
AGUA MANSARD

LLMD 2 Budget Summary

	Lighting Zone L	Landscaping Zones	Total
Expenses			
Costs & Expenses	$43,060	$1,168,880	$1,211,940
Reserve Fund Collection	$17,344	$331,391	$348,735
Contributions			
General Benefit (General Fund)	$36,250	$0	$36,250
District (Amount to Levy)	$24,153	$1,500,271	$1,524,424
Reserve Fund Contribution	$0	$0	$0
Total Contributions	$64,404	$1,500,271	$1,564,675
Deficit	$0	$0	$0
Total EBUs	1,278.30	1,134,821.04	
Rate Per EBU	$6.46 - $33.29	$0.60 - $567.92	

Implemented & Ongoing Strategies

- Use of In-House Staff
- Reassess Contracts - Landscape, Tree Trimming, Streetlight Maintenance
- New and Existing Developments - Landscape Maintenance Specifications
- Conditional Assessment of Irrigation Systems
- Utilities Consumption Audit
- Deficiency Notices

Next Steps

- Hold Public Hearing
- Adopt Resolutions authorizing the levy of the assessments maintaining the rates for Fiscal Year 2026/27 in SLD 1, LMD 1 and LLMD 2

Questions?

City of Rialto

Legislation Text

File #: 26-0373, **Version:** 1, **Agenda #:** TAB2

For City Council Meeting June 9, 2026

TO: Honorable Mayor and City Council

APPROVAL: Tanya Williams, City Manager

FROM: Christina Taylor, Community Development Director

Request City Council Conduct a Public Hearing to Consider Adoption of: (1) **Resolution No. 8524** Approving a Mitigated Negative Declaration (**Environmental Assessment Review No. 2022-0033 / State Clearinghouse No. 2026020456**), Prepared for the Development and Operation of One (1) 46,758 Square Foot Industrial Warehouse Building and One (1) 73,210 Square Foot Industrial Warehouse Building on 6.02 Gross Acres of Land (APN's: 0132-182-08, -09, & 0132-202-04) Located at the Northeast Corner of Valley Boulevard and Willow Avenue ("Site"), in Accordance with the California Environmental Quality Act (CEQA); (2) **Resolution No. 8525** Approving ***General Plan Amendment No. 2022-0001***, a Request to Change the General Plan Land Use Designation of the Site From General Commercial (GC) With a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay; (3) **Resolution No. 8526** Approving ***Specific Plan Amendment No. 2022-0002***, a Request to Change the Specific Plan Land Use Designation of the Site From Freeway Commercial (F-C) Within the Gateway Specific Plan to Industrial Park (I-P) Within the Gateway Specific Plan; (4) **Resolution No. 8527** Approving ***Conditional Development Permit No. 2022-0019***, A Request to Allow the Development and Operation of One (1) 46,758 Square Foot Industrial Warehouse Building and One (1) 73,210 Square Foot Industrial Warehouse Building on the Site; and (5) **Resolution No. 8528** Approving ***Precise Plan of Design No. 2022-0031***, A Request to Allow the Development of One (1) 46,758 Square Foot Industrial Warehouse Building and One (1) 73,210 Square Foot Industrial Warehouse Building on the Site.
PRESENTATION
(ACTION)

RECOMMENDATION

The Planning Division of the Community Development Department recommends the City Council:

1) Conduct a Public Hearing; and
2) Adopt the attached Resolution (**Exhibit A**) approving the Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0033 / State Clearinghouse No. 2026020456) prepared for the project, and authorizing staff to file a Notice of Determination with the Clerk of the Board of San Bernardino County; and
3) Adopt the attached Resolution (**Exhibit B**) approving General Plan Amendment No. 2022-0001, based upon the findings and subject to the conditions therein; and
4) Adopt the attached Resolution (**Exhibit C**) approving Specific Plan Amendment No. 2022-0002, based upon the findings and subject to the conditions therein; and
5) Adopt the attached Resolution (**Exhibit D**) approving Conditional Development Permit No.

2022-0019, based upon the findings and subject to the conditions therein; and

6) Adopt the attached Resolution (**Exhibit E**) approving Precise Plan of Design No. 2022-0031, based upon the findings and subject to the conditions therein.

APPLICANT:
Investment Building Group, 5100 Campus Drive, Suite 300, Newport Beach, CA 92660.

LOCATION:
The project site consists of three (3) parcels of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue (Refer to the attached Location Map (**Exhibit F**)).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	***General Plan Designation***
Site	General Commercial with a Specific Plan Overlay (Gateway SP)
North	General Commercial with a Specific Plan Overlay (Gateway SP)
East	General Commercial with a Specific Plan Overlay (Gateway SP)
South	Business Park with a Specific Play Overlay (Gateway SP)
West	Business Park with a Specific Play Overlay (Gateway SP)

Surrounding Zoning/Specific Plan Land Use Designations

Location	***Zoning***
Site	Freeway Commercial (F-C)
North	Freeway Commercial (F-C)
East	Freeway Commercial (F-C)
South	Industrial Park (I-P)
West	Industrial Park (I-P)

Site Characteristics
The project site is comprised of three (3) parcels of land totaling approximately 6.02 acres in size with approximate dimensions of 930 feet (north-south) by 300 feet (east-west). The project site is bound on the south by Valley Boulevard (Truck Route), on the west by Willow Avenue, and on the northeast by the San Bernardino County Flood Control channel. The project site is partially developed with an existing building with support offices.

Surrounding Area
To the north of the project site, is vacant land with a wireless telecommunications facility, to the east is an existing self-storage facility and Flood Control channel, to the west across Willow Avenue, is a 492,410 square foot industrial building, and to the south across Valley Boulevard, is a vacant site.

ANALYSIS/DISCUSSION:

Project Proposal
Investment Building Group, the applicant, proposes to change the general plan land use designation of the project site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay, change the specific plan zoning designation of the project site from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan, demolish the existing building, reconfigure the project site's three (3) parcels of land into two (2) parcels, and construct one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the new parcels. The buildings will accommodate various storage and distribution uses.

Entitlement Requirements
The following entitlements are required for the applicant's proposal:

- General Plan Amendment: Changing the general plan land use designation of the project site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay requires the approval of a General Plan Amendment.

- Specific Plan Amendment: Changing the specific plan zoning designation of the project site from Freeway Commercial (F-C) to Industrial Park (I-P) requires the approval of an amendment to the Gateway Specific Plan.

- Conditional Development Permit: The development and operation of industrial warehouse buildings within the I-P zone requires the approval of a Conditional Development Permit.

- Precise Plan of Design: The design of the development and the related site improvements (e.g. building exterior, landscaping, etc.) requires the approval of a Precise Plan of Design.

General Plan Amendment No. 2022-0001 & Specific Plan Amendment No. 2022-0002
Per Exhibit 2-2 (Land Use Policy Plan) of the General Plan, the project site is designated General Commercial with a Specific Plan Overlay. Per Chapter 2 (Managing Our Land Supply) of the General Plan, the proposed industrial warehouse buildings are not consistent with the General Commercial designation. Thus, the current general plan land use designation of the project site will not accommodate the proposed development. Consequently, the applicant filed a General Plan Amendment application to change the general plan land use designation of the project site to Business Park to accommodate the proposed development.

As shown on Figure 4.12 (Proposed Zoning) of the Gateway Specific Plan, the project site has a specific plan zoning designation of Freeway Commercial (F-C). According to Section 4.9 (Proposed Zoning) of the Gateway Specific Plan, industrial warehouse buildings are not permitted within the F-C zone. Therefore, the current zoning designation of the project site will not accommodate the proposed development. Accordingly, the applicant filed a Specific Plan Amendment application to change the specific plan zoning designation of the project site to Industrial Park to accommodate the proposed development.

The Business Park general plan land use designation and the I-P specific plan zoning designation are consistent with the surrounding land use designations, zoning designations, and developments.

For example, as shown in the attached general plan land use exhibit (**Exhibit G**) and the attached specific plan zoning exhibit (**Exhibit H**), the areas of land immediately to the south and west of the project site are similarly designated Business Park and I-P. Furthermore, the property to the west of the project site is developed with an industrial warehouse building.

Site Design
As shown on the site plan (**Exhibit I**), the applicant proposes to construct a 73,210 square foot industrial warehouse building (Building 1) on the northern portion of the project site and a 46,758 square foot industrial warehouse building (Building 2) on the southern portion of the project site. The applicant proposes to reconfigure the site's existing three (3) parcels of land into two (2) parcels to facilitate the development, so a condition of approval has been included to require a Lot Line Adjustment for the project. The proposed buildings are positioned near the east side of the project site with passenger-vehicle parking areas predominately located along the north, south, and west sides of the buildings. There are a few dock doors located toward the north portion of the site with most of the dock doors centrally located on the site.

Additional on-site improvements include paving, lighting, landscape planters throughout the site, screen walls, and an underground infiltration basin for runoff water quality treatment and retention.

Access
The site will maintain an existing thirty-two (32) foot wide driveway connected directly to Valley Boulevard near the southeast corner of the project site to provide right-in/right-out access for passenger vehicles only. Three (3) new driveways are proposed along the Willow Avenue frontage all measuring thirty-two (32) feet wide. The southern Willow Avenue driveway will provide full-access for passenger vehicles only while the northern and central Willow Avenue driveways will provide full-access for both trucks and passenger vehicles.

Floor Plan
The floor plans for the proposed buildings (**Exhibit J**) indicate that Building 1 will be composed of approximately 66,810 square feet of warehouse space, with a potential for 2 speculative tenants with a combined 2,400 square feet of mezzanine space and 4,000 square feet of office space. Building 1 will include 10 dock doors and two (2) grade-level roll-up doors. Building 2 will be composed of approximately 43,558 square feet of warehouse space, 1,200 square feet of mezzanine space, and 2,000 square feet of office space. Building 2 will include 5 dock doors and one (1) grade-level roll-up door.

Architectural Design
The proposed buildings will feature significant vertical and horizontal wall plane articulation in the form of recessed wall panels and panel height variations on all four (4) sides of each building. As shown on the elevations (**Exhibit K**), the height of the buildings will range from 32.5 feet to 35 feet from the finished floor level. The exterior of each building will be of concrete tilt-up wall construction painted with a palette of three (3) different colors - white, light gray, and dark gray. Additional architectural features of the building include metal brow accents, reveals, and glazing.

Parking
The development will have 111 auto-parking spaces, including five (5) ADA accessible parking spaces. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart below and as required by Chapter 18.58 (Off-Street Parking) of the Rialto Municipal Code:

Type of Use	*Floor Area (square feet)*	*Parking Ratio*	*Number of spaces required*
Building 1 - Office			
Ground floor	4,000	1 / 250	16
Above ground floor	2,400	1 / 500	5
Building 1 - Warehouse			
Floor area up to 10,000 square feet	10,000	1 / 1,000	10
Floor area 10,001 square feet or more	56,810	1 / 2,000	29
Building 2 - Office			
Ground floor	2,000	1 / 250	8
Above ground floor	1,200	1 / 500	3
Building 2 - Warehouse			
Floor area up to 10,000 square feet	10,000	1 / 1,000	10
Floor area 10,001 square feet or more	33,558	1 / 2,000	17
Total Required/Total Provided			**98/111**

Landscaping
The landscape coverage for the project is 19.6 percent, which exceeds the minimum required amount of 10.0 percent. This includes a twenty-five (25) foot landscape setback along Valley Boulevard, a thirty-eight to twenty-five (38 to 25) foot landscape setback along Willow Avenue, as well as planters around the perimeter of the building and the project site. All the landscape planters will feature a variety of trees spaced every thirty (30) linear feet and an abundant number of shrubs and groundcover (**Exhibit L**).

Traffic
Dudek, Inc. prepared a Traffic Scoping/Transportation Technical Memorandum, dated March 24, 2022, Revised July 21, 2025, pursuant to the City of Rialto's Traffic Impact Analysis Guidelines to determine the trip generation estimates and VMT screening analysis of the proposed project (**Exhibit M**). The traffic scoping estimates that the project will generate approximately 152 net new daily vehicle trips (255 PCE daily vehicle trips) with 15 trips in the AM peak hour and 16 trips in the PM peak hour. Trucks will constitute up to 61 of the 152 actual daily vehicle trips.

The Traffic Scoping/Transportation Technical Memorandum concluded that the project would generate an insignificant amount of traffic, and all nearby intersections and roadway segments will continue operate at their current Level of Service (LOS) with the project.

The applicant will construct half-width street improvements along the entire project frontages of Valley Boulevard, and Willow Avenue. Additionally, the applicant will pay development impact fees related to traffic. All development impact fee payments will be paid prior to issuance of a building permit, and all new street improvements along the project frontage will be completed prior to issuance of a Certificate of Occupancy.

Economic Development Committee
The Economic Development Committee (EDC) reviewed the project on November 9, 2022. At its meeting, the EDC discussed the project and recommended staff and the applicant continue working together to proceed forward with the project and the required public hearings.

Land Use Compatibility
The project is consistent with the proposed Business Park general plan land use designation, the proposed I-P zoning designation, the regulations contained within Chapter 18.112 (Indoor Storage Uses) of the Rialto Municipal Code, and the industrial uses to the south and west of the project site. The surrounding area is predominantly designated for and developed with industrial uses, and as a result, there are no sensitive land uses adjacent to or across the street from the project site. The project will serve to improve a site with two (2) new industrial buildings, landscaping, screen walls, and drainage improvements.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act
The applicant engaged Dudek, Inc. to prepare an Initial Study (Environmental Assessment Review No. 2022-0033) for the project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Initial Study is attached to the agenda report (**Exhibit N**). Based on the findings and recommended mitigation within the Initial Study, staff determined that the project will not have an adverse impact on the environment and prepared a Mitigated Negative Declaration. Although the Mitigated Negative Declaration identified potential impacts related to biological resources, cultural resources, noise, and tribal cultural resources, any of these impacts will be reduced to a level of insignificance subject to the imposition of the recommended mitigation contained within the project's Final Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program (**Exhibit O**).

The Planning Division published a Notice of Intent to adopt the Mitigated Negative Declaration for the project in the San Bernardino Sun newspaper, mailed copies to all property owners within 1,000 feet of the project site. Staff also completed a Notice of Completion and distributed copies of the Initial Study to the State Clearinghouse. A thirty (30) day public comment period for the Mitigated Negative Declaration began on February 11, 2026 and ended on March 12, 2026. Two (2) comment letters were received during the public comment period, one from the Department of Toxic Substances Control and one from San Bernardino County Department of Public Works. Comments and response to comments have been included in the Final Mitigated Negative Declaration.

GENERAL PLAN CONSISTENCY:

The applicant requests the approval of a General Plan Amendment to change the land use designation of the project site to Business Park with a Specific Plan Overlay for the project to achieve consistency with the General Plan. As mentioned previously, the proposed Business Park general plan land use designation for the project site is consistent with the existing Business Park general

plan land use designation of the properties to the south and west of the project site. Furthermore, the project is consistent with the following goals of the Land Use Element and Economic Development Element of the Rialto General Plan:

Goal 2-16: Improve the architectural and design quality of development in Rialto.

Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

PLANNING COMMISSION ACTION

On April 15, 2026, the Planning Commission opened the public hearing and discussed the Project during a regularly scheduled public meeting. After further discussion, the Planning Commission closed the public hearing and voted 6-0 (1 Absence) to adopt Resolutions recommending that the City Council approve the project. Copies of the Planning Commission Resolutions are attached as **Exhibit P**.

LEGAL REVIEW

The City Attorney has reviewed the staff report and approved the attached resolutions as to form.

FINANCIAL IMPACT

Operating Budget Impact

Development of the project will generate annual recurring revenues to the General Fund in the form of increased property taxes, business license taxes, and utility taxes.

Capital Improvement Budget Impact

No City funds will be used to construct the project. The applicant will bear the full capital cost of construction of the project and the required infrastructure improvements. Additionally, prior to the issuance of a building permit and//or certificate of occupancy, the applicant will pay plan check, permit, development impact fees, and traffic “fair-share” fees to the City.

Business License

Prior to any construction, the applicant will submit a contractor's list to the Business License Division, and each contractor listed will obtain a business license. Subsequently, the owner and tenant(s) will need to obtain separate business licenses for the leasing and use of the building.

PUBLIC NOTICE:

The City published a public hearing notice for the proposed project in the *San Bernardino Sun* newspaper, posted copies of the public hearing notice outside the City of Rialto Council Chambers and the City Clerk’s Office, and mailed public hearing notices to all property owners within 1,000 feet of the project site, as required by State law.

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT REVIEW NO. 2022-0033) FOR A PROJECT CONSISTING OF A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND THE DEVELOPMENT AND OPERATION OF ONE (1) 46,758 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING AND ONE (1) 73,210 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON APPROXIMATELY 6.02 GROSS ACRES OF LAND (APN'S: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE.

WHEREAS, the applicant, Investment Building Group, ("Applicant") proposes the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building ("Project") located on 6.02 acres of land at the northeast corner of Valley Boulevard and Willow Avenue ("Site"); and

WHEREAS, the Site contains a general plan land use designation of General Commercial (GC) with a Specific Plan Overlay and a specific plan zoning designation of Freeway Commercial (F-C) within the Gateway Specific Plan; and

WHEREAS, in conjunction with the Project, the applicant has submitted General Plan Amendment No. 2022-0001 to change the general plan land use designation of the Site, as described in the legal description attached as Exhibit A, from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay ("GPA No. 2022-0001"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Specific Plan Amendment No. 2022-0002 to change the specific plan zoning designation of the Site, as described in the legal description attached as Exhibit A, from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan ("SPA No. 2022-0002"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Conditional Development Permit No. 2022-0019 to facilitate the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site ("CDP No. 2022-0019"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of Design No. 2022-0031 to facilitate the development of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site ("PPD No. 2022-0031"); and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 et. seq. (" CEQA"), the State's CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., and Government Code Section 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an Initial Study (Environmental Assessment Review No. 2022-0033) prepared by Dudek Inc. and determined that there is no substantial evidence that the approval of the Project would result in a significant adverse effect on the environment, provided appropriate mitigation measures are imposed on the Project; thus, a Mitigated Negative Declaration was prepared and notice thereof was given in the manner required by law; and; and

WHEREAS, a Notice of Intent to adopt the MND for the Project was published in the State Clearinghouse on February 11, 2026 (SCH#: 2026020456), published in the San Bernardino Sun newspaper, and mailed to all property owners within 1,000 feet of the Project Site, and a thirty (30) day public comment period was held from February 11, 2026 to March 12, 2026; and

WHEREAS, the Planning Division received two (2) comment letters during the public comment period, one (1) from the Department of Toxic Substances Control and one (1) from San Bernardino County Department of Public Works and the comments with response to comments have been included in the Final Mitigated Negative Declaration; and

WHEREAS, on April 15, 2026, the Planning Commission conducted a duly noticed public hearing, as required by law, on GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city

attorney, and the applicant; heard public testimony; discussed the proposed GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing; and

WHEREAS, on April 15, 2026, the Planning Commission voted 6-0 (1 Absence) to recommend approval of the Project to the City Council; and

WHEREAS, on June 9, 2026, the City Council conducted a duly noticed public hearing, as required by law, on GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing; and

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

NOW, THEREFORE, the City Council hereby finds, determines, and resolves as follows:

SECTION 1: The City Council hereby specifically finds all of the facts set forth in the recitals above this Resolution are true, correct, and incorporated herein.

SECTION 2: The City Council has independently reviewed and considered the proposed Initial Study and Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0033) attached hereto as Exhibit "B" and incorporated herein by this reference, the public comments upon it, and other evidence, and finds that the Mitigated Negative Declaration was prepared in the manner required by law, and there is no substantial evidence in the record to support a fair argument that the Project would result in a significant adverse effect upon the environment, provided appropriate mitigation measures are imposed as recommended below

SECTION 3: The Initial Study (Environmental Assessment Review No. 2022-0033) prepared for the project identified that the Site did not have suitable habitat for any threatened or endangered species, and therefore the proposed Project will have no individual or cumulative adverse impacts upon resources, as defined in Section 711. 2 of the State Fish and Game Code.

SECTION 4: The attached proposed Initial Study and Mitigated Negative Declaration finds that there are no impacts or less than significant impacts to aesthetics, agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous

materials, hydrology/water quality, land use/planning, mineral resources, population/housing, public services, recreation, traffic and transportation, utilities and service systems, wildfire and mandatory findings of significance.

SECTION 5: With the imposition of mitigation measures that address potential impacts upon biological resources, cultural resources, noise, and tribal cultural resources, in the community, and as set forth in the Mitigation Monitoring & Reporting Program, Exhibit "C" hereto, which is attached hereto and incorporated herein by this reference, the proposed Project's potential significant impacts will be reduced below a level of significance.

SECTION 6: For the foregoing reasons and based on the information and findings included in the Initial Study and Mitigated Negative Declaration, technical reports, Mitigation Monitoring and Reporting Program, Staff Report, public testimony, and all other documents and evidence in the administrative record of proceedings, the City Council has determined that the Project, as conditioned and mitigated, will not have a significant adverse impact on the environment and also finds that the preparation of the Initial Study and Mitigated Negative Declaration attached hereto complies with CEQA. Therefore, the City Council hereby certifies the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, making certain environmental findings to allow the Project.

SECTION 7: The Mayor 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 9th day of June, 2026.

_____

JOE BACA, MAYOR

ATTEST:

_____

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM:

_____

ERIC S. VAIL, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the _____ day of _____, 2026.

Upon motion of Councilmember _____, seconded by Councilmember _____, 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 _____ day of _____, 2026.

_____
BARBARA MCGEE, CITY CLERK

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 2022-0001 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF APPROXIMATELY 6.02 GROSS ACRES OF LAND (APN'S: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE FROM GENERAL COMMERCIAL (GC) WITH A SPECIFIC PLAN OVERLAY TO BUSINESS PARK (BP) WITH A SPECIFIC PLAN OVERLAY.

WHEREAS, approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, described in the legal description attached as Exhibit A ("Site"), is currently designated by the Land Use Element of the General Plan as General Commercial (GC) with a Specific Plan Overlay; and

WHEREAS, the applicant, Investment Building Group, proposes to change the general plan land use designation of the Site to Business Park (BP) with a Specific Plan Overlay ("Project"); and

WHEREAS, in conjunction herewith, the applicant has submitted Specific Plan Amendment No. 2022-0002 to change the specific plan zoning designation of the Site from a Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan ("SPA No. 2022-0002"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Conditional Development Permit No. 2022-0019 to facilitate the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site ("CDP No. 2022-0019"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of Design No. 2022-0031 to facilitate allow the development of one (1) 46,758 square foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse building, and associated paving, landscaping, fencing, lighting, and drainage improvements on the Site ("PPD No. 2022-0031"); and

WHEREAS, pursuant to Government Code Sections 65350-65362, the Project requires the approval of an amendment to the General Plan, and the applicant has agreed to apply for General Plan Amendment No. 2022-0001 ("GPA No. 2022-0001"); and

WHEREAS, pursuant to Government Code Sections 65350-65362, the City Council is authorized to amend the General Plan within the City; and

WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning Commission shall hold a public hearing for a proposed amendment to the General Plan and forward a recommendation to the City Council for action; and

WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing; and

WHEREAS, on April 15, 2026, the Planning Commission voted 6-0 (1 Absence) to recommend approval of the Project to the City Council; and

WHEREAS, on June 9, 2026, the City Council of the City of Rialto conducted a duly noticed public hearing, as required by law, on GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing; and

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

NOW, THEREFORE, the City Council hereby finds, determines, and resolves as follows:

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

SECTION 2. Based on substantial evidence presented to the City Council during the public hearing conducted with regard to GPA No. 2022-0001, including written staff reports, verbal

testimony, project plans, other documents, and the conditions of approval stated herein, the City Council hereby determines that GPA No. 2022-0001 satisfies the requirements of Government Code Sections 65358 pertaining to the findings which must be made precedent to amending a General Plan. The findings are as follows:

1. That the proposed General Plan Amendment is in the public interest.

This finding is supported by the following facts:

The Site is surrounded on the south and west by existing industrial developments and uses. The Site is currently partially developed with an unoccupied building. The Project will change the general plan land use designation of the Site to Business Park (BP) with a Specific Plan Overlay, which is the same designation as the properties to the northeast, west and south of the Site.

The Project will facilitate the development of Class-A industrial warehouse buildings in keeping with the character of the adjacent properties. The new warehouse buildings will generate approximately 80 to 100 jobs, and any member of the public seeking employment will be provided additional employment opportunities. Furthermore, the development of new industrial warehouse buildings on the Site will contribute to an increase in revenues collected in form of permit fees, development impact fees, sales tax, and property tax. In addition, the Site is under-developed with minimal landscaping, missing paving, no screening, and the general plan amendment will facilitate a development that will greatly enhance the aesthetics of the Site and bring much needed infrastructure to the Site and its street frontages.

SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, staff determined that the project will not have an adverse impact on the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. On June 9, 2026, the City Council adopted the Final Mitigated Negative Declaration prepared for the Project.

SECTION 4. Based upon the foregoing and substantial evidence presented to the City Council during the public hearing conducted with regard to GPA No. 2022-0001, including but not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, and other

supporting documents, and the conditions of approval stated herein, the City Council hereby approves GPA No. 2022-0001, in accordance with the plans and application on file with the Planning Division, subject to the following conditions:

1. GPA No. 2022-0001 is approved changing the general plan land use designation of approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, and described in the legal description attached as Exhibit A, from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay.

2. 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.

3. 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 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 an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of GPA No. 2022-0001.

4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

5. The applicant shall comply with all conditions of approval contained in SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031, to the extent they are not in conflict with any condition of approval herein.

SECTION 5. The Mayor 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 9th day of June, 2026.

_____
JOE BACA, MAYOR

ATTEST:

_____

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM:

_____

ERIC S. VAIL, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the _____ day of _____, 2026.

Upon motion of Councilmember _____, seconded by Councilmember _____, 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 _____ day of _____, 2026.

_____
BARBARA MCGEE, CITY CLERK

Exhibit A

Legal Description

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 2022-0002 TO CHANGE THE SPECIFIC PLAN ZONING DESIGNATION OF APPROXIMATELY 6.02 GROSS ACRES OF LAND (APN'S: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE FROM FREEWAY COMMERCIAL (F-C) WITHIN THE GATEWAY SPECIFIC PLAN TO INDUSTRIAL PARK (I-P) WITHIN THE GATEWAY SPECIFIC PLAN.

WHEREAS, approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, described in the legal description attached as Exhibit A ("Site"), is within the boundary of the Gateway Specific Plan and is currently zoned Freeway Commercial (F-C); and

WHEREAS, the applicant, Investment Building Group, proposes to change the specific plan zoning designation of the Site from F-C to Industrial Park (I-P) within the Gateway Specific Plan ("Project"); and

WHEREAS, in conjunction herewith, the applicant has submitted General Plan Amendment No. 2022-0001 to change the general plan land use designation of the Site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay ("GPA No. 2022-0001"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Conditional Development Permit No. 2022-0019 to facilitate the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site ("CDP No. 2022-0019"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of Design No. 2022-0031 to facilitate allow the development of one (1) 46,758 square foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse building, and associated

paving, landscaping, fencing, lighting, and drainage improvements on the Site ("PPD No. 2022-0031"); and

WHEREAS, pursuant to Section 18.78.060 of the Rialto Municipal Code, the Project requires the approval of an amendment to the Gateway Specific Plan, and the applicant has agreed to apply for Specific Plan Amendment No. 2022-0002 ("SPA No. 2022-0002"); and

WHEREAS, pursuant to Section 18.78.010 of the Rialto Municipal Code, the City Council is authorized to adopt and implement specific plans with the City; and

WHEREAS, pursuant to Section 18.78.060E and Section 18.78.060F of the Rialto Municipal Code, the Planning Commission shall hold a public hearing for a proposed amendment to an adopted specific plan and forward a recommendation to the City Council for action; and

WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on SPA No. 2022-0002, GPA No. 2022-0001, CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city attorney, and the Applicant; heard public testimony; discussed the proposed SPA No. 2022-0002, GPA No. 2022-0001, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing; and

WHEREAS, on April 15, 2026, the Planning Commission voted 6-0 (1 Absence) to recommend approval of the Project to the City Council; and

WHEREAS, on June 9, 2026, the City Council of the City of Rialto conducted a duly noticed public hearing, as required by law, on SPA No. 2022-0002, GPA No. 2022-0001, CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city attorney, and the Applicant; heard public testimony; discussed the proposed SPA No. 2022-0002, GPA No. 2022-0001, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing; and

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

NOW, THEREFORE, the City Council hereby finds, determines, and resolves as follows:

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

SECTION 2. Based on substantial evidence presented to the City Council during the public hearing conducted with regard to SPA No. 2022-0002, including written staff reports, verbal testimony, project plans, other documents, and the conditions of approval stated herein, the City Council hereby determines that SPA No. 2022-0002 satisfies the requirements of Government Code Sections 65358 and 65453 and Section 18.78.060I of the Rialto Municipal Code pertaining to the findings which must be made precedent to amending a Specific Plan. The findings are as follows:

1. That the proposed Specific Plan Amendment is consistent with the goals and policies of the General Plan and its purposes, standards and land use guidelines; and

This finding is supported by the following facts:

The applicant proposes to change the specific plan zoning designation of the Site to Industrial Park (I-P) within the Gateway Specific Plan. In conjunction with the Project, the applicant proposes GPA No. 2022-0001 to change the general plan land use designation of the Site from General Commercial with a Specific Plan Overlay to Business Park with a Specific Plan Overlay. The proposed I-P zoning designation is consistent with the Business Park with a Specific Plan Overlay land use designation, and both will serve to facilitate the Development.

Additionally, the Project is consistent with Goal 2-16 and Goal 2-22 of the Land Use Element of the General Plan, which encourages improved architectural and design quality that is sensitive to the needs of the visitor or resident. The change in the specific plan zoning designation will facilitate a development of superior architectural quality. The Development proposes to incorporate significant wall plane articulation and several other architectural features including reveals, metal brow accents, and glazing. The development will also include a solid concrete screen wall around the loading area to screen views and reduce noise pollution from the Site.

Furthermore, the Project is consistent with Goal 3-1 of the Economic Development Element of the General Plan, which encourages strengthening and diversification of the economic base and employment opportunities, while maintaining a positive business climate. The change in the Specific Plan land use designation of the Site from F-C to I-P will lead to the development of an industrial building on land that has remained historically under-developed and without any commercial uses under the current commercial zoning.

2. That the proposed Specific Plan Amendment will help achieve a balanced community of all races, age groups, income levels and ways of life; and

This finding is supported by the following facts:

The Project will facilitate the development of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building, which will provide

new jobs across various wage and education levels available to all races, age groups, and ways of life.

3. That the proposed Specific Plan Amendment results in development of desirable character, which will be compatible with existing and proposed development in the surrounding neighborhood; and

This finding is supported by the following facts:

The Project will facilitate the development of two high-quality warehouse buildings. The proposed development is consistent with existing warehouse developments to the northeast and west of the Site and other recent warehouse developments within the Gateway Specific Plan area.

The immediate area is predominantly designated for and developed with industrial uses, and as a result, there are no sensitive land uses adjacent to or across the street from the Site. The project is not expected to negatively impact any uses since measures, such as landscape buffering and the installation of solid screen walls.

4. That the proposed Specific Plan Amendment contributes to a balance of land uses that will enable local residents to work and shop in the community in which they live; and

This finding is supported by the following facts:

Limited development opportunities exist within the Gateway Specific Plan area. To the east of the project site, is self-storage facility, and to the northeast, across a San Bernardino County Flood Control flood channel, is an existing industrial warehouse building. To the south, across Valley Boulevard, is a vacant non-conforming property, and to the west, across Willow Avenue, is an approximately 131,000 square foot industrial building. The Site has remained historically under-developed and without any commercial uses with the Freeway Commercial (F-C) zoning designation. The likelihood that the Site will develop into a commercial use is remote given the industrial character to the south and west of the Site. The most logical specific plan zoning designation to facilitate the development of the Site is an industrial zone, such as the Industrial Park (I-P) zoning designation. The I-P zoning designation will maintain consistency with the surrounding area and provide job opportunities for those living in existing residential areas within the City.

5. That the proposed Specific Plan Amendment respects the environmental and aesthetic assets of the community consistent with economic realities; and

This finding is supported by the following facts:

Dudek, Inc. prepared an Initial Study (Environmental Assessment Review No. 2022-0033) in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, staff determined that the project will not

have an adverse impact on the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration was prepared.

Additionally, the development, enabled by the Project, will meet or exceed all aesthetic design guidelines required by the Chapter 18.112 (Indoor Storage Uses) of the Rialto Municipal Code and City's Design Guidelines through the incorporation of landscaping, significant wall plane articulation on the building, and several other architectural features including reveals, metal brow accents, and glazing.

6. That the proposed Specific Plan Amendment incorporates, where feasible, active and passive energy conservation measures.

This finding is supported by the following facts:

The development, enabled by the Project, is required to meet or exceed California Building Code Title 24, Part 6 Energy Efficiency Standards. This will be achieved through the implementation of features such as, but not limited to, energy efficient windows, energy efficient heating and cooling systems, painting in light off-white colors to reflect heat away, and structural accommodation of photovoltaic solar electric systems.

SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, staff determined that the project will not have an adverse impact on the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. On June 9, 2026, the City Council adopted the Final Mitigated Negative Declaration prepared for the Project.

SECTION 4. Based upon the foregoing and substantial evidence presented to the City Council during the public hearing conducted with regard to SPA No. 2022-0002, including but not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, and other supporting documents, and the conditions of approval stated herein, the City Council hereby approves SPA No. 2022-0002, in accordance with the plans and application on file with the Planning Division, subject to the following conditions:

1. SPA No. 2022-0002 is approved changing the specific plan zoning designation of approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at

the northeast corner of Valley Boulevard and Willow Avenue, as described in the legal description attached as Exhibit A, from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan.

2. 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.

3. 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 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 an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of SPA No. 2022-0002.

4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

5. Approval of SPA No. 2022-0002 will not be valid until such time that the City Council of the City of Rialto has approved General Plan Amendment No. 2022-0001, which was prepared in conjunction with the Project.

6. The applicant shall comply with all conditions of approval contained in GPA No. 2022-0001, CDP No. 2022-0019, and PPD No. 2022-0031, to the extent they are not in conflict with any condition of approval herein.

SECTION 5. The Mayor shall sign as to the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2026.

_____
JOE BACA, MAYOR

ATTEST:

_____

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM:

_____

ERIC S. VAIL, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the _____ day of _____, 2026.

Upon motion of Councilmember _____, seconded by Councilmember _____, 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 _____ day of _____, 2026.

_____
BARBARA MCGEE, CITY CLERK

Exhibit A

Legal Description

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RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA APPROVING CONDITIONAL DEVELOPMENT PERMIT NO. 2022-0019 ALLOWING THE DEVELOPMENT AND OPERATION OF ONE (1) 46,758 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING AND ONE (1) 73,210 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON APPROXIMATELY 6.02 OF LAND (APN"S: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE.

WHEREAS, the applicant, Investment Building Group, ("Applicant") proposes to develop and operate one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements ("Project") on approximately 6.02 acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue ("Site"); and

WHEREAS, the Project will consist of Building 1 composed of approximately 66,810 square feet of warehouse space, with a potential for 2 speculative tenants with a combined 2,400 square feet of mezzanine space, 4,000 square feet of office space, 10 dock doors and two (2) grade level roll-up doors. Building 2 will be composed of approximately 43,558 square feet of warehouse space, 1,200 square feet of mezzanine space, 2,000 square feet of office space, 5 dock doors and one (1) grade level roll-up door; and

WHEREAS, Pursuant to Ordinance No. 1653, the Project requires a Conditional Development Permit, and the applicant has agreed to apply for Conditional Development Permit No. 2022-0019 ("CDP No. 2022-0019"); and

WHEREAS, in conjunction with the Project, the applicant has applied for General Plan Amendment No. 2022-0001 to change the general plan land use designation of the Site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay ("GPA No. 2022-0001"); and

WHEREAS, in conjunction with the Project, the applicant has applied for Specific Plan Amendment No. 2022-0002 to change the specific plan zoning designation of the Site from

Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan ("SPA No. 2022-0002"); and

WHEREAS, in conjunction with the Project, the applicant has applied for Precise Plan of Design No. 2022-0031 to facilitate the development of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements on the Site ("PPD No. 2022-0031"); and

WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on the Project, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed Project; and closed the public hearing; and

WHEREAS, on April 15, 2026, the Planning Commission voted 6-0 (1 Absence) to recommend approval of the Project to the City Council; and

WHEREAS, on June 9, 2026, the City Council conducted a duly noticed public hearing, as required by law, on CDP No. 2022-0019, GPA No. 2022-0001, SPA No. 2022-0002, and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed CDP No. 2022-0019, GPA No. 2022-0001, SPA No. 2022-0002, and PPD No. 2022-0031; and closed the public hearing; and

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

NOW, THEREFORE, the City Council hereby finds, determines, and resolves as follows:

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

SECTION 2. Based upon the forgoing and substantial evidence presented to the City Council during the public hearing conducted with regard to CDP No. 2022-0019, including, but not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, and other supporting documents, and the conditions of approval stated herein, the City Council hereby determines that CDP No. 2022-0019 satisfies the requirements of Section 18.66.020 of the Rialto

Municipal Code pertaining to the findings which must be made precedent to granting a conditional development permit, which findings are as follows:

1. The proposed use is deemed essential or desirable to provide a service or facility which will contribute to the convenience or general well-being of the neighborhood or community; and

This finding is supported by the following facts:

The Site is under-developed and includes an existing industrial building near the south portion of the Site which has been used for storage with supporting office in the past but is currently vacant. The Project will develop the highest and best use for the Site, in accordance with the proposed Industrial Park (I-P) zone of the Gateway Specific Plan. Additionally, the Project will provide employment opportunities within the City and reduce blight by implementing a use on non-conforming, semi-improved land.

2. The proposed use will not be detrimental or injurious to health, safety, or general welfare of persons residing or working in the vicinity; and

This finding is supported by the following facts:

The development of an industrial warehouse building on the Site is consistent with the proposed Industrial Park (I-P) zone, which conditionally permits the development and operation of industrial warehouse buildings. To the north of the project site, is vacant land with a wireless telecommunications facility, to the east is an existing self-storage facility and Flood Control channel, to the west across Willow Avenue, is a 492,410 square foot industrial building, and to the south across Valley Boulevard, is a vacant non-conforming site. The proposed zoning designation of the Site and the zoning designation of the properties to the west and south is I-P. The Project is consistent with the proposed I-P zoning designation and the surrounding developments. The nearby area is predominantly designated for and developed with industrial uses, and as a result, there are no sensitive land uses adjacent to or across the street from 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, and aesthetic building enhancements.

3. The site for the proposed use is adequate in size, shape, topography, accessibility and other physical characteristics to accommodate the proposed use in a manner compatible with existing land uses; and

This finding is supported by the following facts:

The Site is approximately 6.02 acres in size, is fairly level, and adjacent to two (2) public streets, which will be able to accommodate the proposed use. The Project will have four (4) points of access – one (1) via Valley Boulevard and three (3) via Willow Avenue. All proposed driveways measure thirty-two (32) feet wide. The Valley Boulevard driveway near

the southeast corner of the project site will provide right-in/right-out access for passenger vehicles only. The southern Willow Avenue driveway will provide full-access for passenger vehicles only while the northern and central Willow Avenue driveways will provide full-access for both trucks and passenger vehicles. In addition, the building will have 111 parking spaces, which exceeds the amount required by Chapter 18.58 (Off-Street Parking) of the Rialto Municipal Code.

4. The site has adequate access to those utilities and other services required for the proposed use; and

This finding is supported by the following facts:

The Site is currently developed with an existing industrial building and has adequate access to all utilities and services required through main water, electric, sewer, and other utility lines that will be hooked up to the Site.

5. The proposed use will be arranged, designed, constructed, and maintained so as it will not be injurious to property or improvements in the vicinity or otherwise be inharmonious with the General Plan and its objectives, the Agua Mansa Specific Plan, or any zoning ordinances, and

This finding is supported by the following facts:

As previously stated, the proposed use is consistent with the proposed BP general plan land use designation and proposed I-P zoning designation. The design of the Project includes solid concrete screen walls such that none of the dock doors will be visible from the public right-of-way, the building will have 111 parking spaces, and the Project will have a Floor Area Ratio (FAR) of 45.8 percent, all of which comply with the proposed BP general plan land use designation, the proposed I-P zone, the Gateway Specific Plan, and the City's Design Guidelines. Additionally, a minimum twenty-five (25) foot wide landscaped setbacks will be provided along the entire frontages of Valley Boulevard, and Willow Avenue. Landscaping will be abundantly incorporated into the Site, as the landscape coverage for the project is 19.6 percent, which exceeds the minimum required amount of 10.0 percent.

6. Any potential adverse effects upon the surrounding properties will be minimized to every extent practical and any remaining adverse effects shall be outweighed by the benefits conferred upon the community or neighborhood as a whole.

This finding is supported by the following facts:

The Project's effects will be minimized through the implementation of the Conditions of Approval contained herein, and through the implementation of Conditions of Approval imposed by the City Council on the Precise Plan of Design, such as extensive landscaping, solid screen walls, decorative paving, and enhanced architectural features. The development of a high-quality industrial development will provide additional employment opportunities for residents and visitors to the City. The Project will also serve to develop

a piece of land, which has remained non-conforming and under-developed. The Project is consistent with the proposed I-P zoning designation and the surrounding land uses. The nearby area is predominantly designated for and developed with industrial uses, and as a result, there are no sensitive land uses adjacent to or across the street from 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, and aesthetic building enhancements. Therefore, any potential adverse effects are outweighed by the benefits conferred upon the community and neighborhood as a whole.

SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, staff determined that the project will not have an adverse impact on the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. On June 9, 2026, the City Council adopted the Final Mitigated Negative Declaration prepared for the Project.

SECTION 4. Based upon the forgoing and substantial evidence presented to the City Council during the public hearing conducted with regard to CDP No. 2022-0019, including, but not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, and other supporting documents, and the conditions of approval stated herein, the City Council hereby approves CDP No. 2022-0019, in accordance with the plans and application on file with the Planning Division, subject to the following conditions:

1. The approval is granted allowing the development and operation of one (1) 46,758 square foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse building on approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, as shown on the plans attached as Exhibit A and as approved by the City Council. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the project shall be subject to revocation.

2. 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.

3. 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 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 an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of CDP No. 2022-00019.

4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

5. The tenants within the building shall always conduct operations consistent with the environmental analysis contained within the Environmental Impact Report (Environmental Assessment Review No. 2022-0033) adopted for the Project.

6. The property owner(s) and building tenants shall always abide by all operational mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with the Environmental Impact Report (Environmental Assessment Review No. 2022-0033) adopted for the Project.

7. The Project shall be limited to a maximum of 91 actual passenger car trips and 61 actual truck trips daily, in accordance with the Trip Generation Summary of the Transportation memorandum prepared for the Project by Dudek, Inc. and dated March 24, 2022, Revised July 21, 2025, which is attached hereto as Exhibit B.

8. The applicant, landlord, and/or tenant(s) shall ensure that all inbound truck traffic that requires temporary queuing or staging do so on-site. Inbound truck traffic shall not queue

or stage on any public street at any time. Activities on-site shall not operate in such a manner that would impact traffic lanes, cause back up (queuing or staging) of vehicles into the public-right-of-way, or create any unsafe conditions. Fire and Police access and passage around trucks queuing or staging on-site shall be feasible at all times and activities shall not block parking areas, access or passage for disabled persons or emergency response vehicles.

9. The applicant, landlord, and/or tenant(s) shall only park or store trucks and trailers within designated truck/trailer parking spaces adjacent to the dock doors. No trucks or trailers shall be parked or stored within any drive-aisles or passenger vehicle parking areas outside of the enclosed truck courts at any time.

10. The landlord and/or tenant(s) shall not store any product, goods, materials, etc. outside of the building at any time, except for trucks, trailers, and vehicles associated with the operation(s) conducted within the building, without prior approval of a separate Conditional Development Permit in accordance with Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code.

11. At the discretion of the Rialto Police Department, the applicant shall install and maintain exterior security cameras at the location that cover the entire Site. The exterior security cameras shall be installed prior to the issuance of a Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police Department via the FususONE web application, or successor application, at all times.

12. Approval of CDP No. 2022-0019 will not become effective until the applicant has signed a statement acknowledging awareness and acceptance of the required conditions of approval contained herein.

13. In the event, that any operation on the Site is found to be objectionable or incompatible with the character of the City and its environs due to excessive noise, excessive traffic, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to, uses which are or have become offensive to neighboring property or the goals and objectives of the proposed Industrial Park (I-P) zoning district of the Gateway Specific Plan and the City's General Plan, the applicant shall address the issues within forty-eight (48) hours of being notified by the City.

14. If the applicant fails to comply with any of the conditions of approval placed upon CDP No. 2022-0019, GPA No. 2022-0001, SPA No. 2022-0002, or PPD No. 2022-0031, the City Council may initiate proceedings to revoke the conditional development permit in accordance with the provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. CDP No. 2022-0019 may be revoked, suspended or modified in accordance with Section 18.66.070 of the Zoning Ordinance at the discretion of the City Council if:

    a) The use for which such approval was granted has ceased to exist, been subsequently modified, or has been suspended for six (6) months or more;

b) Any of the express conditions or terms of such permit are violated;

c) The use for which such approval was granted becomes or is found to be objectionable or incompatible with the character of the City and its environs due to excessive noise, excessive traffic, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to uses which are or have become offensive to neighboring property or the goals and objectives of the Industrial Park (I-P) zoning district of the Gateway Specific Plan and/or the City's General Plan.

SECTION 5. The Mayor 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 9th day of June, 2026.

_____

JOE BACA, MAYOR

ATTEST:

_____

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM:

_____

ERIC S. VAIL, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the _____ day of _____, 2026.

Upon motion of Councilmember _____, seconded by Councilmember _____, 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 _____ day of _____, 2026.

_____

BARBARA MCGEE, CITY CLERK

Exhibit A

Project Plans

End of Exhibit A

Exhibit B

Trip Generation Summary of the Transportation memorandum prepared for the Project by Dudek, Inc. and dated March 24, 2022, Revised July 21, 2025

End of Exhibit B

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN OF DESIGN NO. 2022-0031 ALLOWING THE DEVELOPMENT OF ONE (1) 46,758 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING AND ONE (1) 72,951 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON APPROXIMATELY 6.02 OF LAND (APNS: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE.

WHEREAS, the applicant, Investment Building Group, ("Applicant") proposes to develop one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building ("Project") on approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue ("Site"); and

WHEREAS, the Project will consist of Building 1 composed of approximately 66,810 square feet of warehouse space, with a potential for 2 speculative tenants with a combined 2,400 square feet of mezzanine space, 4,000 square feet of office space, 10 dock doors and two (2) grade level roll-up doors. Building 2 will be composed of approximately 43,558 square feet of warehouse space, 1,200 square feet of mezzanine space, 2,000 square feet of office space, 5 dock doors and one (1) grade level roll-up door; 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. 2022-0031 ("PPD No. 2022-0031"); and

WHEREAS, in conjunction herewith, the applicant has submitted General Plan Amendment No. 2022-0001 to change the general plan land use designation of the Site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay ("GPA No. 2022-0001"); and

WHEREAS, in conjunction herewith, the applicant has submitted Specific Plan Amendment No. 2022-0002 to change the specific plan zoning designation of the Site from a Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan ("SPA No. 2022-0002"); and

WHEREAS, in conjunction with the Project, the applicant submitted Conditional Development Permit No. 2022-0019 ("CDP No. 2022-0019") to facilitate the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site, and CDP No. 2022-0019 is necessary to facilitate the Project; and

WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on PPD No. 2022-0031, GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed PPD No. 2022-0031, GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019; and closed the public hearing; and

WHEREAS, on April 15, 2026, the Planning Commission voted 6-0 (1 Absence) to recommend approval of PPD No. 2022-0031, GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019 to the City Council; and

WHEREAS, on June 9, 2026, the City Council conducted a duly noticed public hearing, as required by law, on PPD No. 2022-0031, GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed PPD No. 2022-0031, GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019; and closed the public hearing; and

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

NOW, THEREFORE, the City Council hereby finds, determines, and resolves as follows:

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

SECTION 2. Based upon the forgoing and substantial evidence presented to the City Council during the public hearing conducted with regard to PPD No. 2022-0031, including, but not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, other supporting documents, and the conditions of approval stated herein, the City Council hereby determines that PPD No. 2022-0031 satisfies the requirements of Section 18.65.020E of the Rialto

Municipal Code pertaining to the findings which must be made precedent to granting a Precise Plan of Design. The findings are as follows:

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

This finding is supported by the following facts:

GPA No. 2022-0001, prepared in conjunction with the Project, will change the general plan land use designation of the Site to Business Park (BP) with a Specific Plan Overlay. SPA No. 2022-0002, prepared in conjunction with the Project, will change the specific plan zoning designation of the Site to Industrial Park (I-P) within the Gateway Specific Plan. The Project, as conditioned herein, will comply with all City ordinances and regulations including those of the proposed I-P zoning district, the Gateway Specific Plan, and the City's Design Guidelines. The I-P zoning district allows for the development and operation of industrial warehouse buildings, as proposed by the Project. Additionally, the Project meets all of the required development standards of the proposed I-P zoning district 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, 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

This finding is supported by the following facts:

The Site is 38.89 gross acres (38.78 net acres) in size, bound by two (2) public street (Locust Avenue to the east and Lowell Street to the north), and is within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan. To the north of the project site, across Lowell Street, are several existing industrial developments, and to the east, across Locust Avenue, is approximately 4.75 acres of vacant land. To the south are several existing industrial developments, and to the west is a concrete mix manufacturing facility operated by 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.

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

This finding is supported by the following facts:

The Project's effects will be minimized through the implementation of the Conditions of Approval contained herein, such as extensive landscaping, concrete screen walls, decorative paving, and enhanced architectural features. To the north of the project site, is vacant land with a wireless telecommunications facility, to the east is an existing self-storage facility and Flood Control channel, to the west across Willow Avenue, is a 492,410 square foot industrial building, and to the south across Valley Boulevard, is a vacant non-conforming site. The Project is consistent with the proposed I-P zoning district and the surrounding land uses. The nearby area is predominantly designated for and developed with industrial uses, and as a result, there are no sensitive land uses adjacent to or across the street from 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, and aesthetic building enhancements.

4. The proposed development will not substantially interfere with the orderly or planned development of the City of Rialto.

This finding is supported by the following facts:

The Project is consistent with the proposed Industrial Park (I-P) zoning district and is a logical addition to the existing industrial buildings and developments to the west and northeast of the Site and throughout much of the Gateway Specific Plan area. The design of the Project will ensure a continuation of the public improvements and aesthetics present in the surrounding area. The City staff have reviewed the design of the Project to ensure compliance with all health, safety, and design requirements to ensure the Project will enhance the infrastructure and aesthetics of the local community.

SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, staff determined that the project will not have an adverse impact on the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. On June 9, 2026, the City Council adopted the Final Mitigated Negative Declaration prepared for the Project.

SECTION 4. Based upon the forgoing and substantial evidence presented to the City Council during the public hearing conducted with regard to PPD No. 2022-0031, including, but not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, and other supporting

documents, and the conditions of approval stated herein, the City Council hereby approves PPD No. 2022-0031, in accordance with the plans and application on file with the Planning Division, subject to the following conditions:

1. The applicant is granted PPD No. 2022-0031 allowing the development of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building and associated paving, landscaping, fencing, lighting, and drainage improvements on approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, subject to the Conditions of Approval contained herein.

2. The approval of PPD No. 2022-0031 is granted for a two (2) year period from the date of approval. Approval of PPD No. 2022-0031 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. 2022-0031 shall conform to the site plan, floor plan, exterior elevations, conceptual grading plan, and conceptual 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. 2022-0031 shall comply with all Conditions of Approval contained within GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019.

5. The development associated with PPD No. 2022-0031 shall comply with all applicable sections of the Gateway 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 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 an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of PPD No. 2022-0031.

8. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

9. Approval of PPD No. 2022-0031 will not be valid until such time that the City Council has approved GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019, which were prepared in conjunction with the Project.

10. The applicant shall complete and abide by all pre-construction mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with Environmental Assessment Review No. 2022-0033, prior to the issuance of a grading permit.

11. The applicant shall complete and abide by all during-construction mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with Environmental Assessment Review No. 2022-0033, prior to the conducting of a final inspection by the Building Division.

12. The applicant shall secure the services of a tribal cultural monitor to be present during all ground disturbance activities associated with the construction of this project. The tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation, and documentation of coordination between the applicant and the Gabrieleño Band of Mission Indians-Kizh Nation on this matter shall be provided to the Planning Division prior to the issuance of a grading permit.

13. The applicant shall install decorative pavement within each driveway connected to Valley Boulevard and Willow Avenue. The decorative pavement shall extend across the entire width of each driveway and shall have a minimum depth of twenty-five (25) feet as measured from the property lines along Valley Boulevard and Willow Avenue. Decorative pavement means decorative pavers and/or color concrete with patterns and color variety. The location of the decorative pavement shall be identified on the Precise Grading Plan prior to the issuance of a grading permit. Additionally, the 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 permits.

14. 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 buildings. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.

15. 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 main 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.

16. 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 the building. The internal roof access shall be identified within the formal building plan check submittal prior to the issuance of building permits.

17. All new walls, 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 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.

18. 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 cultured stone finish. Decorative concrete

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

19. The applicant shall construct at least one (1) ADA accessible trash enclosure for each building on the project site. The trash enclosures shall provide room for one (1) commercial waste container and one (1) commercial recycling container. The exterior of each trash enclosure shall match the material and base color of the buildings. Additionally, the trash enclosures 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 enclosures. The location of the trash enclosures shall be identified on the site plan within the formal building plan check prior to the issuance of building permits. An elevation detail for the trash enclosures shall be provided within formal building plan check submittal prior to the issuance of building permits.

20. 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.

21. 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.

22. The applicant shall plant one (1) tree every three (3) 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.

23. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setbacks along Valley Boulevard, and Willow Avenue. 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 setback 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.

24. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Valley Boulevard. 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 Valley Boulevard shall be the Tristania Conferta "Brisbane Box" and/or the Liriodnedron Tulipifera "Tulip Tree". The street 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 Willow 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 Willow Avenue shall be the Geijera Parviflora "Australian Willow" and/or the Lagerstromia Indica "Crape Myrtle". 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 shrubs 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. 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. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

27. 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.

28. 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.

29. 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.

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

31. The applicant shall comply with all conditions of approval for PPD No. 2022-0031 to the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.

32. All improvements within the public right-of-way require a City of Rialto Encroachment Permit.

33. The applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance including any applicable Transportation Fair Share Contribution fees subject to the California Construction Cost Index (CCCI) for escalation of construction costs, prior to the issuance of any building permit related to the Project.

34. Prior to issuance of building permit, the applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance including Transportation Fair Share Contribution fees. The fair-share amount shall be subject to the California Construction Cost Index (CCCI) for escalation of construction costs.

35. The applicant is responsible for requesting address assignment from the Planning 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.

36. A separate Off-Site Construction Permit is required for each type of improvement within the public right-of-way, including street, dry utility, and wet utility (RWS only). To expedite and coordinate all improvements in the public right-of-way, the applicant shall submit a multi-phase master traffic control plan that includes all phases of construction (e.g., sewer, water, overhead, underground, etc.) prior to permit issuance. For simplicity, the Off-Site Construction Permits will replace individual Encroachment Permits typically obtained by the developer's contractor.

37. At the discretion of the City Engineer, the applicant shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 ("LLMD 2") or enter into a landscape maintenance agreement to be recorded on the property. 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, parkway, and/or easement landscaping, or any new public street lighting improvements, to be maintained by the City of Rialto. All final approved plans and documents required for the annexation shall be submitted by the property owner prior to issuance of a building permit. The annexation process shall be completed prior to recordation of any applicable Final Tract/Parcel Maps. For developments with no Final Maps or if the Final Map does not create any new parcels, the annexation process shall be completed prior to issuance of any certificate of occupancy. Due to the required City Council Public Hearing action, the annexation process takes months and as such the developer is advised to submit all plans and documents required for Special District annexation as early-on in the in the plan review and permitting process to avoid any delays with issuance of permit(s) and certificate(s) of occupancy or approval of final map(s).

38. The applicant shall submit off-site landscaping and irrigation system improvement plans for review and approval at the time of first (1st) public improvement plan submittal to the Engineering Services Department. The parkway irrigation system shall be separately metered from the on-site private irrigation to be maintained for a period of one (1) year and annexed into a Special District. The off-site landscape and irrigation plans must show separate electrical and water meters to be annexed into the Landscape and Lighting Maintenance District No. 2 via a City Council Public Hearing. The landscape and irrigation plans shall be approved concurrently with the street improvement plans, including the median portion, prior to issuance of a building permit. The landscaping architect must contact the City of Rialto Landscape Contract Specialist at (909) 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 Maintenance and Facilities' Landscape Maintenance District Guidelines.

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

40. The applicant shall install City Engineer approved deep root barriers, in accordance with the Engineering Services Department Landscape and Irrigation Guidelines, for all trees installed within ten (10) feet of the public sidewalk and/or curb.

41. All new street lights shall be installed on an independently metered, City-owned underground electrical system. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters. 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.

42. 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 frontages of Valley Boulevard, and Willow Avenue, as determined necessary by the City Engineer. New marbelite streetlight poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings, as determined necessary by the City Engineer. Additionally, the applicant shall provide 2" conduit and pull boxes along the opposite side of the street for continuation of the streetlight system for future built out.

43. The applicant shall submit street light improvement plans, along the entire project frontage, prepared by a registered California civil engineer to the Engineering Services Department for review. The plans shall be approved by the City Engineer prior to the issuance of building permit or off-site construction permit.

44. The applicant shall submit sewer improvement plans by a registered California civil engineer to the Engineering Services Department for review. The plans shall be approved by the City Engineer prior to the issuance of building permits in accordance with an approved Subdivision Improvement Agreement.

45. The applicant shall submit copies of approved water improvement plans prepared by a registered California civil engineer to the Engineering Services Department for record purposes. The plans shall be approved by Rialto Water Services, the City's water purveyor, prior to the issuance of building permits in accordance with an approved Subdivision Improvement Agreement.

46. The applicant shall submit a Precise Grading/Paving Plan prepared by a California registered civil engineer to the Engineering Services Department for review and approval. The Grading Plan shall be approved by the City Engineer prior to the issuance of any building permit.

47. 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. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of the Precise Grading Plan.

48. The project 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:

a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit issuance)
b. PUBLIC IMPROVEMENT PLAN – plans may include: Street, Signing & Striping, Landscape & Irrigation, traffic signal modification, etc. (prior to off-site construction permit issuance, whichever occurs first)
c. FINAL DRAINAGE STUDY (prior to grading plan approval)
d. FINAL WQMP (prior to grading plan approval)
e. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE ADJUSTMENT, LOT MERGER, VACATION, etc.) (prior to Building Permit Issuance or Occupancy Release).
f. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy approval)

49. The applicant shall provide rough grade (pad elevation) certification, engineered-fill certification, and compaction report for all building pads in conformance with the approved rough or precise grading plan, to the Engineering Services Department prior to construction of any building foundation or issuance of building permit.

50. Prior to issuance of building permit, the applicant shall submit a Public Improvement Agreement (PIA) and the required security to the Engineering Division for review and acceptance.

51. The applicant shall provide precise/final grade certification prior to Certificate of Occupancy approval.

52. Prior to issuance of a building permit, the applicant shall submit a Lot Merger addressing the 3 parcels, to the Engineering division for review and approval and recordation with the San Bernardino County Recorder's office

53. The public and 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.

54. Prior to grading plan approval, the applicant shall provide preliminary Southern California Edison (SCE) plans to the Engineering Division for review. The plans shall show undergrounding of overhead utilities as follows:
a. East side of Willow Avenue from Valley Boulevard to the northerly property line of APN 0132-202-05
b. North side of Valley Boulevard from Willow Avenue to the easterly project property line.
c. All improvements shall comply with City standards and requirements.

55. Construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete, as may be determined by the City Engineer. Paving of streets in one lift

prior to completion of on-site construction will not be allowed unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City Engineer, will require additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs, as required by the City Engineer.

56. All street cuts for utilities shall be repaired 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.

57. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets, all street and/or trench cuts in street newly paved or slurry will be subject to moratorium street repair standards as referenced in Section 11.04.145 of the Rialto Municipal Code. Contact the Engineering Services Department for a list of streets subject to the moratorium.

58. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Rialto Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e., Fontana Water Company, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.

59. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and new electrical distribution lines of sixteen thousand volts or less and overhead service drop conductors, and all telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground. Utility undergrounding shall extend to the nearest off-site power pole. This may require undergrounding beyond the project limits on Willow Avenue to prevent any existing poles to remain or new 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..

60. The applicant shall traffic signal modification 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 prior to the issuance of building permit or off-site construction permit. The traffic signal modifications shall include new or upgraded video detection system and new or upgraded battery backup system.

61. The applicant shall complete all required traffic signal modifications at the intersection of Willow Avenue and Valley Boulevard, to the satisfaction of the City Engineer. Improvements shall include, but are not limited to, video detection upgrades, Battery Backup System (BBS) upgrades, and ADA-compliant curb ramps for the entire intersection, prior to occupancy approval.

62. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or curbs along the entire project frontage, in accordance with the General Plan and the City of Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.

63. The applicant shall provide construction signage, lighting and barricading 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.

64. 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.

65. The applicant shall construct 4-inch conduit within the parkway area along the entire project frontages of Valley Boulevard, and Willow Avenue for future use.

66. The applicant shall dedicate and/or vacate additional right-of-way along the entire frontage of Valley Boulevard, as necessary, to provide the ultimate half-width of 50 feet, in accordance with the Gateway Specific Plan.

67. The applicant shall dedicate and/or vacate additional right-of-way along the entire frontage of Willow Avenue, as necessary, to provide the ultimate half-width of 32 feet, in accordance with the Gateway Specific Plan.

68. The applicant shall construct an 8-inch curb and gutter along the entire frontage of Valley Boulevard 48 feet south of centerline, in accordance with City of Rialto Standard Drawings and the General Plan or applicable Specific Plan, prior to the issuance of a Certificate of Occupancy.

69. The applicant shall construct an 8-inch curb and gutter along the entire frontage of Willow Avenue 20 feet east of centerline, in accordance with City of Rialto Standard Drawings and the General Plan or applicable Specific Plan, prior to the issuance of a Certificate of Occupancy.

70. The applicant shall replace any existing non-compliant, damaged, or unsatisfactory sidewalk along the project frontage to the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.

71. Prior to occupancy approval, 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.

72. The applicant shall construct three (3) new thirty-two (32) foot wide commercial driveway approaches along the Willow Avenue frontage, in accordance with City of Rialto Standard Drawing No. SC-214, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does exceed or will exceed 30 inches in height in order to maintain an appropriate corner sight distance, as required by the City Engineer. If necessary, additional right of way shall be dedicated on-site to construct a path of travel meeting ADA guidelines for the public.

73. The applicant shall construct a new thirty-two (32) foot wide commercial driveway approaches along the Valley Boulevard frontage, in accordance with City of Rialto Standard Drawing No. SC-214, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does exceed or will exceed 30 inches in height in order to maintain an appropriate corner sight distance, as required by the City Engineer. If necessary, additional right of way shall be dedicated on-site to construct a path of travel meeting ADA guidelines for the public.

74. Willow Avenue is designated a Collector in the Gateway Specific Plan with a 64-foot street right of way. The applicant shall submit street improvement plans that include, but are not limited to:
    a. Existing asphalt pavement within these limits shall be removed in order to construct half-street width plus 14 feet of new pavement with a minimum pavement section of 5 inches asphalt concrete (AC) pavement over 6 inches crushed aggregate base (CAB) and a minimum subgrade of 24 inches at 95%

relative compaction, or equal, in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from pavement core samples and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and geotechnical report, perform a 2" grind and overlay over the full street width using PG 64-10 ARHM CC-G.

75. Valley Boulevard is designated a Major Highway in the Gateway Specific Plan with a 100-foot street right of way. The applicant shall submit street improvement plans that include, but are not limited to:
    a. Existing asphalt pavement within these limits shall be removed in order to construct half-street width plus 14 feet of new pavement with a minimum pavement section of 5 inches asphalt concrete (AC) pavement over 6 inches crushed aggregate base (CAB) and a minimum subgrade of 24 inches at 95% relative compaction, or equal, in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from pavement core samples and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and geotechnical report, perform a 2" grind and overlay over the full street width using PG 64-10 ARHM CC-G.

76. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire project frontages of Valley Boulevard, and Willow Avenue, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.

77. 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 Engineering Services Department verification from Omnitrans acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines. Additionally, bus turnouts are required to accommodate proposed bus stops in accordance with the City Standards and as approved by the City Engineer.

78. The minimum pavement section for all on-site pavements shall be 3 inches asphalt concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 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.

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. Domestic water service to the underlying property is provided by Rialto Water Services. The applicant shall be responsible for coordinating with Rialto Water Services and complying with all requirements for establishing domestic water service to the property.

81. The applicant shall install a new domestic water line lateral connection to the main water line within either Valley Boulevard or Willow Avenue, pursuant to the Rialto Water Services requirements. A water line plan shall be approved by Rialto Water Services prior to issuance of building permits.

82. The applicant shall provide certification from Rialto Water Services that demonstrates that all water and/or wastewater service accounts for the project are documented, prior to the issuance of a Certificate of Occupancy or final inspection approval from the Engineering Services Department.

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

84. The applicant shall submit a 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 Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to the issuance of any building permit and shall be recorded at the San Bernardino County Recorder's Office prior to the issuance of a Certificate of Occupancy.

85. The applicant shall prepare a Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit. The applicant's contractor shall prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the General

Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP.

86. 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.

87. 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.

88. 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. All on-site and off-site designs must comply with NPDES stormwater regulations.

89. Prior to the issuance of a certificate of occupancy or final City approvals, the applicant shall demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.

90. The applicant shall provide a WQMP BMP certification, prior to the issuance of a Certificate of Occupancy.

91. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired 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 as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities

installed for the benefit of the proposed development (i.e. Rialto Water Services, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

92. The applicant shall adhere to the City Council approved franchise agreements and disposal requirements during all construction activities, in accordance with Section 8.08 (Refuse Collection of the City of Rialto Municipal Code).

93. 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 frontage of Valley Boulevard.
    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"

94. The applicant shall remove any graffiti within 24 hours, before, during, and post construction.

95. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

96. Prior to occupancy approval, all abandoned utilities shall be completely removed. Utilities may not be abandoned in place.

97. 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 Public Works Engineering, 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.

98. 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.).

99. 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.

100. The applicant shall design the structures to withstand ultimate wind speed of 130 miles per hour, exposure C and seismic zone D.

101. The applicant shall submit fire sprinkler, fire alarm systems, and fire hydrant plans to the Building Division for plan review concurrently with building plans and shall be approved prior to the issuance of a building permit.

102. 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.

103. The applicant shall install temporary construction fencing and screening around the perimeter of the project site. The fencing and screening shall be maintained at all times during construction to protect pedestrians.

104. 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.

105. 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.

106. 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.

107. 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.

108. 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.

109. Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to the Building Division, which include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record.

110. The applicant shall provide proof of payment to the Colton Joint Unified School District for all required school fees, prior to the issuance of a building permit.

111. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the California Building Code, Chapter 11.

112. The applicant shall place a copy of the Conditions of Approval herein on within the building plan check submittal set and include the PPD number on the right bottom corner cover page in 20 point bold, prior to the issuance of a building permit.

113. The applicant shall ensure that a minimum of 65% of all construction and demo debris shall be recycled using an approved City of Rialto recycling facility during construction. Copies of receipts for recycling shall be provided to the City Inspector and a copy shall be placed in the office of the construction site.

114. Prior to allowing flammable materials on the site, on site water service and fire hydrants shall be installed and approved by the Fire Department.

115. The applicant shall comply with all applicable requirements of the California Fire Code and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.

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

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

118. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas with a minimum of 2.0 foot-candles (at surface level) of light during the hours of

darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.

119. 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.

120. 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.

121. 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.

122. The applicant shall install Knox boxes immediately adjacent to the main entrance of the building and at least one (1) rear entrance on the building 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.

123. 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.

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

125. 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.

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

SECTION 5. The Mayor 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 9th day of June, 2026.

_____
JOE BACA, MAYOR

ATTEST:

_____

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM:

_____

ERIC S. VAIL, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the _____ day of _____, 2026.

Upon motion of Councilmember _____, seconded by Councilmember _____, 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 _____ day of _____, 2026.

_____

BARBARA MCGEE, CITY CLERK

Exhibit “A”

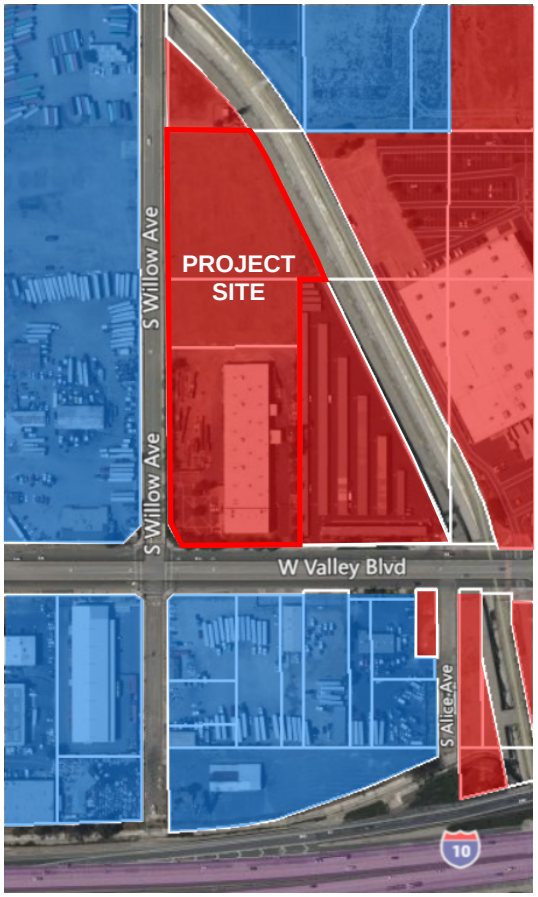
Project Plans

End of Exhibit A

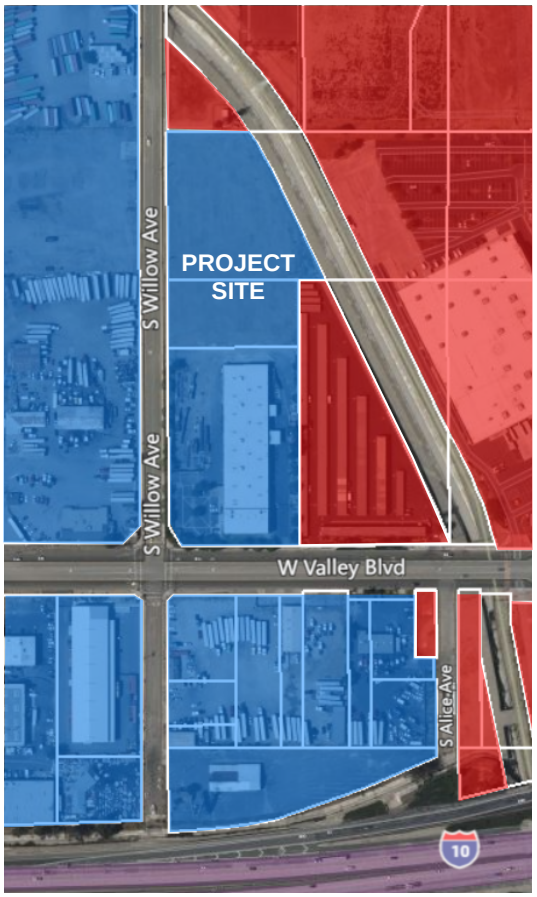
Project Location Map

GENERAL PLAN AMENDMENT EXHIBIT

EXISTING LAND USE



PROPOSED LAND USE



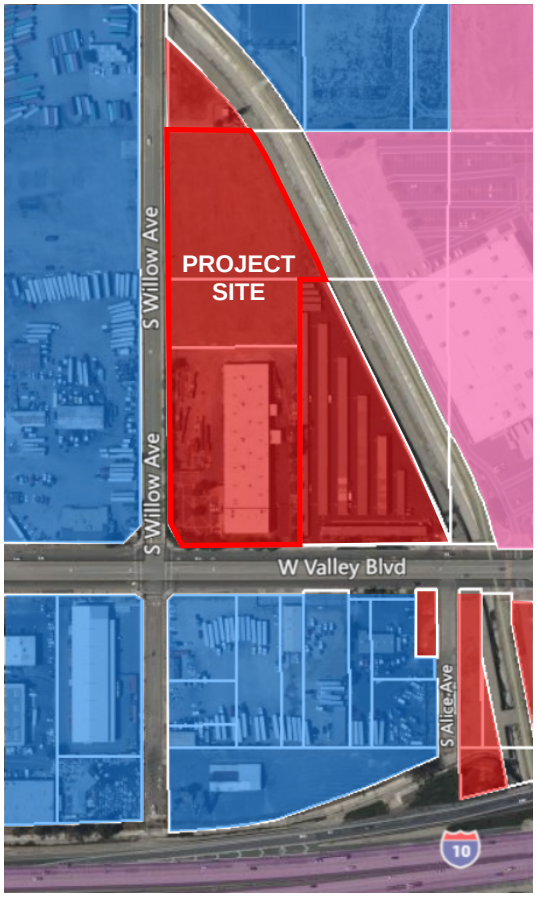
GP Land Use Legend:

General Commercial (GC) with a Specific Plan Overlay

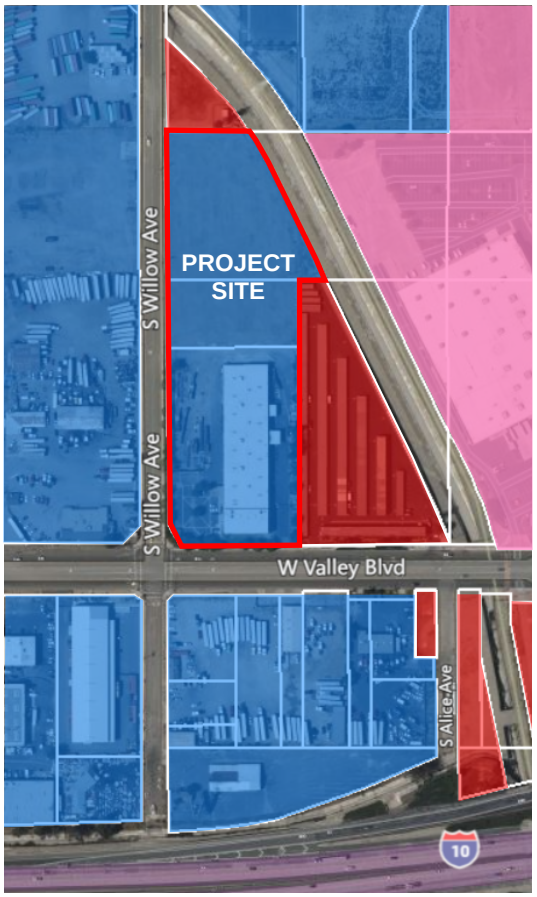
Business Park (BP) with a Specific Plan Overlay

SPECIFIC PLAN AMENDMENT EXHIBIT

EXISTING ZONING

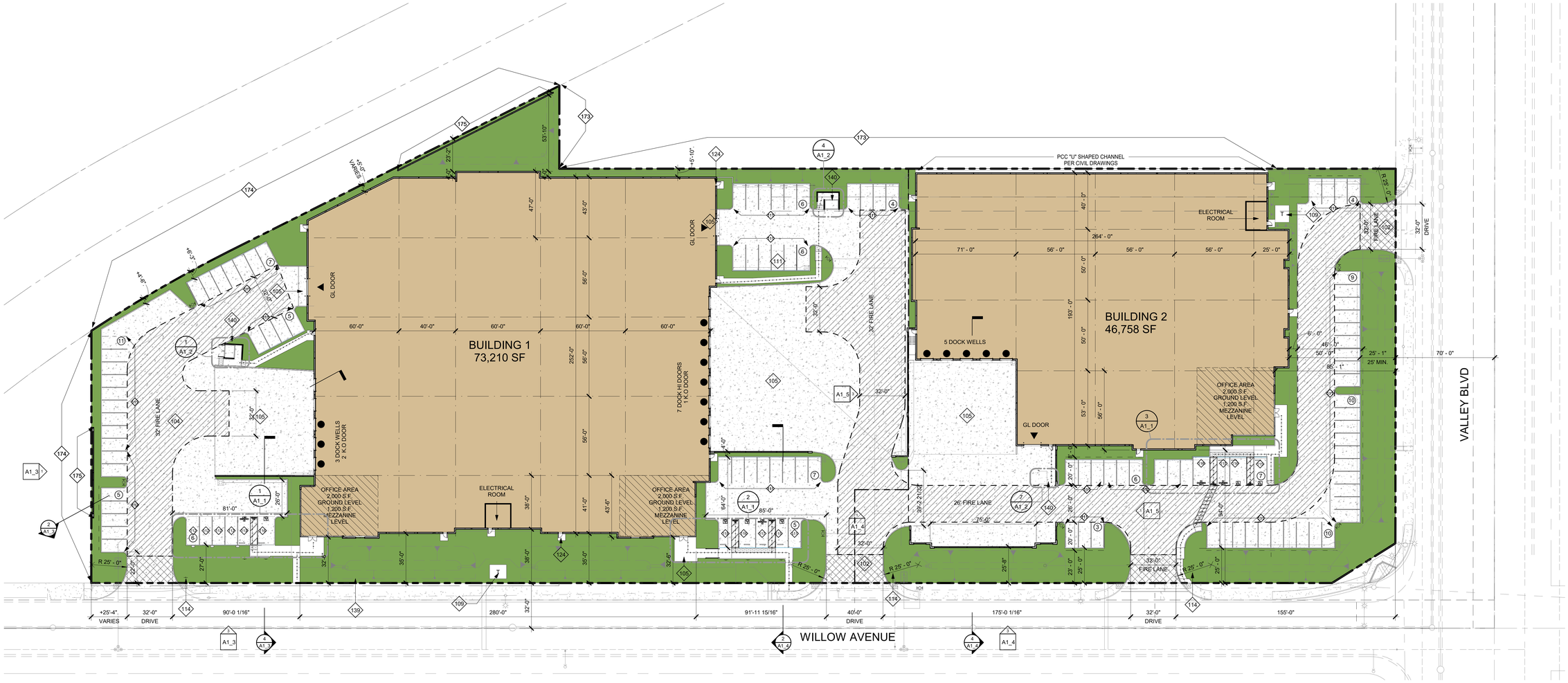


PROPOSED ZONING



Zoning Legend:

- Retail Commercial (R-C)
- Freeway Commercial (F-C)
- Industrial Park (I-P)



1 PROPOSED SITE PLAN
1" = 30'-0"

DEVELOPER/OWNER

ADDRESS: INVESTING BUILDING GROUP
CONTACT: BRIAN BARGEMANN
PHONE: 949.263.1111
EMAIL: BRIANB@IBG-USA.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: BRIDGET@HERDMAN-AD.COM

SCOPE OF WORK

CONSTRUCT TWO NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITIES WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT

LEGAL DESCRIPTION & ZONING

LEGAL DESCRIPTION: SEE CIVIL PLAN

ASSESSOR'S PARCEL NO: 0132-204-04, 0132-182-08 & -09

SPECIFIC PLAN LEGEND: GATEWAY SPECIFIC PLAN

ZONING: F-C (FREEWAY COMMERCIAL)

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMESIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL, AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FORM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES INDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 19/AD1.1

SHEET INDEX

A0	TITLE SHEET
A1	SITE PLAN
A1_1	ENLARGED SITE PLANS
A1_2	ENLARGED SITE PLANS
A1_3	SCREEN WALL PLAN & ELEVATIONS
A1_4	AERIAL IMAGE
A1_5	SITE PHOTOS
A2_1	GROUND LEVEL FLOOR PLAN_BUILDING 1
A2_2	GROUND LEVEL FLOOR PLAN_BUILDING 2
A3_1	ROOF PLAN BUILDING 1
A3_2	ROOF PLAN BUILDING 2
A4_1	EXTERIOR ELEVATIONS BUILDING 1
A4_2	EXTERIOR ELEVATIONS BUILDING 2
A4_3	MATERIAL BOARD
A4_4	AERIAL VIEW
A4_5	AERIAL VIEW
C1	TITLE SHEET
C2	DEMOLITION PLANS
C3	PRECISE GRADING PLANS
C4	PRECISE GRADING PLANS
C5	SECTIONS AND DETAILS
C6	TRUCK TURNING TEMPLATE
C7	TRUCK TURNING TEMPLATE
L1	CONCEPTUAL LANDSCAPE PLAN
L2	CONCEPTUAL LANDSCAPE PLAN
E1	PHOTOMETRIC PLAN

KEYNOTES

102	PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS.
104	ASPHALT PAVING.
105	CONCRETE PAVING.
109	(N) TRANSFORMER LOCATION.
111	TYP U.O.N., STANDARD PARKING STALL. 9'-0" WIDE x 20'-0" DEEP
112	EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL. PROVIDE FOR FUTURE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE
113	EVCS (ELECTRIC VEHICLE CHARGING STATION). PROVIDE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE.
114	ACCESSIBLE SITE ENTRANCE SIGN.
115	STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116	VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL
117	STANDARD ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
118	VAN ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 12'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
124	EXERIOR CONCRETE LANDING.
139	RETAINING WALL.
140	TRASH ENCLOSURE w/ ROOF COVERING.
173	EXISTING SCREEN WALL TO REMAIN.
174	EXISTING CHAIN LINK FENCE TO REMAIN.
175	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 5'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.

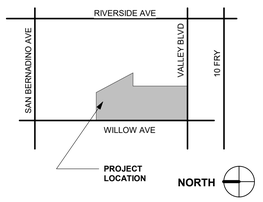
PROJECT INFORMATION

PROJECT INFORMATION - SCH 13		11.26.2024
NET SITE AREA	262,157 SF	6.02 AC
NET FAR		45.8%
MAX FAR		N/A
SPECIFIC PLAN		GATEWAY SPECIFIC PLAN
ZONE		F-C (FREEWAY COMMERCIAL)
STREET SETBACK		25' *
INT/REAR SETBACK		0'
	*SETBACK @ 1' PER 1' OF BUILDING HEIGHT	
CONSTRUCTION TYPE		III-B
ALLOWED MAX HEIGHT		55'
LANDSCAPE REQUIRED	10%	26,216 SF
LANDSCAPE PROVIDED	19.6%	53,477 SF

BUILDING 1		
BUILDING AREA		73,210 SF
FOOTPRINT		70,810 SF
WAREHOUSE	66,810	
OFFICE	4,000	
MEZZANINE		2,400 SF
OFFICE	2,400	
PARKING REQUIRED		60
WAREHOUSE @ 1/1,000 <10K SF	10	
WAREHOUSE @ 1/2,000 >10K SF	29	
GROUND FLOOR OFFICE @ 1/250	16	
NON-GROUND FLOOR OFFICE @ 1/500	5	
PARKING PROVIDED		62
STANDARD	47	
VAN ADA	1	
STND ADA	2	
VAN EVCS	1	
STND EVCS	1	
EV CAPABLE	10	

BUILDING 2		
BUILDING AREA		46,758 SF
FOOTPRINT		45,558 SF
WAREHOUSE	43,558	
OFFICE	2,000	
MEZZANINE		1,200 SF
OFFICE	1,200	
PARKING REQUIRED		38
WAREHOUSE @ 1/1,000 <10K SF	10	
WAREHOUSE @ 1/2,000 >10K SF	17	
GROUND FLOOR OFFICE @ 1/250	8	
NON-GROUND FLOOR OFFICE @ 1/500	3	
PARKING PROVIDED		49
STANDARD	39	
VAN ADA	1	
STND ADA	1	
VAN EVCS	1	
STND EVCS	1	
EVCS	6	

VICINITY MAP



SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED. SEE 3/AD1.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

IBG VALLEY BLVD
RIALTO, CA

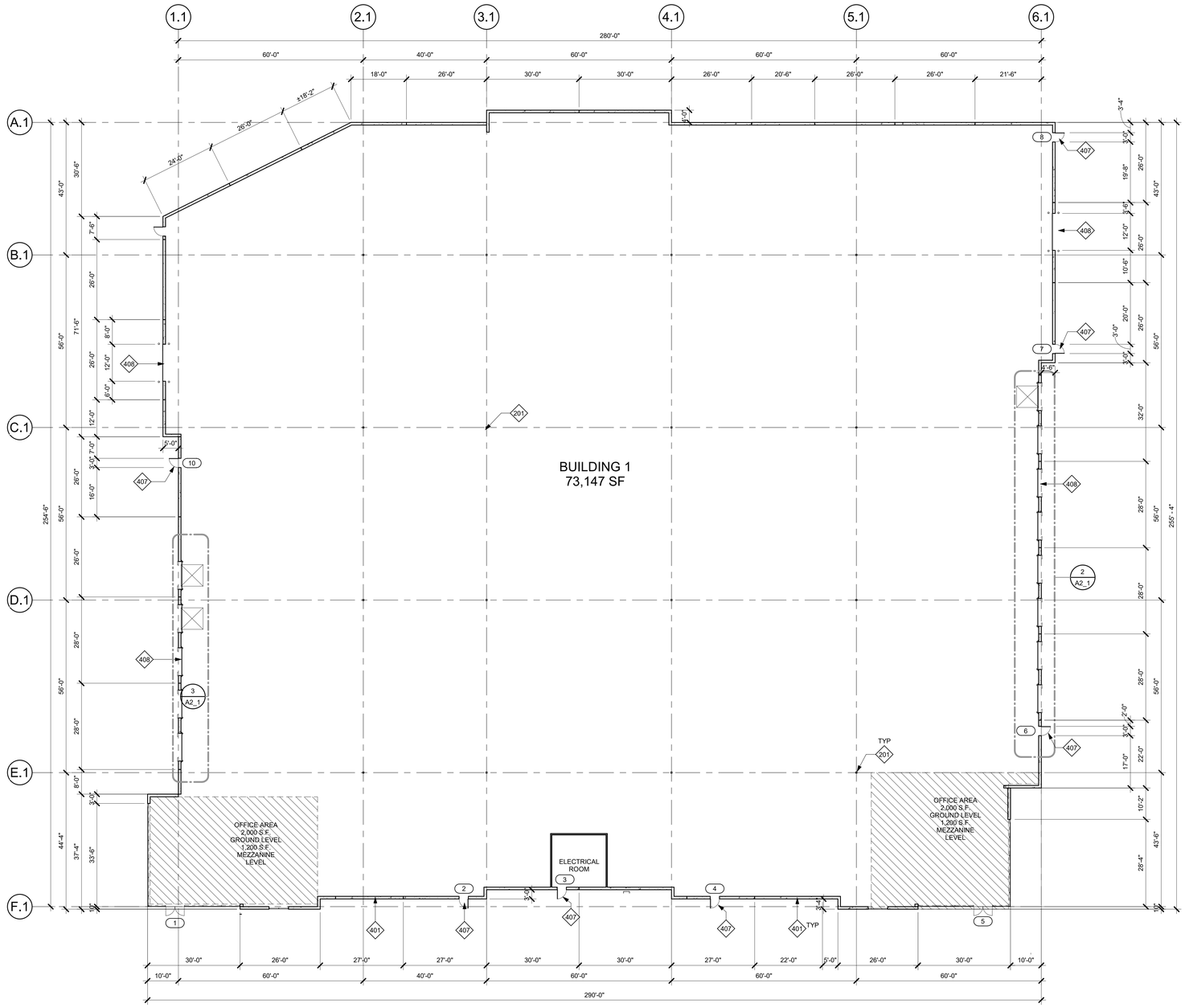
PROJECT
4TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A21-2181
01.28.2025

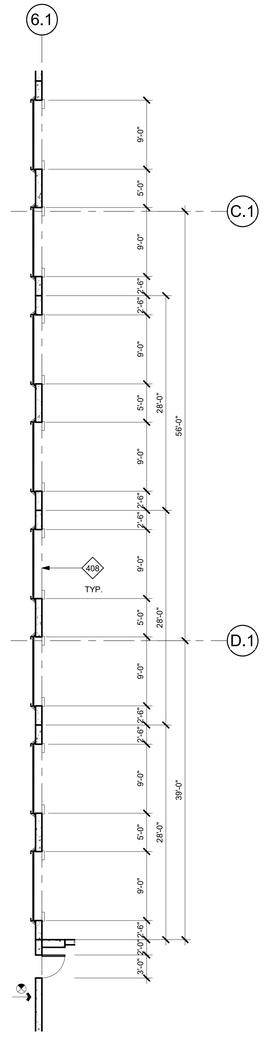
SITE PLAN

A1

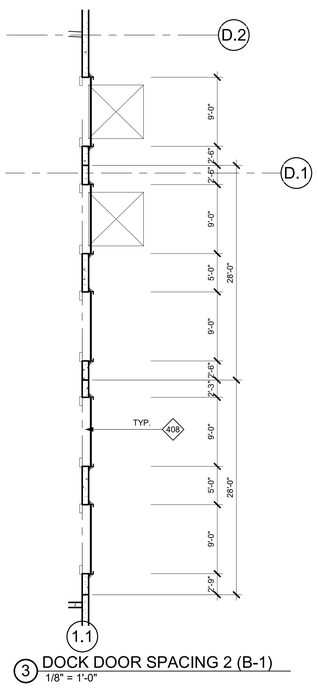
1/28/2025 1:31:22 PM



1 PROPOSED BUILDING FLOOR PLAN_B1
1/16" = 1'-0"



2 DOCK DOOR SPACING 1 (B-1)
1/8" = 1'-0"



3 DOCK DOOR SPACING 2 (B-1)
1/8" = 1'-0"

KEYNOTES

201	STRUCTURAL BUILDING COLUMN.
401	PAINTED CONCRETE TILT-UP WALL PANEL.
407	PAINTED HOLLOW METAL PEDESTRIAN DOOR.
408	STEEL SECTIONAL OVERHEAD DOOR.

FLOOR PLAN LEGEND

- EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADITIONAL INFORMATION
- STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION
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- A WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE
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9. NO SMOKING IS ALLOWED WITIHN 25' OF ALL BUILDING ENTRANCES, PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10. U.O.N @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.

PROJECT
IBG VALLEY BLVD
RIALTO, CA
4TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A21-2181
01.28.2025

GROUND LEVEL FLOOR PLAN_BUILDING 1

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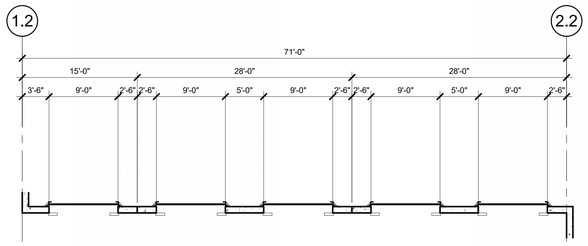
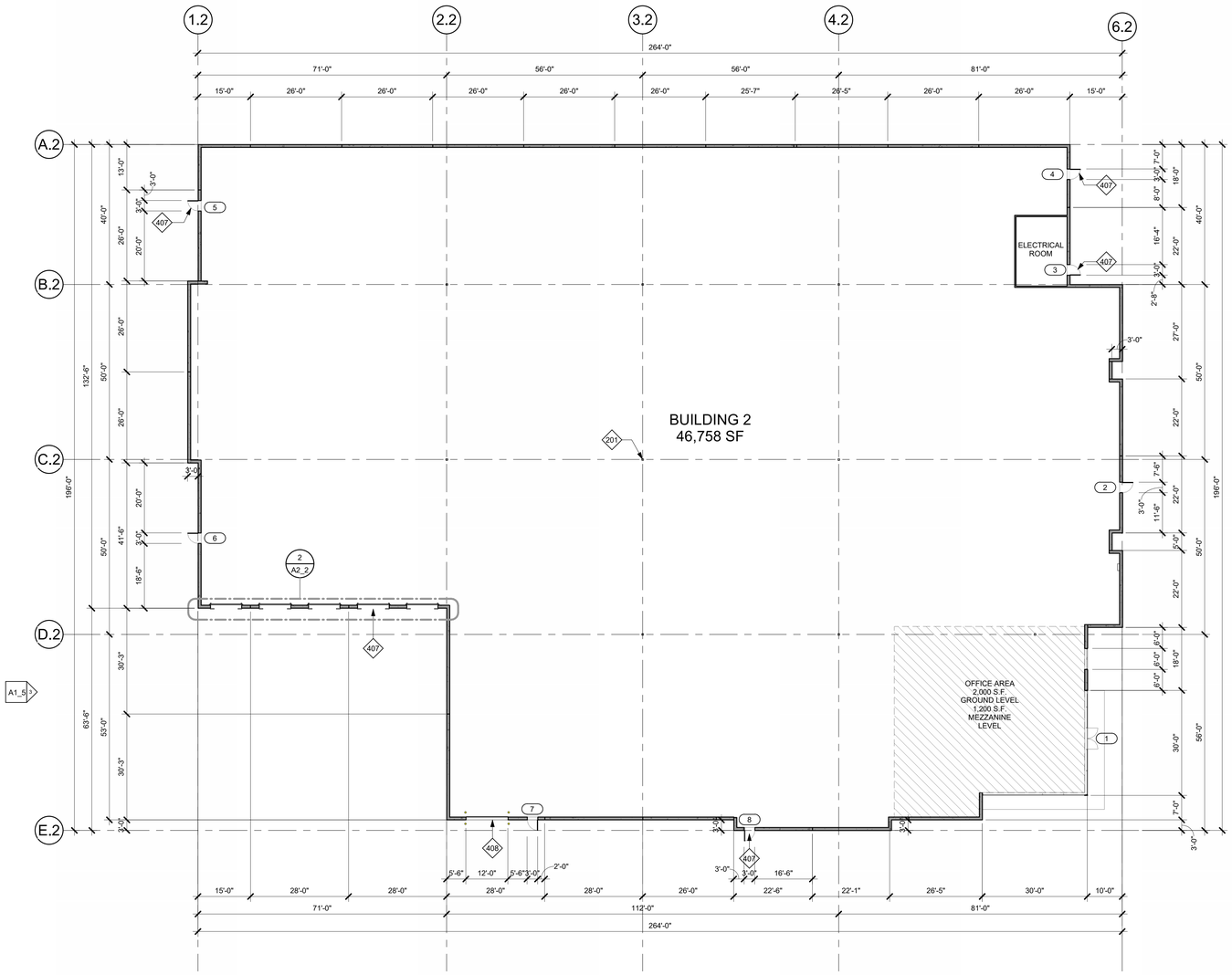


2 DOCK DOOR SPACING (B-2)
1/8" = 1'-0"



1 PROPOSED BUILDING FLOOR PLAN_B2
1/16" = 1'-0"

KEYNOTES

201 STRUCTURAL BUILDING COLUMN.
407 PAINTED HOLLOW METAL PEDESTRIAN DOOR.
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A21-2181
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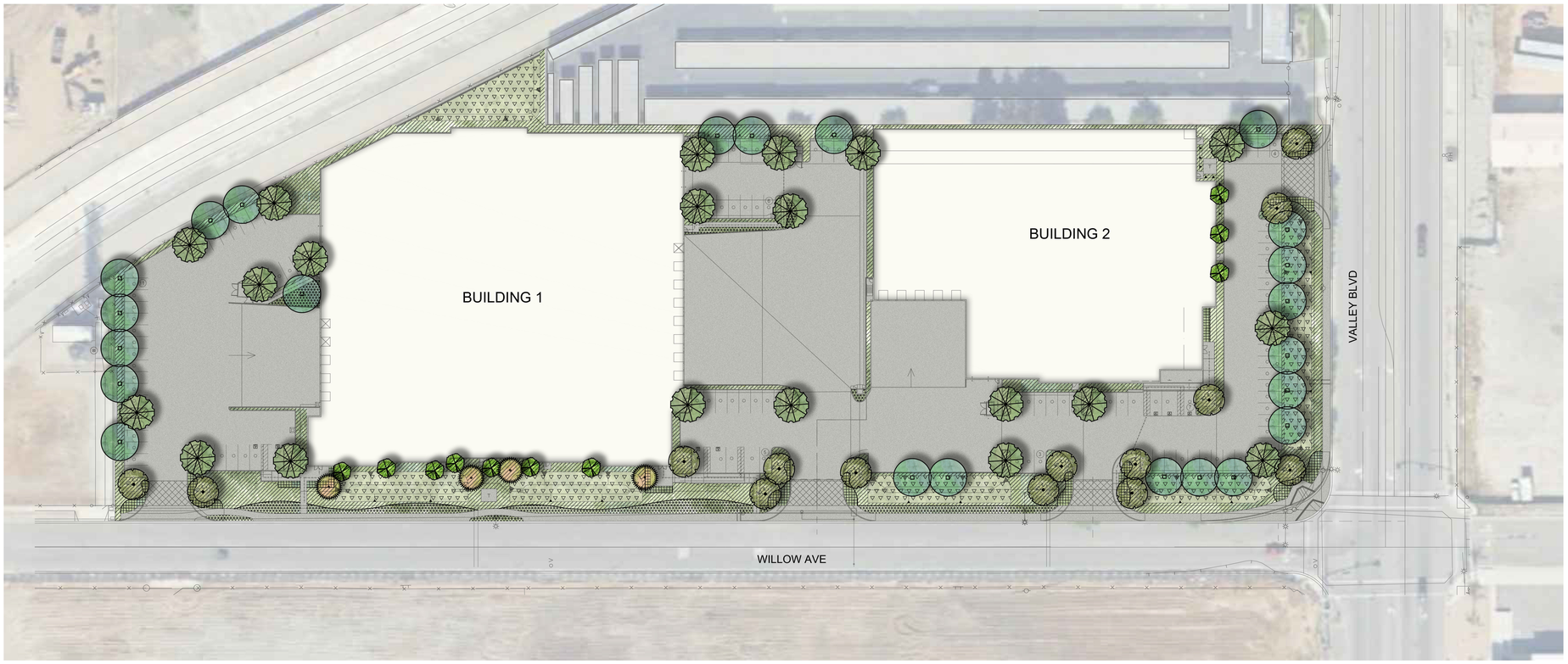
GROUND LEVEL FLOOR PLAN_BUILDING 2

A2_2



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chilopsis linearis Desert Willow	24" Box	4	L	Multi
	Chitalpa tashkentensis Chitalpa	24" Box	20	L	Standard
	Olea europaea Olive	48" Box	14	L	Multi
	Rhus lancea African Sumac	24" Box	23	L	Standard
	Tristania conferta Brisbane Box	15 Gal	10	M	Standard

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	SPACING
LARGE SCREEN SHRUBS					
	Heteromeles arbutifolia Toyon	5 Gal		M	5' OC 3' from hardscape
	Rhamnus californica Coffeeberry	5 Gal		L	4' OC 2.5' from hardscape
	Westringia fruticosa Coast Rosemary	5 Gal		L	5' OC 3' from hardscape
MEDIUM HEDGE SHRUBS					
	Acca sellowiana Pineapple Gauva	5 Gal		M	3' OC 2' from hardscape
	Baccharis p. 'Centenial' Coyote Bush	5 Gal		L	4' OC 2.5' from hardscape
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal		M	3' OC 2' from hardscape
	Cassia phyllodenia Silverleaf Cassia	5 Gal		L	4' OC 2.5' from hardscape
	Ligustrum j. Texanum Texas Privet	5 Gal		M	3' OC 2' from hardscape
	Rhaphiolepis i. 'Springtime' Indian Hawthorn	5 Gal		M	3' OC 2' from hardscape
	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal		L	3' OC 2' from hardscape
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal		L	4' OC 2.5' from hardscape
	Salvia greggii Autumn Sage	5 Gal		L	3' OC 2' from hardscape
	Salvia leucantha Mexican Sage	5 Gal		L	3' OC 2' from hardscape
	Muhlenbergia capillaris Pink Muhly	5 Gal		M	3' OC 2' from hardscape
	Muhlenbergia rigens Deer Grass	5 Gal		M	4' OC 2.5' from hardscape
SMALL HEDGE SHRUBS					
	Dietes bicolor Fortnight Lily	5 Gal		M	3' OC 2' from
	Eremphila g. 'Mingenew Gold' Emu Bush	5 Gal		M	5' OC 3' from hardscape
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal		L	3' OC 2' from hardscape
ACCENT PLANTS					
	Agave 'Blue Glow Blue Glow Agave	5 Gal		L	
	Aloe maculata Soap Aloe	5 Gal		L	
	Aloe striata Coral Aloe	1 Gal		L	
	Dasylerion wheeleri Desert Spoon	5 Gal		L	
	Hesperaloe parviflora Red Yucca	5 Gal		L	

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Baccharis p. 'Pigeon Point' Dwarf Coyote Bush	1 Gal	6' O.C.	L	
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	36" O.C.	M	
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	24" O.C.	M	
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosa 'Flower Carpet' -Red Red Flower Carpet Rose	1 Gal	30" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Trachelopspermum jasminiodes Star Jasmine	1 Gal	24" O.C.	M	

Basin Seed Mix

2000 lbs/ac	Wood cellulose fiber	4 lbs/ac	Descampsia cespitosa
800 lbs/ac	7-2-1 Biosol organic fertilizer	20 lbs/ac	Festuca rubra 'Molate'
150 lbs/ac	Stabilizing binder	6 lbs/ac	Hordium brachyantherum
20 lbs/ac	Endo net mycorrhizal inoculum	1 lbs/ac	Muhlenbergia rigens
1 lbs/ac	Achillea millefolium	3 lbs/ac	Muhlenbergia microsperma
1 lbs/ac	Eschshholzia caespitosa	3 lbs/ac	Hordium depressum
1 lbs/ac	Juncus bufonius		
6 lbs/ac	Leymus tritcoides Rio		

TREES

Chilopsis linearis /
Desert Willow

Chitalpa tashkentensis /
Chitalpa

Olea europaea /
Olive

Tristania conferta /
Brisbane Box

Rhus lancea /
African Sumac

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration Rate (Eto): 56.4

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area	ETAF x Area	Estimated Total Water Use (ETWU) Gallons per Year	Estimated Total Water Use (ETWU) Acre Feet per Year
Regular Landscape Areas Potable Water								
Low Water Use Landscape	0.2	Drip	0.81	0.25	5,223	21,515	29,587	0.09
Low/Med Use Landscape	0.3	Drip	0.81	0.37	60,763	14,344	236,085	0.72
Very Low	0.2	Rotary	0.81	0.2	-	12,569	-	0.00
Hydrozone 6	0.1	Bubbler	0.81	0.12	-	-	-	0.00
				Totals	**65,986**	**48,428**		
						ETWU Total	265,672	0.82
						Maximum Allowed Water Allowance (MAWA)	1,038,329	3.19
Special Landscape Areas Recycled Water								
Hydrozone 2	[redacted]			1	-	-	-	0.00
Hydrozone 2				1	-	-	-	0.00
Hydrozone 4				1	-	-	-	0.00
Hydrozone 6				1	-	-	-	0.00
				Totals	**-**	**-**		
						ETWU Total	**-**	0.00
						Maximum Allowed Water Allowance (MAWA)	**-**	0.00

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	48,428
Total Area	65,986
Average ETAF	**0.733913**

All Landscaep Areas	
Total ETAF x Area	48,428
Total Area	65,986

Irrigation Efficiency

Drip Irrigation	0.81
Overhead Spray	0.75
Rotors	0.75

N

0 20' 40' 80'

IBG Valley Boulevard

22-047
04.15.22
07.15.22
06.11.24

Rialto, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

DUDEK
MAIN OFFICE
605 THIRD STREET
ENCINITAS, CALIFORNIA 92024
T 800.450.1818 F 760.632.0164

This memo has been reviewed and there are no further comments, Justin P. Schlaefli, PE TE, TKE Engineering. JPS

TRANSPORTATION TECHNICAL MEMORANDUM

To:	Brian Bargeman, Investment Building Group
From:	Sabita Tewani, AICP, PTP, Senior Transportation Planner
Subject:	Trip Generation and Vehicle Miles Travel (VMT) Screening Analysis for the Willow and Valley Warehouses, City of Rialto
Date:	March 24, 2022, Revised July 21, 2025
cc:	Dennis Pascua, Dudek
Attachment(s):	A: Site Plan B: Project Trip Generation (Tables 1,2 and 3), Trip Distribution and Assignment (Figures 1, 2a, and 2b) C: Traffic Scope Approval Form D: SBCTA VMT Screening Summary for Project Site

This technical memorandum provides a trip generation and vehicle miles traveled (VMT) screening analysis of the Valley and Willow Warehouses (proposed project), located in the northwest quadrant of the Willow Avenue and Valley Boulevard intersection in the City of Rialto (City).

Per Senate Bill (SB) 743, the Governor's Office of Planning and Research (OPR)[1] was directed to amend the California Environmental Quality Act (CEQA) Guidelines to provide an alternative to level of service (LOS) for evaluating transportation impacts. CEQA Guidelines Section 15064.3(b) focuses on specific criteria (VMT) for determining the significance of transportation impacts. Under the new transportation guidelines, LOS, or vehicle delay, does not constitute an environmental impact. Vehicle miles traveled has been adopted as the most appropriate measure of transportation impacts under CEQA.

The City of Rialto has adopted the use of the VMT metric and has significance criteria for transportation impacts related to VMT. Additionally, the City still requires LOS analysis for General Plan consistency requirements. The following analysis has been prepared consistent with the City of Rialto's Draft Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (Updated December 2024) which provides guidance on the requirements to evaluate transportation impacts for projects. This analysis was conducted to determine the trip generation estimates and VMT screening analysis of the proposed project and to determine whether a detailed transportation analysis (LOS and/or VMT) would be required for the proposed project. As shown in the screening analysis below, the proposed project would not require a Traffic Impact Analysis (TIA) or further VMT analysis. The City's Traffic Scope Approval Form to support the LOS and VMT screening is also attached with this memorandum (see Attachment C).

[1] Effective July 1, 2024, the Governor's Office of Planning and Research was renamed the Governor's Office of Land Use and Climate Innovation (LCI).

1.0 Project Description

The project would include construction of two warehouse buildings of approximately 75,109 square feet (SF), (inclusive of 6,400 SF of mezzanine/office spaces), and 46,793 SF (inclusive of 3,200 SF of mezzanine/office spaces) located in the northwest quadrant of the Willow Avenue and Valley Boulevard intersection. The proposed project would replace 33,000 SF of existing warehouse building and would therefore, result in construction of net new 88,902 SF[2] warehouse use on the existing site.

Regional access to the project site is available from Interstate (I) 10 via Riverside Avenue. Additional regional access to the project area is available from I-215 to the east, Foothill Boulevard (Historic Route 66) to the north, and I-15 to the west. The proposed project would be accessed via four driveways - three driveways on the western portion of the site on Willow Avenue, and one driveway on the southern portion of the site on Valley Boulevard. The three western driveways would serve passenger vehicles and trucks and would be full access and the one southern driveway would serve passenger vehicles.

The project would include a total of 116 passenger parking stalls and 12 high dock door parking stalls. The project would provide for adequate parking per City's municipal code. The site plan of the proposed project includes the detailed parking summary and is included as an attachment (see Attachment A).

2.0 Trip Generation

Table 1 provides a summary of trip generation estimates for the project based on ITE's *Trip Generation, 11th Edition,* for Warehousing use (ITE Code 150). Additionally, the City implements the South Coast Air Quality Management District's (SCAQMD) recommendation requiring that warehousing use a minimum truck trip rate of 40% of total project traffic. The total percentage of truck trips were further divided by 2-axle, 3-axle, and 4+ axle trucks per current measured rates in the City and provided in the draft TIA guidelines. These truck trips generated by the project were then converted to Passenger Car Equivalent (PCE) trips by using recommended PCE factors. PCE factors recommended by the City were used to estimate the total PCE trips for the project.

Table 1: Project Trip Generation Summary

Land Use	Daily Trip Rate/ Unit		AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates and Trip Generation								
Warehousing[1] (ITE Code 150)	1.71/TSF		0.13	0.04	0.17	0.05	0.13	0.18
Land Use	**Units**	**Daily**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Proposed	121.902 TSF	208	16	5	21	6	16	22
Existing	33.000 TSF	56	4	2	6	2	4	6

[2] The Technical Memorandum and the trip Generation estimates correspond to a higher square footage for the proposed project in the analysis compared to the currently proposed square footage per latest site plan. As shown in Attachment A Site Plan, the revised version of the site plan would result in a total of proposed 119,968 SF and net new 86,968 SF. Therefore, the analysis included in this memorandum and the attached Traffic Scoping Form is conservative.

Table 1: Project Trip Generation Summary

Net New	88.902 TSF	152	-12	3	15	4	12	16	
Land Use	Vehicle Classification (%)	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
Net New Trip Generation									
Vehicle Mix[2] and Non PCE Trips (88.902 TSF)	**Passenger Cars (60.0%)**	**91**	**7**	**2**	**9**	**3**	**7**	**10**	
	2-axle Trucks (0.8%)	1	0	0	0	0	0	0	
	3-axle Trucks (11.2%)	17	1	0	2	1	0	2	
	4+axle Trucks (28.0%)	43	3	1	4	2	2	4	
	Non PCE Trips	**152**	**12**	**3**	**15**	**4**	**12**	**16**	
Passenger-Car Equivalence (PCE)									
PCE Factors[3] and PCE Trips (88.902 TSF)	Passenger Cars (1.0 PCE)	91	7	2	10	3	7	10	
	2-axle Trucks (1.5 PCE)	2	0	0	0	0	0	0	
	3-axle Trucks (2.0 PCE)	34	2	0	2	2	0	2	
	4+axle Trucks (3.0 PCE)	128	9	3	12	5	7	12	
	Total PCE Trips	**255**	**18**	**5**	**23**	**10**	**14**	**24**	

Notes: TSF = Thousand Square Feet, PCE = Passenger Car Equivalent
Some of the totals may not match exactly due to rounding.

1 Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 150 – Warehousing.

2 Per City of Rialto's TIA Guidelines (October 2021), 40% of the daily trips are truck trips (per AQMD staff recommendation included in CalEEMod v. 2013.2 Appendix E Technical Source Documentation, Fleet Mix) for warehousing uses i.e. ITE Code 150. The vehicle mix for trucks i.e. 2-axle, 3-axle, and 4+ axle trucks are per current measured rates in the City and provided in the draft TIA guidelines.

3 Passenger Car Equivalent (PCE) factors are assumed to be 1.0 for passenger vehicles, 1.5 and 2.0 for 2-axle and 3-axle trucks, and 3.0 for 4-axle trucks per City of Rialto TIA Guidelines (October 2021)

The existing warehouse on the project site would be replaced by the proposed project, therefore, the trip generation was estimated for the net new proposed use i.e., approximately 88,902 SF of warehouse use. Because the existing uses are currently operational, an existing use trip credit was applied to estimate the project's net new trip generation. As shown in Table 1, the proposed project would generate approximately 152 net new daily trips, with 15 net new trips (12 inbound and 3 outbound) in the AM peak hour, and 16 net new trips (4 inbound and 12 outbound) in the PM peak hour. Adjusting for PCE, the trip generation is approximately 255 net new daily PCE trips, 23 net new AM PCE peak hour trips (18 inbound and 5 outbound) and 24 net new PM PCE peak hour trips (10 inbound and 14 outbound). Separate tables for the project's existing, proposed and net trip generation are provided in Attachment B.

3.0 LOS Screening Analysis

Per City's TIA Guidelines (Updated December 2024), the proposed project would not generate 50 or add more AM or PM peak hour trips to the existing circulation system. Figures 1, 2a and 2b illustrating the project's trip distribution and assignment are provided in Attachment B. There are no other operational concerns in the vicinity of the project site known at the time of this writing. Therefore, the proposed project would not require a quantitative LOS analysis. Attachment C includes the City's Traffic Scoping Form to support exemption from LOS analysis.

4.0 VMT Screening Analysis

The Governor's Office of Planning and Research (OPR) prepared a comprehensive update to the CEQA Guidelines in 2017 that were approved by the California Natural Resources Agency in December 2018, requiring that lead agencies use VMT for analyzing transportation impacts. CEQA Guidelines Section 15064.3 states that "generally, vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts," and define VMT as "the amount and distance of automobile travel attributable to a project." Note that "automobile" refers to on-road passenger vehicles, specifically cars and light trucks. Heavy-duty truck VMT does not need to be included in the analysis per SB 743 requirements. Other relevant considerations may include the effects of the project on transit and non-motorized traveled.

The OPR's Technical Advisory suggests that agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing. The guidance recommended by OPR has been used by the City to be better suited to the local and sub-area conditions of Rialto within the San Bernardino County. The proposed project would be screened out using the City's low VMT area criterion for screening, as discussed below.

Per OPR's Technical Advisory and City of Rialto's TIA Guidelines, if a project generates less than 110 daily trips (from passenger vehicles), it can be screened out from conducting a VMT analysis, using the Small Project Screening criteria. Using the ITE Trip Manual, 11th Edition, as shown in Table 1, the project would generate a total of 125 daily passenger vehicle trips or 91 net new daily passenger vehicle trips, therefore can be potentially screened out using the Small Project Screening criteria when applied to net new daily trips. However, because the proposed project generates 125 daily trips under the proposed conditions, it doesn't adequately meet the threshold of 110 daily trips or less to use Small Project Screening criteria.

Per City's TIA guidelines, residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per capita or per employee that is consistent with the existing land uses in that low VMT generating area. The City's guidelines recommend using production-attraction (PA) VMT when there is a need to isolate home-based work VMT for the purposes of isolating commute VMT. Because the project is primarily an employment-based use, it is acceptable to use PA VMT for determining the project's VMT screening using the SBCTA VMT Evaluation Tool. The project is consistent with existing industrial land uses in its vicinity and is therefore consistent with VMT analysis provided by the tool.

As shown in Table 5. Project VMT Summary, the jurisdiction baseline PA VMT per worker is 16.9 and the threshold is 16.9 or below. It should be noted that the recommended threshold for the County is 32.7 VMT per service employee. Service population is a total of residents and employees or workers in a zone. The project's service population consists of only workers; therefore, the project's PA VMT per worker if compared to the threshold of VMT per service population would be significantly lower. As the proposed project would not exceed the PA VMT baseline of 16.9 and would be significantly below 32.7 VMT per service population, it would be screened out using the SBCTA VMT Evaluation tool. The project's VMT would result in a **less than significant impact**.

Table 5. Project VMT Summary

Criteria	VMT per Worker
Jurisdiction (Baseline) VMT	16.9 PA VMT per Worker
VMT Threshold (below Baseline)	16.9 PA VMT per Worker
TAZ VMT (Project VMT)	16.9 PA VMT per Worker
Project VMT Impact	Less than Significant

Source: Attachment D

Notes: VMT = vehicle miles traveled, TAZ = Traffic Analysis Zone

Per the City's TIA Guidelines (City of Rialto 2024) and for purposes of compliance with Senate Bill 743, a detailed VMT analysis is not required for the proposed project.

5.0 Conclusions

Based on the trip generation analysis above, the proposed project would generate less than 110 daily net new passenger vehicle trips. The proposed project is consistent with the existing uses and is located in a low VMT generating zone per SBCTA VMT Evaluation Tool using the selected VMT per worker metric. Per the City's TIA guidelines, the proposed project would be screened out from conducting further VMT analysis and presumed to have a less than significant VMT impact. Thus, the project would not require any mitigation.

Based on the trip generation analysis above, adjusting for PCE, the project would generate approximately 23 net new AM PCE peak hour trips (18 inbound and 5 outbound) and 24 net new PM PCE peak hour trips (10 inbound and 14 outbound). Per the City's TIA guidelines and project's trip generation estimates, the proposed project would not be required to prepare a LOS analysis.

6.0 References

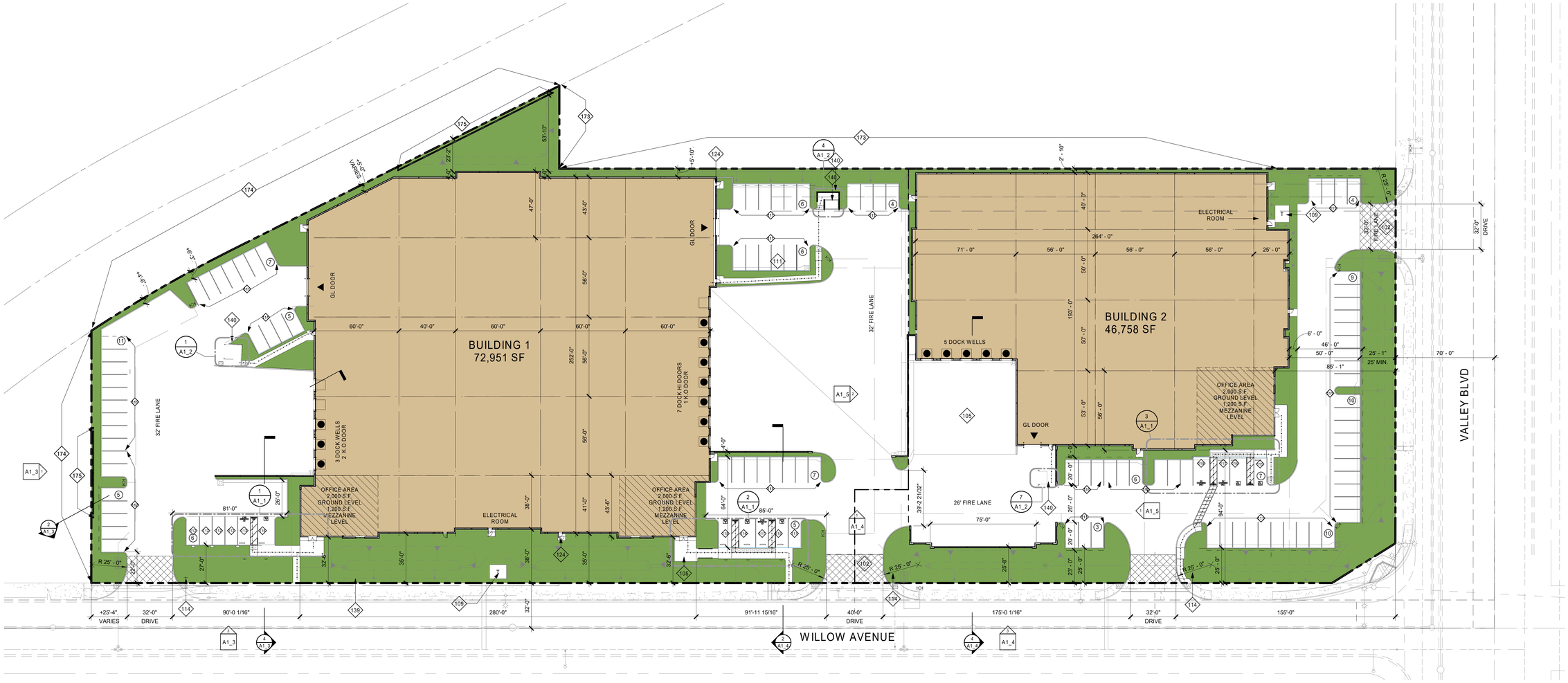
City of Rialto. 2024. *Traffic Impact Analysis Preparation Guide for Vehicle Miles Traveled (VMT) and Level of Service (LOS) Assessment*. Updated December 2024.

ITE (Institute of Transportation Engineers). 2021. *Trip Generation Manual*. 11th ed.

OPR (California Governor's Office of Planning and Research). 2018. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December 2018. http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf.

Attachment A

Site Plan



1 PROPOSED SITE PLAN
1" = 30'-0"

DEVELOPER/OWNER

ADDRESS: INVESTING BUILDING GROUP
CONTACT: BRIAN BARGEMANN
PHONE: 949.263.1111
EMAIL: BRIANB@IBG-USA.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: BRIDGET@HERDMAN-AD.COM

SCOPE OF WORK

CONSTRUCT TWO NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITIES WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT

LEGAL DESCRIPTION & ZONING

LEGAL DESCRIPTION: SEE CIVIL PLAN

ASSESSOR'S PARCEL NO: 0132-204-04, 0132-182-08 & -09

SPECIFIC PLAN LEGEND: GATEWAY SPECIFIC PLAN

ZONING: F-C (FREEWAY COMMERCIAL)

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMESIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FORM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES INDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 19/AD1.1

SHEET INDEX

A0	TITLE SHEET
A1	SITE PLAN
A1_1	ENLARGED SITE PLANS
A1_2	ENLARGED SITE PLANS
A1_3	SCREEN WALL PLAN & ELEVATIONS
A1_4	AERIAL IMAGE
A1_5	SITE PHOTOS
A2_1	GROUND LEVEL FLOOR PLAN_BUILDING 1
A2_2	GROUND LEVEL FLOOR PLAN_BUILDING 2
A3_1	ROOF PLAN BUILDING 1
A3_2	ROOF PLAN BUILDING 2
A4_1	EXTERIOR ELEVATIONS BUILDING 1
A4_2	EXTERIOR ELEVATIONS BUILDING 2
A4_3	MATERIAL BOARD
A4_4	AERIAL VIEW
A4_5	AERIAL VIEW
C1	TITLE SHEET
C2	DEMOLITION PLANS
C3	PRECISE GRADING PLANS
C4	PRECISE GRADING PLANS
C5	SECTIONS AND DETAILS
C6	TRUCK TURNING TEMPLATE
C7	TRUCK TURNING TEMPLATE
L1	CONCEPTUAL LANDSCAPE PLAN
L2	CONCEPTUAL LANDSCAPE PLAN
E1	PHOTOMETRIC PLAN

KEYNOTES

102	PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS.
105	CONCRETE PAVING.
109	(N) TRANSFORMER LOCATION.
111	TYP U.O.N., STANDARD PARKING STALL. 9'-0" WIDE x 20'-0" DEEP
112	EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL. PROVIDE FOR FUTURE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE
113	EVCS (ELECTRIC VEHICLE CHARGING STATION). PROVIDE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE.
114	ACCESSIBLE SITE ENTRANCE SIGN.
115	STANDARD ACCESIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116	VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL.
117	STANDARD ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
118	VAN ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 12'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
124	EXERIOR CONCRETE LANDING.
139	RETAINING WALL.
140	TRASH ENCLOSURE w/ ROOF COVERING.
173	EXISTING SCREEN WALL TO REMAIN.
174	EXISTING CHAIN LINK FENCE TO REMAIN.
175	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 5'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.

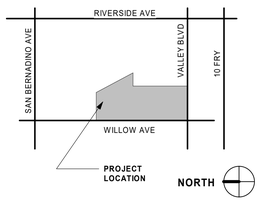
PROJECT INFORMATION

PROJECT INFORMATION - SCH 13		11.26.2024
NET SITE AREA	262,157 SF	6.02 AC
NET FAR		45.8%
MAX FAR		N/A
SPECIFIC PLAN		GATEWAY SPECIFIC PLAN
ZONE		F-C (FREEWAY COMMERCIAL)
STREET SETBACK		25' *
INT/REAR SETBACK		0'
		*SETBACK @ 1' PER 1' OF BUILDING HEIGHT
CONSTRUCTION TYPE		III-B
ALLOWED MAX HEIGHT		55'
LANDSCAPE REQUIRED	10%	26,216 SF
LANDSCAPE PROVIDED	19.6%	53,477 SF

BUILDING 1		
BUILDING AREA	73,210	SF
FOOTPRINT	70,810	SF
WAREHOUSE	66,810	
OFFICE	4,000	
MEZZANINE	2,400	SF
OFFICE	2,400	
PARKING REQUIRED	60	
WAREHOUSE @ 1/1,000 <10K SF	10	
WAREHOUSE @ 1/2,000 >10K SF	29	
GROUND FLOOR OFFICE @ 1/250	16	
NON-GROUND FLOOR OFFICE @ 1/500	5	
PARKING PROVIDED	62	
STANDARD	47	
VAN ADA	1	
STND ADA	2	
VAN EVCS	1	
STND EVCS	1	
EV CAPABLE	10	

BUILDING 2		
BUILDING AREA	46,758	SF
FOOTPRINT	45,558	SF
WAREHOUSE	43,558	
OFFICE	2,000	
MEZZANINE	1,200	SF
OFFICE	1,200	
PARKING REQUIRED	38	
WAREHOUSE @ 1/1,000 <10K SF	10	
WAREHOUSE @ 1/2,000 >10K SF	17	
GROUND FLOOR OFFICE @ 1/250	8	
NON-GROUND FLOOR OFFICE @ 1/500	3	
PARKING PROVIDED	49	
STANDARD	39	
VAN ADA	1	
STND ADA	1	
VAN EVCS	1	
STND EVCS	1	
EVCS	6	

VICINITY MAP



SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED. SEE 3/AD1.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

PROJECT
IBG VALLEY BLVD
RIALTO, CA
3RD PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A21-2181
06.14.2024

SITE PLAN

A1

11/26/2024 2:31:10 PM

Attachment B

- Project Trip Generation (Tables 1,2, and 3)
- Trip Distribution and Assignment (Figures 1, 2a and 2b)

Table 1 - Net Trip Generation for Willow and Valley Warehouse, Rialto

Land Use	ITE Code	Size/Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
TRIP RATES [1]									
Warehousing	150	TSF	1.71	0.13	0.04	0.17	0.05	0.13	0.18
TRIP GENERATION									
Proposed Warehouse	150	121.902 TSF	208	16	5	21	6	16	22
Existing Warehouse	150	33.000 TSF	56	4	2	6	2	4	6
Net New Warehouse	150	88.902 TSF	152	12	3	15	4	12	16
NET NEW PROJECT TRIP GENERATION									
Vehicle Mix[2]		**Percent**[2]							
Passenger Vehicles		60.0%	91	7	2	9	3	7	10
Trucks		40.0%	61	4	1	5	2	3	5
2-Axle Trucks		*0.8%*	1	0	0	0	0	0	0
3-Axle Trucks		*11.2%*	17	1	0	2	1	0	2
4+-Axle Trucks		*28.0%*	43	3	1	4	2	2	4
Net New Project Trip Generation Non-PCE			**152**	**12**	**3**	**15**	**4**	**12**	**16**
		PCE Factor[3]							
Passenger Vehicles		1.0	91	7	2	10	3	7	10
2-Axle Trucks		1.5	2	0	0	0	0	0	0
3-Axle Trucks		2.0	34	2	0	2	2	0	2
4+-Axle Trucks		3.0	128	9	3	12	5	7	12
Net New Project Trip Generation Non-PCE			**255**	**18**	**5**	**23**	**10**	**14**	**24**

Notes: TSF = Thousand Square Feet; PCE = Passenger Car Equivalent

[1]Trip rates from the Institute of Transportation Engineers (ITE), *Trip Generation, 11th Edition, 2021.*

[2] Per City of Rialto's TIA Guidelines (October 2021), 40% of the daily trips are truck trips (per AQMD staff recommendation included in CalEEMod v. 2013.2 Appendix E Technical Source Documentation, Fleet Mix) for warehousing uses i.e. ITE Code 150. The vehicle mix for trucks i.e. 2-axle, 3-axle, and 4+ axle trucks are per current measured rates in the City and provided in the draft TIA guidelines.

[3] Passenger Car Equivalent (PCE) factors are assumed to be 1.0 for passenger vehicles, 1.5 and 2.0 for 2-axle and 3-axle trucks, and 3.0 for 4-axle trucks per City of Rialto TIA Guidelines (October 2021)

Table 2 - Total Trip Generation for Willow and Valley Warehouses, Rialto

Land Use	ITE Code	Size/Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
TRIP RATES [1]									
Warehousing	150	TSF	1.71	0.13	0.04	0.17	0.05	0.13	0.18
TRIP GENERATION									
Willow and Valley Warehouse	150	121.902 TSF	208	16	5	21	6	16	22
PROJECT TRIP GENERATION									
Vehicle Mix[2]		**Percent**[2]							
Passenger Vehicles		60.0%	125	10	3	13	4	9	13
Trucks		40.0%	83	6	2	8	2	6	8
2-Axle Trucks		*0.8%*	*2*	*0*	*0*	*0*	*0*	*0*	*0*
3-Axle Trucks		*11.2%*	*23*	*1*	*1*	*2*	*1*	*1*	*2*
4+-Axle Trucks		*28.0%*	*58*	*5*	*1*	*6*	*2*	*4*	*6*
Project Trip Generation Non-PCE			***208***	***16***	***5***	***21***	***6***	***15***	***21***
		PCE Factor[3]							
Passenger Vehicles		1.0	125	10	3	13	4	9	13
2-Axle Trucks		1.5	3	0	0	0	0	0	0
3-Axle Trucks		2.0	47	2	2	4	2	2	4
4+-Axle Trucks		3.0	175	15	3	18	5	13	18
Project Trip Generation W/PCE			***349***	***27***	***8***	***35***	***11***	***25***	***36***

Notes: TSF = Thousand Square Feet; PCE = Passenger Car Equivalent

[1]Trip rates from the Institute of Transportation Engineers (ITE), *Trip Generation, 11th Edition, 2021.*

[2] Per City of Rialto's TIA Guidelines (October 2021), 40% of the daily trips are truck trips (per AQMD staff recommendation included in CalEEMod v. 2013.2 Appendix E Technical Source Documentation, Fleet Mix) for warehousing uses i.e. ITE Code 150. The vehicle mix for trucks i.e. 2-axle, 3-axle, and 4+ axle trucks are per current measured rates in the City and provided in the draft TIA guidelines.

[3] Passenger Car Equivalent (PCE) factors are assumed to be 1.0 for passenger vehicles, 1.5 and 2.0 for 2-axle and 3-axle trucks, and 3.0 for 4-axle trucks per City of Rialto TIA Guidelines (October 2021)

Table 3 - Existing Trip Generation for Project Site, Rialto

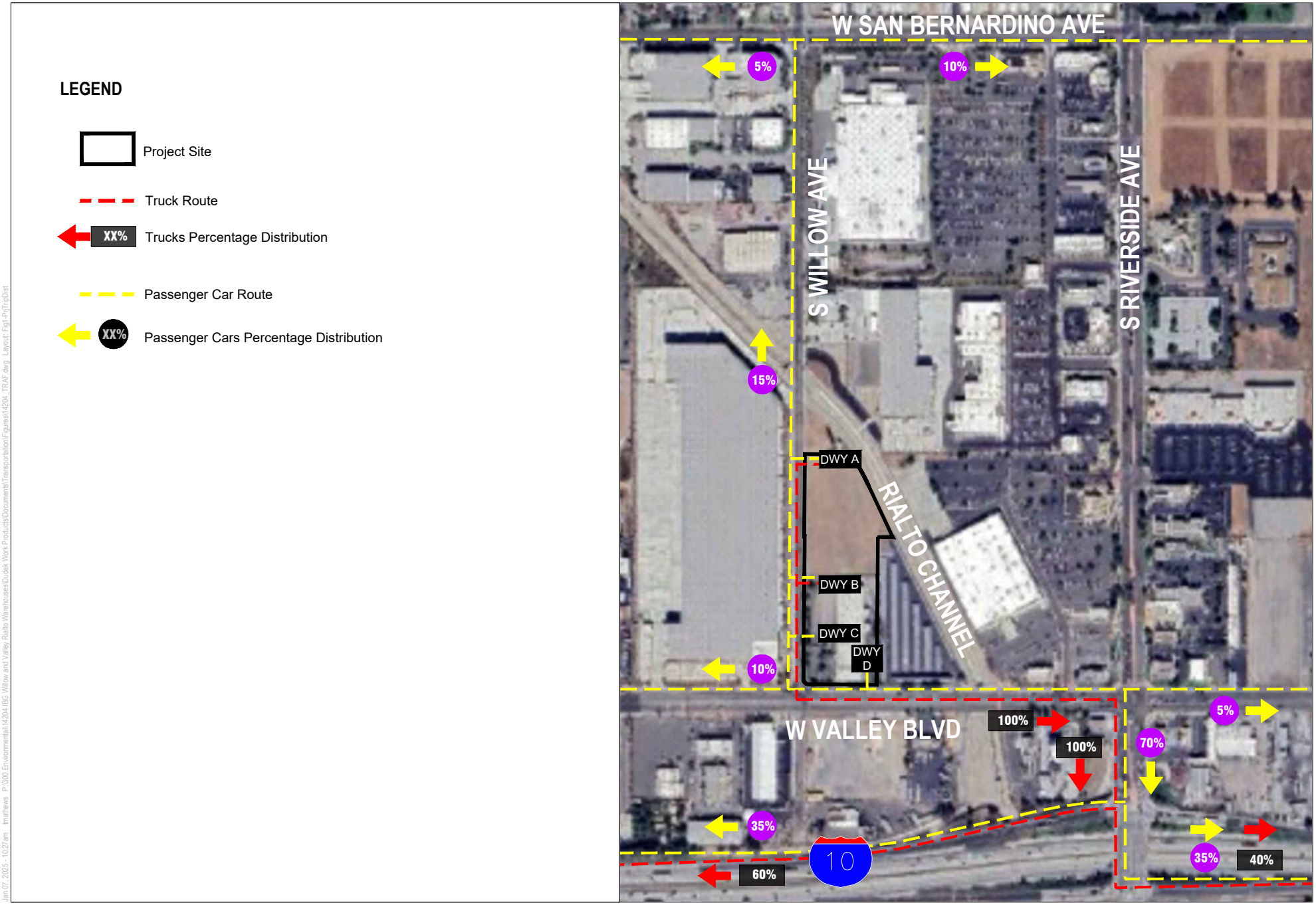
Land Use	ITE Code	Size/Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
TRIP RATES [1]									
Warehousing	150	TSF	1.71	0.13	0.04	0.17	0.05	0.13	0.18
TRIP GENERATION									
Existing Warehouse	150	33.000 TSF	56	4	2	6	2	4	6
PROJECT TRIP GENERATION									
Vehicle Mix[2]		**Percent**[2]							
Passenger Vehicles		60.0%	34	3	1	4	1	3	4
Trucks		40.0%	22	2	1	3	0	3	3
2-Axle Trucks		*0.8%*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
3-Axle Trucks		*11.2%*	*6*	*0*	*1*	*1*	*0*	*1*	*1*
4+-Axle Trucks		*28.0%*	*16*	*2*	*0*	*2*	*0*	*2*	*2*
Existing Trip Generation Non-PCE			***56***	***5***	***2***	***7***	***1***	***6***	***7***
		PCE Factor[3]							
Passenger Vehicles		1.0	34	3	1	3	1	3	4
2-Axle Trucks		99.0	1	0	0	0	0	0	0
3-Axle Trucks		2.0	13	0	2	2	0	2	2
4+-Axle Trucks		3.0	47	6	0	6	0	6	6
Existing Trip Generation Non-PCE			***95***	***9***	***3***	***12***	***1***	***11***	***12***

Notes: TSF = Thousand Square Feet; PCE = Passenger Car Equivalent

[1]Trip rates from the Institute of Transportation Engineers (ITE), *Trip Generation, 11th Edition, 2021.*

[2] Per City of Rialto's TIA Guidelines (October 2021), 40% of the daily trips are truck trips (per AQMD staff recommendation included in CalEEMod v. 2013.2 Appendix E Technical Source Documentation, Fleet Mix) for warehousing uses i.e. ITE Code 150. The vehicle mix for trucks i.e. 2-axle, 3-axle, and 4+ axle trucks are per current measured rates in the City and provided in the draft TIA guidelines.

[3] Passenger Car Equivalent (PCE) factors are assumed to be 1.0 for passenger vehicles, 1.5 and 2.0 for 2-axle and 3-axle trucks, and 3.0 for 4-axle trucks per City of Rialto TIA Guidelines (October 2021)



SOURCE: Google Earth, 2024

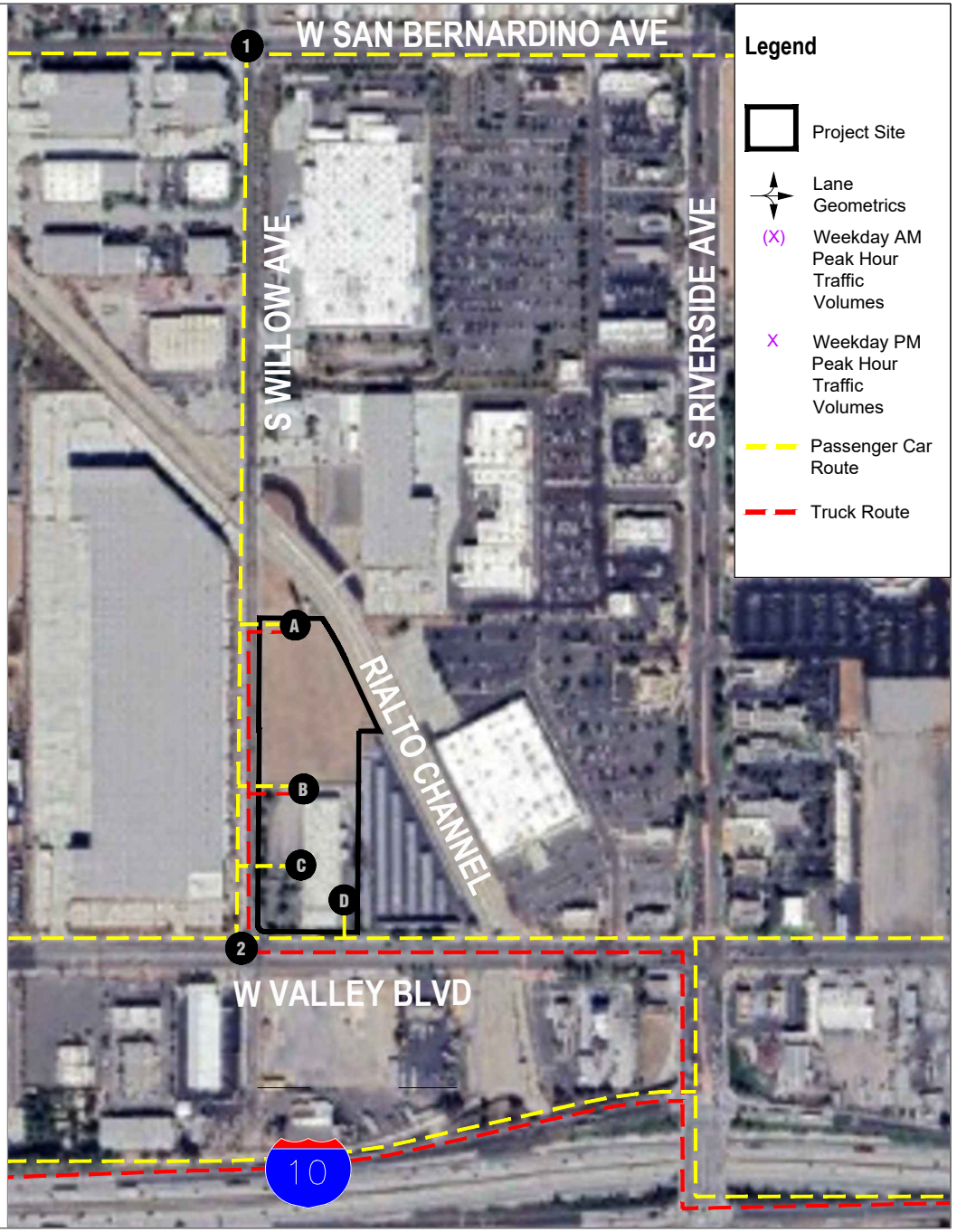
DUDEK

NOT TO SCALE

Figure 1

Project Trip Distribution

CARS	TRUCKS	TOTAL
A Driveway A (1) 1 (0) 0 (0) 1 (1) 1 (0) 1	A Driveway A No Trucks	A Driveway A (1) 1 (0) 0 (0) 1 (1) 1 (0) 1
B Driveway B (1) 2 (0) 0 (1) 3 (3) 1 (2) 1	B Driveway B (2) 6 (6) 2	B Driveway B (1) 2 (0) 0 (3) 9 (9) 3 (2) 1
C Driveway C (2) 5 (0) 0 (1) 3 (3) 1 (4) 2	C Driveway C (2) 6 (6) 2	C Driveway C (4) 11 (0) 0 (1) 3 (3) 1 (10) 4
D Driveway D (0) 1 (1) 0 (3) 8 (6) 2	D Driveway D (2) 6 (6) 2	D Driveway D (0) 1 (1) 0 (5) 14 (12) 4



SOURCE: Google Earth, 2024

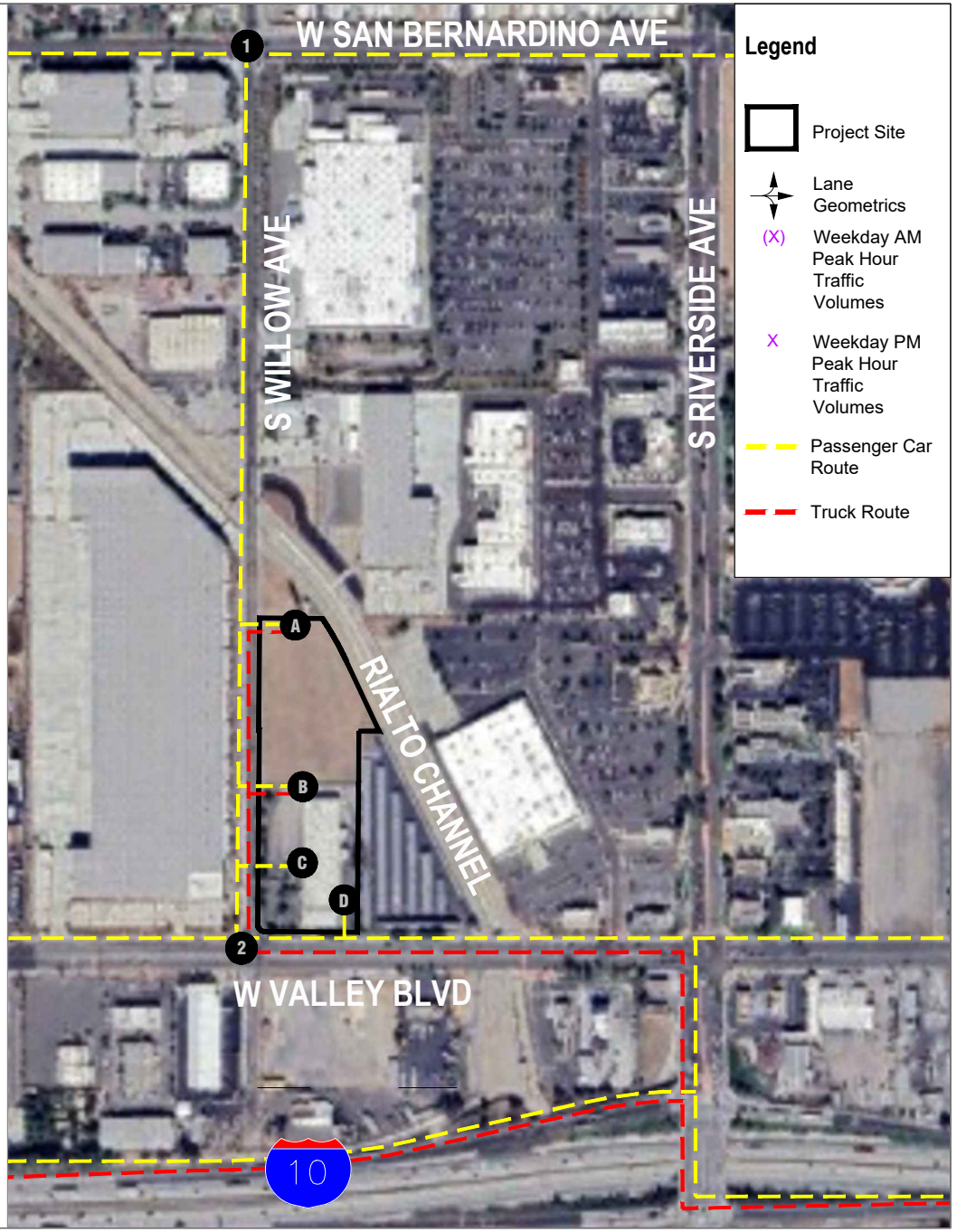
NOT TO SCALE

Figure 2A

Project Trip Assignment- Driveways A, B, C, and D

Jan 07, 2025 - 10:30am tmatthews P:\300 Environmental\14204 IBG Willow and Valley Rialto Warehouses\Dudek Work Products\Documents\Transportation\Figures\14204_TRAF-Fig2a-PrjTripAssign_Layout: Fig2a-PrjTripAssign

CARS	TRUCKS	TOTAL
1 W San Bernardino Ave/ S Willow Avenue (0) 1 (0) 1	1 W San Bernardino Ave/ S Willow Avenue No Trucks	1 W San Bernardino Ave/ S Willow Avenue (0) 1 (0) 1
2 W Valley Boulevard/ S Willow Avenue (2) 7 (1) 0 (6) 2 (0) 1	2 W Valley Boulevard/ S Willow Avenue (2) 6 (6) 2	2 W Valley Boulevard/ S Willow Avenue (4) 13 (1) 0 (12) 4 (0) 1



SOURCE: Google Earth, 2024

DUDEK N NOT TO SCALE

Figure 2B

Project Trip Assignment- Intersections 1 and 2

Jan 07, 2025 - 10:32am tmatthews P:\300 Environmental\14204 IBG Willow and Valley Rialto Warehouses\Dudek Work Products\Documents\Transportation\Figures\14204_TRAF.dwg Layout: Fig2b-PrjTripAssign

Attachment C

Traffic Scope Approval Form

Exhibit A

SCOPING AGREEMENT FOR TRAFFIC IMPACT ANALYSIS

This following form shall be used to acknowledge preliminary approval of the scope for the traffic impact analysis (TIA) of the following project. The TIA must follow the City of Rialto Traffic Impact Analysis – Report Guidelines and Requirements, adopted by the City Council on _____.

City of Rialto

Traffic Impact Analysis

Scoping Agreement

Case No. _____

Related Cases -

SP No. _____

EIR No. _____

GPA No. _____

ZC No. _____

Project Name: Willow and Valley Warehouses

Project Address: 280 W Valley Boulevard, Rialto, CA 92376

Project Description: Approx. 88,902 SF net new warehouses to replace an existing 33,000 SFwarehouse.

As shown in Attachment A Site Plan, the revised version of the site plan would result in a total of proposed 119,968 SF and net new 86,968 SF. Therefore, the analysis included in this form is conservative.

	Consultant	Developer
Name:	Dudek	Brian Bargemann
Address:	605 Third Street, Encinitas, CA 92024	Investment Building Group
Telephone:	760-479-4109	949-263-1111
Fax:		

1. Trip Generation Source: Institute of Transportation Engineers, Trip Manual, 11th Edition, 2021

Existing GP Land Use: Freeway Commercial Proposed Land Use: Freeway Commercial

Current Zoning: Gateway Specific Plan Proposed Zoning: Gateway Specific Plan

Total Daily Project Trips: See Table 1,2 and 3

	Current Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips	9	3	12	27	8	35
PM Trips	1	11	12	11	25	36

Internal Trip Allowance ☐ Yes ☑ No (_____ % Trip Discount)

Pass-By Trip Allowance ☐ Yes ☑ No (_____ % Trip Discount)

For appropriate land uses, a pass-by trip discount may be allowed not to exceed 25%. Discount trips shall be indicated on a report figure for intersections and access locations.

2. Trip Geographic Distribution: N- 15 % S- 70 % E- 5 % W 10%

(Detailed exhibits of trip distribution must be attached with Trucks as a separate exhibit) See Figures 1, 2a and 2b

3. Background Growth Traffic

Project Completion Year: - Annual Background Growth Rate: -%

Other Phase Years -

Other area projects to be considered: -

(Contact Planning for Lists. Correlate projects to exhibit map and also indicate which projects have been included in study area forecasts for existing + background growth + project + cumulative)

Model/Forecast methodology: No traffic analysis is proposed because peak hour trips are less than 50.

4. Study Intersections: (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies received.)

1. _____ 6. _____
2. _____ 7. _____
3. _____ 8. _____
4. _____ 9. _____
5. _____ 10. _____

5. Study Roadway Segments: (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies received.)

1. _____ 6. _____
2. _____ 7. _____
3. _____ 8. _____
4. _____ 9. _____
5. _____ 10. _____

6. Other Jurisdictional Impacts

Is this project within any other Agency's Sphere of Influence or within one-mile of another jurisdictional boundary?

☐ YES
☑ NO

If so, name of Jurisdiction: _____

7. Site Plan (please attach 11" x 17" legible copy)

8. Specific issues to be addressed in the Study (in addition to the standard analysis described in the Guideline) (to be filled out by the City of Rialto Public Works Department) (NOTE: If the traffic study states that "a traffic signal is warranted" (or "a traffic signal appears to be warranted," or similar statement) at an existing un-signalized intersection under existing conditions, 8-hour approach traffic volume information must be submitted in addition to the peak hourly turning movement counts for that intersection.)

9. Existing Conditions

Traffic count data must be new or within one year. Provide traffic count dates if using other than new counts.

Date of counts: No traffic analysis or traffic count data collection is proposed.

NOTE Fees are due and must be submitted with, or prior to submittal of this form. The City will not process the Scoping Agreement prior to the receipt of the processing fee.

Fees Paid: _____ Date 07/21/2025

Recommended:

Scoping Agreement Submittal date 07/21/2025

Scoping Agreement Resubmittal date _____

Sabita Tewani, AICP,PTP 07/21/2025

Applicant/Engineer Date

Land Use Concurrence:

Development Services Department Date

Approved by:

Public Works Department Date

NOTE:

The Applicant/Engineer acknowledges that the Scoping Agreement is intended to assist in the preparation of any required TIA. It is preliminary in nature and the City does not have sufficient data to determine the ultimate conditions that may be imposed for the project. It does not provide nor limit the requirements imposed on the Project but is intended only to provide initial input into the parameters for review of the traffic generated by the Project and the initial areas to be considered and studied. Subsequent changes to scope of required analysis to be included in the TIA may be required by the Transportation Commission, Planning Commission, and/or the City Council upon Public Works Director/City Engineer review and approval.

VMT Analysis Project Scoping Form

This scoping form shall be submitted to the City of Rialto to assist in identifying infrastructure improvements that may be required to support traffic from the proposed project.

Project Identification:

Case Number:	
Related Cases:	
SP No.	
EIR No.	
GPA No.	
CZ No.	
Project Name:	Willow and Valley Warehouses
Project Address:	280 W Valley Boulevard, Rialto, CA 92376
Project Opening Year:	2026
Project Description:	The project would construct net new 88,902 SF warehouse, by replacing an 33,000 SF warehouse building by constructing two warehouse buildings that total approx. 121,902 SF. See attached site plan. The project square footage has reduced to 119,968 SF.

	Consultant:	**Developer:**
Name:	Dudek	Brian Bargemann
Address:	605 Third Street Encinitas CA 92024	Investment Building Group
Telephone:		949-263-1111
Fax/Email:		

Trip Generation Information:

Trip Generation Data Source: ITE Trip Generation Manual 11th Edition, 2021

Current General Plan Land Use: Freeway Commercial

Proposed General Plan Land Use: Freeway Commercial

Current Zoning: Gateway Specific Plan

Proposed Zoning: Gateway Specific Plan

	Existing Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips	9	3	12	27	8	35
PM Trips	1	11	12	11	25	36

Trip Internalization: ☐ Yes ☑ No (_____% Trip Discount)

Pass-By Allowance: ☐ Yes ☑ No (_____% Trip Discount)

Potential Screening Checks

Is the project screened from VMT assessment? ☑ Yes ☐ No

VMT screening justification

Per Office of Planning Research Technical Advisory (December 2018) and City of Rialto's Transportation Analysis Guidelines, if a project generates less than 110 daily trips (from passenger vehicles), it can be screened out from conducting a VMT analysis, using the Small Project Screening criteria. The proposed project is consistent with the existing uses and is located in a low VMT generating zone per SBCTA VMT Evaluation Tool using the selected VMT per worker metric. See Attachment D

VMT Scoping

For projects that are not screened, identify the following:

- Travel Demand Forecasting Model Used None
- Attach SBCTA Screening VMT Assessment output or describe why it is not appropriate for use
- Attach proposed Model Land Use Inputs and Assumed Conversion Factors (attach)

Approved by:

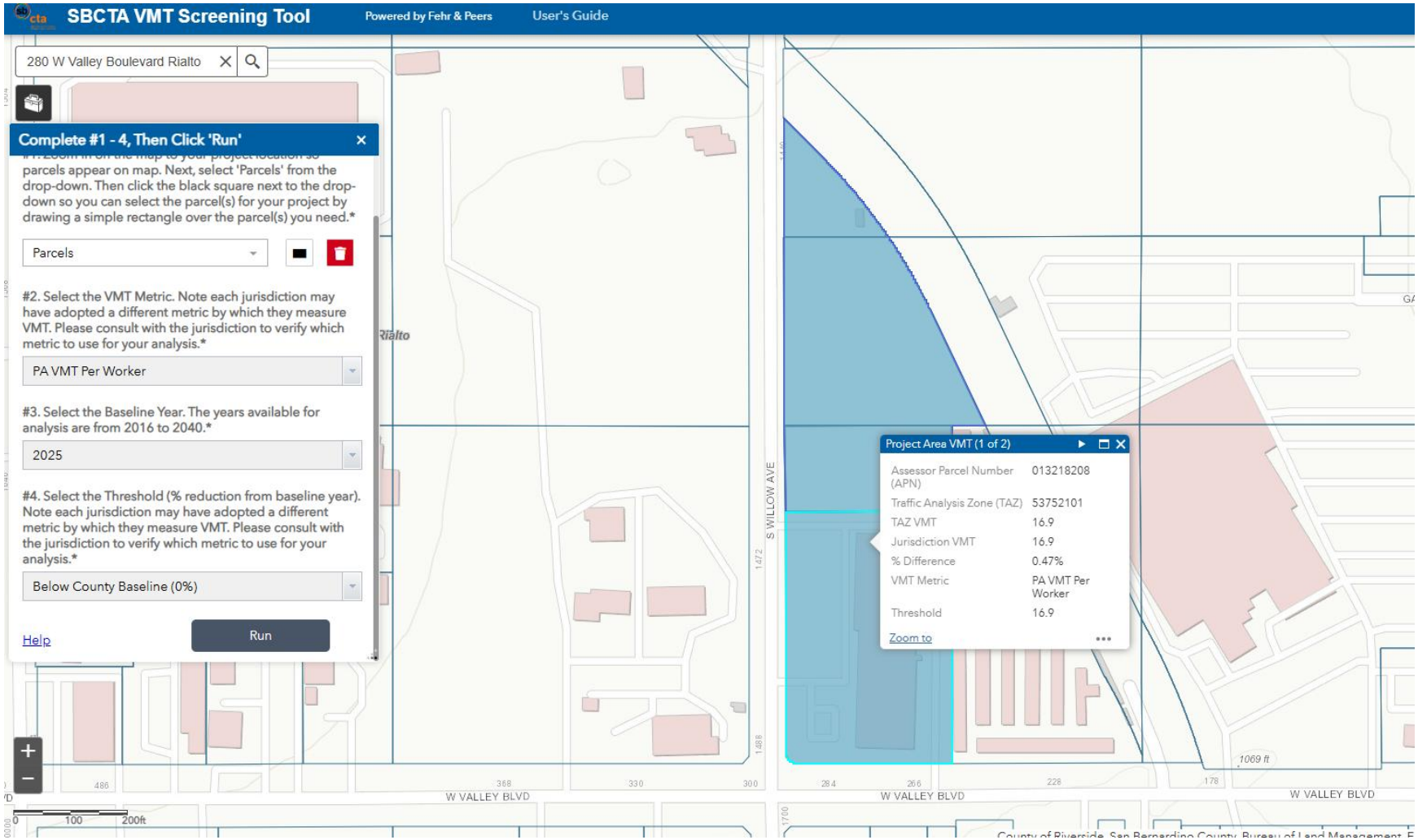
Public Works Department Date

NOTE:

The Applicant/Engineer acknowledges that the Scoping Agreement is intended to assist in the preparation of any required TIA. It is preliminary in nature and the City does not have sufficient data to determine the ultimate conditions that may be imposed for the project. It does not provide nor limit the requirements imposed on the Project but is intended only to provide initial input into the parameters for review of the traffic generated by the Project and the initial areas to be considered and studied. Subsequent changes to scope of required analysis to be included in the TIA may be required by the Transportation Commission, Planning Commission, and/or the City Council upon Public Works Director/City Engineer review and approval

Attachment D

SBCTA VMT Screening Summary for Project Site


SBCTA VMT Screening Tool
Powered by Fehr & Peers
User's Guide
280 W Valley Boulevard Rialto
Complete #1 - 4, Then Click 'Run'
parcels appear on map. Next, select 'Parcels' from the drop-down. Then click the black square next to the drop-down so you can select the parcel(s) for your project by drawing a simple rectangle over the parcel(s) you need.*
Parcels
#2. Select the VMT Metric. Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
PA VMT Per Worker
#3. Select the Baseline Year. The years available for analysis are from 2016 to 2040.*
2025
#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
Below County Baseline (0%)
Help
Run
Project Area VMT (1 of 2)
Assessor Parcel Number (APN) 013218208
Traffic Analysis Zone (TAZ) 53752101
TAZ VMT 16.9
Jurisdiction VMT 16.9
% Difference 0.47%
VMT Metric PA VMT Per Worker
Threshold 16.9
Zoom to
S WILLOW AVE
W VALLEY BLVD
1069 ft
0 100 200ft

Initial Study/Mitigated Negative Declaration

Willow and Valley Warehouses Project

FEBRUARY 2026

Prepared for:

CITY OF RIALTO
Community Development Department
150 S. Palm Avenue
Rialto, California, 92376
Contact: Mr. Daniel Casey

Prepared by:

DUDEK

687 S. Coast Highway 101, Suite 110
Encinitas, California 92024
Contact: Chelsea Ohanesian

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F2 Preliminary Hydrology Report
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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AB	Assembly Bill
ADT	average daily traffic
AQMP	Air Quality Management Plan
BACT	Best Achievable Control Technology
bgs	below ground surface
BMP	Best Management Practice
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CalEEMod	California Emissions Estimator Model
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CDPH	California Department of Public Health
CEQA	California Environmental Quality Act
CFG	California Fish and Game
CHRIS	California Historical Resources Information System
City	City of Rialto
CNDDB	California Natural Diversity Database
CNG	compressed natural gas
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CRHR	California Register of Historical Resources
dB	decibel
dBA	A-weighted decibel
DPM	diesel particulate matter
EIR	environmental impact report
EPA	U.S. Environmental Protection Agency
GHG	greenhouse gas
GWP	global warming potential
I	Interstate
IS	Initial Study
kBtu	kilo-British thermal unit
kWh	kilowatt-hour
LACM	Natural History Museum of Los Angeles County
L_{max}	maximum sound level recorded during the measurement interval
LOS	level of service
LST	localized significance threshold
MBTA	Migratory Bird Treaty Act
MM	Mitigation Measure

Acronym/Abbreviation	Definition
MND	Mitigated Negative Declaration
MS4	Municipal Separate Storm Sewer System
MT	metric ton
NAAQS	National Ambient Air Quality Standards
NO_2	nitrogen dioxide
NO_x	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NWI	National Wetland Inventory
O_3	ozone
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Office of Planning and Research
PA	production-attraction
PM_{10}	coarse particulate matter
$PM_{2.5}$	fine particulate matter
PPV	peak particle velocity
PRC	Public Resources Code
project	Willow and Valley Warehouses Project
RFD	Rialto Fire Department
ROW	right-of-way
RPD	Rialto Police Department
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SBCTA	San Bernardino County Transportation Authority
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SCS	Sustainable Communities Strategy
SR	State Route
SRA	source receptor area
SSC	Species of Special Concern
SWPPP	Stormwater Pollution Prevention Plan
TAC	toxic air contaminant
TCR	tribal cultural resource
TIA	transportation impact analysis
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
VMT	vehicle miles traveled
VOC	volatile organic compound

1 Introduction

1.1 Project Overview

The City of Rialto (City) received an application from Investment Building Group (project applicant) requesting the following approvals for development of the Willow and Valley Warehouses Project (project) located at the northeast corner of South Willow Avenue and West Valley Boulevard in Rialto, California:

- Conditional Development Permit
- Tentative Parcel Map
- Precise Plan of Design
- Master Case
- General Plan Amendment
- Specific Plan Amendment

The project includes demolition of an existing office building and construction of two industrial/warehouse buildings equaling approximately 119,700- square feet on an approximately 6.02-acre (gross) property located in the central part of the City. The project site is composed of three parcels (Assessor's Parcel Numbers 0132-182-08, 0132-182-09, and 0132-202-04). In addition to the industrial/warehouse buildings, the project would include landscaping, passenger vehicle parking spaces, trailer parking spaces, and tractor-trailer loading docks.

1.2 California Environmental Quality Act Compliance

The City is the lead California Environmental Quality Act (CEQA) agency responsible for the review and approval of the proposed project. Based on the findings of the Initial Study (IS), the City has made the determination that a Mitigated Negative Declaration (MND) is the appropriate environmental document to be prepared in compliance with CEQA (California Public Resources Code, Section 21000 et seq.). As stated in CEQA Section 21064, an MND may be prepared for a project subject to CEQA when an IS has identified no potentially significant effects on the environment.

This draft Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the City as lead agency and is in conformance with Section 15070(a) of the CEQA Guidelines (14 CCR 15000 et seq.). The purpose of the MND and the IS Checklist is to determine any potentially significant impacts associated with the proposed project and to incorporate mitigation measures into the project design, as necessary, to reduce or eliminate the significant or potentially significant effects of the project.

1.3 Public Review Process

In accordance with CEQA, a good faith effort has been made during the preparation of this IS/MND to contact affected agencies, organizations, and persons who may have an interest in this project.

In reviewing the IS/MND, affected public agencies and the interested public should focus on the sufficiency of the document in identifying and analyzing the project's possible impacts on the environment. The Draft IS/MND and related documents are available for review on City's website (https://www.yourrialto.com/314/Current-Projects).

Comments on the IS/MND may be made in writing before the end of the public review period. Following the close of the public comment period, the City will consider this IS/MND and comments thereto in determining whether to approve the proposed project.

Written comments on the IS/MND should be sent to the following address by March 12, 2026.

City of Rialto
Community Development Department
150 South Palm Avenue
Rialto, California 92376
Contact: Daniel Rosas, MPA
Email: drosas@rialtoca.gov

1.4 Initial Study Checklist

Dudek, under the City's guidance, prepared the project's Environmental Checklist (i.e., IS) per CEQA Guidelines Sections 15063–15065. The CEQA Guidelines include a suggested checklist to indicate whether a project would have an adverse impact on the environment. The checklist is found in Section 3 of this document. Following the Environmental Checklist, Sections 3.1 through 3.21 include an explanation and discussion of each significance determination make in the checklist for the project.

For this IS/MND, the following four possible responses to each individual environmental issue area are included in the checklist:

1. Potentially Significant Impact
2. Less-than-Significant Impact with Mitigation Incorporated
3. Less-than-Significant Impact
4. No Impact

The checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the project. In doing so, the City will determine the extent of additional environmental review, if any, for the project.

2 Project Description

2.1 Project Location

The project site is located in the central part of the City in the southwestern portion of San Bernardino County. Regionally, the City is bordered by unincorporated Riverside County and the Cajon Pass to the north, the Cities of San Bernardino and Colton to the east, unincorporated Riverside County and the City of Riverside to the south, and the City of Fontana to the west. Locally, the project site is bounded to the north by vacant land and the Rialto Channel, to the east by a self-storage facility and the Rialto Channel, and to the east and south by industrial uses. (Figure 2-1, Project Location). The project site is composed of three parcels (Assessor's Parcel Numbers 0132-182-08, 0132-182-09, and 0132-202-04) (Figure 2-2, Aerial Overview). Regional access to the project area is provided by Interstate (I) 10 to the south, I-215 to the east, and State Route (SR) 66 to the north.

2.2 Environmental Setting

City of Rialto

The City's land use pattern is defined by nearly 100 years of historical growth. The historic downtown and surrounding older neighborhoods, with smaller residential lots and small central business district, provide a walkable urban core. Suburban tract homes from the 1950s and 1960s, away from downtown, have defined much of the City. Newer residential neighborhoods have filled in the northern areas.

Commercial uses are focused along Foothill Boulevard (Historic Route 66), Riverside Avenue, Valley Boulevard, and Baseline Road at Riverside Avenue. These corridors and intersections, along with downtown, constitute the City's major commercial areas.

Industrial and warehouse facilities are clustered along the City's rail lines, where access to shipping facilities was important through the mid-1900s, particularly for the citrus industry. Other industrial activities have clustered north of SR-210 and south of I-10. Other industrial areas include land adjacent to the Rialto Airport in the north and near SR-210, and I-10 and the Union Pacific railroad line in the south. Many of the industrial businesses take advantage of the City's location and access to this distribution network (City of Rialto 2010).

Gateway Specific Plan

The project site is located within the boundaries of the City's Gateway Specific Plan area. The Gateway Specific Plan is intended to revitalize and upgrade the Gateway area of the City. The Gateway Specific Plan proposes a mixed-use project with retail uses along Riverside Avenue, office and research and development parks fronting on San Bernardino Avenue, freeway commercial (hotels, eating establishments, and auto services) along Valley Boulevard, and light industrial parks in the western portion of the plan area (City of Rialto 1990).

Project Site

The approximately 6.02-gross-acre project site is located on the northeast corner of South Willow Avenue and West Valley Boulevard (Figure 2-2). The project site is composed of an existing office building on the central portion of the site and vacant land on the northern portion of the site.

The City's General Plan Existing Land Use Map designates the project site as General Commercial with a Specific Plan overlay (Figure 2-3, General Plan Land Use) (City of Rialto 2023a). The City's Zoning Map designates the project site as Gateway Specific Plan (Figure 2-4, Zoning) (City of Rialto 2013). Specifically, the Gateway Specific Plan designates the project site as Freeway Commercial (F-C) (Figure 2-5, Gateway Specific Plan) (City of Rialto n.d.). Regional access to the project area is provided by I-10 south of the project site, I-15 west of the site, and I-215 east of the site.

Surrounding Land Uses

The project site is located in a predominantly urbanized area of the City. Specific land uses in the immediate project area consist of the following:

- **North:** vacant lot and the Rialto Channel
- **East:** self-storage facility and the Rialto Channel
- **South:** West Valley Boulevard and industrial uses
- **West:** South Willow Avenue and industrial uses

2.3 Project Characteristics

The project would involve demolition of the existing building, which includes an industrial warehouse with support offices, and construction of two industrial/warehouse buildings totaling approximately 119,700-square-foot (gross area, inclusive of office/mezzanine space) one-story industrial warehouses on the project site (Figure 2-6, Site Plan). Building 1, on the northern portion of the project site, would be composed of approximately 66,810 square feet of warehouse space, 2,400 square feet of mezzanine space, and 4,000 square feet of office space. Building 2, on the southern portion of the project site, would be composed of approximately 43,558 square feet of warehouse space, 1,200 square feet of mezzanine space, and 2,000 square feet of office space. The project would also include approximately 51,477 square feet of landscaping, 111 passenger-vehicle parking spaces, and 12 loading docks. The project would not contain any cold storage space.

On- and Off-Site Improvements

The project would also include improvements along the project's street frontage, including landscaping, fencing, and street and sidewalk improvements. A variety of trees, shrubs, and groundcovers would be planted within the project frontage's landscape setback area, within the landscape areas found around the warehouse buildings, and throughout the project site.

Site Access and Parking

Access to the project site would be provided by four driveways: three driveways on the western portion of the site on S Willow Avenue, and one driveway on the southern portion of the site on W Valley Boulevard. The three western driveways would serve passenger vehicles and trucks and would be full access (i.e., no restrictions on turning movements). The one southern driveway would serve passenger vehicles.

The project would include a total of 111 passenger parking stalls and 12 high dock door parking stalls. A summary of passenger vehicle parking is provided in Table 2-1.

Table 2-1. Summary of Passenger Parking Stalls

Passenger Parking Stall Type	Number of Stalls
Building 1	
Standard	47
Van ADA	1
Standard ADA	2
Van EVCS	1
Standard EVCS	1
EV Capable	10
Total Passenger Parking Stalls	*62*
High Dock Door Stalls Provided	*7*
Passenger Parking Stalls Required	*60*
Building 2	
Standard	39
Van ADA	1
Standard ADA	1
Van EV	1
Standard EV	1
EVCS	1
Total Passenger Parking Stalls	*49*
High Dock Door Stalls Provided	*5*
Passenger Parking Stalls Required	*38*
Total Stalls	**111**

Note: ADA = Americans Disability Act, EVCS = Electric Vehicle Charging Station, EV = Electric Vehicle.

Utility Improvements

The project site is currently served by domestic water, sanitary sewer, electrical, natural gas, and telecommunication service. The project would connect to the existing facilities located on and in the immediate vicinity of the project site.

Domestic Water

Domestic water would be provided to the project site by the Rialto Public Works Department Water Division. Water service is provided for residential, commercial, industrial, governmental, and landscaping purposes. The project site is already served by an existing water lines within West Valley Boulevard and South Willow Avenue.

Sanitary Sewer

Rialto's sewer system is maintained by the City. The sewage from Rialto is treated at the Rialto Wastewater Treatment Plant, which is currently under construction to expand the facility. The project site is already served by an existing sanitary sewer lines within West Valley Boulevard and South Willow Avenue.

Natural Gas, Electrical Service, and Telecommunications

The Southern California Gas Company would provide natural gas service to the project site. Southern California Edison would provide electric service. Telecommunication services are provided by AT&T. The project site is already served by these facilities on the southern portion of the project site.

Storm Drainage

The project proposes an internal storm drain system to collect runoff and route drainage into on-site basins throughout the project site. Flows would generally be conveyed from the north to the south, ultimately entering a basin along the side edge on the project site, on the north side of Valley Boulevard. From this point, flows would outflow into the existing under sidewalk drain in Valley Boulevard. There is an existing catch basin in Valley Boulevard, above the trap channel to the east of the project site.

2.4 Project Construction and Phasing

The project applicant intends to commence construction before the end of 2026. Construction was assumed to commence in July 2026 and last approximately 12 months. The first full year of operation was assumed to be 2028. Table 2-2 provides a tentative project construction schedule, as used in air quality and greenhouse gas (GHG) emissions impact analysis (refer to Section 3.3, Air Quality, and Section 3.8, Greenhouse Gas Emissions, of this IS/MND; also see Appendix A, Air Quality, Greenhouse Gas Emission, and Energy Modeling Inputs and Outputs).

Table 2-2. Anticipated Project Construction Schedule

Construction Phase	Duration	Phase Start Date	Phase End Date
Demolition	4 weeks	July 2026	July 2026
Site Preparation	2 weeks	August 2026	August 2026
Grading	4 weeks	August 2026	September 2026
Building Construction	35 weeks	September 2026	May 2027
Paving	4 weeks	June 2027	June 2027
Architectural Coating	2 weeks	July 2027	July 2027

2.5 Project Approvals

The actions and/or approvals that the City needs to consider for the proposed project include, but are not limited to, the following. This list is preliminary, and may not be comprehensive:

Lead Agency Approvals

- Conditional Development Permit
- Tentative Parcel Map
- Precise Plan of Design
- Master Case
- General Plan Amendment
- Specific Plan Amendment

Subsequent non-discretionary approvals (which would require separate processing through the City) would include, but may not be limited to, a demolition permit, grading permit, building permits, and occupancy permits.

3 Initial Study Checklist

1. **Project title:**

   Willow and Valley Warehouses Project

2. **Lead agency name and address:**

   City of Rialto
   Community Development Department
   150 South Palm Avenue
   Rialto, California 92376

3. **Contact person and phone number:**

   Daniel Rosas, MPA
   Senior Planner
   crosas@rialtoca.gov
   909.820.8047

4. **Project location:**

   The approximately 6.02-gross-acre project site is located on the northeast corner of South Willow Avenue and West Valley Boulevard. The project site is comprised of three parcels (Assessor's Parcel Numbers 0132-182-08, 0132-182-09, and 0132-202-04).

5. **Project sponsor's name and address:**

   Mr. Brian Bargeman, Investment Building Group
   5100 Campus Drive, Suite 300
   Newport Beach, California 92660

6. **General plan designation:**

   General Commercial with a Specific Plan overlay

7. **Zoning:**

   Gateway Specific Plan

8. **Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

   The project would involve demolition of the existing office and warehouse building and construction of two industrial/warehouse buildings totaling approximately 119,700-square-foot (gross area, inclusive of office/mezzanine space) one-story industrial warehouses on the project site (Figure 2-6). Building 1, on the

northern portion of the project site, would be composed of approximately 66,810 square feet of warehouse space, 2,400 square feet of mezzanine space, and 4,000 square feet of office space. Building 2, on the southern portion of the project site, would be composed of approximately 43,558 square feet of warehouse space, 1,200 square feet of mezzanine space, and 2,000 square feet of office space. Mezzanine space in each building would also be used as office space. The project would also include approximately 51,477 square feet of landscaping, 111 passenger-vehicle parking spaces, and 12 loading docks. The project would not contain any cold storage space.

9. **Surrounding land uses and setting (Briefly describe the project's surroundings):**

The project site is surrounded by existing industrial, warehousing, and storage uses. More specifically, west of the project site is an existing industrial warehouse, east of the project site is an existing self-storage yard. South of the project site is a combination of outdoor storage yards, including pallet storage, with commercial auto-services to the southwest. North of the project site is a concrete-lined portion of the Rialto Channel.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

No outside public agency approvals are required.

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Yes. Refer to Section 3.18, Tribal Cultural Resources, for additional details.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology and Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☒ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

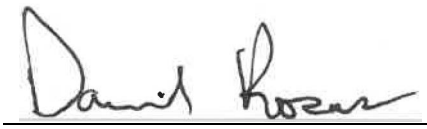
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

2/5/2026

Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significance

3.1 Aesthetics

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	**AESTHETICS** – Except as provided in Public Resources Code Section 21099, would the project**:**				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Would the project have a substantial adverse effect on a scenic vista?

Less-Than-Significant Impact. Scenic vistas and other important visual resources are typically associated with natural landforms such as mountains, foothills, ridgelines, coastlines, and open space areas. The City of Rialto General Plan Land Use Element Update states that "the views of the San Gabriel and San Bernardino Mountains and the foothills provide the perfect backdrop for creating scenic vistas throughout the City," and "the City should take great care in ensuring that building heights and scale of projects do not hinder or impede scenic view" (City of Rialto 2023a).

The San Gabriel Mountains and the San Bernardino Mountains are located approximately 9 miles northwest and northeast of the project site, and the Jurupa Mountains and foothills are located approximately 3.5 miles southwest of the project site. Based on these distances, as well as the presence of existing intervening natural topographical variations and built urban features, the project site is not located within the direct viewshed of these scenic vistas. In addition, the project would extend to heights similar as the heights of other industrial/warehouse buildings surrounding the project site. As such, the project is not expected to block views of or from these scenic resources; therefore, impacts associated with scenic vistas would be less than significant.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System (Caltrans 2019), the only officially designated state scenic highway in San Bernardino County is a 16-mile portion of SR-38 from South Fork Campground to State Lane. This roadway segment is located more than 30 miles east of the project site. Based on the distance between this officially designated state scenic highway, and because of the intervening natural topography and urban improvements between this roadway segment and the project site, the project would not be located within the viewshed of this officially designated state scenic highway. In addition, the Rialto General Plan Update does not identify any designated scenic corridors (City of Rialto 2023a); therefore, no impact associated with scenic highways would occur.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Short-Term Construction Impacts

Less-Than-Significant Impact. Consistent with standard construction practices, equipment, vehicles, and materials are expected to be staged within a designated area on the project site during project construction. Although equipment staging could potentially be viewed from adjacent properties, this would be temporary and would cease upon completion of construction; therefore, short-term construction impacts associated with the existing visual character and quality would be less than significant.

Long-Term Operational Impacts

Less-Than-Significant Impact. The project site is located in an urbanized, industrial portion of the City, and is bound by existing and future development in all directions. The project site is currently composed of an office building and vacant land. The project would have a similar land use and development intensity as the existing site and would not significantly alter the existing visual character of the project site compared with existing conditions.

However, as warehouse buildings, the project would be visually consistent with the existing industrial development. The project would extend to heights similar to the heights of other industrial/warehouse buildings surrounding the project site. In addition, the approximately 119,700-square-foot project would be of similar size and scale compared to existing surrounding development in the project area. Thus, development of the project would not represent an adverse or detrimental impact on existing on-site or off-site visual character.

Regarding visual quality, the project would incorporate similar architectural elements to existing development located in the project area, including a complementary neutral color palette and a variety of building materials. Setback landscape areas along the project's frontages would also soften views of the project site and enhance the visual quality of the project.

In addition, to ensure that both current and future development within the City is designed and constructed to conform to existing visual character and quality of the surrounding built environment, the City's Zoning Code includes design standards related to building height, parking, landscaping requirements, and other visual considerations. The purpose is to regulate the uses of buildings and structures, and to encourage the most appropriate use of land. As a part of the City's development review process, project plans are reviewed with the intent of encouraging efficient, aesthetic, and desirable use of land. Therefore, long-term operational impacts associated with existing visual character and quality would be less than significant.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Short-Term Construction Impacts

No Impact. In compliance with the City's Noise Ordinance (Chapter 9.50 of the Rialto Municipal Code), from October 1 through April 30, construction activities of the project would be limited to between 7:00 a.m. and 5:30 p.m. on Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday. No construction work is permissible on Sunday or state holidays. From May 1 through September 30, construction work would be limited to between 6:00 a.m. and 7:00 p.m. on Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday. No construction work is permissible on Sundays or state holidays (City of Rialto 2021a). As such, project construction would be limited to the daytime hours, and nighttime lighting would not be required until the project is operational; therefore, no short-term construction impacts associated with light and glare would occur.

Long-Term Operational Impacts

Less-Than-Significant Impact. Consistent with Section 18.61.140 of the City's Zoning Code, exterior lighting would be provided for security and safety purposes; however, the lighting would be designed to avoid spillover glare beyond the project site. Thus, all exterior lighting has been designed to be shielded/hooded to prevent light trespass onto nearby properties. In addition, the project would use a variety of non-reflective building materials, and although some new reflective materials (i.e., windows) would be introduced onto the project site, the project as a whole would not be a source of glare in the project area; therefore, long-term operational impacts associated with light and glare would be less than significant.

3.2 Agriculture and Forestry Resources

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	**AGRICULTURE AND FORESTRY RESOURCES** – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project site currently consists of developed and vacant land and is not used for agricultural purposes. According to the California Department of Conservation Important Farmland Finder (CDOC 2016), the project site is identified as "Urban and Built-Up Land." The project site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (collectively, "Important Farmland"). The project would not occur within any farmland locations and would not result in the conversion of Prime or

Unique Farmland, or Farmland of Statewide Importance; therefore, no impacts associated with the conversion of Important Farmland would occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. Refer to Section 3.2(a).

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The project site is zoned as Gateway Specific Plan—Freeway Commercial and is located within a developed area. There are no areas zoned for forest land within the vicinity of the project site. Therefore, no impacts associated with forest land would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Refer to Section 3.2(c). The proposed project would not involve the conversion of forest land to non-forest use. Therefore, no impact with forest land would occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. Refer to Section 3.2(a). The project site is zoned as Gateway Specific Plan—Freeway Commercial and is located within a developed area. Further, no off-site improvement associated with the project would result in changes to other properties designated as Farmland or forest land. There are no areas zoned for agricultural use or identified as forest land within the vicinity of the project site. Therefore, no impacts associated with forest land would occur.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

The following analysis is based on the November 2025 Willow and Valley Warehouses Project - Air Quality and Greenhouse Gas Emissions Technical Memorandum (Appendix A) prepared by Dudek. For additional details, see Appendix A for the emissions calculation methodology and assumptions.

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less-Than-Significant Impact. The project site is located within the South Coast Air Basin (SCAB), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties and all of Orange County, and is within the jurisdictional boundaries of South Coast Air Quality Management District (SCAQMD).

SCAQMD administers SCAB's Air Quality Management Plan (AQMP), which is a comprehensive document outlining an air pollution control program for attaining all California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The AQMP is the regional path towards improving air quality and meeting federal standards for air pollutants, and each AQMP incorporates significant new scientific data, primarily in the form of updated emissions inventories, ambient measurements, new meteorological episodes, and new air quality modeling tools. The most recent approved SCAQMD AQMP is the 2022 AQMP (SCAQMD 2022), which was adopted by the SCAQMD Governing Board in December 2022. The SCAQMD 2022 AQMP was developed to address the attainment of the 2015 national 8-hour O_3 ambient air quality standard (70 parts per billion) for the SCAB and Coachella Valley. The 2022 AQMP provides actions, strategies, and steps needed to reduce air pollutant emissions and meet the O_3 standard by 2037.

The purpose of a consistency finding with regard to the AQMP is to determine if a project is consistent with the assumptions and objectives of the regional air quality plans, and if it would interfere with the region's ability to comply with federal and state air quality standards. SCAQMD has established criteria for determining consistency with the currently applicable AQMP in Chapter 12, Sections 12.2 and 12.3 of the SCAQMD CEQA Air Quality Handbook. These criteria are (SCAQMD 1993):

- Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of the ambient air quality standards or interim emission reductions in the AQMP.
- Whether the project would exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

To address the first criterion, project-generated criteria air pollutant emissions have been estimated and analyzed for significance and are addressed in Section 3.3(b) below. As presented in Section 3.3(b),

construction and operation of the project would not generate criteria air pollutant emissions that exceed SCAQMD's thresholds.

The second criterion regarding the project's potential to exceed the assumptions in the AQMP or increments based on the year of project buildout and phase is primarily assessed by determining consistency between the project's land use designations and its potential to generate population growth. In general, projects are considered consistent with, and not in conflict with or obstructing implementation of, the AQMP if the growth in socioeconomic factors is consistent with the underlying regional plans used to develop the AQMP (per Consistency Criterion No. 2 of the SCAQMD CEQA Air Quality Handbook). SCAQMD primarily uses demographic growth forecasts for various socioeconomic categories (e.g., population, housing, and employment by industry) developed by the Southern California Association of Governments (SCAG) for its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Thus, demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by SCAG for their 2020-2045 RTP/SCS (SCAG 2020) were used to estimate future emissions in the 2022 AQMP (SCAQMD 2022).[1,2] The SCAG 2020–2045 RTP/SCS, and associated Regional Growth Forecast, are generally consistent with the local plans; therefore, the 2022 AQMP is generally consistent with local government plans.

As explained in Section 3.11(b), the project site is designated General Commercial in the Rialto General Plan, and zoned Gateway Specific Plan – Freeway Commercial. The project is proposing a specific plan amendment to change the project site's specific plan land use designation from Freeway Commercial to Industrial Park (I-P). These future uses would include those related to warehouse, distribution, and/or logistics, which is generally consistent with the permissible uses and activities allowed by the City in the I-P zone. Additionally, the I-P land use designation has already been accounted for within the Gateway Specific Plan, and this specific plan amendment would continue the existing pattern of industrial park uses along the Rialto Channel within the Gateway Specific Plan. Further, the project would redevelop an existing warehouse/office use. Overall, implementation of the project would not generate an increase in growth demographics that would conflict with existing projections within the region. Accordingly, the project is consistent with the SCAG RTP/SCS forecasts used in the SCAQMD AQMP development.

In summary, based on the considerations presented for the two criteria, impacts relating to the project's potential to conflict with or obstruct implementation of the applicable AQMP would be less than significant.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less-Than-Significant Impact. Air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and SCAQMD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level

1 SCAG adopted Connect SoCal 2024, the 2024-2050 RTP/SCS (SCAG 2024), but the growth projections therein have not yet been incorporated into an adopted AQMP.

2 Information necessary to produce the emission inventory for the SCAB is obtained from the SCAQMD and other governmental agencies, including CARB, the California Department of Transportation, and SCAG. Each of these agencies is responsible for collecting data (e.g., industry growth factors, socioeconomic Projections, travel activity levels, emission factors, emission speciation profile, and emissions) and developing methodologies (e.g., model and demographic forecast improvements) required to generate a comprehensive emissions inventory. SCAG incorporates these data into their Travel Demand Model for estimating/Projecting vehicle miles traveled and driving speeds. SCAG's socioeconomic and transportation activities Projections in their 2020–2045 RTP/SCS are integrated in the 2022 AQMP (SCAQMD 2022).

thresholds of significance for criteria pollutants are relevant in the determination of whether a project's individual emissions would have a cumulatively significant impact on air quality. If a project's emissions would exceed the SCAQMD significance thresholds, it would be considered to have a cumulatively considerable contribution. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.

SCAQMD has adopted thresholds to address the significance of air quality impacts resulting from a project. A project would result in a substantial contribution to an existing air quality violation of the NAAQS or CAAQS for ozone (O_3), which is a nonattainment pollutant, if the project's construction emissions would exceed SCAQMD's volatile organic compound (VOC) or oxides of nitrogen (NO_x) significance thresholds shown in Table 3.3-1. These emission-based thresholds for O_3 precursors are intended to serve as a surrogate for an "ozone significance threshold" (i.e., the potential for adverse O_3 impacts to occur) because O_3 itself is not emitted directly, and the effects of an individual project's emissions of O_3 precursors (VOC and NO_x) on O_3 levels in ambient air cannot be determined through air quality models or other quantitative methods. The SCAB is also nonattainment for the state particulate matter with an aerodynamic diameter less than or equal to 10 microns in size (coarse particulate matter, or PM_{10}) and federal and state particulate matter with an aerodynamic diameter less than or equal to 2.5 microns in size (fine particulate matter, or $PM_{2.5}$) standards. The San Bernardino County portion of the SCAB is designated attainment/maintenance or unclassified for all other NAAQS and CAAQS (CARB 2023, EPA 2025).

Table 3.3-1. SCAQMD Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds - Regional		
Pollutant	**Construction (pounds per day)**	**Operation (pounds per day)**
VOCs	75	55
NO_x	100	55
CO	550	550
SO_x	150	150
PM_{10}	150	150
$PM_{2.5}$	55	55
Lead[a]	3	3
Toxic Air Contaminants (TACs) and Odor Thresholds		
TACs[b]	Maximum incremental cancer risk ≥10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥1 in 1 million) Chronic and acute hazard index ≥1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
Ambient Air Quality Standards for Criteria Pollutants[c]		
NO_2 1-hour average NO_2 annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.030 ppm (state) and 0.0534 ppm (federal)	
CO 1-hour average CO 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	

Table 3.3-1. SCAQMD Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds - Regional	
PM_{10} 24-hour average	10.4 μg/m³ (construction)[d] 2.5 μg/m³ (operation)
PM_{10} annual average	1.0 μg/m³
$PM_{2.5}$ 24-hour average	10.4 μg/m³ (construction)[d] 2.5 μg/m³ (operation)

Source: SCAQMD 2023.
Notes: SCAQMD = South Coast Air Quality Management District; VOC = volatile organic compounds; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; TAC = toxic air contaminant; NO_2 = nitrogen dioxide; ppm = parts per million by volume; μg/m³ = micrograms per cubic meter.
greenhouse gas emissions thresholds for industrial projects, as added in the March 2015 revision to the SCAQMD Air Quality Significance Thresholds, were not include included in this table as they are addressed within the greenhouse gas emissions analysis and not the air quality analysis.

[a] The phaseout of leaded gasoline started in 1976. Since gasoline no longer contains lead, the project is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.
[b] TACs include carcinogens and noncarcinogens.
[c] Ambient air quality standards for criteria pollutants are based on SCAQMD Rule 1303, Table A-2, unless otherwise stated.
[d] Ambient air quality threshold are based on SCAQMD Rule 403.

Construction Emissions

Proposed construction activities would result in the temporary addition of pollutants to the local airshed caused by on-site sources (i.e., off-road construction equipment, soil disturbance, and VOC off-gassing) and off-site sources (i.e., on-road vendor trucks, haul trucks, and worker vehicle trips). Construction emissions can vary substantially from day to day, depending on the level of activity; the specific type of operation; and, for particulate matter, the prevailing weather conditions. Therefore, such emission levels can only be approximately estimated.

The California Emissions Estimator Model (CalEEMod) Version 2022.1.1.32 was used to estimate emissions from construction of the project. Internal combustion engines used by construction equipment, trucks, and worker vehicles would result in emissions of VOCs, NO_x, carbon monoxide (CO), sulfur oxides (SO_x), PM_{10}, and $PM_{2.5}$. PM_{10} and $PM_{2.5}$ emissions would also be generated by entrained dust, which results from the exposure of earth surfaces to wind from the direct disturbance and movement of soil. The project would be required to comply with SCAQMD Rule 403 to control dust emissions generated during any dust-generating activities. Standard construction practices that would be employed to reduce fugitive dust emissions include watering of the active dust areas two times per day, with additional watering depending on weather conditions. The CalEEMod default assumptions were used for estimating fugitive dust emissions from grading on site. The project would involve application of architectural coating (e.g., paint and other finishes) for painting the interior and exterior of the building as well as parking lot striping. As a project design feature, only low-VOC coatings will be used for the building interiors and exteriors.

CalEEMod calculates maximum daily emissions for summer and winter periods. The estimated maximum daily construction emissions are summarized in Table 3.3-2. Details of the emission calculations are provided in Appendix A.

Table 3.3-2. Estimated Maximum Daily Construction Criteria Air Pollutant Emissions

Year	VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
	pounds per day					
Summer						
2026	1.86	16.21	16.94	0.04	4.13	1.93
2027	54.37	8.51	16.12	0.03	2.06	0.67
Winter						
2026	1.28	9.01	14.81	0.03	2.09	0.69
2027	1.23	8.63	14.32	0.03	2.06	0.67
Maximum Daily Emissions	**54.37**	**16.21**	**16.94**	**0.04**	**4.13**	**1.93**
SCAQMD Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Appendix A.
Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; SCAQMD = South Coast Air Quality Management District.
Emissions include compliance with SCAQMD Rules 403 and use of low-VOC architectural coatings (i.e., no more than 50 grams per liter VOC content) for building interiors and exteriors.

As shown in Table 3.3-2, project construction would not exceed SCAQMD's daily thresholds. Therefore, construction impacts associated with criteria air pollutant emissions would be less than significant.

Operational Emissions

Operation of the project would generate criteria pollutant emissions from mobile sources (vehicular traffic), area sources (consumer products, architectural coatings, landscaping equipment), energy sources (natural gas combustion), and off-road equipment (CNG forklifts). In addition, the sources of emissions associated with the existing uses to be demolished were also quantified. Table 3.3-3 presents the emissions from the project and existing baseline scenarios, as well as the estimated net change in emissions (project minus the existing scenario). Details of the emission calculations are provided in Appendix A.

Table 3.3-3. Estimated Maximum Daily Operation Criteria Air Pollutant

Emissions Source	VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
	Pounds per Day					
Project						
Summer						
Mobile	0.34	3.95	4.79	0.04	1.95	0.55
Area	3.75	0.04	5.22	<0.01	0.01	0.01
Energy	0.03	0.61	0.51	<0.01	0.05	0.05
Off-Road	0.00	13.25	132.15	0.00	0.00	0.00
Project Summer Total	***4.12***	***17.86***	***142.67***	***0.04***	***2.01***	***0.61***
Winter						
Mobile	0.32	4.13	4.25	0.04	1.95	0.55
Area	2.89	0.00	0.00	0.00	0.00	0.00

Table 3.3-3. Estimated Maximum Daily Operation Criteria Air Pollutant

Emissions Source	VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
	Pounds per Day					
Energy	0.03	0.61	0.51	<0.01	0.05	0.05
Off-Road	0.00	13.25	132.15	0.00	0.00	0.00
Project Winter Total	*3.25*	*18.00*	*136.91*	*0.04*	*2.00*	*0.60*
Existing						
Summer						
Mobile	0.13	1.70	1.79	0.01	0.53	0.15
Area	1.03	0.01	1.43	<0.01	<0.01	<0.01
Energy	0.01	0.17	0.14	<0.01	0.01	0.01
Existing Summer Total	*1.17*	*1.88*	*3.36*	*0.01*	*0.55*	*0.17*
Winter						
Mobile	0.12	1.78	1.58	0.01	0.53	0.15
Area	0.79	0.00	0.00	0.00	0.00	0.00
Energy	0.01	0.17	0.14	<0.01	0.01	0.01
Existing Winter Total	*0.92*	*1.95*	*1.73*	*0.01*	*0.55*	*0.17*
Net Change in Emissions						
Summer Net Change (Project – Existing)	**2.96**	**15.97**	**139.30**	**0.03**	**1.46**	**0.44**
Winter Net Change (Project – Existing)	**2.33**	**16.05**	**135.19**	**0.03**	**1.45**	**0.43**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Appendix A.
Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; SCAQMD = South Coast Air Quality Management District.
Values of "<0.01" indicate that the estimated emissions are less than the model limits.
Columns may not sum due to rounding.

As shown in Table 3.3-3, the net increase in criteria air pollutant emissions associated with project operations would not exceed SCAQMD's significance thresholds and, therefore, operational impacts associated with criteria air pollutant emissions would be less than significant.

Cumulative

In considering cumulative impacts from the project, the analysis must specifically evaluate a project's contribution to the cumulative increase in pollutants for which the SCAB is designated as nonattainment for the CAAQS and NAAQS. If a project's emissions would exceed SCAQMD's significance thresholds, it would be considered to have a cumulatively considerable contribution to nonattainment status in the SCAB. If a project does not exceed thresholds and is determined to have less than significant project-specific impacts, it may still contribute to a significant cumulative impact on air quality. The basis for analyzing the project's cumulatively considerable contribution is if the project's contribution accounts for a significant proportion of the cumulative total emissions (i.e., it represents a "cumulatively considerable contribution" to the cumulative air quality impact) and consistency with SCAQMD's 2022 AQMP, which addresses cumulative emissions in the SCAB.

The SCAB has been designated as a federal nonattainment area for O_3 and $PM_{2.5}$ and a state nonattainment area for O_3, PM_{10}, and $PM_{2.5}$. The nonattainment status is the result of cumulative emissions from various sources of air pollutants and their precursors within the SCAB, including motor vehicles, off-road equipment, and commercial and industrial facilities. Construction of the project would generate VOC and NO_x emissions (which are precursors to O_3) and emissions of PM_{10} and $PM_{2.5}$. As indicated in Tables 3.3-2 and 3.3-3, project-generated construction and operational emissions would not exceed SCAQMD's emission-based significance thresholds for VOC, NO_x, CO, SO_2, PM_{10}, or $PM_{2.5}$. In addition, the project would not conflict with the SCAQMD AQMP, as evaluated previously. Based on these considerations, the project would not result in a cumulatively considerable increase in emissions of nonattainment pollutants, and cumulative impacts would be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less-Than-Significant Impact. The assessment below includes a localized significance threshold (LST) analysis to evaluate the potential of localized criteria air quality impacts to sensitive receptors in the immediate vicinity of the project, a qualitative CO hotspot analysis, health effects from exposure to other criteria air pollutants, exposure to TACs, and potential Valley Fever exposure.

Localized Significance Thresholds

In addition to the emission-based thresholds listed in Table 3.3-1, SCAQMD also recommends the evaluation of localized air quality impacts to sensitive receptors in the immediate vicinity of the project as a result of construction and operational activities. Regarding the LST analysis, for project sites that disturb 5 acres or less, the SCAQMD LST Methodology includes lookup tables that can be used to determine the maximum allowable daily emissions that would satisfy the localized significance criteria (i.e., the emissions would not cause an exceedance of the applicable concentration limits for NO_2, CO, PM_{10}, and $PM_{2.5}$) without performing project-specific dispersion modeling (SCAQMD 2008a). For projects that exceed 5 acres, such as the proposed project, the maximum number of acres disturbed on the peak day was estimated using the Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, which provides estimated acres per 8-hour day for crawler tractors, graders, rubber-tired dozers, and scrapers (SCAQMD n.d.). Based on SCAQMD guidance and on anticipated equipment usage per day, it was estimated that the maximum number of acres on the project site that would be disturbed by off-road equipment would be approximately 2.5-acres during the site preparation phase based on the potential operation of one grader and two scrapers in an 8-hour shift. Therefore, the LST look-up values can be used to determine localized significance.

The LST significance thresholds for NO_2 and CO represent the allowable increase in concentrations above background levels in the vicinity of a project that would not cause or contribute to an exceedance of the relevant ambient air quality standards, while the threshold for PM_{10} represents compliance with Rule 403 (Fugitive Dust). The LST significance threshold for $PM_{2.5}$ is intended to ensure that construction emissions do not contribute substantially to existing exceedances of the $PM_{2.5}$ ambient air quality standards. The allowable emission rates depend on the following parameters:

1. Source receptor area (SRA) in which the project is located
2. Size of the project site
3. Distance between the project site and the nearest sensitive receptor (e.g., residences, schools, hospitals)

The project site is located in SRA 34 (Central San Bernardino Valley). LST pollutant screening level concentration data is currently published for 1-, 2-, and 5-acre sites for varying distances (25, 50, 100, 200, and 500 meters). Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. People most likely to be affected by air pollution include children, the elderly, athletes, and people with cardiovascular and chronic respiratory diseases. Facilities and structures where these air-pollution-sensitive people live or spend considerable amounts of time are known as "sensitive receptors." According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes (SCAQMD 1993).

The surrounding areas are primarily commercial and industrial. The nearest sensitive receptors are along South Lilac Avenue, with single family residences located approximately 375 meters (1,230 feet) west of the project site boundary and Joe Baca Middle School located approximately 465 meters (1,526 feet) from the project site boundary. The proximate residences represent the nearest receptor to the project site where an individual could remain for 24 hours. The nearest residential land use has been used to determine construction air quality impacts for emissions of PM_{10} and $PM_{2.5}$, since PM_{10} and $PM_{2.5}$ thresholds are based on a 24-hour averaging time. The LST methodology also provides that LSTs based on shorter averaging periods, such as the NO_2 and CO LSTs, may be applied to receptors such as industrial or commercial facilities since a worker at these sites could be present for periods of 1 to 8 hours (SCAQMD 2008a). As the project site is adjacent to industrial/commercial land uses, these were used to determine LST impacts for NO_2 and CO because an individual could be present at those sites for periods of 1 to 8 hours. For operations, based on the total project site of 6.02-acres, LST values for a 5-acre project site were used to be conservative. LSTs are more stringent for smaller areas (i.e., 1-acre is more stringent than 2-acre and 5-acre LSTs); therefore, the use of a 5-acre LST for operations is conservative.

Construction activities associated with the project would result in temporary sources of on-site fugitive dust, on-road vehicles, and construction equipment emissions. During operation, emissions from area sources (landscaping equipment), energy (natural gas combustion), on-site cars and trucks, and CNG forklifts were included in the localized analysis. The passenger vehicle and truck trips during construction and operation were modeled using a 0.25-mile trip distance to capture localized emissions. The maximum allowable daily emissions that would satisfy the SCAQMD localized significance criteria for SRA 34 are presented in Table 3.3-4 and compared to the maximum daily on-site construction and operational emissions.

Table 3.3-4. Localized Significance Thresholds Analysis for the Project

Pollutant	Project Emissions (Pounds per Day)	LST Criteria (Pounds per Day)	Exceeds LST?
Construction[a]			
Summer			
NO_2	16.00	187	No
CO	16.21	1,101	No
PM_{10}	3.34	158	No
$PM_{2.5}$	1.87	74	No
Winter			
NO_2	7.57	187	No

Table 3.3-4. Localized Significance Thresholds Analysis for the Project

Pollutant	Project Emissions (Pounds per Day)	LST Criteria (Pounds per Day)	Exceeds LST?
CO	9.44	1,101	No
PM_{10}	0.28	158	No
$PM_{2.5}$	0.24	74	No
Operations[b]			
Summer			
NO_2	14.36	270	No
CO	138.89	1,746	No
PM_{10}	0.09	43	No
$PM_{2.5}$	0.06	21	No
Winter			
NO_2	14.34	270	No
CO	133.78	1,746	No
PM_{10}	0.08	43	No
$PM_{2.5}$	0.06	21	No

Source: SCAQMD 2009.
Notes: LST = localized significance threshold; NO_2 = nitrogen dioxide; CO = carbon monoxide; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter.
See Appendix A for detailed results.
These estimates reflect control of fugitive dust required by Rule 403 and represent the worst-case operating scenario during construction.
[a] For construction, LSTs were determined based on the values for a 2.5-acre site at a distance of 375 meters from the nearest sensitive residential receptor for PM_{10} and $PM_{2.5}$ and 25 meters from the nearest industrial/commercial receptor for NO_2 and CO.
[b] For operations, LSTs were determined based on the values for a 5-acre site at a distance of 375 meters from the nearest sensitive residential receptor for PM_{10} and $PM_{2.5}$ and 25 meters from the nearest industrial/commercial receptor for NO_2 and CO.

As shown in Table 3.3-4, the project LST would not exceed the established significance thresholds, and thus, would result in a less than significant localized impact to sensitive receptors during construction and operation.

CO Hotspots

Traffic-congested roadways and intersections have the potential to generate localized high levels of CO. Localized areas where ambient concentrations exceed federal and/or state standards for CO are termed CO "hotspots." CO transport is extremely limited and disperses rapidly with distance from the source. Under certain extreme meteorological conditions, however, CO concentrations near a congested roadway or intersection may reach unhealthy levels affecting sensitive receptors. Typically, high CO concentrations are associated with severely congested intersections operating at an unacceptable level of service (LOS) (LOS E or worse is unacceptable). Projects contributing to adverse traffic impacts may result in the formation of a CO hotspot. Additional analysis of CO hotspot impacts would be conducted if a project would result in a significant impact or contribute to an adverse traffic impact at a signalized intersection that would potentially subject sensitive receptors to CO hotspots.

Title 40 of the Code of Federal Regulations, Section 93.123(c)(5), Procedures for Determining Localized CO, PM_{10}, and $PM_{2.5}$ Concentrations (Hot-Spot Analysis), states that "CO, PM_{10}, and $PM_{2.5}$ hot-spot analyses are not required to consider construction-related activities, which cause temporary increases in emissions. Each site which is affected by construction-related activities shall be considered separately,

using established 'Guideline' methods. Temporary increases are defined as those which occur only during the construction phase and last five years or less at any individual site" (40 CFR 93.123). While project construction would involve on-road vehicle trips from trucks and workers during construction, construction activities would last approximately 12 months and would not require a project-level construction hotspot analysis.

For long-term operations, as provided in the Trip Generation and Vehicle Miles Travel (VMT) Screening Analysis (Revised July 21, 2025) prepared by Dudek, the project screened out of focused analysis for vehicle-miles traveled (VMT) and LOS because it would result in a minimal increase in on-road vehicles (i.e., less than 110 net new passenger trips and less than 50 trips during the peak hour), which supports that the project is not a large traffic generator. Based on these considerations, the proposed project would not generate traffic that would contribute to potential adverse traffic impacts that may result in the formation of CO hotspots. In addition, due to continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SCAB is steadily decreasing. Overall, the project would result in a less-than-significant impact to air quality with regard to potential CO hotspots.

Toxic Air Contaminants

A substance is considered toxic if it has the potential to cause adverse health effects in humans, including increasing the risk of cancer upon exposure, or acute (immediate) and/or chronic (cumulative) non-cancer health effects. A toxic substance released into the air is considered a toxic air contaminant (TAC). Adverse health effects associated with exposure to TACs may include carcinogenic (i.e., cancer-causing) and noncarcinogenic effects. Noncarcinogenic effects typically affect one or more target organ systems and may be experienced on either short-term (acute) or long-term (chronic) exposure to a given TAC.

TACs are identified by federal and state agencies based on a review of available scientific evidence. In the state of California, TACs are identified through a two-step process that was established in 1983 under the Toxic Air Contaminant Identification and Control Act. This two-step process of risk identification and risk management and reduction was designed to protect residents from the health effects of toxic substances in the air. In addition, the California Air Toxics "Hot Spots" Information and Assessment Act, Assembly Bill (AB) 2588, was enacted by the legislature in 1987 to address public concern over the release of TACs into the atmosphere.

Examples include certain aromatic and chlorinated hydrocarbons, certain metals, and asbestos. TACs are generated by a number of sources, including stationary sources, such as dry cleaners, gas stations, combustion sources, and laboratories; mobile sources, such as automobiles; and area sources, such as landfills. Although CARB has identified more than 200 TACs, approximately 70% of all airborne cancer risk in California is associated with diesel particulate matter (DPM) (CARB 2000). DPM contributes to premature death; hospitalizations and emergency department visits for exacerbated chronic heart and lung disease, including asthma; increased respiratory symptoms; and decreased lung function in children. Those most vulnerable to noncancer health effects are children, whose lungs are still developing, and the elderly, who often have chronic health problems (CARB 2024a).

Project construction would result in emissions of DPM from heavy construction equipment and trucks accessing the site. Diesel particulate is characterized as a TAC by the State of California. The Office of Environmental Health Hazard Assessment (OEHHA) has identified carcinogenic and chronic

noncarcinogenic effects from long-term exposure but has not identified health effects due to short-term exposure to diesel exhaust. According to the OEHHA, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period for the maximally exposed individual resident; however, such assessments should be limited to the period/duration of activities associated with the project (OEHHA 2015). Thus, the duration of the proposed construction activities would only constitute a small percentage of the total 30-year exposure period. Due to this relatively short period of exposure (12 months) and minimal localized particulate emissions on site (as identified in Table 3.3-4 above, which includes both DPM and dust), TACs generated by the project would not result in concentrations causing significant health risks. Furthermore, the closest sensitive receptor to the project (i.e., residence along South Lilac Avenue) is over 1,200 feet away from the project site. Overall, the project would not result in substantial TAC exposure to sensitive receptors in the vicinity of the project, and impacts would be less than significant.

Regarding long-term operations, the project would replace an existing warehouse/office use with two warehouses, which would result in a minimal increase in truck traffic on the local roadway network. In addition, as the project would not result in new stationary sources and sensitive receptors are not proximate to the project site, a formal health risk assessment would not be required for the project. Accordingly, the project would not result in emissions that would exceed the SCAQMD health risk thresholds.

Health Impacts of Criteria Air Pollutants

VOCs and NO_x are precursors to O_3, for which the SCAB is designated as nonattainment with respect to the NAAQS and CAAQS. The health effects associated with O_3 include respiratory symptoms, worsening of lung disease leading to premature death, and damage to lung tissue (CARB 2024b). The contribution of VOCs and NO_x to regional ambient O_3 concentrations is the result of complex photochemistry. The increases in O_3 concentrations in the SCAB due to O_3 precursor emissions tend to be found downwind from the source location to allow time for the photochemical reactions to occur. However, the potential for exacerbating excessive O_3 concentrations would also depend on the time of year that the VOC and NO_x emissions would occur because exceedances of the O_3 CAAQS/NAAQS tend to occur between April and October when solar radiation is highest. The holistic effect of a single project's emissions of O_3 precursors is speculative due to the lack of quantitative methods to assess this impact. The project would not result in emissions of VOCs or NO_x that exceed SCAQMD significance threshold during construction or operations. Therefore, implementation of the project would contribute minimally to regional O_3 concentrations and the associated health effects.

Health effects associated with NO_x and NO_2 (which is a constituent of NO_x) include lung irritation and enhanced allergic responses (CARB 2024c). As depicted in Table 3.3-4, project construction and operation would not exceed the SCAQMD localized thresholds for NO_2. Thus, construction and operation of the project is not anticipated exceed the NO_2 standards or contribute to associated health effects.

Health effects associated with CO include chest pain in patients with heart disease, headache, light-headedness, and reduced mental alertness (CARB 2024d). CO tends to be a localized impact associated with congested intersections. CO hotspots were discussed previously as a less than significant impact. Thus, the project's CO emissions would not contribute to the health effects associated with this pollutant.

Health effects associated with particulate matter include premature death and hospitalization, primarily for worsening of respiratory disease (CARB 2024e). As depicted in Tables 3.3-2 through 3.3-4, construction

and operation of the project would not exceed regional or localized thresholds for PM_{10} or $PM_{2.5}$ and would not contribute to exceedances of the NAAQS or CAAQS for particulate matter. Due to the minimal contribution of particulate matter during construction and operation, the project is not anticipated to result in health effects associated with PM_{10} or $PM_{2.5}$.

There are numerous scientific and technological complexities associated with correlating criteria air pollutant emissions from an individual project to specific health effects or potential additional nonattainment days, and there are currently no modeling tools that can provide reliable and meaningful additional information regarding health effects from criteria air pollutants generated by individual projects within SCAQMD's jurisdiction. Currently, SCAQMD, CARB, and EPA have not approved a quantitative method to reliably, meaningfully, and consistently translate the mass emission estimates for the criteria air pollutants resulting from the project to specific health effects. However, based on the project's minimal overall construction and operational criteria air pollutant emissions described above, health impacts from project-related criteria air pollutant emissions would be less than significant.

Valley Fever

Coccidioidomycosis, more commonly known as "Valley Fever," is an infection caused by inhalation of the spores of the *Coccidioides immitis* fungus, which grows in the soils of the southwestern United States. California Labor Code section 6709 defines "highly endemic" areas for Valley Fever as those areas where the annual incidence rate is greater than 20 cases per 100,000 persons per year. San Bernardino County is not considered a highly endemic region for Valley Fever, as the latest report from the California Department of Public Health (CDPH) indicated the County has 10.5 cases per 100,000 people (CDPH 2023). Even if present at the site, construction activities may not result in increased incidence of valley fever. Propagation of valley fever is dependent on climatic conditions, with the potential for growth and surface exposure highest following early seasonal rains and long dry spells. Valley Fever spores can be released when filaments are disturbed by earth-moving activities, although receptors must be exposed to and inhale the spores to be at increased risk of developing valley fever. Moreover, exposure to valley fever does not guarantee that an individual will become ill—approximately 60% of people exposed to the fungal spores are asymptomatic and show no signs of an infection (USGS 2000).

In order to reduce fugitive dust from the project and minimize adverse air quality impacts, the project would employ dust control measures in accordance with SCAQMD Rules 401 and 403, which limit the amount of fugitive dust generated during construction. These requirements are consistent with CDPH recommendations for the implementation of dust control measures, including regular application of water during soil-disturbance activities, to reduce exposure to Valley Fever by minimizing the potential that the fungal spores become airborne (CDPH 2013). Further, regulations designed to minimize exposure to valley fever hazards are included in Title 8 of the California Code of Regulations and would be complied with during the project's construction phase (California Department of Industrial Relations 2017).

In summary, the project would not result in a significant impact attributable to Valley Fever exposure based on its geographic location and compliance with applicable regulatory standards and dust control measures, which will serve to minimize the release of and exposure to fungal spores. Therefore, impacts associated with Valley Fever exposure for sensitive receptors would be less than significant.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less-Than-Significant Impact. The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the project. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and asphalt pavement application. Such odors would disperse rapidly from the project site and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be less than significant.

Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities (SCAQMD 1993). The project would replace an existing warehouse with a new warehouse facility and would not create any new sources of odor during operation. Therefore, project operations would result in an odor impact that is less than significant.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

The following analysis is based on a biological resources assessment which includes field assessments as well as a literature review of the latest available relevant reports, maps, soil data, data on biological baselines, special-status habitats, and species distributions to determine those resources that have the potential to occur within the project site and surrounding 100-foot buffer (study area). Attachments referenced herein are included within Appendix B. These attachments include a list of special-status biological resources recorded in the region (Appendix B-1), photos taken of the project site during a biological reconnaissance (Appendix B-2), a list of biological resources recorded within the study area (Appendix B-3), and potential to occur determinations for special-status plants and wildlife recorded in the region (Appendix B-4, B-5).

A field assessment was conducted on February 9, 2022, and updated on November 14, 2025, to characterize the environmental conditions, vegetation communities/land covers, and any common or special-status plants or wildlife (including their habitats) that could be impacted during project implementation. The field assessments were conducted during weather conditions that were favorable for the detection of wildlife (i.e. no fog, high winds, rain). During the field survey, vegetation communities and land covers were catalogued and confirmed based on existing site conditions. Vegetation communities were mapped according to the California Department of Fish and Wildlife (CDFW) *List of Vegetation Alliances and Associations* (or Natural Communities List) which is based on *A Manual of California Vegetation, Second Edition* (Sawyer et al. 2009). Dudek compiled a general inventory of plant and wildlife species detected by sight, calls, tracks, scat, or other field indicators, and determined the potential for special-status species to occur within the study area. Additionally, Dudek conducted a preliminary investigation of the extent and distribution of jurisdictional waters of the United States regulated by the U.S. Army Corps of Engineers (USACE), jurisdictional waters of the state regulated by the Regional Water Quality Control Board (RWQCB), and CDFW jurisdictional streambed and associated riparian habitat.

Dudek queried the CDFW's California Natural Diversity Database (CNDDB; CDFW 2025), and the California Native Plant Society's Inventory of Rare and Endangered Plants (CNPS; CNPS 2025) to identify special-status biological resources from the region (Appendix B-1). The CNDDB and CNPS were searched based on the U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle for San Bernardino South, where the study area is located, as well as the surrounding

eight quadrangles (Redlands, Sunnymead, Riverside East, Riverside West, Fontana, Devore, San Bernardino North, and Harrison Mountain). Potential and/or historic drainages and aquatic features were investigated based on a review of USGS topographic maps (1:24,000 scale), aerial photographs, the National Wetland Inventory database (NWI; USFWS 2025), and the United States Department of Agriculture (USDA) Natural Resource Conservation Service Web Soil Survey (USDA 2025).

The study area is depicted on Section 23, Township 1 South, Range 5 West of the San Bernardino South topographic quadrangle map. The study ranges between 1,050 to 1,070 feet Above Mean Sea Level AMSL), and consists of predominantly disturbed and developed land, devoid of native vegetation communities. Exposed soils within the study area appear regularly tilled, and support approximately 30% cover of very coarse pebble to small cobble rock aggregate. While several small animal burrows were detected within the survey area during the 2022 biological reconnaissance, there were none observed during the updated 2025 field reconnaissance, indicating prior burrows were filled. Ground squirrels were detected within the study area during the 2025 biological reconnaissance and several shallow, attempted burrows were observed; however, the amount of pebbly/cobbly rocky aggregate within the exposed soils in the disturbed habitat likely hinders burrow formation, and the depths and widths of the attempted burrows were not sufficient to support animal activity. While there is scattered ruderal vegetation and surrounding ornamental vegetation to support special-status species in the study area, the study area is surrounded by mixed commercial development and public rights-of-way, resulting in isolated/fragmented habitat. Soils within the study area consist of Tujunga gravelly loamy sand, 0% to 9% slopes. However, observed surface soils have been compacted and altered from their natural composition via urban development as well as repeated tilling to no longer support natural habitat.

Three vegetation communities and/or land covers were mapped within the study area during the biological reconnaissance (Figure 3.4-1, Biological Resources). Specifically, the study area consists of urban/developed land, disturbed habitat, and ornamental plantings (Sawyer et al. 2009). A total of 28 plant species (7 native and 21 non-native), were recorded within the study area (Appendix B-3, Species Compendium).

The northernmost portion of the study area is characterized by disturbed habitat consisting of ruderal vegetation, exposed soils, and bare tilled soils intermixed with rock aggregate. Scattered, non-native ruderal vegetation observed within the disturbed habitat within the study area is composed grasses, forbs, and mustards. A fenced monopine telecommunications tower facility adjacent to the northern edge of the project site boundary contained an active red-tailed hawk (*Buteo jamaicensis*) nest in 2022; the nest was no longer present during the 2025 field visit. No nesting activity was detected in the study area during the 2025 field visit.

No special-status plant species or vegetation communities that are considered rare or sensitive by the California Environmental Quality Act (CEQA; e.g., riparian vegetation) were observed within the study area. Portions of the disturbed habitat within the study area support native ruderal plant species, specifically *Amsinckia sp., Ambrosia sp*., common sunflower (*Helianthus annus*) and telegraphweed (*Heterotheca grandiflora*). Additionally, the historic ranges of several rare plant species cross over the project site (CDFW 2025); these species require native vegetation communities, and as such, the study area does not have the potential to support special-status plants covered under CEQA or considered rare by California Native Plant Society (CNPS). Rare plants that are tolerant to disturbance may occur on site that were not observed during the 2022 and 2025 biological reconnaissance due to seasonal survey restrictions (completed outside of the spring and summer blooming period); however, repeated tilling within the study area and dominance of rock aggregate have altered natural soil quality, and the overlapping historic rare plant occurrence records are from before 1970 or considered extirpated due to development (CDFW 2025).

Ornamental plantings occur along the southwestern and southern periphery of the project site boundary, surrounding the developed land on site and the surrounding study area buffer. Frequently maintained grass, trimmed privacy hedges, and blue spires (*Salvia transsylvanica*) are planted with an overstory of western sycamore (*Platanus racemosa*), Washington fan palm (*Washingtonia robusta*), and pine (*Pinus sp.*) throughout this vegetation community. Although western sycamore is a native tree known to occur in riparian communities, those within the study area have been planted in evenly spaced rows to function as ornamental vegetation.

Developed lands within the study area are characterized by impermeable surfaces including commercial development associated with a self-storage facility, ancillary structures, asphalt-paved parking areas and drives. The southern portion of the project site is developed with a vacant building. Representative photographs of the project site are included in Appendix B-2.

Wildlife species diversity during the 2022 and 2025 field assessments was low and is likely impacted by the amount of surrounding development, existing disturbances from commercial activities, and lack of native habitat within the study area. A total of 11 wildlife species (9 native and 2 non-native) were recorded in the study area, consisting of nine birds, one mammal, and one reptile (Appendix B-3). Species observed include the American Crow (*Corvus brachyrhynchos*), red-tailed hawk (*Buteo jamaicensis*), western gull (*Larus occidentalis*), killdeer (*Charadrius vociferus*), black phoebe (*Sayornis nigricans*), mourning dove (*Zenaida macroura*), house finch (*Haemorhous mexicanus*), house sparrow (*Passer domesticus*), European starling (*Sturnus vulgaris*), California ground squirrel (*Otospermophilus beecheyi*), and western fence lizard (*Squamata occidentalis*). No amphibian or aquatic species were observed within the study area. No special-status wildlife were detected during the 2022 and 2025 biological field assessments.

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less-Than-Significant Impact with Mitigation Incorporated. Based on the database queries of the CNDDB and CNPS, there are 72 special-status plants and 67 special-status wildlife with recorded occurrences in the San Bernardino South, California USGS 7.5-minute topographic quadrangle, and surrounding eight quadrangles (Appendix B-1). The project site occurs within a partially developed area and contains disturbed habitat intermixed with ruderal vegetation. Ornamental plantings along the southern and southwestern portions of the project site boundary have the ability to potentially support special-status avian nesting species. Additionally, while the monopine communication tower facility adjacent to the northeast edge of the project site no longer supports an active red-tailed hawk nest in 2025, as it previously did support an active nest in 2022, there is still potential for nesting activity to occur. No natural communities, hydric soils, or natural hydrology occur on the project site due to previous and ongoing disturbances.

Of the 72 special-status plants, based on range, elevation, and associated vegetation and soils, 19 of these species have a low potential to occur due to historical occurrence records within 5 miles of the study area (CDFW 2025). The remaining 53 species are not expected to occur on the study area. A complete list of the 72 special-status plant species, with their listing statuses, habitat requirements, elevation ranges, blooming periods, and potential to occur determinations, are included in Appendix B-4. Special-status plant species with a low potential to occur or are not expected to occur have not been evaluated further, as the 19 species with historical occurrences within 5 miles of the project site do not tolerate disturbed areas,

and there are no undisturbed or native habitats within the study area. As such, potential impacts to special-status plant species are not significant.

Of the 68 special-status wildlife species analyzed for their potential to occur within the study area, based on range, habitat, and surrounding conditions, 4 were determined to have a low potential to occur within the study area: burrowing owl (*Athene cunicularia*) (State Candidate for listing as endangered, CDFW SSC), loggerhead shrike (*Lanius ludovicianus*) (nesting) (CDFW SSC), San Diego black-tailed jackrabbit (*Lepus californicus bennetti*) (CDFW S3/S4), and Crotch's bumble bee (*Bombus crotchii*) (State Candidate for listing as endangered). The limited amount of ornamental vegetation and predominantly disturbed habitat with regularly tilled soils provides low-quality but potentially suitable habitat for these 4 special-status wildlife species, in addition to known occurrence records within 5 miles of the project (CDFW 2025). A complete list of the 68 special-status wildlife species, with their listing status, habitat requirements, and potential to occur determinations, is included in Appendix B-5. The remaining 64 species have no potential to occur on the study area due to lack of suitable habitat. Additionally, the study area is surrounded by commercial development and public rights-of-way, further reducing the potential for special-status wildlife to occur or move onto the study area from native habitat areas off site. Lastly, the lack of connection to other sensitive biological resources such as natural drainages or waterways and large habitat blocks also reduces the potential for any special-status wildlife species to occur within the study area.

San Diego black-tailed jackrabbit and loggerhead shrike are SDFW S3:Vulnerable and Species of Special Concern, respectively. Neither species was observed during the biological surveys conducted during 2022 and 2025. However, due to the presence of low-quality yet suitable habitat, the potential for these species to move into the project site in the future cannot be entirely ruled out. Therefore, if a population of loggerhead shrike or San Diego black-tailed jackrabbit is found on the project site prior to the start of construction, the project could result in a significant direct impact to these species. Mitigation measure **MM-BIO-1: Pre-Construction Survey for Special-Status Wildlife** shall be implemented prior to the start of construction to reduce impacts to special-status wildlife to a less than significant level.

As State candidate listed species, the potential for burrowing owl and Crotch's bumble bee to occur on the project site are discussed in further detail below.

Burrowing Owl

There is a low potential for burrowing owl to occur due to the lack of suitable burrows detected within the disturbed habitat during the 2025 survey compared to the 2022 survey. Scattered semi-collapsed burrows present in 2025 are likely the result of ground squirrel activity and 2022 burrows have since been filled or tilled over. The scattered burrows observed in the disturbed habitat on the project site during the 2025 field assessment lack the depth and width to support burrowing owl occupancy. Additionally, the study area is surrounded by commercial development and public rights-of-way, further reducing the potential for special-status wildlife to occur or move onto the study area from native habitat areas off site. As such, no protocol-level burrowing owl surveys were conducted.

While burrowing owl has a low potential to occur, due to the presence of small mammal burrows during the 2022 field assessment and presence of ground squirrels in the 2025 field assessment, burrowing owl could eventually occupy the project site prior to construction if ground squirrels do successfully establish burrows. To reduce potentially significant impacts to burrowing owl to a less than significant level, the following biological mitigation measures (**MM BIO-2: Focused Burrowing Owl Survey; MM BIO-3: Pre-**

Construction Burrowing Owl Surveys and Avoidance; and **MM BIO-5: Monitoring Biologist and Worker Environmental Awareness Program)** shall be implemented.

Crotch's Bumble Bee

There is low potential for Crotch's bumble bee to occur based on scattered native herbaceous floral resources in the *Asteraceae* family (telegraphweed, common sunflower) present in the disturbed habitat on the project site that are capable of supporting foraging habitat for this species. However, no nesting habitat for Crotch's bumble bee (i.e. rock piles, brush piles, dead logs, dead trees, leaf litter) was observed during the 2025 biological reconnaissance. Additionally, no bumble bee species were detected during the 2022 and 2025 biological reconnaissance. However, as there are historic occurrence records from 1938 within 1 mile of the project site (CDFW 2025), and limited suitable foraging habitat is present, the project has the potential to significantly impact Crotch's bumble bee absent mitigation. With implementation of **MM BIO-4: Pre-Construction Survey for Crotch's Bumble Bee**, potentially adverse impacts to Crotch's bumble bee would be reduced to a **less than significant** level.

MM BIO-1: Pre-Construction Survey for Special-Status Wildlife. One pre-construction clearance survey for southern California legless lizard, California glossy snake, merlin, loggerhead shrike, San Diego black-tailed jackrabbit, and pocketed free-tailed bat shall be conducted no more than 14 days prior to initiation of site preparation and grading activities. A qualified biologist shall walk the entire project site to determine if the above species are observed or detected. Acoustic detection for bats may be used in conjunction with visual observation of individuals and sign to determine presence/absence of occupied roosts or foraging behavior. If any of the above species is observed or detected during the pre-construction survey, additional measures may be required, such as establishing a buffer around known locations and/or conducting monitoring during construction near occupied areas to move observed individuals out of harm's way. For pocketed free-tailed bat, if a roost is found and may be impacted during construction, additional measures, such as a focused bat survey, replacement roost installation, and/or agency consultation, may be required.

MM BIO-2: Focused Burrowing Owl Surveys. CDFW protocol focused surveys for burrowing owl shall be conducted by one Dudek biologist on the disturbed habitat within the project site according to the protocol outlined in the CDFG *Staff Report on Burrowing Owl Mitigation* (CDFG 2012). Breeding season surveys (February through August) will be conducted in order to positively determine burrowing owl presence or absence prior to the start of construction. Four (4) survey visits will be conducted on the study area, spaced apart to allow an adequate amount of time to detect burrowing owl throughout the breeding season. At least one survey will be conducted between February 15 and April 15, and a minimum of three surveys conducted at least three weeks apart between April 15 and July 15, with at least one visit after June 15.

Dudek's biologist will walk straight line transects spaced approximately 50-feet apart across the entire project site and a 500-foot buffer (study area). The entire visible areas on the study area will be scanned with the use of binoculars to search for presence of burrowing owl including individual owl(s), pellets, prey remains, whitewash, and/or suitable active burrows. The surveys will not be conducted during periods of inclement weather with winds over 12 miles per hour, rain, and/or dense fog. Surveys will also be conducted

between sunrise and 10:00 a.m. Any suitable burrows or individual owls observed will be mapped with a hand-held GPS unit and marked on a field map. Special attention will be paid to the disturbed habitat within the project site that supports small mammal burrows.

If owls are found nesting on the study area, a suitable buffer will be established around the active nest and this area should be avoided, and a Burrowing Owl Protection and Relocation Plan shall be drafted to ensure protection of the species. Additional avoidance/mitigation measures will be provided in the Burrowing Owl Protection and Relocation Plan to protect the owls from potential take related to project activities including but not limited to appropriate avoidance buffers, passive and/or active relocation methodology, construction biomonitoring, and reporting requirements. The Burrowing Owl Protection and Relocation Plan shall be reviewed and approved within 30 days of receipt by CDFW. If the species is not detected, then no further action is required.

MM BIO-3: Pre-Construction Burrowing Owl Surveys and Avoidance. A burrowing owl pre-construction survey will be required in compliance with Staff Report on Burrowing Owl Mitigation, State of California Natural Resource Agency, Department of Fish and Game, May 7, 2012 (CDFG 2012). To avoid potential direct impacts to burrowing owl, a burrowing owl pre-construction survey shall be conducted by a qualified biologist no more than 30 days prior to ground-disturbing project activities. The pre-construction survey will reevaluate the locations of burrowing owl burrows located within the study area so take of owls or active owl nests can be avoided. The survey would include 100% coverage of the development area and within suitable habitat areas, within 500 feet of the project limits.

If active burrowing owl burrows are determined to be present, they would be flagged, and a 160-foot buffer would be created around the burrow during the nonbreeding season (September 1 to January 30). A 250-foot buffer would be created during the breeding season (February 1 to August 31) (Environmental Planning Group 2020, Dudek 2024). Conversely, a default 300-foot buffer can be created around active burrows (Environmental Resource Group 2020). These buffers may be adjusted by a qualified biologist to address site-specific conditions. If possible, avoid disturbing occupied burrows during the nesting period. Any mitigation methods, including translocation, mitigation monitoring and reporting, must be coordinated with CDFW. If burrowing owl are determined to be present, **MM BIO-5: Biological Monitoring and Worker Environmental Awareness Program** shall be implemented.

MM BIO-4: Pre-Construction Survey for Crotch's Bumble Bee. A pre-construction survey for Crotch's bumble bee shall be conducted within the construction footprint prior to the start of ground-disturbing construction activities occurring during the Colony Active Period (April 1 through August 31 for Crotch's bumble bee). If ground-disturbing activities occur outside the period, no further mitigation would be required. The survey shall ensure that no nests for Crotch's bumble bee are located within the construction area.

The focused survey shall be performed by a biologist with expertise in surveying for bumble bees. Surveys may occur between 1 hour after sunrise and 2 hours before sunset. Surveys shall not be conducted during wet conditions (e.g., foggy, raining, or drizzling) and surveyors shall wait at least 1 hour following rain. Optimal surveys are when there are sunny to partly

sunny skies and a temperature greater than 60°F. Surveys may be conducted earlier if other bees or butterflies are flying. Surveys shall not be conducted when it is windy (i.e., sustained winds greater than 8 mph). Within non-developed habitats, the biologist shall look for nest resources suitable for bumble bee use. Ensuring that all nest resources receive 100% visual coverage, the biologist shall watch the potential nest resources for up to 5 minutes, looking for exiting or entering worker bumble bees. It is up to the discretion of the biologist regarding the actual survey viewshed limits from the chosen vantage point, but this limit shall not exceed 50 feet. The biologist will reduce the 50-foot limit as necessary to ensure 100% visual coverage of potential burrow resources depending on topography, vegetation height and cover, and other factors. This approach should allow the biologist to assess multiple burrows at one time to sufficiently determine if bees are entering/exiting them. If a nest is suspected, the surveyor can block the entrance of the possible nest with a sterile vial or jar until nest activity is confirmed (no longer than 30 minutes). A photo voucher of the bee species shall be collected, and the location mapped. If required, any capture of bumble bees will be conducted by a biologist with a valid CESA Memorandum of Understanding (MOU) and Scientific Collecting Permit (SCP) for Crotch's bumble bee. If a bumble bee worker is detected, then a representative shall be identified to species.

If Crotch's bumble bee nests are not detected, no further mitigation would be required.

If a Crotch's bumble bee nest is detected, the project biologist will establish, monitor, and maintain a no-work buffer around the nest. The size and configuration of the no-work buffer will be based on best professional judgement of the project biologist in consultation with CDFW. The buffer will provide at least 50 feet of clearance around the nest entrance(s). Construction activities will not occur within the no-work buffer until the colony is no longer active. To determine that a nest is no longer active, the nest will be observed for a minimum of 60 minutes each day across a minimum of 3 days during suitable flight weather (i.e., ambient air temperature between 60- and 90-degrees Fahrenheit, winds under 10 mph, and no precipitation more than a drizzling rain). If no bees are seen flying in or out of the nest by the end of the observation period, it will be determined that the nest is no longer active. If project activities occur outside of the Colony Active Period, then pre-construction surveys for active bee nests and avoidance measures are not required.

A written survey report shall be submitted to the City within 30 days of the pre-construction survey. The report shall include survey methods, weather conditions, and survey results, including a list of insect species observed and a figure showing the locations of any Crotch's bumble bee nest sites or individuals observed. The survey report shall include the qualifications/resumes of the surveyor(s) and approved biologist(s) for identification of photo vouchers and a detailed habitat assessment. If Crotch bumble bee nests are observed, the survey report shall also include recommendations for avoidance, and the location information shall be submitted to the California Natural Diversity Database at the time of, or prior to, submittal of the survey report.

If the above measures are followed, it is assumed that the Project shall not need to obtain authorization from CDFW through the CESA Incidental Take Permit process. If the nest resources cannot be avoided, as outlined in this measure, the project applicant shall

consult with CDFW regarding the need to obtain an Incidental Take Permit. Any measures determined to be necessary through the Incidental Take Permit process to offset impacts to Crotch's bumble bee may supersede measures provided in this CEQA document and shall be incorporated into the habitat mitigation and monitoring plan.

In the event an Incidental Take Permit is needed, mitigation for direct impacts to Crotch's bumble bee shall be fulfilled through compensatory mitigation at a minimum 1:1 nesting habitat replacement of equal or better functions and values to those impacted by the Project, or as otherwise determined through the Incidental Take Permit process. Mitigation shall be accomplished either through off-site conservation or through a CDFW-approved mitigation bank. If mitigation is not purchased through a mitigation bank, and lands are conserved separately, a cost estimate shall be prepared to estimate the initial start-up costs and ongoing annual costs of management activities for the management of the conservation easement area(s) in perpetuity. The funding source shall be in the form of an endowment to help the qualified natural lands management entity that is ultimately selected to hold the conservation easement(s). The endowment amount shall be established following the completion of a Project-specific Property Analysis Record to calculate the costs of in-perpetuity land management. The Property Analysis Record shall take into account all management activities required in the Incidental Take Permit to fulfill the requirements of the conservation easement(s), which are currently in review and development.

MM BIO-5: Biological Monitoring and Worker Environmental Awareness Program. A biological monitor shall be present during all ground-disturbing construction activities to ensure that burrowing owls are not impacted by the project and to administer passive relocation of owls, if required. Of burrowing owls are observed, the biological monitor shall have the authority to halt construction activities to avoid damaging sensitive resources or violating applicable laws. The biological monitor shall conduct an initial training for all construction workers on the biological resources that require protection during construction activities (Crotch's bumble bee, burrowing owl) as well as the measures that must be implemented to protect those resources. The biological monitor shall maintain a list of personnel that have received the training and any new personnel shall receive the training prior to commencing construction activities

In summary, the project would not result in impacts to any special-status plant species but has the potential to result in impacts to four special-status wildlife species. With implementation of **MM BIO-1**, **MM BIO-2, MM BIO-3**, **MM BIO-4**, and **MM BIO-5**, impacts to special-status wildlife species would be **less than significant with mitigation incorporated**.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The project site occurs in a partially developed area with disturbed habitat and ornamental vegetation that lacks any natural vegetation, drainages or watercourses capable of supporting riparian habitat. There are no channelized drainages or tributaries within the study area. Additionally, no blue line streams are mapped on USGS topographic maps or the USFWS NWI for the study area. Further, due to the

lack of natural wetland characteristics such as hydrophytic vegetation, hydric soils, and standing water on the project site, no sensitive riparian community was observed or has the potential to occur within the project site.

The habitat within the project site is partially developed with ornamental plantings and disturbed habitat, and there are no sensitive vegetation communities within the study area. Planted western sycamore trees that are present within the ornamental vegetation on the southwestern and southern portions of the project boundary do not function as riparian habitat due lack of hydrologic connection and presence in the overstory of maintained grasses and ornamental hedges that surround urban development. Therefore, the project will result in **no impact** to riparian habitat or sensitive natural communities.

c) ***Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

Less-Than-Significant Impact. The project site does not contain any wetland parameters, natural or man-made drainages, waterways, or connectivity to any potentially regulated water. The project site is partially developed land with ornamental vegetation and disturbed habitat. The observed surface soils within the project site have been previously graded, tilled, and disced from their natural composition, and therefore no longer support natural wetland characteristics. Although a concrete drainage channel runs adjacent to the eastern portion of the project site, this man-made feature does not support natural wetland characteristics (hydric soils, hydrophytic vegetation) and will not be directly impacted by project activities due to existing artificial barriers (chain link fencing).

Section 3.10, Hydrology and Water Quality, details the Best Management Practices (BMPs) which the project would adhere to during all construction-related activities to prevent indirect impacts caused by ground-disturbing activities (i.e., sediment runoff or soil erosion). Indirect impacts would be limited to short-term construction impacts related to erosion, runoff, and dust.

The USDA Natural Resources Conservation Service (NRCS) depicts gravelly loamy sand soils mapped within the project site, and the study area lacks suitable natural hydrologic conditions and flood capacity to support wetlands or any other jurisdictional feature. No mapped wetland features were located within the study area. As such, no wetlands occur or are expected to occur on the study area. Therefore, provided the BMPs are implemented, the project would result in **a less than significant impact** to state and federally protected waters and wetlands.

d) ***Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

Less-Than-Significant Impact with Mitigation Incorporated. The project site occurs within a partially developed property surrounded by mixed commercial development. The project site does not occur within any designated wildlife corridors or habitat linkages, nor does it provide opportunities for wildlife movement through the project site to larger habitat blocks. The limited ornamental vegetation within the study area provides opportunities for small mammals, and particularly avian species, to move through the area. However, chain-link fencing and existing surrounding development act as habitat barriers that prevent wildlife species from dispersing across the study area into other habitats. Additionally, the project site does

not function as a wildlife corridor or linkage due to lack of native habitat; as a result, construction of the project would result in no impact or impediment to wildlife movement through the region.

However, the ornamental vegetation bordering the southern and southwestern portions of the project site has the potential to support nesting birds. In addition, disturbed habitat on the project site supports ruderal vegetation that could provide foraging and nesting habitat for ground-nesting birds. Further, a fenced monopine telecommunications tower facility adjacent to the northern edge of the project site boundary supported an active red-tailed hawk (*Buteo jamaicensis*) nest in 2022; the nest was absent in 2025, but there is still potential for the monopine tower to be used as a nesting site in subsequent years.

Therefore, construction activities that commence during the avian breeding season of February through August may result in a potentially significant impact to avian species protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game (CFG) Code. In order to reduce potential impacts to a less than significant level, the project shall implement **MM BIO-6: Nesting Bird Avoidance** to comply with the MBTA and CFG Code.

MM BIO-6: Nesting Bird Avoidance. Pursuant to the Migratory Bird Treaty Act (MBTA), the project should avoid the avian nesting season (March 15 – September 15) in order to reduce any potential impact to protected birds and their nests. In the event the project must commence during the nesting season, a pre-construction clearance survey should be conducted within 3 days prior to ground-disturbing activities to determine the presence/absence of nesting birds. If an active nest is found a biologist will establish a buffer around the nest until the nestlings have fledged and the nest is no longer active. The buffer will be established by a biologist based on the sensitivity of the species to disturbance and proximity to project activities. Construction activities may continue outside of the buffer under the discretion of a monitoring biologist. The monitoring biologist shall remain onsite to monitor an active nest buffer until the nest has fledged. Once the biologist has determined the nest is no longer active, the buffer can be removed, and construction may continue.

With implementation of **MM-BIO-5: Nesting Bird Avoidance**, potential indirect impacts to nesting birds would be **less than significant with mitigation incorporated**.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact with Mitigation Incorporated. The project site occurs within the City of Rialto (City) in San Bernardino County, California. Environmental review for the proposed project will comply with the provisions described within Chapter 18.70 of the City of Rialto Municipal Code of Ordinances. The project is subject to the requirements of the Rialto General Plan. The City's General Plan Land Use Element Update contains the following policies to protect biological resources (City of Rialto 2023a).

Goal 2-40: Conserve and enhance Rialto's biological resources.

Policy 2-40.1: Protect endangered, threatened, rare, and other special-status habitat and wildlife species within and along Lytle Creek by working with the USFWS and the CDFW to establish Natural Community Conservation Plans, Habitat Conservation Plans (HCP), or other established biological resource protection mechanisms within this sensitive area.

Policy 2-40.2: Pursue open space, wildlife corridors, or conservation easements to protect sensitive species and their habitats.

Policy 2-40.3: Continue to work with the USFWS to adopt a habitat conservation plan to protect viability of the Delhi Sands flower-loving fly. Until a habitat conservation plan is established, continue to support the implementation of the existing Delhi Sands Flower-loving Fly Recovery Plan.

The project site is not near Lytle Creek; lacks native sensitive vegetation communities; is surrounded by development and does not function as a wildlife corridor; and lacks Delhi sands capable of supporting Delhi Sands flower loving fly.

While no specific tree preservation ordinance exists for the City of Rialto, healthy trees are not approved for removal unless they meet the specific tree removal and tree maintenance criteria outlined below (City of Rialto 2025a):

1. Trees that are dead or in significant and irreversible decline. Significant decline is defined as dead limbs composing more than one-third (1/3) of the tree crown.
2. Trees that have a potentially hazardous and uncorrectable structure.
3. Trees that are stunted or malformed due to crowding from adjacent trees or structures.
4. Trees that have an insect or disease infestation that is not treatable and could cause tree mortality.
5. Trees that are causing damage to structures as follows:
   - Sidewalks, curbs, drives, buildings, and other structures: Removal shall be granted if the cost to repair the damage exceeds the appraised value of the tree (using the appraisal method established by the International Society of Arboricultural), if the process of repair will compromise the health and safety of the tree, or if the tree is determined to be incompatible with the growing space available.
   - Sewer, gas, electrical, water and other utilities: Removal shall be granted if it can be determined that the tree caused the damage to the utility. If the center of the tree trunk is located within five feet of a utility line, it is assumed to have caused the damage. It will be the applicant's responsibility to demonstrate cause if the tree is beyond five feet beyond the utility line.
6. Trees that have yet to cause damage to structures, but are determined to be incompatible with the growing space available.
7. Trees that are significantly inhibiting the utilization of the property and removal can be determined to provide a public benefit.

Ornamental trees within the project site shall be removed as part of the landscape plan. The project shall comply with the tree removal and maintenance criteria set forth by the City of Rialto (City of Rialto 2025a) during tree removal. In addition, with implementation of **MM BIO-1, MM BIO-2, MM BIO-3, MM BIO-4, MM BIO-5, and MM BIO-6** to comply with Goal 2-40, the project shall comply with the goals and policies outlined in the City's General Plan Land Use Element Update (City of Rialto 2023a). Therefore, the project would result in **less than significant impact with mitigation incorporated** with regard to local policies or ordinances.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The study area does not occur within the boundaries of a designated multispecies habitat conservation plan or natural community conservation plan (MSCHP/NCCP). The project site is not mapped within any conservation areas, linkages, or habitat reserves. Therefore, the construction of the proposed project would result in **no impact** with regard to any adopted or approved conservation plan.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

No Impact. As part of preparing the Cultural Resources Report (Appendix C) for the project, a records search was conducted to identify previously documented historic resources. This search of existing records held by the South Central Coastal Information Center (SCCIC), part of the California Historical Resources Information System (CHRIS) included the project area and a radius of 1 mile around it. Additional consulted sources included historical maps and aerials of the project site.

As defined by the CEQA Guidelines (14 CCR 15000 et seq.), a "historical resource" is considered to be a resource if it is listed in or eligible for listing in the NRHP or CRHR, has been identified as significant in a historical resource survey, or is listed on a local register of historical resources.

The criteria for listing resources in the CRHR were developed in accordance with previously established criteria developed for listing in the NRHP. Thus, the following criteria are expressed in accordance with the NRHP criteria. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad pattern of our history
2. Is associated with the lives of persons important in our past
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
4. Has yielded, or may be likely to yield, information important in prehistory or history

Review of the results of the SCCIC records search and historical imagery indicated that the project site does not contain any nor has it contained any known historical properties as defined by CEQA. Further, the subject property is not located within a historic district, nor is it a contributor to a potential district of similar properties, which individually may lack significance (Appendix C); therefore, no impact associated with historical resources would occur.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less-Than-Significant Impact with Mitigation Incorporated. The SCCIC records indicated that 25 previous technical investigations for cultural resources were conducted within 1 mile of the project site between 1984 and 2015. SCCIC records that no previously recorded cultural resources are within or in direct proximity to the project site (Appendix C).

Although the archaeological sensitivity of the project site is considered low, it is always possible that intact archaeological deposits could be present at subsurface levels. For this reason, the project site should be treated as potentially sensitive for archaeological resources. Therefore, mitigation measures **(MM) CUL-1** through **MM-CUL-5** would be implemented to reduce potential impacts to unanticipated to archaeological resources pursuant to Section 15064.5. Therefore, impacts associated with archeological resources would be less than significant with mitigation incorporated.

MM-CUL-1**:** Project Archaeologist. Prior to issuance of any permit for ground-disturbing activities, the Project Applicant shall provide evidence to the City of Rialto (City) that a qualified professional archaeologist meeting Secretary of the Interior professional qualifications (Project Archaeologist) has been retained

MM-CUL-2: Cultural Resources Management Plan. Prior to any ground-disturbing activities the Project Archaeologist shall develop a Cultural Resource Management Plan (CRMP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. The CRMP shall be written in consultation with the Consulting Tribes and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties.

MM-CUL-3: Cultural Resources Sensitivity Training. A Cultural Resources Training shall be provided to all construction managers and construction personnel prior to commencing any ground disturbance work within the project area. The training shall be prepared and conducted or overseen by the Project Archaeologist. The training content shall include, but is not limited to, information about any known cultural resources in Project area and vicinity and the process for inadvertent discovery. The training may be discontinued when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. The Qualified Archeologist or designated Archaeological Monitor and Monitoring Tribes' designated representatives shall attend the pre-grade meeting with the grading contractors to conduct the initial training and explain and coordinate the requirements of the Cultural Resource Management Plan.

MM-CUL-4:Archaeological Monitoring. The Project Archaeologist shall monitor or supervise archaeological monitors (Monitors) for initial ground disturbing activities. After initial grading, should no cultural resources be present and/or subsurface soils indicate a low likelihood for significant intact resources, the Project Archaeologist shall have the ability to recommend archaeological monitoring be decreased or eliminated after initial ground disturbing activities are complete, which shall be approved in writing by the City. Any such recommendation shall be specific to archaeological monitoring and not impact the implementation of **Mitigation Measures TCR-1 and/or TCR-2**.

MM-CUL-5: Inadvertent Discovery of Cultural Resources. In the event that cultural resources are discovered during Project implementation, all earthwork and ground-disturbing activities shall halt within a 60-foot buffer of the discovery as established by the Project Archaeologist, and the Project Archaeologist shall assess the nature and significance of the find. The Project Archaeologist shall coordinate with the City and identify whether the resource is potentially significant and if it requires further evaluation. Work on the other portions of the project site outside of the buffered area may continue during this assessment period. If the cultural resources are Native American in origin, the Consulting Tribes must be immediately contacted and consulted regarding potential significance and treatment of the resource. Specifically, the Consulting Tribes shall be contacted, as detailed within **MM-TCR-2**, regarding any pre-contact finds and shall be provided information after the Project Archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regard to significance and treatment. For any potential significant cultural resources, the Project Archaeologist shall make recommendations to the City to avoid or mitigate impacts to the resource. If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the Consulting Tribes for review and comment, as detailed within **MM-TCR-1**. The Project Archaeologist shall monitor the remainder of the project and implement the Plan accordingly. Preservation in place (i.e. avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery to excavate the resource along with subsequent laboratory processing and analysis. Disposition of significant Native American archaeological materials, such as reburial or curation by a qualified repository within San Bernardino County, shall be agreed upon by the City and Consulting Tribes. Any significant non-Native American archaeological material shall be curated at a public, non-profit institution with a research interest in the materials within San Bernardino County, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes. All identified cultural resources shall be recorded on appropriate California Department of Parks and Recreation (CA DPR 523) series forms and evaluated for significance. All findings shall be included within a Monitoring Report drafted by the Project Archaeologist and submitted to the City and Consulting Tribes for review. Final copies of the Monitoring Report shall be submitted to the City, Consulting Tribes, and South Central Coastal Information Center (SCCIC).

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less-Than-Significant Impact. There are no previously recorded cultural resources on the project site. The results of prior studies encompassing and adjacent to the Project site suggest that the area overall has a low potential for containing previously undocumented archaeological or historical resources (Appendix C). Further, since the project site has been previously disturbed, ground-disturbing activities associated with demolition of the proposed structures are unlikely to uncover previously unknown archaeological resources; however, if human skeletal remains are discovered during ground-disturbing activities, California Health and Safety Code Section 7050.5 states that the San Bernardino County Coroner must be immediately notified of the discovery. No further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she must notify the Native American Heritage Commission in Sacramento within 24 hours. In accordance with PRC Section 5097.98, the Native American Heritage Commission must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant must complete his or her inspection within 48 hours of being granted access to the project site. The designated Native American representative would then, in consultation with the property owner, determine the disposition for the human remains. Therefore, based on compliance with existing state law, impacts associated with the discovery of human remains would be less than significant.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less-Than-Significant Impact. Energy resource consumption during project construction and operations are evaluated below.

Construction

Electricity. Temporary electric power for as-necessary lighting and electronic equipment would be provided by Southern California Edison (SCE). The amount of electricity used during construction would be minimal

because typical demand would be generated by electrically powered hand tools. The electricity used for construction activities would be temporary and minimal; therefore, project construction would not result in wasteful, inefficient, or unnecessary consumption of electricity.

Natural Gas. Natural gas is not anticipated to be required during construction of the project. Fuels used for construction would primarily consist of diesel and gasoline, which are discussed below. Any minor amounts of natural gas that may be consumed as a result of project construction would be temporary and negligible and would not have an adverse effect; therefore, project construction would not result in wasteful, inefficient, or unnecessary consumption of natural gas.

Petroleum. The primary energy consumed during construction would be associated with petroleum usage. Potential impacts were assessed for off-road equipment and on-road vehicle trips during construction, as provided by the CalEEMod outputs (see Appendix A). Fuel consumption from construction equipment and vehicle trips was estimated by converting the total carbon dioxide (CO_2) emissions anticipated to be generated by the construction of the proposed project to gallons using conversion factors for CO_2 to gallons of gasoline or diesel. The conversion factor for gasoline is 8.78 kilograms per metric ton (MT) CO_2 per gallon, and the conversion factor for diesel is 10.21 kilograms per MT CO_2 per gallon (The Climate Registry 2025). Heavy-duty construction equipment associated with construction activities, vendor trucks, and haul trucks are assumed to use diesel fuel. Worker vehicles are assumed to be gasoline fueled. All details for construction criteria air pollutant emissions modeling discussed in Appendix A are also applicable for the estimation of construction-related energy consumption.

The estimated diesel fuel usage from construction equipment, haul trucks, and vendor trucks, as well as estimated gasoline fuel usage from worker vehicles is shown in Table 3.6-1.

Table 3.6-1. Project Construction Petroleum Demand

Phase	Off-Road Equipment (diesel)	Haul Trucks (diesel)	Vendor Trucks (diesel)	Worker Vehicles (gasoline)
	gallons			
Construction	19,727.45	2,594.13	10,467.97	13,355.86
			Total Petroleum Consumed	**46,145.41**

Notes: See Appendix A for details.

As shown in Table 3.6-1, the project is estimated to consume approximately 46,145 gallons of petroleum during the construction phase.[3] Notably, the project will be subject to CARB's In-Use Off-Road Diesel Vehicle Regulation that applies to certain off-road diesel engines, vehicles, or equipment greater than 25 horsepower. The regulation: (1) imposes limits on idling, requires a written idling policy, and requires a disclosure when selling vehicles, (2) requires all vehicles to be reported to CARB (using the Diesel Off-Road Online Reporting System) and labeled, (3) restricts the adding of older vehicles into fleets starting on January 1, 2014, and (4) requires fleets to reduce their emissions by retiring, replacing, or repowering older engines, or installing Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). The fleet must either show that its fleet average index was less than or equal to the calculated fleet average target rate, or that the fleet has met the Best Achievable Control Technology (BACT) requirements. Overall, because the

[3] For context, in 2022, California consumed about 628 million barrels of oil (EIA 2024). There are 42 U.S. gallons in a barrel, so California consumes so this equates to a total daily use of approximately 72.3 million gallons of petroleum.

project would not be unusual as compared to overall local and regional demand for energy resources and would not involve characteristics that require equipment that would be less energy-efficient than at comparable construction sites in the region or state, the project construction would not result in wasteful, inefficient, or unnecessary consumption of petroleum.

Operations

Electricity. The operational phase would require electricity for multiple purposes, including building heating and cooling, lighting, electronics, and electric pumps. The estimation of operational electricity for the project and existing uses were based on the CalEEMod default assumptions for the respective land uses. Table 3.6-2 presents the net increase in electricity demand for the project.

Table 3.6-2. Annual Electricity Demand

Scenario	kWh/Year
Project	592,255.13
Existing	152,417.20
Net Increase in Electricity Demand (Project minus Existing)	**439,837.93**

Source: Appendix A
Notes: kWh = kilowatt-hour.

According to these estimations, the project would consume approximately 592,255 kilowatt-hours (kWh) per year. Under baseline conditions, it is estimated that 152,417 kWh per year is used by the existing uses. Although electricity consumption associated with the project would increase by approximately 439,838 kWh per year, the project would be required to comply with the efficiency standards of the California Building Code (Title 24 Part 6 and Part 11), and the additional electricity demand for the proposed project would not be unusual or wasteful as compared to overall local and regional demand for energy resources.[4] For these reasons, electricity consumption of the project would not be considered inefficient or wasteful, and impacts would be less than significant.

Natural Gas. Natural gas consumption during operation would be required for building heating and cooling. For building consumption, natural gas default consumption rates in CalEEMod for the project and existing land uses and climate zone were used. Regarding the forklifts for project operations, the conversion factor for CNG is 0.054 kilograms per MT CO_2 per standard cubic foot, and 1.026 kilo-British thermal units (kBtu) per standard cubic foot (The Climate Registry 2025). 15 forklifts were estimated for the project, which were assumed to operate 8 hours per day, 365 days per year. As a conservative assumption, no forklifts were assumed for the existing warehouse. Table 3.6-3 presents the net increase in natural gas demand for the project.

Table 3.6-3. Annual Natural Gas Demand

Scenario	kBtu/Year
Project	
Buildings	2,280,673.17
CNG Forklifts	9,133,400.12
Total Project Demand	**11,414,073.29**

[4] For context, in 2024, total electricity consumption in San Bernardino County was approximately 16.2 billion kWh per year (CEC 2025a).

Existing	
Buildings	627,352.42
Total Existing Use Demand	**627,352.42**
Net Increase in Natural Gas Demand (Project minus Existing)	***10,786,720.87***

Source: Appendix A
Notes: CNG = compressed natural gas; kBtu = kilo-British thermal units.

According to these estimations, the project would consume approximately 11,414,073 kBtu per year. Under existing conditions, it is estimated that 627,352 kBtu per year is used by the existing uses. Although natural gas consumption associated with the project would increase by approximately 10,786,721 kBtu per year (primarily from the forklifts), the project would be required to comply with the efficiency standards of the California Building Code (Title 24 Part 6 and Part 11), and the additional natural gas demand for the project would not be unusual or wasteful as compared to other warehouses and the overall local and regional demand for energy resources.[5] For these reasons, natural gas consumption of the project would not be considered inefficient or wasteful, and impacts would be less than significant.

Petroleum. During operations, the majority of fuel consumption resulting from the project would involve the use of motor vehicles traveling to and from the project site, as well as diesel-fueled cargo handling equipment, a diesel-fueled emergency generator and fire pump, TRUs, and landscaping equipment. Fuel demand estimates for the project are provided in Table 3.6-4.

Table 3.6-4. Operational Petroleum Demand - Unmitigated

Scenario	Employee Vehicles (gasoline)	Haul Trucks (diesel)	Landscaping Equipment (gasoline)	Total Petroleum
	Gallons			
Project	12,879.08	64,785.33	277.11	**77,941.52**
Existing	3,926.21	18,942.69	76.23	**22,945.13**
			Net Increase in Electricity Demand (Project minus Existing)	***54,996.40***

Source: Appendix A.

As depicted in Table 3.6-4, the project would consume approximately 77,941 gallons of petroleum per year during operation and the existing scenario is estimated to consume approximately 22,945 gallons of petroleum per year. As such, the project would lead to an annual net increase of 54,996 gallons of petroleum consumption.

Over the lifetime of the project, the fuel efficiency of the vehicles being used by the employees and trucks for the project is expected to increase. As such, the amount of petroleum consumed as a result of vehicular trips to and from the project site during operation would decrease over time. There are numerous regulations in place that require and encourage increased fuel efficiency. For example, CARB has adopted the Advanced Clean Cars and Advanced Clean Trucks programs to accelerate the market for zero-emission vehicles in both the passenger car and medium/heavy-duty truck sectors. As such, operation of the project is expected to use decreasing amounts of petroleum over time, due to advances in fuel economy.

[5] For context, in 2024, total natural gas consumption in San Bernardino County was about 54.7 billion kBtu per year (CEC 2025b).

In summary, although project implementation would result in an increase in petroleum use during operation, over time vehicles would use less petroleum due to advances in fuel economy and the additional demand for the project would not be unusual or wasteful as compared to other warehouses and the overall local and regional demand for petroleum resources. In addition, location of the project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. As supported by the preceding discussions, project operational energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary and impacts would be less than significant.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less-Than-Significant Impact. The project would be subject to and would comply with, at a minimum, the California Building Energy Efficiency Standards (24 CCR Part 6 and Part 11). Part 6 of Title 24 establishes energy efficiency standards for non-residential buildings, including warehouses, constructed in California to reduce energy demand and consumption. Part 11 of Title 24 sets forth voluntary and mandatory energy measures that are applicable to the project under CALGreen. For nonresidential projects, some of the key mandatory CALGreen standards involve requirements related to bicycle parking, designated parking for clean air vehicles, electric vehicle (EV) charging stations for passenger vehicles, shade trees, water conserving plumbing fixtures and fittings, outdoor potable water use in landscaped areas, and construction waste management (24 CCR, Part 11). The project would comply with all applicable California code requirements for energy efficiency. On this basis, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts would be less than significant.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The nearest active Alquist-Priolo Fault Zone to the project site is the San Jacinto Fault, located approximately 4.5 miles north of the project site (City of Rialto 2023b). According to the California Department of Conservation Fault Activity Map (CDOC 2015), the project site is not located in a designated earthquake fault zone. The proposed development lies outside of any Alquist Priolo Special Studies Zone and the potential for damage due to direct fault rupture is considered unlikely (Appendix D, Geotechnical Investigation). In addition, according to the City's General Plan Safety and Noise Element Update, although several earthquake faults exist within and in proximity to the City, no faults exist beneath the project site (City of Rialto 2023b); therefore, no impacts associated with fault rupture would occur.

ii) Strong seismic ground shaking?

Less-Than-Significant Impact. Similar to other areas located in the seismically active Southern California region, the City is susceptible to ground shaking caused by the several local fault systems. Historically, Rialto has experienced moderate to strong ground shaking. The San Jacinto, San Andreas, and Cucamonga Faults have the potential of generating earthquakes of maximum magnitudes ranging from 6.7 to 8.0 (City of Rialto 2010); however, the project site is not located within an active fault zone, and the project site would not be affected by ground shaking more than any other area in this seismic region. The project's geotechnical report provides specific design recommendations to ensure the structural integrity of the

project in the event that seismic ground shaking is experienced at the project site (Appendix D). In addition, the project would be designed in accordance with all applicable provisions established in the current California Building Code, which sets forth specific engineering requirements to ensure structural integrity during a seismic event. Compliance with these requirements would reduce the potential risk to people and structures with respect to strong seismic ground shaking; therefore, impacts associated with strong seismic ground shaking would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less-Than-Significant Impact. Liquefaction occurs when partially saturated soil loses its effective stress and enters a liquid state, which can result in the soil's inability to support structures above it. Liquefaction can be induced by ground-shaking events and is dependent on soil saturation conditions. According to the Safety and Noise Element Update of the City's General Plan, liquefaction is unlikely to occur in most areas of the City. However, liquefaction is a concern in the Lytle Creek Wash area where there are sandy soils and a high water table and in the areas near the Santa Ana River due to an extremely high water table (City of Rialto 2023b). According to the project's Geotechnical Report, liquefaction is not a concern for the project site (Appendix D). Therefore, impacts associated with seismic-related ground failure, including liquefaction, would be less than significant.

iv) Landslides?

No Impact. The project site is not located adjacent to or near any geographical feature that would be susceptible to landslides. The project site is relatively flat, exhibiting only a slight southerly gradient (Appendix D). No other significant surface features are identified within the project limits. As a result, the probability of a landslide on or near the project site is low; therefore, no impacts associated with landslides would occur.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Short-Term Construction Impacts

Less-Than-Significant Impact. Because the project would result in 1 acre or more of ground disturbance, the project would be subject to the National Pollutant Discharge Elimination System (NPDES) stormwater program, which requires obtaining coverage under the State Water Resources Control Board's General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit; Order 2009-0009-DWQ). Construction activities subject to the Construction General Permit include clearing, grading, and disturbances to the ground such as stockpiling and excavating. The Construction General Permit requires development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). Among the required items that must be included within a SWPPP are project design features intended to protect against substantial soil erosion as a result of water and wind, commonly known as best management practices (BMPs). Typical BMPs include maintaining or creating drainages to convey and direct surface runoff from bare areas, and installing physical barriers such as berms, silt fencing, wattles, straw bales, and gabions. Implementation of a Construction General Permit, including preparation of a SWPPP and implementation of BMPs, would reduce both stormwater runoff and soil erosion impacts to acceptable levels; therefore, short-term construction impacts associated with soil erosion would be less than significant.

Long-Term Operational Impacts

Less-Than-Significant Impact. Once developed, the project site would include two warehouse buildings and paved surfaces, all of which would stabilize and help retain on-site soils. The project site would also contain pervious landscape areas that would include a mix of trees, shrubs, plants, and groundcover, which would also help retain on-site soils while preventing wind and water erosion from occurring; therefore, long-term operational impacts associated with soil erosion would be less than significant.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less-Than-Significant Impact**.** The project site is not susceptible to landslide or liquefaction. In addition, the project would be designed in accordance with all applicable provisions established in the current California Building Code, which sets forth engineering requirements to ensure structural integrity, regardless of the characteristics of underlying soils. The project would be designed consistent with the specific design recommendations of the project's geotechnical report (Appendix D). Compliance with the requirements of the California Building Code would further reduce the potential risk to people and structures with respect to a variety of geotechnical constraints; therefore, impacts associated with unstable geologic units/soils would be less than significant.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less-Than-Significant Impact. Expansive soils are characterized by their potential shrink/swell behavior. Shrink/swell is the change in volume (expansion and contraction) that occurs in certain fine-grained clay sediments from the cycle of wetting and drying. The volume change is influenced by the amount of moisture and the amount of clay in the soil. The soils at the project site are very low (Expansion Index=0-20) in expansion potential (Appendix D). Further, compliance with California Building Code requirements would reduce the potential risk to people and structures due to unstable and expansive soils; therefore, impacts associated with expansive soils would be less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The project would connect directly to the municipal sewer system and would not require septic tanks or any other alternative wastewater disposal system; therefore, no impacts associated with the adequacy of soils and septic systems would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less-Than-Significant Impact. Paleontological resources are the remains or traces of plants and animals that are preserved in earth's crust, and per the Society of Vertebrate Paleontology (SVP 2010) guidelines, are older than written history or older than approximately 5,500 years. They are limited, nonrenewable resources of scientific and educational value, which are afforded protection under state laws and regulations.

According to surficial geological mapping by Dibblee and Minch (2004) at a scale of 1:24,000, the proposed project site is underlain by Holocene (< 11,700 years ago) alluvium (map unit Qa). The geotechnical report indicated the project site is underlain by a layer of artificial fill ranging from 1 to 2.5 feet in thickness (Appendix D). The artificial fill is in turn underlain by coarse-grained alluvium with an increase in cobbles with depth. Holocene alluvium has low paleontological sensitivity on the surface due to the young age; however, the sensitivity increases with depth, where the Holocene alluvium transitions to Pleistocene alluvium.

Dudek submitted a paleontological records search request to the Natural History Museum of Los Angeles County (LACM) of the proposed project site and the surrounding vicinity on March 24, 2022, and the results were received on April 2, 2022. The LACM reported no vertebrate fossil localities from within or near the proposed project site; however, they did report fossil localities from Pleistocene sedimentary deposits in the region (LACM 2022). These localities include LACM VP (Vertebrate Paleontology) 4619, which produced a mammoth (*Mammuthus*) from 100 feet below the ground surface (bgs) along Wineville Avenue in Eastvale. LACM 7811 yielded a fossil whipsnake (*Masticophis*) from 9 to 11 feet bgs in Chino Valley. A Bovid (Bovidae) was recovered in Corona from an unknown depth bgs. LACM VP 1728 produced horse (*Equus*) and camel (*Camelops*) from 15 to 20 feet bgs in Chino. A fossil horse (*Equus*) (LACM VP 7268 and 7271) was recovered from an unknown depth bgs south of Los Serranos Golf Course in the city of Chino Hills. Also in Chino Hills, LACM VP 7508 yielded an elephant relative (Proboscidea) and horse (*Equus*) from an unknown depth bgs. Finally, an undetermined member of the horse family (Equidae) (LACM VP 4540) was recovered from an unknown depth bgs in San Jacinto Valley.

Due to the coarse grained sediments underlying the project site that become coarser-grained with depth, impacts to paleontological resources are considered less than significant.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The following analysis is based on the November 2025 *Willow and Valley Warehouses Project - Air Quality and Greenhouse Gas Emissions Technical Memorandum* (Appendix A) prepared by Dudek. For additional details, see Appendix A for the greenhouse gas (GHG) emissions calculation methodology and assumptions.

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less-Than-Significant Impact. In October 2008, the SCAQMD proposed recommended numeric CEQA significance thresholds for GHG emissions for lead agencies to use in assessing GHG impacts of residential and commercial development projects as presented in its *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold* (SCAQMD 2008b). This guidance document explored various approaches for establishing a significance threshold for GHG emissions. The draft interim CEQA thresholds guidance document was not adopted or approved by the Governing Board. However, in December 2008, the SCAQMD adopted an interim 10,000 metric tons carbon dioxide-equivalent (MT CO_2e) per-year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency (SCAQMD 2008b). SCAQMD formed a GHG CEQA Significance Threshold Working Group to work with SCAQMD staff on developing GHG CEQA significance thresholds until statewide significance thresholds or guidelines are established. From December 2008 to September 2010, SCAQMD hosted working group meetings and revised the draft threshold proposal several times, although it did not officially provide these proposals in a subsequent document. SCAQMD has continued to consider adoption of significance thresholds for residential and general land use development projects. The most recent proposal, issued in September 2010, uses the following tiered approach to evaluate potential GHG impacts from various uses (SCAQMD 2010):

Tier 1 Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

Tier 2 Consider whether or not the project is consistent with a locally adopted GHG reduction plan that has gone through public hearing and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

Tier 3 Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MT CO_2e per year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MT CO_2e per year), commercial projects (1,400 MT CO_2e per year), and mixed-use projects (3,000 MT CO_2e per year). Under option 2, a single numerical screening threshold of 3,000 MT CO_2e per year would be used for all non-stationary source projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

Tier 4 Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MT CO_2e per service population for project level analyses and 6.6 MT CO_2e per service population for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5 Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

While the City has not adopted a numeric significance threshold, the City has previously relied on use of the 3,000 MT CO_2e per year threshold to evaluate the potential for a project to result in a signficant GHG

emissions impact under CEQA because it has been recommended by SCAQMD and SCAQMD is an expert agency in the Southern California region. Further, the SCAQMD provides substantial evidence that the thresholds are consistent with policy goals and 2050 GHG emissions reduction targets set by the state. Specifically, the thresholds were set at levels that capture 90% of the GHG emissions from the above-described uses, consistent with EO S-3-05 target of reducing GHGs to 80% below 1990 levels by 2050. Finally, the SCAQMD specifically recommended that the 3,000 MT CO_2e per year threshold be used by lead agencies for not only residential and commercial projects, but also industrial parks and warehouses as well (SCAQMD 2008b).

Construction Emissions

Construction of the project would result in GHG emissions, which are primarily associated with use of off-road construction equipment, on-road vendor trucks, and worker vehicles. CalEEMod was used to estimate GHG emissions during construction. Construction of the project is anticipated to last up to 12 months. Table 3.8-1 presents construction GHG emissions for the project.

Table 3.8-1. Estimated Annual Construction GHG Emissions

Year	CO_2	CH_4	N_2O	R	CO_2e
	metric tons per year				
2026	247.53	0.01	0.01	0.16	252.34
2027	204.51	0.01	0.01	0.16	208.44
Total for All Years of Construction	**452.04**	**0.02**	**0.03**	**0.32**	**460.78**
				Amortized Over 30-Years	*15.36*

Source: Appendix A.
Notes: GHG = greenhouse gas; CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; R = Refrigerants; CO_2e = carbon dioxide equivalent. Totals may not sum due to rounding.

As shown in Table 3.8-1, the estimated total GHG emissions during construction would be approximately 461 MT CO_2e. Estimated project-generated construction emissions amortized over 30 years would be approximately 15 MT CO_2e per year.

Operational Emissions

Operation of the project would generate GHG emissions from mobile sources (vehicular traffic), area sources (landscape maintenance equipment operation), energy use (natural gas combustion and utility generation of electricity consumed by the project), water supply, treatment, and distribution and wastewater treatment, solid waste disposal, refrigerants, and off-road equipment (CNG forklifts). In addition, GHG emissions from operation of the existing building was also estimated. Table 3.8-2 presents the net increase in GHG emissions (i.e., project minus existing), as well as sums the annual operational GHGs. Detailed operational model outputs are presented in Appendix A.

Table 3.8-2. Estimated Annual Operational GHG Emissions

Emissions Source	CO_2	CH_4	N_2O	R	CO_2e
	Metric Tons per Year				
Project					
Mobile	774.54	0.05	0.11	0.79	808.08

Table 3.8-2. Estimated Annual Operational GHG Emissions

Emissions Source	CO_2	CH_4	N_2O	R	CO_2e
	Metric Tons per Year				
Area	2.43	<0.01	<0.01	0.00	2.44
Energy	214.02	0.02	<0.01	0.00	214.89
Water	39.15	0.91	0.02	0.00	68.28
Waste	10.06	1.01	0.00	0.00	35.20
Off-road Equipment	484.62	0.01	<0.01	0.00	485.12
Total Project	*1,524.82*	*1.99*	*0.13*	*0.79*	*1,614.02*
Existing					
Mobile	227.88	0.02	0.03	0.28	237.88
Area	0.67	<0.01	<0.01	0.00	0.67
Energy	57.39	0.01	<0.01	0.00	57.62
Water	10.64	0.25	0.01	0.00	18.65
Waste	2.77	0.28	0.00	0.00	9.68
Total Existing	*299.34*	*0.55*	*0.04*	*0.28*	*324.50*
Net Change (Project – Existing)					
Net Change	**1,225.48**	**1.44**	**0.09**	**0.51**	**1,289.52**
			Amortized Construction and Decommissioning Emissions		*15.36*
			Total Net Operations with Amortized Construction Emissions		**1,304.88**

Source: Appendix A.
Notes: GHG = greenhouse gas; CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; R = refrigerants; CO_2e = carbon dioxide equivalent; <0.01 = value is less than 0.01.
Totals may not sum due to rounding.

As shown in Table 3.8-2, the estimated net increase in GHG emissions from operation of the project would be approximately 1,305 MT CO_2e per year, including amortized construction emissions. Annual operational GHG emissions with amortized construction emissions would not exceed the SCAQMD recommended threshold of 3,000 MT CO_2e per year. This impact would be less than significant.

b) Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less-Than-Significant Impact. The evaluation below assesses the potential for the project to conflict with Senate Bill (SB) 32 (2017 Scoping Plan), AB 1279 (2022 Scoping Plan), and SCAG's RTP/SCS.

Project Potential to Conflict with State Reduction Targets and CARB's Scoping Plan

The California State Legislature passed AB 32 to provide initial direction to limit California's GHG emissions to 1990 levels by 2020 and initiate the state's long-range climate objectives. Since the passage of AB 32, the state has adopted GHG emissions reduction targets for future years beyond the initial 2020 horizon year. CARB is required to develop a Scoping Plan, which provides the framework for actions to achieve the state's GHG emission targets. While the Scoping Plan is not directly applicable to specific projects, nor is it intended to be used as the sole basis for project-level evaluations, it is the official framework for the measures and regulations that will be implemented to reduce California's GHG emissions in alignment with

the adopted targets. Therefore, a project would be found to not conflict with the statutes if it meets the Scoping Plan policies and would not impede attainment of the goals therein.

For the project, the relevant GHG emissions reduction targets include those established by SB 32 and AB 1279, which require GHG emissions be reduced to 40% below 1990 levels by 2030, and 85% below 1990 levels by 2045, respectively. In addition, AB 1279 requires the state achieve net zero GHG emissions by no later than 2045 and achieve and maintain net negative GHG emissions thereafter. CARB's 2017 Scoping Plan update was the first to address the state's strategy for achieving the 2030 GHG reduction target set forth in SB 32 (CARB 2017), and the most recent CARB 2022 Scoping Plan update outlines the state's plan to reduce emissions and achieve carbon neutrality by 2045 in alignment with AB 1279 and assesses progress is making toward the 2030 SB 32 target (CARB 2022). As such, given that SB 32 and AB 1279 are the relevant GHG emission targets, the 2017 and 2022 Scoping Plan updates that outline the strategy to achieve those targets, are the most applicable to the project.

The 2017 Scoping Plan included measures to promote renewable energy and energy efficiency (including the mandates of SB 350), increase stringency of the low-carbon fuel standard, measures identified in the Mobile Source and Freight Strategies, measures identified in the proposed Short-Lived Climate Pollutants plan, and increase stringency of SB 375 targets.[6] The 2022 Scoping Plan builds upon and accelerates programs currently in place, including moving to zero-emission transportation; phasing out use of fossil gas use for heating homes and buildings; reducing chemical and refrigerants with high GWP; providing communities with sustainable options for walking, biking, and public transit; and displacement of fossil-fuel fired electrical generation through use of renewable energy alternatives (e.g., solar arrays and wind turbines) (CARB 2022). Many of the measures and programs included in the Scoping Plan would result in the reduction of project-related GHG emissions with no action required at the project level, including GHG emission reductions through increased energy efficiency and renewable energy production (SB 350), reduction in carbon intensity of transportation fuels (low-carbon fuel standard), and the accelerated efficiency and electrification of the statewide vehicle fleet (Mobile Source Strategy). Table 3.8-3 summarizes the project's potential to conflict with the applicable 2017 Scoping Plan.

6 Pursuant to SB 375, CARB set per capita GHG emissions reduction targets from passenger vehicles for each of the state's 18 metropolitan planning organizations.

Table 3.8-3. Project Potential to Conflict with 2017 Scoping Plan

Action	Responsible Parties	Potential to Conflict
Implement SB 350 by 2030		
Increase the Renewables Portfolio Standard to 50% of retail sales by 2030 and ensure grid reliability.	CPUC, CEC, CARB	*No conflict*. The project would use energy from Southern California Edison (SCE). SCE has committed to diversify its portfolio of energy sources by increasing energy from wind and solar sources. The project would not interfere with or obstruct SCE energy source diversification efforts.
Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.		*No conflict*. The project would be constructed in compliance with the current California Building Code requirements at the time of construction. New buildings must achieve compliance with the applicable 2025 Building and Energy Efficiency Standards and the 2025 California Green Building Standards requirements, effective January 1, 2026.
Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in Integrated Resource Planning (IRP) to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly- owned utilities meet GHG emissions reductions planning targets through a combination of measures as described in IRPs.		
Implement Mobile Source Strategy (Cleaner Technology and Fuels)		
At least 1.5 million zero emission and plug-in hybrid light-duty EVs by 2025.	CARB, California State Transportation Agency (CalSTA), Strategic Growth Council (SGC), California Department of Transportation (Caltrans), CEC, OPR, Local Agencies	*No conflict*. This is a CARB Mobile Source Strategy. The project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty EV 2025 targets. As this is a CARB enforced standard, vehicles that access the project are required to comply with the standards and will therefore comply with the strategy.
At least 4.2 million zero emission and plug-in hybrid light-duty EVs by 2030.		*No conflict*. This is a CARB Mobile Source Strategy. The project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty EV 2030 targets. As this is a CARB enforced standard, vehicles that access the project are required to comply with the standards and will therefore comply with the strategy.

Table 3.8-3. Project Potential to Conflict with 2017 Scoping Plan

Action	Responsible Parties	Potential to Conflict
Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations.		***No conflict***. This is a CARB Mobile Source Strategy. The project would not obstruct or interfere with CARB efforts to further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations. As this is a CARB enforced standard, vehicles that access the project are required to comply with the standards and will therefore comply with the strategy.
Medium- and Heavy-Duty GHG Phase 2.		***No conflict***. This is a CARB Mobile Source Strategy. The project would not obstruct or interfere with CARB efforts to implement Medium- and Heavy-Duty GHG Phase 2. As this is a CARB enforced standard, vehicles that access the project are required to comply with the standards and will therefore comply with the strategy.
Last Mile Delivery: New regulation that would result in the use of low NO_X or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5% of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10% in 2025 and remaining flat through 2030.		***No conflict***. This is a CARB Mobile Source Strategy. The project would not obstruct or interfere with CARB cleaner last mile delivery trucks in California. As this is a CARB enforced standard, vehicles that access the project are required to comply with the standards and will therefore comply with the strategy.
Harmonize project performance with emissions reductions and increase competitiveness of transit and active transportation modes (e.g. via guideline documents, funding programs, project selection, etc.).	CalSTA, SGC, OPR, CARB, Governor's Office of Business and Economic Development (GO-Biz), California Infrastructure and Economic Development Bank (IBank), Department of Finance (DOF), California Transportation Commission (CTC), Caltrans	***No conflict***. The project would not obstruct or interfere with agency efforts to harmonize transportation facility project performance with emissions reductions and increase competitiveness of transit and active transportation modes.

Table 3.8-3. Project Potential to Conflict with 2017 Scoping Plan

Action	Responsible Parties	Potential to Conflict
By 2019, develop pricing policies to support low-GHG transportation (e.g. low-emission vehicle zones for heavy duty, road user, parking pricing, transit discounts).	CalSTA, Caltrans, CTC, OPR, SGC, CARB	***No conflict***. The project would not obstruct or interfere with agency efforts to develop pricing policies to support low-GHG transportation.
Implement California Sustainable Freight Action Plan		
Improve freight system efficiency.	CalSTA, CalEPA, CNRA, CARB, Caltrans, CEC, GO-Biz	***No conflict***. This measure would apply to all trucks accessing the project site, including existing trucks or new trucks that are part of the statewide goods movement sector. The project would not obstruct or interfere with agency efforts to improve freight system efficiency.
Adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18%.	CARB	***No conflict***. This measure, which was increased to 20% reduction in carbon intensity by 2030, applies to all fuel purchased and used by the project vehicles in the state. The project would not obstruct or interfere with agency efforts to implement a Low Carbon Fuel Standard.
By 2018, develop Integrated Natural and Working Lands Implementation Plan to secure California's land base as a net carbon sink		
Utilize wood and agricultural products to increase the amount of carbon stored in the natural and built environments		***No conflict***. To the extent appropriate for the proposed industrial buildings, wood products would be used in construction.

Source: CARB 2017.

Table 3.8-4 highlights the measures from the 2022 Scoping Plan that are relevant to the project.

Table 3.8-4. Project Potential to Conflict with 2022 Scoping Plan

Sector	Action	Potential to Conflict
GHG Emissions Reductions Relative to the SB 32 Target	40% below 1990 levels by 2030	***No conflict***. While the SB 32 GHG emissions reduction target is not an Action that is analyzed independently, it is included in Table 2-1 of the 2022 Scoping Plan for reference. The project would not obstruct or interfere with agency efforts to meet the SB 32 reduction goal.
Smart Growth / VMT	VMT per capita reduced 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045	***No conflict***. The project would not obstruct or interfere with agency efforts to meet this regional VMT reduction goal, including through implementation of SB 375. As detailed below, the project would be

Table 3.8-4. Project Potential to Conflict with 2022 Scoping Plan

Sector	Action	Potential to Conflict
		consistent with the SCAG 2024–2050 RTP/SCS, which is the regional growth management strategy that targets per capita GHG reduction from passenger vehicles and light trucks in the Southern California Region pursuant to SB 375.
Light-duty Vehicle (LDV) Zero Emission Vehicles (ZEVs)	100% of LDV sales are ZEV by 2035	***No conflict***. As this action pertains to LDV sales within California, the project would not obstruct or interfere with its implementation.
Truck ZEVs	100% of medium-duty vehicle (MDV)/ heavy-duty vehicle (HDV) sales are ZEV by 2040	***No conflict***. As this action pertains to MDV and HDV sales within California, the project would not obstruct or interfere with its implementation.
Electricity Generation	Sector GHG target of 38 million metric tons of carbon dioxide equivalent (MMTCO2e) in 2030 and 30 MMTCO2e in 2035 Retail sales load coverage1 20 gigawatts (GW) of offshore wind by 2045 Meet increased demand for electrification without new fossil gas-fired resources	***No conflict***. As this Action pertains to the statewide procurement of renewably generated electricity, the project would not obstruct or interfere with its implementation.
New Residential and Commercial Buildings	All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030	***No conflict***. Based on timing of this Action, it would not apply to the project.
Construction Equipment	25% of energy demand electrified by 2030 and 75% electrified by 2045	***No conflict***. As this Action pertains to the electrification of off-road equipment across California, the project would not obstruct or interfere with its implementation.
Low Carbon Fuels for Transportation	Biomass supply is used to produce conventional and advanced biofuels, as well as hydrogen	***No conflict***. The project would not obstruct or interfere with agency efforts to increase the provision of low carbon fuels for transportation.
Low Carbon Fuels for Buildings and Industry	In 2030s biomethane blended in pipeline Renewable hydrogen blended in fossil gas pipeline at 7% energy (~20% by volume), ramping up between 2030 and 2040 In 2030s, dedicated hydrogen pipelines constructed to serve certain industrial clusters	***No conflict***. The project would not obstruct or interfere with agency efforts to increase the provision of low carbon fuels for use in buildings and industry.

Table 3.8-4. Project Potential to Conflict with 2022 Scoping Plan

Sector	Action	Potential to Conflict
High GWP Potential Emissions	Low GWP refrigerants introduced as building electrification increases, mitigating HFC emissions	*No conflict*. The project would not obstruct or interfere with agency efforts to introduce low GWP refrigerants.

Source: CARB 2022.
Notes:
[1] As noted in Table 2-1 of the 2022 Scoping Plan, SB 100 speaks only to retail sales and state agency procurement of electricity (i.e., wholesale or non-retail sales and losses from storage and transmission and distribution lines are not subject to the law).

Based on the analysis in Table 3.8-3 and Table 3.8-4, the project would be consistent with the applicable strategies and measures in the 2017 Scoping Plan and 2022 Scoping Plan, respectively.

The 2045 carbon neutrality goal required CARB to expand proposed actions in the 2022 Scoping Plan to include those that capture and store carbon in addition to those that reduce only anthropogenic sources of GHG emissions. However, the 2022 Scoping Plan emphasizes that reliance on carbon sequestration in the state's natural and working lands will not be sufficient to address residual GHG emissions, and achieving carbon neutrality will require research, development, and deployment of additional methods to capture atmospheric GHG emissions (e.g., mechanical direct air capture). Given that the specific path to neutrality will require development of technologies and programs that are not currently known or available, the project's role in supporting the statewide goal would be speculative and cannot be wholly identified at this time.

Overall, the project would comply will all regulations adopted in furtherance of the Scoping Plan to the extent applicable and required by law. As demonstrated above, the project would not conflict with CARB's 2017 or 2022 Scoping Plan updates and with the state's ability to achieve the 2030 and 2045 GHG reduction and carbon neutrality goals.

Potential to Conflict with SCAG's RTP/SCS

On April 4, 2024, SCAG adopted the 2024–2050 RTP/SCS, also referred to as Connect SoCal 2024. Connect SoCal 2024 builds on the prior RTP/SCS and identifies the following strategy areas to support its environmental goals: Sustainable Development, Air Quality, Clean Transportation, Natural and Agricultural Lands Preservation, and Climate Resilience (SCAG 2024). The primary objective of the RTP/SCS is to provide guidance for future regional growth (i.e., the location of new residential and non-residential land uses) and transportation patterns throughout the region, as stipulated under SB 375. The project's potential to conflict with the 2024–2050 RTP/SCS strategies is presented below.

- **Sustainable Development.** The 2024–2050 RTP/SCS identifies sustainable development, including water and energy-efficient building practices and green infrastructure, as a strategy to reduce GHG emissions. The project would support this measure by meeting all applicable green building standards, including Title 24 Part 6 (California Energy Efficiency Standards) and Part 11 (California Green Building Standards), that are in effect at the time of design and construction.
- **Air Quality.** The 2024–2050 RTP/SCS identifies air quality as an environmental strategy because the transportation sector is the predominant source of criteria air pollutant emissions in the region. The 2024–2050 RTP/SCS states that a comprehensive and coordinated regional solution with integrated land use and transportation planning from all levels of governments will be required to achieve the needed emission reductions (SCAG 2024). According to the SCAG Comprehensive

Regional Goods Movement Plan and Implementation Strategy, the region will run out of suitably zoned vacant land designated for warehouse facilities in or around 2028. Thus, the project would meet the growing demand for warehousing space through the redevelopment of an older office/warehouse building use and would do so in an area located within 0.5-mile of major roadways (San Bernardino Freeway, West Valley Boulevard, and South Riverside Avenue), thereby reducing the need for longer distance trips and resulting in associated reductions in air pollutant and GHG emissions.

- **Clean Transportation.** One of the technology innovations identified in the 2024–2050 RTP/SCS that would apply to the project is the promotion and support of low emission technologies for transportation, such as alternative fueled vehicles to reduce per capita GHG emissions. The project would not conflict with SCAG's ability to implement this strategy and would utilize CNG forklifts during operation.
- **Natural and Agricultural Lands Preservation.** The 2024–2050 RTP/SCS promotes the conservation and restoration of natural and agricultural lands through several policies, such as quantifying the carbon sequestration potential of natural and agricultural lands and prioritizing sensitive habitat and wildlife corridors for permanent protection. The project would redevelop an already disturbed, non-agricultural site.
- **Climate Resilience.** The 2024–2050 RTP/SCS promotes regional coordination and solutions for effective emergency response for climate-related hazards. Additionally, in the category of climate resilience, SCAG has established the following policies: prioritize the most vulnerable populations and communities subject to climate hazards, support local and regional climate and hazard planning, support nature-based solutions to increase regional resilience, promote sustainable water use planning, and support an integrated planning approach to help jurisdictions meet housing needs in a drier environment. While the project does not directly pertain to these regional coordination efforts for climate resilience, the project would not interfere with this strategy.

Based on the analysis above, the project would be consistent with the SCAG 2024–2050 RTP/SCS.

Summary

The project demonstrates consistency with the CARB's Scoping Plan and would not conflict with other regulations regarding reductions to GHG emissions including SB 32 and AB 1279. Additionally, the project would be consistent with the SCAG 2024–2050 RTP/SCS.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less-Than-Significant Impact.

Short-Term Construction Impacts

In July 2021, a Phase I ESA (Appendix E) for 280 West Valley Boulevard was prepared by HEI Corporation to characterize the potential hazards associated with the historical and current uses of the project site and surrounding areas. Aerial photographs from 1938 to 1980 showed the project site to be undeveloped with no activity observed on the site. By 1986, a shop and office building, along with a fuel island canopy, was developed on the project site. A 10,000 gallon gasoline underground storage tank (UST) was removed from the eastern side of the project site in 2005, and an Underground Fuel Tank Closure Report was prepared. The report states that no impacted soils were observed during the uncovering process or removal process.

Soil sampling was conducted that same year, and the results indicated that further investigation was not warranted. Based on the results of the research, available data, and a site survey, the Phase I ESA (Appendix E) revealed no evidence of recognized environmental conditions, and no further action is required.

Potentially hazardous materials would likely be handled on the project site as part of project construction. These materials would include gasoline, diesel fuel, lubricants, and other petroleum-based products required to operate and maintain construction equipment. Handling of these potentially hazardous materials would be temporary and would coincide with the short-term construction phase of the project.

Although these materials would likely be stored on the project site, storage would be required to comply with the guidelines set forth by each product's manufacturer and with all applicable federal, state, and local regulations pertaining to the storage of hazardous materials. Consistent with federal, state, and local requirements, the transport of hazardous materials to and from the project site would be conducted by a licensed contractor. Any handling, transport, use, or disposal of hazardous materials would comply with all relevant federal, state, and local agencies and regulations, including EPA, the California Department of Toxic Substances Control, OSHA, the California Department of Transportation (Caltrans), the Resource Conservation and Recovery Act, and the SCAQMD. Therefore, with compliance with applicable regulations, short-term construction impacts related to the transport, use or disposal of hazardous materials would be less than significant.

Long-Term Operational Impacts

Potentially hazardous materials associated with project operations would include materials used during typical cleaning and maintenance activities. Although these potentially hazardous materials would vary, they would generally include household cleaning products, paints, fertilizers, and herbicides and pesticides. Many of these materials are considered household hazardous wastes, common wastes, and/or universal wastes by the EPA, which considers these types of wastes to be common to businesses and households and to pose a lower risk to people and the environment than other hazardous wastes when properly handled, transported, used, and disposed of (EPA 2021). Federal, state, and local regulations typically allow these types of wastes to be handled and disposed of with less stringent standards than other hazardous wastes, and many of these wastes do not have to be managed as hazardous waste. Additionally, any potentially hazardous material handled on the project site would be limited in both quantity and concentrations, consistent with other similar industrial uses located in the City, and any handling, transport, use, and disposal would comply with applicable federal, state, and local agencies and regulations. Further, as mandated by OSHA (OSHA n.d.), all hazardous materials stored on the project site would be accompanied by a Material Safety Data Sheet, which would inform employees and first responders as to the necessary remediation procedures in the case of accidental release. Therefore, long-term operational impacts associated with hazardous materials would be less than significant.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less-Than-Significant Impact. Refer to Section 3.9(a).

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The nearest school to the project site is Joe Baca Middle School (1640 S Lilac Ave.), which is located 0.27 miles west of the project site. Therefore, no impacts associated with emitting or handling hazardous materials within 0.25 miles of a school would occur.

d) Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The project site is not included on any hazardous waste site lists, including the California Department of Toxic Substances Control's EnviroStor database, the State Water Resources Control Board's GeoTracker site, the Cortese list, or other lists compiled pursuant to Section 65962.5 of the Government Code (CalEPA 2022; DTSC 2022; SWRCB 2022). Therefore, no impacts associated with hazardous materials sites would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The project site is located approximately 11.5 miles east of Ontario International Airport and approximately 9 miles northeast of the Riverside Municipal Airport. The project site is not located within the Airport Influence Area of the Ontario International Airport nor the Riverside Municipal Airport (City of Ontario 2011; County of Riverside 2005). Further, based on the relatively large distance between the project site and these public airports, the project would not result in a safety hazard for people working in the project area; therefore, no impacts associated with public airport hazards would occur.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less-Than-Significant Impact. There are several primary corridors throughout the City that may be used for an evacuation, including N. Riverside Avenue, W. Baseline Road, W. Rialto Avenue, and U.S. Route 66, among others included in Exhibit 5.11, Evacuation Route Corridors, in the City of Rialto General Plan Safety and Noise Element Update (City of Rialto 2023b). Vehicle access to the project site would be provided via S Willow Street and W Valley Boulevard. Valley Boulevard is classified as a major highway in the Gateway Specific Plan (City of Rialto 1990). Valley Boulevard provides direct regional access to I-10, located to the south of the project site; thus, this street could serve as emergency evacuation routes for the project area. The project would not include any project-adjacent, off-site improvements within these abutting roadways that would impede response or evacuation activities in the event of an emergency; therefore, impacts associated with emergency response and evacuation routes would be less than significant.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. According to CAL FIRE's 2025t Updated Fire Hazard Severity Zones, the project site is not located in an area identified as being susceptible to wildland fire (CAL FIRE 2025). In addition, the City of

Rialto General Plan Safey and Noise Element Update, Exhibit 5.9, Fire Hazards, does not identify the project site as being located in a fire hazards severity zone (City of Rialto 2023b). Further, the project site is located in a predominantly developed portion of the City, and no wildland/urban interfaces occur on the project site; therefore, no impacts associated with wildland fire would occur.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

The following analysis is based on the Water Quality Management Plan and the Preliminary Hydrology Report prepared in April 2022 by Armstrong & Brooks Consulting Engineering, Inc., and included as Appendices F-1 and F-2, respectively.

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Short-Term Construction Impact

Less-Than-Significant Impact. Construction of the project would include earthwork activities that could potentially result in erosion and sedimentation, which could subsequently degrade downstream receiving waters and violate water quality standards. Stormwater runoff during the construction phase may contain silt and debris, resulting in a short-term increase in the sediment load of the municipal storm drain system. Substances such as oils, fuels, paints, and solvents may be inadvertently spilled on the project site and subsequently conveyed via stormwater to nearby drainages, watersheds, and groundwater.

The project would be subject to the municipal NPDES permit, which requires measures to prohibit non-stormwater discharges into the storm sewer and to control the discharge of stormwater to the maximum extent practical. These measures include BMPs, control techniques, and system design methods. The Santa Ana Regional Water Quality Control Board (RWQCB) issues NPDES permits for construction activities that would involve 1 acre or more. The City falls within the jurisdiction of San Bernardino County and, thus, is subject to the municipal stormwater permit issued by the Santa Ana RWQCB.

The NPDES permit requires implementation of a stormwater quality management program that specifies guidelines to control, reduce, and monitor discharges of waste to storm drains. As such, through compliance with the water quality standards set forth in the NPDES permit, the wastewater generated during construction of the project would not adversely affect water quality; therefore, short-term construction impacts associated with water quality would be less than significant.

Long-Term Operational Impacts

Less-Than-Significant Impact. The project would be subject to the Municipal Separate Storm Sewer System (MS4) Permit, issued to San Bernardino County and incorporated cities within San Bernardino County by the Santa Ana RWQCB. The MS4 Permit requires implementation of low-impact development BMPs to prevent pollutants from being discharged off site by mimicking pre-development site hydrology and feasible source control. The low-impact development ordinance is designed to reduce runoff from impervious surfaces through landscape design that promotes water retention, permeable surface design, natural drainage systems, and on-site retention where feasible. These project-specific designs would reduce impacts to water quality associated with redevelopment.

In addition, the project-specific water quality management plan (Appendix F-1) ensures appropriate BMPs for post-construction and operations of the project. The combination of low-impact development BMPs and source-control and treatment-control BMPs addressed within the water quality management plan would address identified pollutants and hydrologic concerns from new development that could result in impacts to water quality standards. Therefore, long-term impacts associated with water quality would be less than significant.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Groundwater Supplies

Less-Than-Significant Impact. The project site is located within the Rialto Public Works Department Water Division service area. The City's Water Division's primary source of water is City-owned water wells. These wells draw water from four water basins—Lytle Creek Surface Water Basin, Rialto Ground Water Basin, Bunkerhill Ground Water Basin, and Chino Hill Ground Water Basin (City of Rialto 2010). The City has pumped an average of 7,252 acre-feet of water per year in the past five years from these basins (City of Rialto 2021b).

Additionally, according to the geotechnical investigation (Appendix D), groundwater was not encountered during test excavations, which extended to a maximum depth of 18 feet. Historic high groundwater in the vicinity has been recorded greater than 100 feet below grade at nearby wells (Appendix D). As such, the project's subsurface construction activities, which would only extend a few feet below grade, are highly unlikely to encounter groundwater, and dewatering activities are not anticipated to be necessary. Therefore, impacts associated with groundwater supplies would be less than significant.

Groundwater Recharge

Less-Than-Significant Impact. Although not fully developed, the project site is highly disturbed and does not contain a groundwater recharge basin or other facilities that promote groundwater recharge. Thus, under the existing condition, the project site is not considered an important location for groundwater recharge.

Following construction, the project site would contain landscape areas and other pervious surfaces that would allow for a similar percentage of water to percolate into the subsurface soils compared to the existing conditions. In addition, the project would include a detention/infiltration basin on site to capture and infiltrate stormwater runoff; therefore, impacts associated with groundwater recharge would be less than significant.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

Less-Than-Significant Impact. Under the existing condition, the ground surface is covered with soil in the northern portion of the site and covered with asphalt pavement associated with the existing building on the southern portion of the site. Thus, implementation of the project would increase the amount of impervious areas on site and alter existing drainage patterns; however, the project site does not currently have infiltration basins or capture systems in place to control stormwater runoff. The project would be required to conform to all applicable federal, state, and local requirements, including the current MS4 Permit adopted by the Santa Ana RWQCB. Compliance with these requirements would ensure that the new drainage system is designed with adequate capacity to capture stormwater flow to prevent erosion and on-site and off-site flooding impacts.

As such, altering the on-site drainage pattern would be conducted in a manner consistent with all applicable standards related to the collection and treatment of stormwater; therefore, impacts associated with altering the existing drainage pattern of the project site would be less than significant.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less-Than-Significant Impact. Refer to Section 3.10(c)(1).

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less-Than-Significant Impact. Under the existing condition, the ground surface is covered with soil in the northern portion of the site and covered with asphalt pavement associated with the existing building on the southern portion of the site. The project site does not currently have infiltration basins or capture systems in place to control stormwater runoff. Although the project would increase the amount of impervious surfaces on the project site, the proposed drainage system would be designed to conform to all applicable federal, state, and local requirements, including the current MS4 Permit adopted by the Santa Ana RWQCB. Compliance with these requirements would ensure the new drainage system is designed to have adequate capacity to capture stormwater flow to prevent the conveyance of sediment, debris, and other constituents potentially contained in on-site stormwater from leaving the project site and impacting off-site and downstream receiving waters. Therefore, impacts associated with water quality standards and runoff waters would be less than significant.

iv) Impede or redirect flood flows?

No Impact. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 06071C8678J, the project site is located in an area of minimal flood hazard (Zone X) (FEMA 2016). In addition, per the City's General Plan Safety and Noise Element Update Community Exposure to Flooding map (Exhibit 5.2), the project site is located within Zone X which indicates minimal flooding hazard (City of Rialto 2023b); therefore, no impacts associated with flooding would occur.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No Impact. Because of the project's inland location, relatively flat topography, and lack of an adjacent perennial body of water, the project site would not be susceptible to flood, tsunami, or seiche; therefore, no impacts associated with these natural phenomena would occur.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less-Than-Significant Impact. Refer to Sections 3.10(a) and 3.10(b).

3.11 Land Use and Planning

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI.	**LAND USE AND PLANNING** – Would the project:				
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a) Would the project physically divide an established community?

No Impact. The physical division of an established community typically refers to the construction of a linear feature (e.g., a major highway or railroad tracks) or removal of a means of access (e.g., a local road or bridge) that would impair mobility within an existing community or between a community and outlying area.

Under the existing conditions, the project site is developed and is the current location for Goodfellow Corporation, which sells and rents crushers and conveyor equipment for the aggregate industry (Appendix E). As such, the project is not used as a connection between established communities. Instead connectivity within the area surrounding the project site is facilitated via local roadways. As such, the project would not impede movement within an established community, or from one established community to another. Therefore, no impacts associated with physically dividing an established community would occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less-Than-Significant Impact. The City General Plan Existing Land Use Map designates the project site as General Commercial with a Specific Plan overlay. As stated in the General Plan the Specific Plan Overlay requires the implementation of a Specific Plan and defers a determination of land use designations to the corresponding specific plan. The project is proposing a general plan amendment to change the project site's general plan land use designation from General Commercial with a Specific Plan overlay to Business Park with Specific Plan overlay. This general plan designation is consistent with other existing uses located along the Rialto Channel within the Gateway Specific Plan area.

The project site is located within the boundaries of the City's Gateway Specific Plan area. The Gateway Specific Plan is intended to revitalize and upgrade the Gateway area of the City. The Gateway Specific Plan proposes a mixed-use project with retail uses along Riverside Avenue, office and research and development parks fronting on San Bernardino Avenue, freeway commercial (hotels, eating establishments, and auto services) along Valley Boulevard, and light industrial parks in the western portion of the plan area (City of Rialto 1990). Land use designations within the Gateway Specific Plan include Office Park (O-P), Retail Commercial (R-C), Freeway Commercial (F-C), and Industrial Park (I-P). Additionally, the Gateway Specific

Plan contains development standards that act as a customized set of zoning standards for the project site. This approach allows the City a greater degree of control over the location and design of development within the Specific Plan area, ensuring compliance with the Specific Plan's goals and objectives. Development Guidelines for are provided in Section 5 of the Gateway Specific Plan (City of Rialto 1990), and include standards regarding lot size, landscape coverage, setbacks, and floor area ratio, among others.

The Gateway Specific Plan designates the project site as Freeway Commercial (F-C) for uses such as eating/dining, lodging, auto services, and some office/retail uses. The project is proposing a specific plan amendment to change the project site's specific plan land use designation from Freeway Commercial to Industrial Park (I-P). These future uses would include those related to warehouse, distribution, and/or logistics, which is generally consistent with the permissible uses and activities allowed by the City in the Industrial Park zone. Additionally, the Industrial Park land use designation has already been accounted for within the Gateway Specific Plan, and this specific plan amendment would continue the existing pattern of industrial park uses along the Rialto Channel within the Gateway Specific Plan. It follows that the project's land use, activities, and development intensity were already assumed and evaluated in the Gateway Specific Plan and Gateway Specific Plan EIR (City of Rialto 1990), respectively, and the project would then be consistent with the local plans, policies, and regulations governing land use decisions; therefore, impacts associated with applicable land use plans, policies, and regulations would be less than significant.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The City contains aggregate mineral resources. According to the City's General Plan Land Use Element Update (City of Rialto 2023a), the project site is not located in an area containing aggregate resource materials. Therefore, no impacts associated with mineral resources would occur.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. Refer to the response provided in Section 3.11(a).

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Short-Term Construction Impacts

Less-than-Significant Impact With Mitigation Incorporated. The project site is bounded on the north by a concrete lined channel, an undeveloped parcel, and Rialto Fire Station No. 205. East of the project site is a self-storage facility. The site is bounded by streets to the south (W. Valley Boulevard) and on the west (S. Willow Avenue). South and west of these streets are predominated by industrial uses with scattered retail uses. The nearest noise sensitive land uses are residences located about 680 feet west of the site, west of Lilac Avenue. There is also a hotel, approximate 1,000 feet southwest of the project site at the intersection of W. Valley Blvd and S. Lilac Ave.

Construction activities include temporary noise and vibration sources with emission levels varying from hour to hour and day to day, depending on the equipment in use, the operations performed, and the distance between the source and receptor. The proposed project would be required to comply with the Rialto noise ordinance (City Municipal Code Section 9.50.070 – Disturbances from Construction Activity) by adhering to the following construction schedule:

> Construction activity for site preparation and for future development shall be consistent with City Noise Ordinance requirements, which limits construction activities to the hours between 7:00 a.m. and 5:30 p.m., Monday through Friday and between 8:00 a.m. and

5:00 p.m. Saturday (Oct. 1 through April 30); to the hours between 6:00 a.m. and 7:00 p.m., Monday through Friday and between 8:00 a.m. and 5:00 p.m. Saturday (May 1 through Sept. 30); and prohibiting construction during Sundays and state holidays.

Sound levels from construction equipment typically range from about 65 to 85 dBA L_{eq} at a distance of 50 feet,[7] At distances of 680 and 1,000 feet or more, sound levels would be 23 to 26 dB lower, not taking shielding from intervening structures into account. Considering the substantial shielding provided by the industrial and commercial structures located west of the site, exterior construction sound levels at these nearest sensitive land uses would be anticipated to be in the range of 35 to 55 dBA L_{eq} or less. Sound levels inside residences would be anticipated to be about 15 dB lower with windows open and 25 dB lower with windows closed.

Sounds from construction activities may be mildly annoying at times but would not be anticipated to result in speech interference and restricting construction activities to the daytime period will avoid disruption of evening time relaxation and overnight sleep periods. The Safety and Noise Element Update of the City General Plan does not identify sound level limits for construction activity (City of Rialto 2023b). As such, the requirements contained in the City Noise Ordinance (Chapter 9.50 of the Rialto Municipal Code) are the only applicable restrictions that regulate construction activity. City Municipal Code Section 9.50.070 specifies time-of-day constraints on construction activity; however, the City Municipal Code does not contain noise-level limits pertaining to construction activity. Therefore, for the purposes of this analysis, project compliance with City Municipal Code Section 9.50.070 would result in a less-than-significant construction noise impact. For informational purposes, construction-generated sound levels would also be below the Federal Transit Administration construction noise level threshold of 80 dBA L_{eq} over an 8-hour period,[8] which is commonly used as a threshold of significance in the absence of local construction noise limits.

Construction noise measures are still recommended to further minimize the potential for annoyance from construction noise for area residents. The recommended mitigation measures are as follows:

MM-NOI-1 During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

MM-NOI-2 The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors to the east and southwest of the site.

MM-NOI-3 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors to the east and southwest of the site during all project construction.

MM-NOI-4 During all project site construction, the construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 5:30 p.m. Monday through Friday, and between 8:00 a.m. and 5:00 p.m. Saturday. No construction shall be allowed on Sundays and public holidays.

7 NASEM (National Academies of Sciences Engineering and Medicine). 2022. "NCHRP 25–49 [Final]." https://apps.trb.org/cmsfeed/trbnetprojectdisplay.asp?projectid=3889.

8 *Transit Noise and Vibration Impact Assessment*. Federal Transit Administration Report No. 0123. September 2018.

Long-Term Operational Impacts

Traffic Noise Analysis

Less-than-Significant Impact. The project would result in an increase in traffic along the surrounding roadway network. Based upon the transportation analysis prepared for the proposed project, the project would result in 91 new daily automobile trips, 1 net new daily 2-axle truck trip, 17 net new daily 3-axle truck trips and 43 net new daily 4-or more axle truck trips. On a peak-hour basis, 10 net new passenger vehicle trips, 0 net new 2axle truck trips, 2 3-axle truck trips and 4 net new 4-or more axle truck trips would occur.

Project-related vehicles (particularly trucks) are anticipated to access or exit the project site via Willow Avenue from Valley Boulevard in an easterly direction and then Riverside Avenue in a southerly direction to the I-10 freeway. No noise-sensitive receivers exist along these roadway segments. Based upon available information from another project (Kimley-Horn and Associates 2017), the segment of Valley Boulevard from Lilac Avenue to Riverside Avenue carries an average daily traffic (ADT) volume of 23,525, and the segment of Riverside Avenue from Valley Boulevard to the I-10 has an ADT of 53,916. Thus, the project would result in an addition of well under 1% in vehicular traffic. Because an increase in traffic volumes of 100% would be necessary (all other things being equal) to result in a change in traffic noise levels of 3 decibel (dB), the proposed project would result in an increase of well under 1 dB; this would not be a measurable or audible change in noise levels. Therefore, the proposed project would not create or contribute to a significant traffic-related noise impact, and no mitigation measures would be required with respect to project traffic noise impacts.

On-Site Operational Noise Analysis

Truck loading and unloading, along with slow-moving trucks and forklifts, would result in sound levels of approximately 75 to 80 dBA L_{max} at 50 feet. For the nearest noise sensitive land uses (i.e., 680 feet west and 1,000 feet southwest of the project site) the noise attenuation from distance divergence would be 25 to 30 dBA or more, considering the shielding provided by intervening structures. Sound levels associated with loading/unloading and slow-moving trucks and forklifts in the parking area south of the loading docks would be reduced to below 50 to 55 dBA L_{max}. This range of maximum noise levels is lower than the typical exterior noise standards of 75 dBA L_{max} during the day (7:00 a.m.–10:00 p.m.), would not exceed the 65 dBA L_{max} exterior noise standard during the night (10:00 p.m.–7:00 a.m.), and would be similar to or below maximum sound levels generated by existing sound sources in these areas, such as local vehicle passbys and residential activities. Therefore, on-site operational sounds associated with loading/unloading and slow-moving trucks and forklifts in the parking areas would not result in levels exceeding the daytime noise or nighttime standards at the nearest noise-sensitive land uses approximately 680 and 1,000 feet to the west and southwest.

Consequently, long-term operational sound levels of the proposed warehouse facility would be less than significant upon the proximate existing residential and hotel land uses in the project vicinity, and no mitigation measures would be required with respect to on-site operational noise impacts.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less-Than-Significant Impact. The project does not propose any operational sources of vibration that would be anticipated to be perceived off-site. The main concern associated with ground-borne vibration from construction is the potential for damage to buildings, particularly those that are old or otherwise

fragile. and the project does not propose any high vibration construction activities such as blasting or pile-driving. The primary source of ground-borne vibration occurring as part of the proposed project would be earthwork activities.

According to California Department of Transportation, earthwork activities generate groundborne vibration levels in the range of 0.003 to 0.210 in/sec PPV at a distance of 25 feet.[9] At the nearest residences, located 680 feet to the west, construction vibration levels would be below 0.01 in/sec PPV, which would be well below the Caltrans structural damage thresholds of 0.3 in/sec PPV at residential structures. At the nearest industrial structure, located about 15 feet west of the site, groundborne vibration levels when construction is directly adjacent to this building would range from 0.01 to 0.37 in/sec PPV, which would be below the structural damage thresholds of 0.5 in/sec PPV at industrial buildings. Therefore, impacts associated with ground-borne vibration would be less than significant.

c) ***For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?***

No Impact. The project site is located 11.5 miles east of Ontario International Airport and approximately 9 miles northeast of the Riverside Municipal Airport. The project site is not located within an airport influence area for either of these airports (City of Ontario 2011; County of Riverside 2005). Based on the relatively long distances between the project site and these public airports, the project would not expose people working in the project area to noise generated by either of these airports. Therefore, no impacts associated with public airport noise would occur.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

9 *Transportation- and Construction Vibration Guidance Manual*. California Department of Transportation Division of Environmental Analysis. April 2020.

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less-Than-Significant Impact. The project would require a temporary construction workforce and a permanent operational workforce, both of which could potentially induce population growth in the project area. The temporary workforce would be needed to construct the proposed warehouse buildings and associated improvements. The number of construction workers needed during any given period would largely depend on the specific stage of construction but will likely average a few dozen workers at any given time throughout the workday. These short-term positions are anticipated to be filled primarily by workers who reside in the project area vicinity. Therefore, construction of the project would not generate a permanent increase in population within the project area.

In terms of operational employees, because the future tenant is not yet known, the number of jobs that the project would generate cannot be precisely determined, but it can be estimated. For purposes of analysis, employment estimates are calculated using average employment density factors reported by SCAG. SCAG reports that for every 1,195 square feet of warehouse space in San Bernardino County, the average numbers of jobs supported is one employee (SCAG 2001). The proposed warehouses would have a combined total of 119,700 square feet, and as such, the estimated number of employees required for operation would be approximately 100 people.

According to the SCAG Demographics and Growth Forecast, employment in the City is anticipated to grow from 25,500 employees in 2016 to 35,500 employees in 2045 (SCAG 2020b). The project-related increase in employment would be minimal in comparison to the anticipated increase in the SCAG Demographics and Growth Forecast.

Additionally, as of December 2021, the California Employment Development Department found that the unemployment rate for Riverside-San Bernardino-Ontario Metropolitan Statistical Area, including the City of Highland, is at 5.1%, which is lower than the state average (6.5%) and higher than the national average (3.9%) for the same period (EDD 2021). Therefore, the project's temporary and permanent employment requirements could likely be met by the City's existing labor force without the need for people to relocate to the project region. The project would not stimulate population growth or a population concentration above what is assumed in local and regional land use plans. Therefore, impacts associated with population growth would be less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project site is currently developed with an existing industrial building. There are no existing residential uses on the project site, and the project would not displace any existing housing or population. Therefore, no impacts associated with displacing substantial numbers of existing people or housing would occur.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

a) ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:***

Fire protection?

Less-Than-Significant Impact. The Rialto Fire Department (RFD) provides fire protection and emergency response services in the project area. The RFD deploys from four fire stations staffed 24 hours per day by career firefighters and administration. The RFD staffs one battalion chief, four engine companies, one truck company, and four paramedic ambulances each day. On-duty personnel also provide staffing for a Hazardous Materials unit, Urban Search and Rescue unit, a Brush Engine, and an OES type VI engine (City of Rialto 2025b).

The closest fire station to the project area is Fire Station 205 (1485 S Willow Ave), located directly north of the project site. Considering the proximity of the project site to the existing RFD facilities and given the fact that the project site is already located within RFD's service area, the project could be adequately served by the RFD without adversely affecting personnel-to-resident ratios, response times, or other performance objectives.

In addition, the project would not directly or indirectly induce population growth in the City. Although the project could potentially result in a slight, incremental increase in calls for service to the project site in comparison to existing conditions, this increase is expected to be nominal and would not result in the need for new fire protection facilities. Nonetheless, similar to other development projects in the City, the project applicant would be required to pay its fair share of development impact fees to help offset incremental impacts to fire protection services. Therefore, impacts associated with fire protection facilities and response times would be less than significant.

Police protection?

Less-Than-Significant Impact. The Rialto Police Department (RPD) is headquartered at 128 North Willow Avenue, approximately 2 miles north from the project site. RPD has approximately 176 employees and serves 28.5 square miles with a population of over 100,000 people. It offers a variety of services and assignments, including patrol, K-9, crime analysis, Street Crime Attack Team, investigations, traffic enforcement, narcotics, Inland Valley SWAT team, and emergency dispatch (RPD 2025).

The project would not directly or indirectly induce population growth in the City. Although the project would potentially result in a slight, incremental increase in calls for service to the project site compared to existing conditions, this increase is expected to be nominal and would not result in the need for new police protection facilities. In addition, the project site is already located within RPD's service area and would not require an expansion of the service area, which could result in longer response time. It is anticipated that the project would be adequately served by existing RPD facilities, equipment, and personnel. Nonetheless, similar to other development projects in the City, the project applicant would be required to pay its fair share of development impact fees to help offset incremental impacts to police protection services. Therefore, impacts associated with police protection facilities and response times would be less than significant.

Schools?

No Impact. The City is served by three school districts: the Rialto Unified School District, Fontana Unified School District, and Colton Joint Unified School District (City of Rialto 2010). The project site is within the Colton Joint Unified School District, which serves more than 23,000 students over 28 campuses, with 18 elementary schools, 4 middle schools, 3 comprehensive high schools, 2 alternative high school, and one preschool (CJUSD 2017).

Neither the construction nor the operation of the project would generate new permanent residents who would increase student populations. As such, the project would not directly or indirectly induce population growth in the City, and the project would have no effect on the Fontana Unified School District's service abilities.

Nonetheless, all residential and non-residential development projects would be subject to SB 50, which requires payment of mandatory impact fees to offset any impact to school services or facilities. The provisions of SB 50 are deemed to provide full and complete mitigation of school facilities impacts, notwithstanding any contrary provisions in CEQA or other state or local laws (California Government Code Section 65996). In accordance with SB 50, the project applicant would pay its fair share of impact fees based on project size. These impact fees are required of most residential, commercial, and industrial development projects in the City. Therefore, no impact associated with school facilities would occur.

Parks?

No Impact. The project would not directly or indirectly induce population growth in the City. As such, the project would not generate new permanent residents who would increase the use of existing parks such that substantial physical deterioration of facilities would occur or be accelerated. Regardless, the project would be subject to the state's Quimby Act, which requires development projects to set aside land, donate conservation easements, or pay in-lieu fees for park improvements. Pursuant to the Quimby Act, the applicant would pay its fair share of in-lieu fees based on the type/size of development. These impact fees are required of most residential, commercial, and industrial development projects in the City. Therefore, no impacts associated with park facilities would occur.

Other public facilities?

No Impact. Given the lack of population growth as a result of the project, it is unlikely that the project would increase the use of libraries or other public facilities. Notwithstanding, the project applicant would be required to pay its fair share of development impact fees to help offset incremental impacts to libraries by helping fund capital improvements and expenditures. Therefore, no impacts associated with libraries or other public facilities would occur.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The project would not directly or indirectly induce substantial population growth in the City. Neither construction nor operation of the project would generate new residents to the extent that use of existing parks and recreational facilities would increase and result in the physical deterioration of these facilities. Regardless, the project would be subject to the state's Quimby Act, which requires development projects to set aside land, donate conservation easements, or pay in-lieu fees for park improvements. Pursuant to the Quimby Act, the applicant would pay its fair share of in-lieu fees based on the type/size of development. These impact fees are required of most residential, commercial, and industrial development projects in the City. Therefore, no impacts associated with the increased use of existing recreational facilities would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No Impact. The project would construct two new warehouse buildings and associated improvements. The project does not propose any recreational facilities. As an industrial use, the project would not require the construction or expansion of recreational facilities. Therefore, no impacts associated with the construction of new or expansion of existing recreational facilities would occur.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒

This section analyzes the potential impacts of the proposed project based on CEQA Guidelines Section 15064.3(b), which focuses on adopted criteria (vehicle miles traveled [VMT]) for determining the significance of transportation impacts. Pursuant to Senate Bill (SB) 743, the focus of transportation analysis changed from level of service (LOS) or vehicle delay to VMT. The related updates to the CEQA Guidelines required under SB 743 were approved on December 28, 2018. This methodology has been used statewide beginning July 1, 2020. The proposed project is located in the City of Rialto, therefore, for the purposes of this section, the City of Rialto's City of Rialto's Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (City of Rialto 2024), and the Office Governor's Office of Planning and Research's[10] Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR 2018) have been used. The City approved the Transportation Technical Memorandum including the Trip Generation and Vehicle Miles Travel (VMT) Screening Analysis (Revised July 21, 2025) prepared by Dudek which includes the Traffic Scope Approval Form to support the LOS and VMT screening. The approved Transportation Technical Memorandum is attached as Appendix G-1 of this document.

a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less-Than-Significant Impact. The project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, as discussed below.

City of Rialto General Plan Circulation Element

The General Plan Circulation Element outlines the City's goals and implementation policies to provide a safe and efficient transportation system strategy. A focused update was adopted to the City's General Plan

[10] Effective July 1, 2024, the Governor's Office of Planning and Research was renamed the Governor's Office of Land Use and Climate Innovation (LCI).

in 2023 which included updates to the Circulation Element as well (City of Rialto 2023c). The project would be accessed via project driveways along Willow Avenue and Valley Boulevard and parking would be provided entirely on site. Project generated traffic would travel along major arterial roadways and existing freeway interchanges with I-10 to access the site such as West Valley Boulevard, South Riverside Avenue and Cedar Avenue. Most of these roadways are also City-designated truck routes. Travel on residential streets is not anticipated. As shown in the Traffic Scope Approval Form, an LOS analysis would not be required due to the relatively low trip generation rate of the project, and specifically during peak-hour traffic (see Table 3.17-1), which is presumed not to have a measurable effect on LOS. Therefore, the project would not conflict with the LOS standards set forth in the Circulation Element of the City's General Plan. The project would construct frontage landscape and pedestrian improvements. Therefore, the project would not conflict with applicable policies in the City's Circulation Element.

Truck Route

As part of the focused General Plan Update, the City conducted a truck route study to analyze the existing truck routes, evaluate new truck routes, and utilize city policies including current state and local truck regulations that are consistent with the California Vehicle Code (CVC), to provide recommended truck routes. Based on City of Rialto 2022 Citywide Truck Routing Study (City of Rialto 2022c) the City's decommissioned and final truck routes were established. Near the proposed project, Valley Boulevard within the City's boundary and Riverside Avenue, south of Valley Boulevard are designated truck routes. The project trucks will utilize the City-designated truck route on Valley Boulevard and Riverside Avenue. Dudek prepared a Site Operations and Truck Routing Plan for the project, which was submitted to the City in January 2025 and is attached as Appendix G-2.

Transit, Bicycle, and Pedestrian Facilities

The project site is served by passenger rail and bus services. The Rialto Metrolink Station, located approximately 1.7 miles north of the project site, would serve as the nearest Metrolink station serving the San Bernardino Line. Omnitrans Routes 19 and 22 are the closest bus routes to the project site, with stops along West San Bernardino Avenue and South Riverside Avenue, respectively. The San Bernardino at Willow Avenue bus stop serves Route 19 and is located approximately 0.3-mile to the north of the project site. The Riverside at Valley Boulevard bus stop serves Route 22 and is located approximately 0.2 mile to the east of the project site. Project construction would not require the temporary or permanent relocation of bus stops nor interfere with the existing services. Therefore, development of the project would not conflict with the existing bus routes or bus stops. Impacts to transit would be less than significant.

There are no existing bicycle facilities adjacent to the proposed project along Valley Boulevard or Riverside Avenue. Per Rialto Active Transportation Plan (March 2020), the proposed facilities in the vicinity of the project include Class II/III facilities along Riverside Avenue; Class II Bike lanes along Valley Boulevard and San Bernadino Avenue and Class III bike route along Willow Avenue, within the City limits. While the project does not involve any plans to construct any bicycle lane facilities, the project's design would ensure that these facilities can be readily developed when the City commences implementation of those projects. Moreover, the project would provide street and frontage improvements and access to the site would be facilitated for both pedestrian and bicycle users in the overall area; therefore, the project would not conflict with any plans or policies regarding existing or proposed bicycle and pedestrian facilities in the study area.

Based on analysis provided above, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and its impact to transportation plans and programs would be less than significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less-Than-Significant Impact. The City has adopted the VMT metric and significance criteria for transportation impact analyses for CEQA compliance. CEQA Guidelines Section 15064.3 states that "generally, vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts," and define VMT as "the amount and distance of automobile travel attributable to a project." Note that "automobile" refers to on-road passenger vehicles, specifically cars and light trucks. Heavy-duty truck VMT does not need to be included in the analysis per SB 743 requirements. Other relevant considerations may include the effects of the project on transit and non-motorized traveled.

The OPR's Technical Advisory suggests that agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing. The guidance recommended by OPR has been used by the City to be better suited to the local and sub-area conditions of Rialto within the San Bernardino County. The proposed project would be screened out using the City's low VMT area criterion for screening, as discussed below.

Per Office of Planning and Research's Technical Advisory (OPR 2018) and City of Rialto's TIA Guidelines, if a project generates less than 110 daily trips (from passenger vehicles), it can be screened out from conducting a VMT analysis, using the Small Project Screening criteria.

The proposed project would replace the existing warehouse on the project site; therefore, trip generation was estimated for the net new proposed use of approximately 88,902 SF[11] of warehouse use. Because the existing uses are currently operational, an existing use trip credit was applied to estimate the project's net new trip generation. Using the Institute of Transportation Engineer Trip Manual, 11th Edition, as shown in Table 3.17-1, the proposed project would generate approximately 152 net new daily trips, or 91 net new daily passenger vehicle trips, therefore, can be potentially screened out using the Small Project Screening criteria when applied to net new daily trips. However, because the proposed project generates 152 daily trips under the proposed conditions, it doesn't adequately meet the threshold of 110 daily trips or less to use Small Project Screening criteria.

Table 3.17-1. Project Trip Generation Summary

Land Use	Daily Trip Rate/ Unit	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total

[11] Within Appendix C, the Transportation Technical Memorandum and the trip generation estimates correspond to a higher square footage for the proposed project in the analysis compared to the currently proposed square footage per the latest site plan shown in Figure 2-6. As shown in Figure 2-6, the current Site Plan proposes a total of 119,968 SF and net new 86,968 SF. Therefore, the analysis included in the approved Transportation Technical Memorandum and the Traffic Scoping Form (Appendix G-1) is conservative.

Table 3.17-1. Project Trip Generation Summary

Trip Rates and Trip Generation									
Warehousing[1] (ITE Code 150)	1.71/TSF		0.13	0.04	0.17	0.05	0.13	0.18	
Land Use	**Units**	**Daily**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	
Proposed	121.902 TSF	208	16	5	21	6	16	22	
Existing	33.000 TSF	56	4	2	6	2	4	6	
Net New	88.902 TSF	152	12	3	15	4	12	16	
Land Use	**Vehicle Classification (%)**	**Daily**	**AM Peak Hour**			**PM Peak Hour**			
			In	**Out**	**Total**	**In**	**Out**	**Total**	
Net New Trip Generation									
Vehicle Mix[2] and Non PCE Trips (88.902 TSF)	**Passenger Cars (60.0%)**	**91**	**7**	**2**	**9**	**3**	**7**	**10**	
	2-axle Trucks (0.8%)	1	0	0	0	0	0	0	
	3-axle Trucks (11.2%)	17	1	0	2	1	0	2	
	4+axle Trucks (28.0%)	43	3	1	4	2	2	4	
	Non PCE Trips	**152**	**12**	**3**	**15**	**4**	**12**	**16**	
Passenger-Car Equivalence (PCE)									
PCE Factors[3] and PCE Trips (88.902 TSF)	Passenger Cars (1.0 PCE)	91	7	2	10	3	7	10	
	2-axle Trucks (1.5 PCE)	2	0	0	0	0	0	0	
	3-axle Trucks (2.0 PCE)	34	2	0	2	2	0	2	
	4+axle Trucks (3.0 PCE)	128	9	3	12	5	7	12	
	Total PCE Trips	**255**	**18**	**5**	**23**	**10**	**14**	**24**	

Notes: TSF = Thousand Square Feet, PCE = Passenger Car Equivalent
Some of the totals may not match exactly due to rounding.

1 Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 150 – Warehousing (ITE 2021).

2 Per City of Rialto's TIA Guidelines (October 2021), 40% of the daily trips are truck trips (per AQMD staff recommendation included in CalEEMod v. 2013.2 Appendix E Technical Source Documentation, Fleet Mix) for warehousing uses i.e., ITE Code 150. The vehicle mix for trucks i.e., 2-axle, 3-axle, and 4+ axle trucks are per current measured rates in the City and provided in the draft TIA guidelines.

3 Passenger Car Equivalent (PCE) factors are assumed to be 1.0 for passenger vehicles, 1.5 and 2.0 for 2-axle and 3-axle trucks, and 3.0 for 4-axle trucks per City of Rialto TIA Guidelines (October 2021)

Per City's TIA guidelines, residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per capita or per employee that is consistent with the existing land uses in that low VMT generating area. The City's guidelines recommend using production-attraction (PA) VMT when there is a need to isolate home-based work VMT for the purposes of isolating commute VMT. Because the project is primarily an employment-based use, it is acceptable to use PA VMT for determining the project's VMT screening using the SBCTA VMT Evaluation Tool. The project is consistent with existing industrial land uses in its vicinity and is therefore consistent with VMT analysis provided by the tool.

As shown in Table 3.17-2. Project VMT Summary, the jurisdiction baseline PA VMT per worker is 16.9 and the threshold is 16.9 or below. It should be noted that the recommended threshold for the County is 32.7

VMT per service employee. Service population is a total of residents and employees or workers in a zone. The project's service population consists of only workers; therefore, the project's PA VMT per worker if compared to the threshold of VMT per service population would be significantly lower. As the proposed project would not exceed the PA VMT baseline of 16.9 and would be significantly below 32.7 VMT per service population, it would be screened out using the SBCTA VMT Evaluation tool. The project's VMT would result in a less than significant impact.

Table 3.17-2. Project VMT Summary

Criteria	VMT per Worker
Jurisdiction (Baseline) VMT	16.9 PA VMT per Worker
VMT Threshold (below Baseline)	16.9 PA VMT per Worker
TAZ VMT (Project VMT)	16.9 PA VMT per Worker
Project VMT Impact	Less than Significant

Source: Attachment D
Notes: VMT = vehicle miles traveled, TAZ = Traffic Analysis Zone

Per City's TIA Guidelines (City of Rialto 2024) and for purposes of compliance with Senate Bill 743, a detailed VMT analysis is not required for the proposed project. The project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b). Impacts would be less than significant.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less-Than-Significant Impact. The project would not include construction of any new roadways, modifications to any existing roadway or intersection geometry, or temporary road closures during construction. Project access driveways would be constructed along Willow Avenue and Valley Boulevard per City's design standards to ensure that the project does not introduce hazardous design feature. The project would be compatible with the surrounding industrial land uses and therefore would not result in increased hazards due to introduction of an incompatible use. Impacts would be less than significant.

d) Would the project result in inadequate emergency access?

No Impact. Access to the project site would be provided by four driveways: three driveways on Willow Avenue and one driveway on West Valley Boulevard. These project driveways would be constructed according to City's design standards and reviewed by the City engineer. Similarly, the parking areas and internal drive aisles have been designed to comply with width, clearance, and turning-radius requirements set forth by the City and fire code requirements, which would ensure that all areas on the project site would be accessible to emergency responders during project construction and operation. Therefore, no impacts associated with emergency access would occur.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

No Impact. A tribal cultural resource (TCR) is defined in Public Resources Code Section 21074 as a site, feature, place, cultural landscape, sacred place, or object that is of cultural value to a California Native American tribe and is either listed or eligible for listing in the California Register of Historical Resources (CRHR) or in a local register of historical resources.

As discussed in Section 3.5, Cultural Resources, no tribal cultural resources listed or eligible for listing in the CRHR or in a local register of historical resources have been identified within the proposed project site (Appendix C). A records search conducted at the SCCIC indicated that 25 previous cultural resources investigations were completed within one mile of the project site between 1984 and 2015, and no previously recorded cultural resources are located within or adjacent to the project site. Therefore, implementation of the proposed project would not result in a substantial adverse change in the significance

of a tribal cultural resource listed or eligible for listing in the CRHR or a local register of historical resources. No impact would occur.

b) ***A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.***

Less-Than-Significant Impact With Mitigation Incorporated. In accordance with Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18), the City provided notification to California Native American tribes traditionally and culturally affiliated with the project area to initiate consultation regarding potential impacts to TCRs. On July 18, 2022, notification letters were sent to the following tribes: Gabrieleño Tongva Indians of California Tribal Council, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Gabrieleño/Tongva San Gabriel Band of Mission Indians, Gabrieleño/Tongva Nation, Gabrielino-Tongva Tribe, Gabrieleño Band of Mission Indians - Kizh Nation, Morongo Band of Mission Indians, Quechan Tribe of Fort Yuma Reservation, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), Santa Rosa Band of Cahuilla Indians, and Serrano Nation of Mission Indians.

Responses were received from the Gabrieleño Band of Mission Indians – Kizh Nation, Yuhaaviatam of San Manuel Nation, and the Morongo Band of Mission Indians. These tribes requested the incorporation of specific mitigation measures to address the potential discovery of TCRs and human remains during ground-disturbing activities. Although no known TCRs have been identified within the project site, ground-disturbing activities associated with the proposed project have the potential to encounter previously unknown TCRs or human remains.

The Project would be subject to compliance with **MM CUL-2, MM CUL-3,** and **MM CUL-5**, which requires the preparation of a Cultural Resources Management plan to be approved by the consulting tribes, a cultural resource sensitivity training, and in the event a cultural resources is discovered, work shall cease within a 60-foot buffer and if the resources is Native American in origin, the consulting tribes shall be contacted regarding potential significance and treatment of the resource outlined in **MM TCR-2**. The Project would also be subject to compliance with **MM TCR-1** which requires the retention on a Native American Monitor approved by the Consulting Tribes, **MM TCR-2** which outlines the protocol for Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial), including compliance with the Cultural Resource Management plan outlined in **MM CUL-2** and coordination with the Consulting Tribes, and **MM TCR-3** which outlines the protocol for Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.

MM-TCR-1: Retain a Native American Monitor Prior to Commencement of Ground Disturbing Activities . The project applicant shall retain a Native American Monitor from or approved by the Consulting Tribes. The monitor shall be retained prior to the commencement of any ground-disturbing activity for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the City of Rialto prior to the commencement of any ground-disturbing

activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The agreement would also address the consideration of rotating monitoring between Consulting Tribes. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Consulting Tribes. Monitor logs will identify and describe any discovered tribal cultural resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/ City of Rialto upon written request to the Consulting Tribes. On-site tribal monitoring shall conclude upon the latter of the following: (1) written confirmation to the Consulting Tribes from a designated point of contact for the project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Consulting Tribes to the project applicant that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.

MM-TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial). Upon discovery of any tribal cultural resources (TCRs), all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 60 feet) and shall not resume until the discovered TCR has been fully assessed by the Native American Monitor (pursuant to **Mitigation Measure [MM] CUL-5**). The Consulting Tribes will recover and retain all discovered TCRs in the form and/or manner the Consulting Tribes deem appropriate and for any purpose the Consulting Tribes deem appropriate, including for educational, cultural and/or historic purposes. Should the find be deemed significant, as defined by CEQA, the find shall be addressed to the protocols outlined in the Cultural Resources Management Plan from **MM CUL-2**.

MM-TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.

a) Native American human remains are defined in Public Resources Code Section 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
b) If Native American human remains and/or grave goods are discovered or recognized on the project site, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
c) Human remains and grave/burial goods shall be treated alike per California Public Resources Code Section 5097.98(d)(1) and (2).
d) Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

e) Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Therefore, compliance with the established regulatory framework and the mitigation measures outlined above would reduce potential impacts to tribal cultural resources to a less than significant level. Therefore, impacts would be less than significant with mitigation incorporated.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less-Than-Significant Impact. The proposed project involves the demolition of the current building on site and construction of two warehouse buildings, as well as paved parking areas and landscape areas. The

project site currently consists of similar uses, along with vacant land in the northern portion of the site. As such, the proposed project would increase demand for water supply compared to existing land uses.

As part of the project, utility service lines, including those for water, wastewater, stormwater drainage, electric power, natural gas, and telecommunications services, would be extended from their current locations in the public ROW surrounding the project site for operation of the proposed warehouse buildings. The current uses on the site are connected to these utility service lines, but the northern portion of the site is currently undeveloped.

Given that the activity of connecting utilities from their current locations within the public right-of-way would require ground disturbance and the use of heavy machinery associated with trenching, the connection of these utility services to the proposed warehouse buildings could potentially result in environmental effects. However, the extension of these utility lines is part of the proposed project analyzed herein. As such, any potential environmental impacts related to these components of the project are already accounted for in this IS/MND as part of the impact assessment conducted for the entirety of the project. No adverse physical effects beyond those already disclosed in this IS/MND would occur as a result of implementation of the project's utility system connections. Additionally, the project would constitute a nominal increase in utility usage, which has already been accounted for in growth projections for the City and by each utility provider. No modifications to utility infrastructure would be necessary outside of the immediate project area. As such, impacts associated with the construction or expansion of utility line connections would be less than significant.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less-Than-Significant Impact. Domestic water would be provided to the project site by Rialto Public Works Department Water Division. Water service is provided for single-family, multiple-family, commercial, light industrial, governmental, and landscaping purposes.

The primary water source for Rialto is groundwater from four different groundwater basins (City of Rialto 2021b). The Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan contains existing and projected water supplies and demands for the region, including the Rialto Public Works Department Water Division. Table 3.19-1 shows projected water supplies during single- and multiple-dry year conditions, which represents "worst-case" conditions during extended periods of drought when supplies would be reduced.

Table 3.19-1. Projected Multiple Dry Year Supply and Demand Comparison (Acre-Feet)

Multiple Dry Year Scenario	2025	2030	2035	2040	2045
First Year					
Supply Totals	12,147	12,922	13,696	14,194	14,691
Demand Totals	10,563	11,236	11,910	12,342	12,775
Difference (supply minus demand)	**1,584**	**1,685**	**1,786**	**1,851**	**1,916**
Second Year					
Supply Totals	12,147	12,922	13,696	14,194	14,691
Demand Totals	10,563	11,236	11,910	12,342	12,775

Table 3.19-1. Projected Multiple Dry Year Supply and Demand Comparison (Acre-Feet)

Multiple Dry Year Scenario	2025	2030	2035	2040	2045
Difference (supply minus demand)	**1,584**	**1,685**	**1,786**	**1,851**	**1,916**
Third Year					
Supply Totals	12,147	12,922	13,696	14,194	14,691
Demand Totals	10,563	11,236	11,910	12,342	12,775
Difference (supply minus demand)	**1,584**	**1,685**	**1,786**	**1,851**	**1,916**
Fourth Year					
Supply Totals	12,147	12,922	13,696	14,194	14,691
Demand Totals	10,563	11,236	11,910	12,342	12,775
Difference (supply minus demand)	**1,584**	**1,685**	**1,786**	**1,851**	**1,916**
Fifth Year					
Supply Totals	12,147	12,922	13,696	14,194	14,691
Demand Totals	10,563	11,236	11,910	12,342	12,775
Difference (supply minus demand)	**1,584**	**1,685**	**1,786**	**1,851**	**1,916**

Source: City of Rialto 2021b.

Table 3.19-1 demonstrates that the City anticipates adequate supplies for years 2025 to 2045 under multiple-dry year conditions based on current land use projections. However, in the unlikely event of a drought, natural disaster such as earthquake, a regional power outage, the Rialto Urban Water Management Plan has prepared a water shortage contingency plan for the region (City of Rialto 2021b). This plan provides specific actions that should be taken to ensure critical water needs of the region are met during a period in which water supplies are cut by 50%. Based on the future and existing capacity, and water management measures, it is anticipated there are sufficient water supplies to serve the proposed project. Therefore, impacts associated with water supplies would be less than significant.

c) ***Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

Less-Than-Significant Impact. Under existing conditions, the project site is developed with a building and contributes to the overall wastewater generated within the City. As noted above in Section 3.11(b), the proposed project is consistent with the existing zoning designation established by the City. As such, anticipated wastewater generation for an industrial use has already been accounted for in growth projections for the City. Existing infrastructure is adequate to convey wastewater without requiring the expansion of the facilities. In addition, the project site wastewater conveyance and treatment. Therefore, impacts associated with wastewater capacities would be less than significant.

d) ***Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

Less-Than-Significant Impact. Solid waste generated in the City is collected and transported by the City's contract waste hauler, Burrtec Waste Industries (City of Rialto 2025c). Once collected, solid waste is transported to sorting/disposal facilities permitted to accept residential and commercial solid waste, with

each facility's operations routinely inspected by regional and state regulatory agencies for compliance with all applicable statutes and regulations. Burrtec operates five material recovery facilities in Southern California, which sort and process recyclables; the remaining waste is then taken to the nearby Salton City Landfill (Burrtec Waste Industries 2025).

The California Department of Resources Recycling and Recovery (CalRecycle) publishes solid waste generation rates based on land use types. According to CalRecycle, manufacturing/warehouse uses generate 1.42 pounds per 100 square feet per day (CalRecycle 2025a). Based on these generation rates, construction of the proposed 119,700-square-foot warehouse facility could generate solid waste at a rate of approximately 1,700 pounds of solid waste per day.[12]

The Salton City Landfill currently has a maximum permitted throughput of 6,000 tons per day and a remaining capacity of 62,540,915 cubic yards (CalRecycle 2025b). As a result, solid waste generated by the project would represent only a nominal percentage of the collective maximum daily throughput permitted for this landfill; therefore, impacts associated with permitted landfill capacity would be less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less-Than-Significant Impact. All collection, transportation, and disposal of solid waste generated by the project would comply with all applicable federal, state, and local statutes and regulations. Under AB 939, the Integrated Waste Management Act of 1989, local jurisdictions are required to develop source reduction, reuse, recycling, and composting programs to reduce the amount of solid waste entering landfills. Local jurisdictions are mandated to divert at least 50% of their solid waste generation into recycling. The project would be required to submit plans to the Public Works Department for review and approval to ensure the plan would comply with AB 939.

In addition, the state has set a goal of 75% recycling, composting, and source reduction of solid waste by 2020. To help reach this goal, the state adopted AB 341 and AB 1826. AB 341 is a mandatory commercial recycling bill, and AB 1826 is mandatory organic recycling. Waste generated by the project would enter the City's waste stream but would not adversely affect the City's ability to meet AB 939, AB 341, or AB 1826, since the project's waste generation would represent a nominal percentage of the waste created within the City. Therefore, impacts associated with solid waste disposal regulations would be less than significant.

[12] This estimate does not account for diversion of recyclables from the solid waste stream and, thus, should be considered a conservative projection.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less-Than-Significant Impact. There are several primary corridors throughout the City that may be used for an evacuation, including N. Riverside Avenue, W. Baseline Road, W. Rialto Avenue, and U.S. Route 66, among others included in Exhibit 5.11, Evacuation Route Corridors, in the City of Rialto General Plan Safety and Noise Element Update (City of Rialto 2023). Vehicle access to the project site would be provided via S Willow Street and W Valley Boulevard. Valley Boulevard is classified as a major highway in the Gateway Specific Plan (City of Rialto 1990). Valley Boulevard provides direct regional access to I-10, located to the south of the project site; thus, this street could serve as emergency evacuation routes for the project area. The project would not include any project-adjacent, off-site improvements within these abutting roadways that would impede response or evacuation activities in the event of an emergency; therefore, impacts associated with emergency response and evacuation routes would be less than significant.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. According to CAL FIRE's 2025 Updated Fire Hazard Severity Zones, the project site is not located in an area identified as being susceptible to wildland fire (CAL FIRE 2025). In addition, the City of

Rialto General Plan Safety and Noise Element Update, Exhibit 5.9, Fire Hazards, does not identify the project site as being located in a fire hazards severity zone (City of Rialto 2023). Further, the project site is relatively flat and contains only limited amounts of ornamental vegetation associated with existing landscaping and does not contain extensive amounts of vegetation or wildfire fuel. Therefore, it is not anticipated that the project, due to slope, prevailing winds, and other factors, would exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Thus, the project would not expose people or structures to significant risk involving wildfires, exacerbate wildfire risks, or otherwise result in wildfire-related impacts. Therefore, no impacts associated with wildfire would occur.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. According to CAL FIRE's 2025 Updated Fire Hazard Severity Zones, the project site is not located in an area identified as being susceptible to wildland fire (CAL FIRE 2025). In addition, the City of Rialto General Plan Safety and Noise Element Update, Exhibit 5.9, Fire Hazards, does not identify the project site as being located in a fire hazards severity zone (City of Rialto 2023). The project would construct surface parking lots, new internal circulation roadways, and infrastructure for the proposed development. It is not anticipated that installation or maintenance of internal driveways would exacerbate fire risk, as the driveways would be surrounded by developed land. Further, the project site is in a predominantly developed area and would connect to existing utilities. The project would not require installation or maintenance of other associated infrastructure such as fuel breaks, power lines, or other utilities that would exacerbate fire risk. As such, the project would not expose people or structures to significant risk involving wildland fires, exacerbate wildfire risks, or otherwise result in wildfire-related impacts. Therefore, no impacts associated with wildfire would occur.

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. According to CAL FIRE's 2025 Updated Fire Hazard Severity Zones, the project site is not located in an area identified as being susceptible to wildland fire (CAL FIRE 2025). In addition, the City of Rialto General Plan Safety and Noise Element Update, Exhibit 5.9, Fire Hazards, does not identify the project site as being located in a fire hazards severity zone (City of Rialto 2023). As discussed in Section 3.7, Geology and Soils, and Section 3.10, Hydrology and Water Quality, the project would not result in significant risks associated with flooding, landslides, runoff, or drainage changes, and the project does not propose the use of fire (such as for a controlled vegetation burn) that would result in post-fire instability. Further, the project site is located within a developed portion of the City that is not susceptible to wildland fires, given its considerable distance from open, natural areas. Thus, the project would not expose people or structures to significant risk involving wildland fires, exacerbate wildfire risks, or otherwise result in wildfire-related impacts. Therefore, no impacts with wildfire would occur.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) ***Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***

Less-Than-Significant Impact With Mitigation Incorporated. As described throughout this IS/MND, with the incorporation of the identified mitigation measures, the project would not degrade the quality of the environment; would not substantially reduce the habitats of fish or wildlife species; would not cause a fish or wildlife population to drop below self-sustaining levels; would not threaten to eliminate a plant or animal; and would not eliminate important examples of major periods of California history or prehistory. Therefore, impacts would be less than significant with mitigation incorporated.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less-Than-Significant Impact With Mitigation Incorporated. When evaluating cumulative impacts, it is important to remain consistent with Section 15064(h) of the CEQA Guidelines, which states that an EIR must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Alternatively, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable through mitigation measures set forth in an MND or if the project will comply with the requirements in a previously approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located.

The proposed project may potentially result in project-related biological, cultural, and tribal cultural impacts that could be potentially significant without the incorporation of mitigation. Thus, when coupled with biological, cultural, and tribal cultural impacts related to the implementation of other related projects throughout the broader project area, the project would potentially result in cumulative-level impacts if these significant impacts are left unmitigated.

However, with the incorporation of mitigation identified herein, the project's impacts to biological resources, cultural resources, and tribal cultural resources would be reduced to less-than-significant levels and would not considerably contribute to cumulative impacts in the greater project region. In addition, these other related projects would presumably be bound by their applicable lead agency to (1) comply with all applicable federal, state, and local regulatory requirements; and (2) incorporate all feasible mitigation measures, consistent with CEQA, to further ensure that their potentially cumulative impacts would be reduced to less-than-significant levels.

Although cumulative impacts are always possible, the project, by incorporating all mitigation measures outlined herein, would reduce its contribution to any such cumulative impacts to less than cumulatively considerable; therefore, the project would result in individually limited, but not cumulatively considerable, less-than-significant impacts with mitigation incorporated.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less-Than-Significant Impact With Mitigation Incorporated. As evaluated throughout this IS/MND, with incorporation of mitigation identified herein, all environmental impacts associated with the project would be reduced to less-than-significant levels. Thus, the project would not directly or indirectly cause substantial adverse effects on human beings. Impacts would be less than significant with mitigation incorporated.

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4.2 List of Preparers

Dudek

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Hayley Ward – Environmental Planner
Matthew Morales – Air Quality Specialist
Tommy Molioo – Senior Biologist
Rachel Swick – Biologist
Kimberly Narel – Biologist
Sabita Tewani – Transportation Specialist
Andrew Greis – GIS Specialist
Hannah Wertheimer-Roberts – Technical Editor

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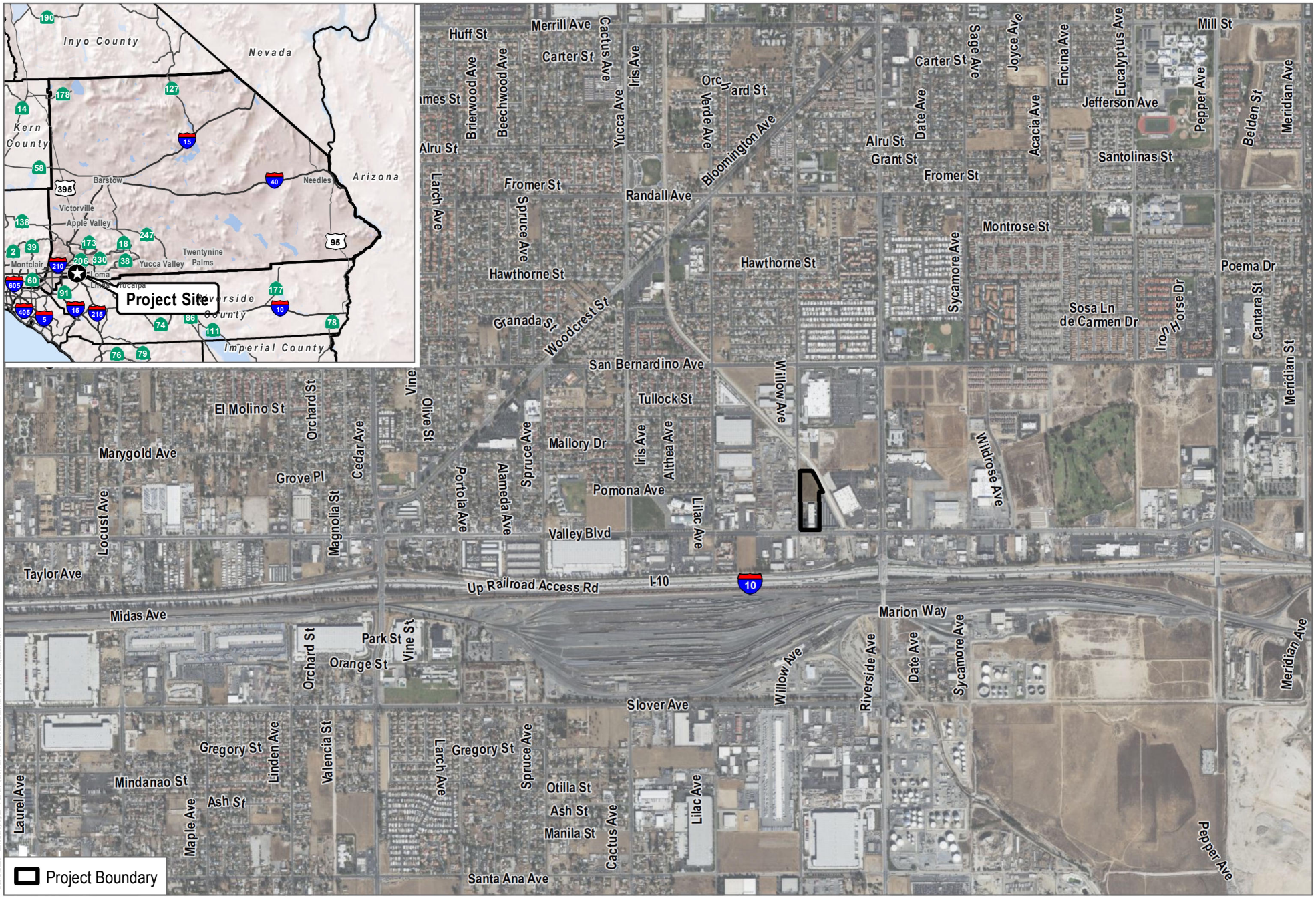

SOURCE: County of San Bernardino; Bing Maps

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FIGURE 2-1

Project Location

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SOURCE: County of San Bernardino; Bing Maps

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FIGURE 2-2

Aerial Overview

IBG Willow and Valley Rialto Warehouses

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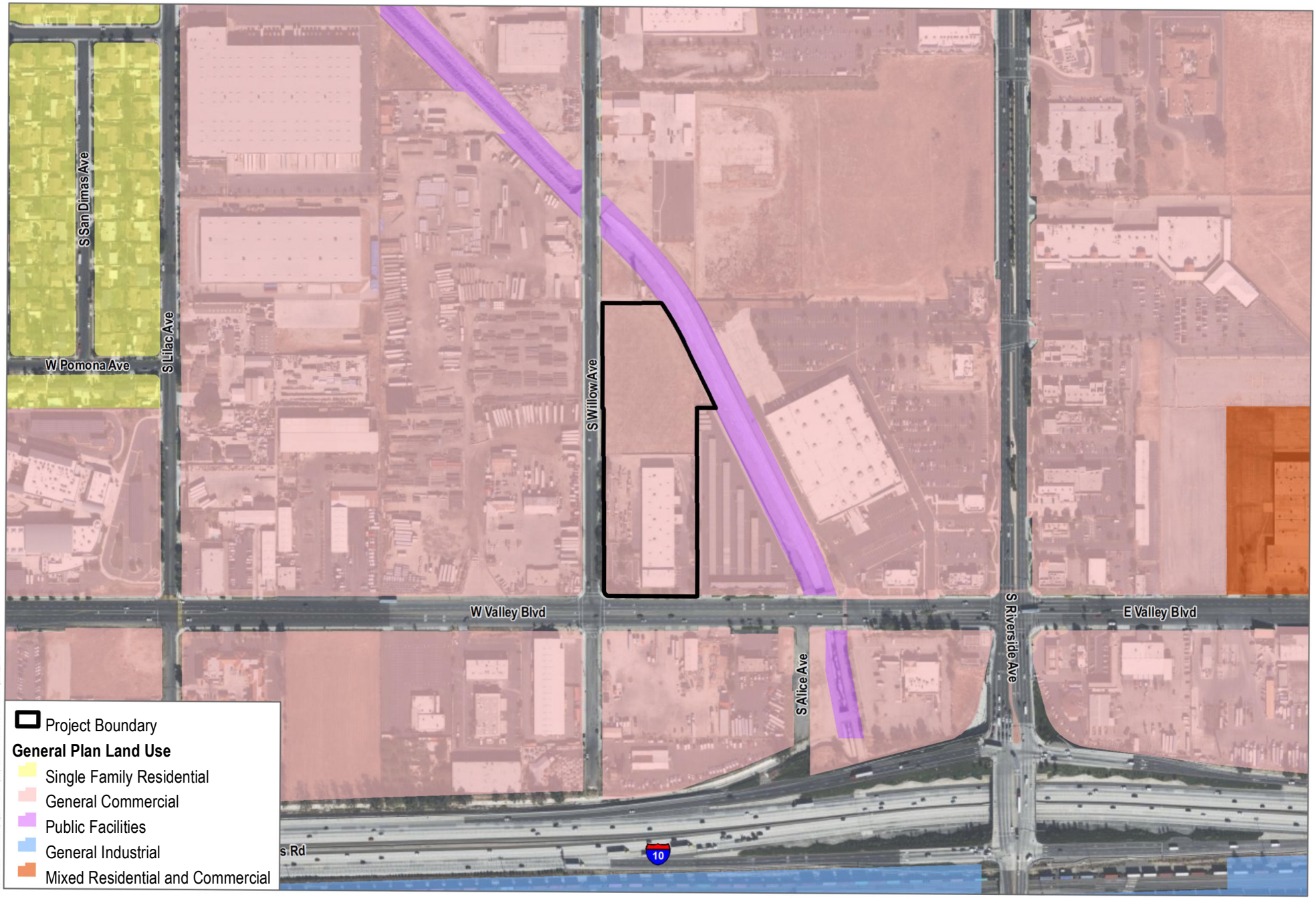

SOURCE: SCAG 2012; County of San Bernardino; Bing Maps

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FIGURE 2-3

General Plan Land Use

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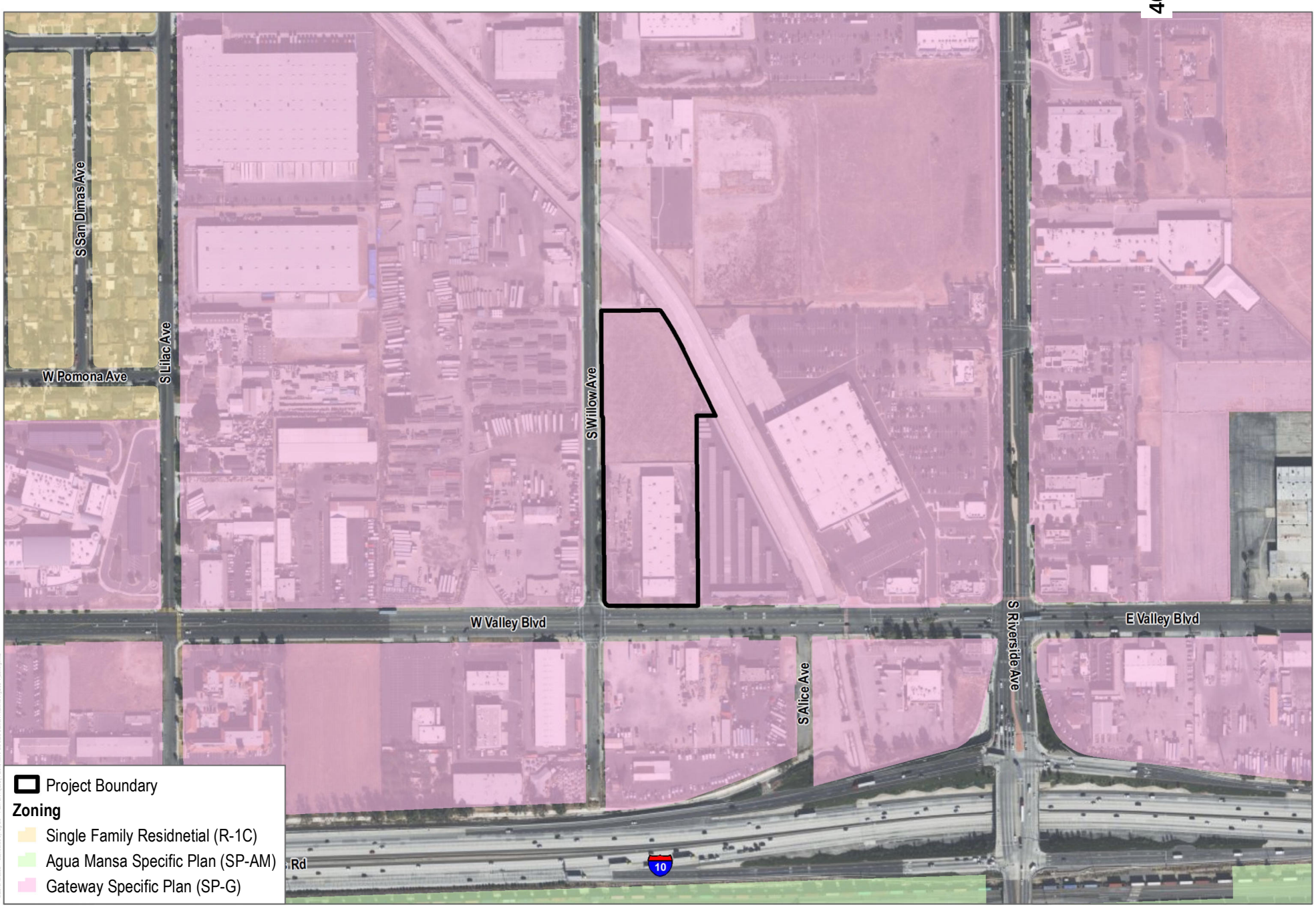

SOURCE: SCAG 2012; County of San Bernardino; Bing Maps

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FIGURE 2-4

Zoning

IBG Willow and Valley Rialto Warehouses

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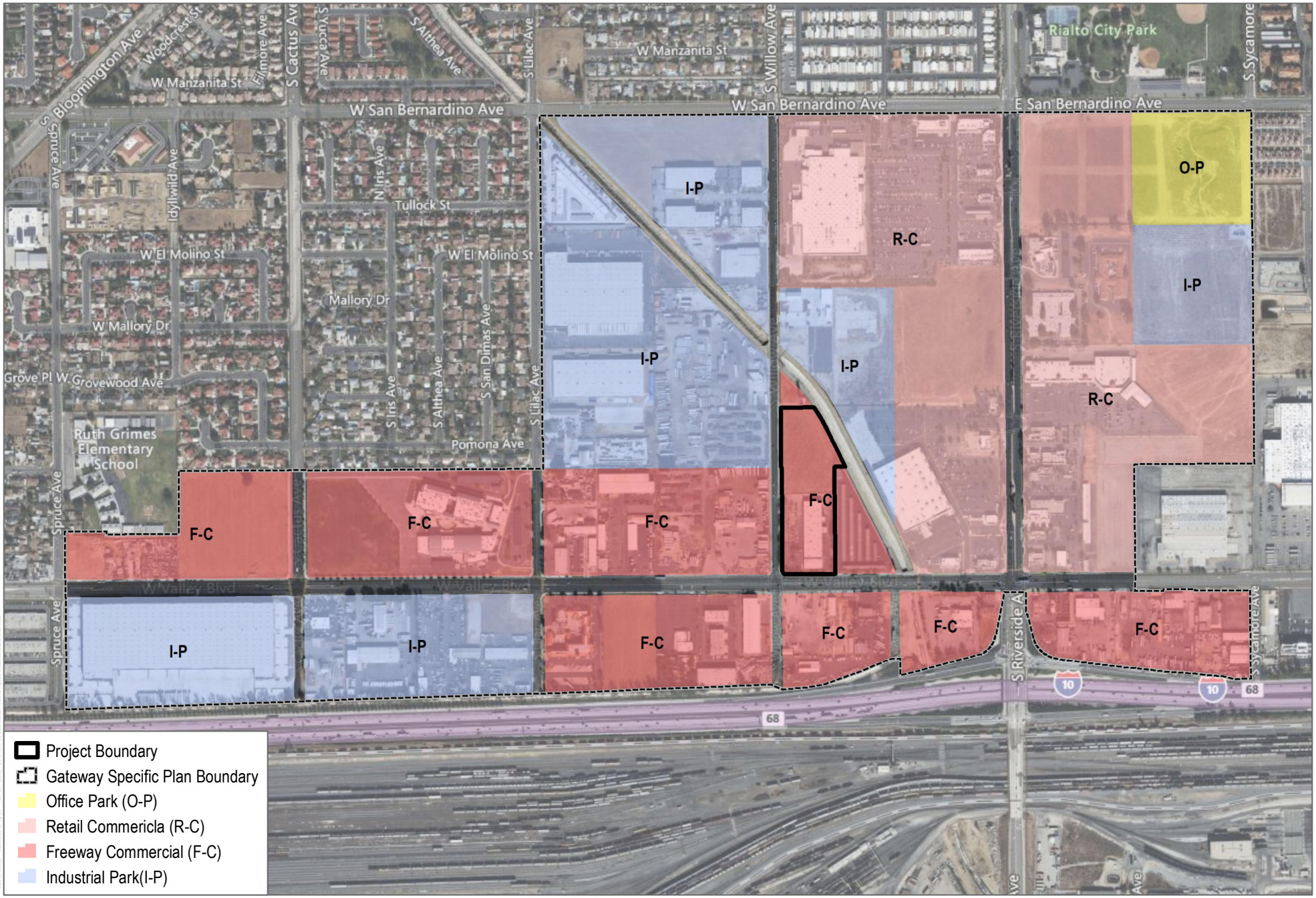

SOURCE: City of Rialto; County of San Bernardino; Bing Maps

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FIGURE 2-5

Gateway Specific Plan

IBG Willow and Valley Rialto Warehou

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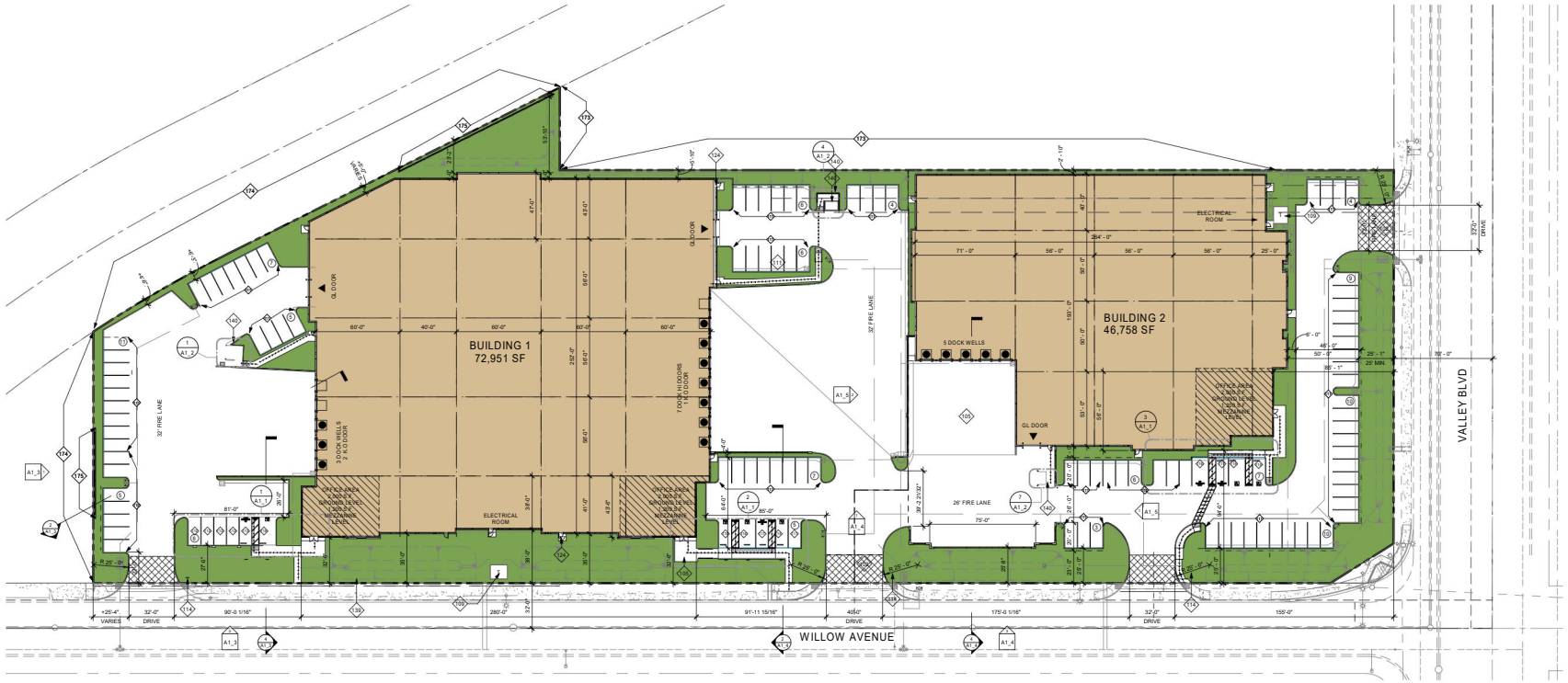


1 PROPOSED SITE PLAN
1" = 30'-0"

IBG VALLEY BLVD
RIALTO, CA

PROJECT
3RD PLANNING SUBMITTAL

DEVELOPER/OWNER

ADDRESS: INVESTING BUILDING GROUP
CONTACT: BRIAN BARGEMANN
PHONE: 949.263.1111
EMAIL: BRIANB@IBG-USA.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: BRIDGET@HERDMAN-AD.COM

SCOPE OF WORK

CONSTRUCT TWO NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITIES WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT

LEGAL DESCRIPTION & ZONING

LEGAL DESCRIPTION: SEE CIVIL PLAN

ASSESSOR'S PARCEL NO: 0132-204-04, 0132-182-08 & -09

SPECIFIC PLAN LEGEND: GATEWAY SPECIFIC PLAN

ZONING: F-C (FREEWAY COMMERCIAL)

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMESIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECTS SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FORM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES INDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11A\D.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERICAL OF THE FINISHED GRADE. SEE 2/AD1.1
9. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
10. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.
11. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 19/AD1.1

SHEET INDEX

A0 TITLE SHEET
A1 SITE PLAN
A1_1 ENLARGED SITE PLANS
A1_2 ENLARGED SITE PLANS
A1_3 SCREEN WALL PLAN & ELEVATIONS
A1_4 AERIAL IMAGE
A1_5 SITE PHOTOS
A2_1 GROUND LEVEL FLOOR PLAN_BUILDING 1
A2_2 GROUND LEVEL FLOOR PLAN_BUILDING 2
A3_1 ROOF PLAN BUILDING 1
A3_2 ROOF PLAN BUILDING 2
A4_1 EXTERIOR ELEVATIONS BUILDING 1
A4_2 EXTERIOR ELEVATIONS BUILDING 2
A4_3 MATERIAL BOARD
A4_4 AERIAL VIEW
A4_5 AERIAL VIEW
C1 TITLE SHEET
C2 DEMOLITION PLANS
C3 PRECISE GRADING PLANS
C4 PRECISE GRADING PLANS
C5 SECTIONS AND DETAILS
C6 TRUCK TURNING TEMPLATE
C7 TRUCK TURNING TEMPLATE
L1 CONCEPTUAL LANDSCAPE PLAN
L2 CONCEPTUAL LANDSCAPE PLAN
E1 PHOTOMETRIC PLAN

KEYNOTES

102 PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS.
105 CONCRETE PAVING.
109 (N) TRANSFORMER LOCATION.
111 TYP U.O.N., STANDARD PARKING STALL. 9'-0" WIDE x 20'-0" DEEP.
112 EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL. PROVIDE FOR FUTURE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE
113 EVCS (ELECTRIC VEHICLE CHARGING STATION). PROVIDE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE.
114 ACCESSIBLE SITE ENTRANCE SIGN.
115 STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116 VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL.
117 STANDARD ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
118 VAN ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 12'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
124 EXERIOR CONCRETE LANDING.
139 RETAINING WALL.
140 TRASH ENCLOSURE w/ ROOF COVERING.
173 EXISTING SCREEN WALL TO REMAIN.
174 EXISTING CHAIN LINK FENCE TO REMAIN.
175 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 5'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.

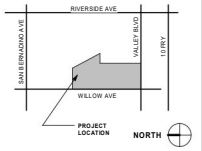
PROJECT INFORMATION

PROJECT INFORMATION - SCH 13		11.26.2024
NET SITE AREA	262,157 SF	6.02 AC
NET FAR		45.8%
MAX FAR		N/A
SPECIFIC PLAN ZONE		GATEWAY SPECIFIC PLAN F-C (FREEWAY COMMERCIAL)
STREET SETBACK		25' *
INT/REAR SETBACK		0'
		*SETBACK @ 1' PER 1' OF BUILDING HEIGHT
CONSTRUCTION TYPE		II-B
ALLOWED MAX HEIGHT		55'
LANDSCAPE REQUIRED	10%	26,216 SF
LANDSCAPE PROVIDED	19.6%	51,477 SF

BUILDING 1		
BUILDING AREA	73,210	SF
FOOTPRINT	70,810	SF
WAREHOUSE	66,810	
OFFICE	4,000	
MEZZANINE	2,400	SF
OFFICE	2,400	
PARKING REQUIRED	60	
WAREHOUSE @ 1/1,000 <10K SF	10	
WAREHOUSE @ 1/2,000 >10K SF	29	
GROUND FLOOR OFFICE @ 1/250	16	
NON-GROUND FLOOR OFFICE @ 1/500	5	
PARKING PROVIDED	62	
STANDARD	47	
VAN ADA	1	
STND ADA	2	
VAN EVCS	1	
STND EVCS	1	
EV CAPABLE	10	

BUILDING 2		
BUILDING AREA	46,758	SF
FOOTPRINT	45,558	SF
WAREHOUSE	43,558	
OFFICE	2,000	
MEZZANINE	1,200	SF
OFFICE	1,200	
PARKING REQUIRED	38	
WAREHOUSE @ 1/1,000 <10K SF	10	
WAREHOUSE @ 1/2,000 >10K SF	17	
GROUND FLOOR OFFICE @ 1/250	8	
NON-GROUND FLOOR OFFICE @ 1/500	3	
PARKING PROVIDED	49	
STANDARD	39	
VAN ADA	1	
STND ADA	1	
VAN EVCS	1	
STND EVCS	1	
EVCS	6	

VICINITY MAP



SITE LEGEND

LANDSCAPE AREA
CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED. SEE 3/AD1.1
STREET LIGHT
INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
PROPERTY LINE
DOCK HIGH DOOR
DRIVE THRU. DOOR

A21-2181
06.14.2024

SITE PLAN

A1

11/26/2024 2:31:10 PM

Z:\Projects\A21\2021\MAP\DOCS\DOCUMENT\SMVD

SOURCE: Herdman Architecture + Design 2021

FIGURE 2-6
Site Plan

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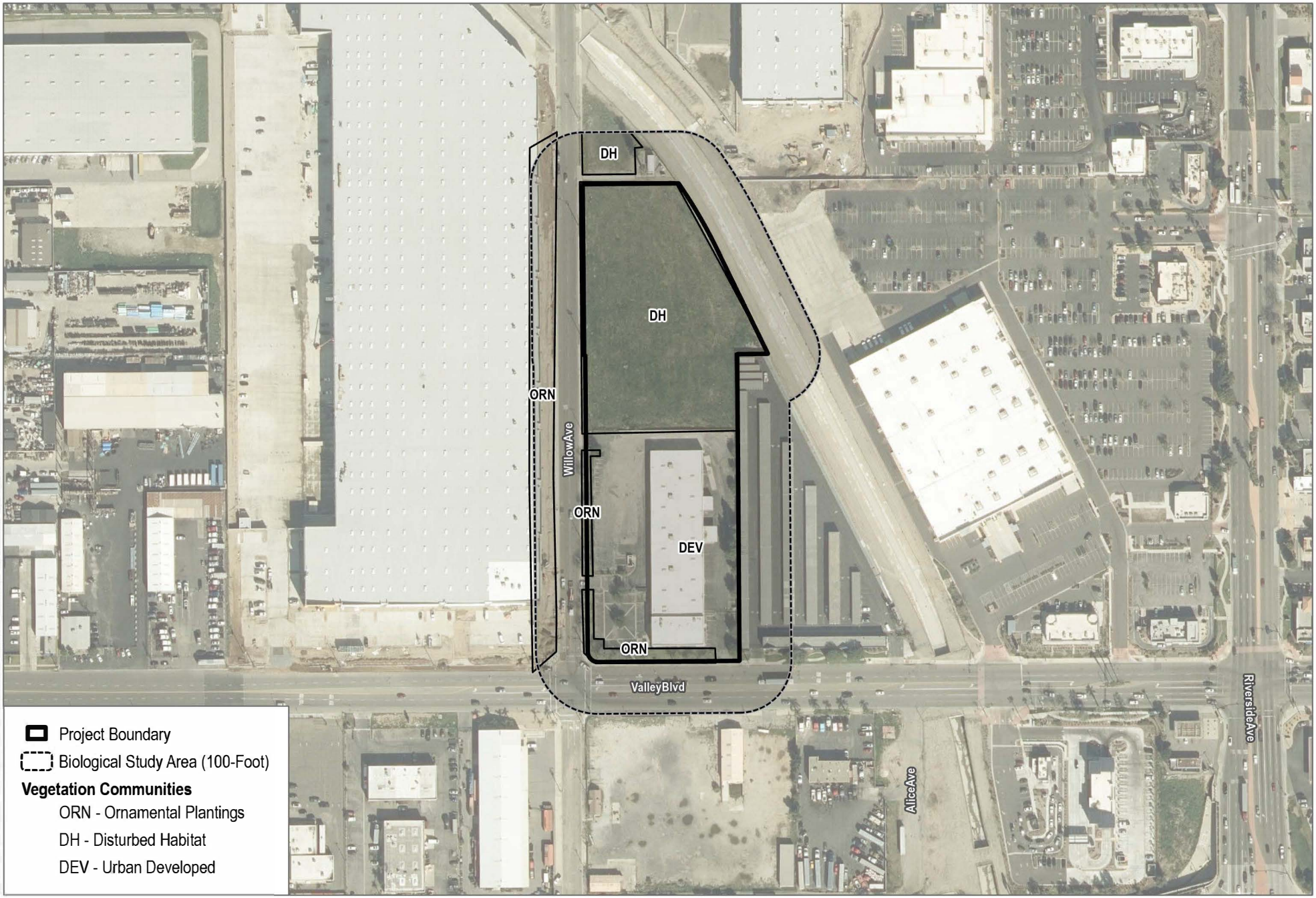

SOURCE: ESRI Aerial Imagery 2025, County of San Bernardino

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FIGURE 3.4.1

Biological Resources

IBG Willow and Valley Rialto Warehou

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Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
Biological Resources						
MM-BIO-1: Pre-Construction Surveys for Special Status Wildlife. One pre-construction clearance survey for southern California legless lizard, California glossy snake, merlin, loggerhead shrike, San Diego black-tailed jackrabbit, and pocketed free-tailed bat shall be conducted no more than 14 days prior to initiation of site preparation and grading activities. A qualified biologist shall walk the entire project site to determine if the above species are observed or detected. Acoustic detection for bats may be used in conjunction with visual observation of individuals and sign to determine presence/absence of occupied roosts or foraging behavior. If any of the above species is observed or detected during the pre-construction survey, additional measures may be required, such as establishing a buffer around known locations and/or conducting monitoring during construction near occupied areas to move observed individuals out of harm's way. For pocketed free-tailed bat, if a roost is found and may be impacted during construction, additional measures, such as a focused bat survey, replacement roost installation, and/or agency consultation, may be required.	No more than 14 days prior to construction	project biologist	City of Rialto Department of Community Development			
MM BIO-2: Focused Burrowing Owl Surveys. CDFW protocol focused surveys for burrowing owl shall be conducted by one Dudek biologist on the disturbed habitat within the project site according to the protocol outlined in the CDFG Staff Report on Burrowing Owl Mitigation (CDFG 2012). Breeding season surveys (February through August) will be conducted in order to positively determine burrowing owl presence or	Prior to construction, during breeding season (February through August): At least one survey will be conducted	project biologist; contractor/ builder	City of Rialto Department of Community Development; California Department of Fish and Wildlife			

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
absence prior to the start of construction. Four (4) survey visits will be conducted on the study area, spaced apart to allow an adequate amount of time to detect burrowing owl throughout the breeding season. At least one survey will be conducted between February 15 and April 15, and a minimum of three surveys conducted at least three weeks apart between April 15 and July 15, with at least one visit after June 15. Dudek's biologist will walk straight line transects spaced approximately 50-feet apart across the entire project site and a 500-foot buffer (study area). The entire visible areas on the study area will be scanned with the use of binoculars to search for presence of burrowing owl including individual owl(s), pellets, prey remains, whitewash, and/or suitable active burrows. The surveys will not be conducted during periods of inclement weather with winds over 12 miles per hour, rain, and/or dense fog. Surveys will also be conducted between sunrise and 10:00 a.m. Any suitable burrows or individual owls observed will be mapped with a hand-held GPS unit and marked on a field map. Special attention will be paid to the disturbed habitat within the project site that supports small mammal burrows. If owls are found nesting on the study area, a suitable buffer will be established around the active nest and this area should be avoided, and a Burrowing Owl Protection and Relocation Plan shall be drafted to ensure protection of the species. Additional avoidance/mitigation measures will be provided in the Burrowing Owl Protection and Relocation Plan to protect the owls from potential take related to project activities including but not limited to appropriate avoidance	between February 15 and April 15, and a minimum of three surveys conducted at least 3 weeks apart between April 15 and July 15, with at least one visit after June 15					

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
buffers, passive and/or active relocation methodology, construction biomonitoring, and reporting requirements. The Burrowing Owl Protection and Relocation Plan shall be reviewed and approved within 30 days of receipt by CDFW. If the species is not detected, then no further action is required.						
MM BIO-3: Pre-Construction Burrowing Owl Surveys and Avoidance. A burrowing owl pre-construction survey will be required in compliance with Staff Report on Burrowing Owl Mitigation, State of California Natural Resource Agency, Department of Fish and Game, May 7, 2012 (CDFG 2012). To avoid potential direct impacts to burrowing owl, a burrowing owl pre-construction survey shall be conducted by a qualified biologist no more than 30 days prior to ground-disturbing project activities. The pre-construction survey will reevaluate the locations of burrowing owl burrows located within the study area so take of owls or active owl nests can be avoided. The survey would include 100% coverage of the development area and within suitable habitat areas, within 500 feet of the project limits. If active burrowing owl burrows are determined to be present, they would be flagged, and a 160-foot buffer would be created around the burrow during the nonbreeding season (September 1 to January 30). A 250-foot buffer would be created during the breeding season (February 1 to August 31) (Environmental Planning Group 2020, Dudek 2024). Conversely, a default 300-foot buffer can be created around active burrows (Environmental Resource Group 2020). These buffers may be adjusted by a qualified biologist to	Prior to ground-disturbing project activities (no more than 30 days prior for pre-construction survey) and during construction	project biologist; contractor/ builder	City of Rialto Department of Community Development; California Department of Fish and Wildlife			

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
address site-specific conditions. If possible, avoid disturbing occupied burrows during the nesting period. Any mitigation methods, including translocation, mitigation monitoring and reporting, must be coordinated with CDFW. If burrowing owl are determined to be present, **MM BIO-5: Biological Monitoring and Worker Environmental Awareness Program** shall be implemented.						
MM BIO-4: Pre-Construction Survey for Crotch's Bumble Bee. A pre-construction survey for Crotch's bumble bee shall be conducted within the construction footprint prior to the start of ground-disturbing construction activities occurring during the Colony Active Period (April 1 through August 31 for Crotch's bumble bee). If ground-disturbing activities occur outside the period, no further mitigation would be required. The survey shall ensure that no nests for Crotch's bumble bee are located within the construction area. The focused survey shall be performed by a biologist with expertise in surveying for bumble bees. Surveys may occur between 1 hour after sunrise and 2 hours before sunset. Surveys shall not be conducted during wet conditions (e.g., foggy, raining, or drizzling) and surveyors shall wait at least 1 hour following rain. Optimal surveys are when there are sunny to partly sunny skies and a temperature greater than 60°F. Surveys may be conducted earlier if other bees or butterflies are flying. Surveys shall not be conducted when it is windy (i.e., sustained winds greater than 8 mph). Within non-developed habitats, the biologist shall look for nest resources suitable for bumble bee	Prior to the start of ground-disturbing construction activities occurring during the Colony Active Period (April 1 through August 31)	project biologist; contractor/ builder	City of Rialto Department of Community Development; California Department of Fish and Wildlife			

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
use. Ensuring that all nest resources receive 100% visual coverage, the biologist shall watch the potential nest resources for up to 5 minutes, looking for exiting or entering worker bumble bees. It is up to the discretion of the biologist regarding the actual survey viewshed limits from the chosen vantage point, but this limit shall not exceed 50 feet. The biologist will reduce the 50-foot limit as necessary to ensure 100% visual coverage of potential burrow resources depending on topography, vegetation height and cover, and other factors. This approach should allow the biologist to assess multiple burrows at one time to sufficiently determine if bees are entering/exiting them. If a nest is suspected, the surveyor can block the entrance of the possible nest with a sterile vial or jar until nest activity is confirmed (no longer than 30 minutes). A photo voucher of the bee species shall be collected, and the location mapped. If required, any capture of bumble bees will be conducted by a biologist with a valid CESA Memorandum of Understanding (MOU) and Scientific Collecting Permit (SCP) for Crotch's bumble bee. If a bumble bee worker is detected, then a representative shall be identified to species. If Crotch's bumble bee nests are not detected, no further mitigation would be required. If a Crotch's bumble bee nest is detected, the project biologist will establish, monitor, and maintain a no-work buffer around the nest. The size and configuration of the no-work buffer will be based on best professional judgement of the project biologist in consultation with CDFW. The buffer will provide at least 50 feet of clearance around the nest entrance(s).						

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
Construction activities will not occur within the no-work buffer until the colony is no longer active. To determine that a nest is no longer active, the nest will be observed for a minimum of 60 minutes each day across a minimum of 3 days during suitable flight weather (i.e., ambient air temperature between 60- and 90-degrees Fahrenheit, winds under 10 mph, and no precipitation more than a drizzling rain). If no bees are seen flying in or out of the nest by the end of the observation period, it will be determined that the nest is no longer active. If project activities occur outside of the Colony Active Period, then pre-construction surveys for active bee nests and avoidance measures are not required. A written survey report shall be submitted to the City within 30 days of the pre-construction survey. The report shall include survey methods, weather conditions, and survey results, including a list of insect species observed and a figure showing the locations of any Crotch's bumble bee nest sites or individuals observed. The survey report shall include the qualifications/resumes of the surveyor(s) and approved biologist(s) for identification of photo vouchers and a detailed habitat assessment. If Crotch bumble bee nests are observed, the survey report shall also include recommendations for avoidance, and the location information shall be submitted to the California Natural Diversity Database at the time of, or prior to, submittal of the survey report. If the above measures are followed, it is assumed that the project shall not need to obtain authorization from CDFW through the CESA Incidental Take Permit process. If the nest resources cannot be avoided, as outlined in this measure, the project applicant shall						

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
consult with CDFW regarding the need to obtain an Incidental Take Permit. Any measures determined to be necessary through the Incidental Take Permit process to offset impacts to Crotch's bumble bee may supersede measures provided in this CEQA document and shall be incorporated into the habitat mitigation and monitoring plan. In the event an Incidental Take Permit is needed, mitigation for direct impacts to Crotch's bumble bee shall be fulfilled through compensatory mitigation at a minimum 1:1 nesting habitat replacement of equal or better functions and values to those impacted by the project, or as otherwise determined through the Incidental Take Permit process. Mitigation shall be accomplished either through off-site conservation or through a CDFW-approved mitigation bank. If mitigation is not purchased through a mitigation bank, and lands are conserved separately, a cost estimate shall be prepared to estimate the initial start-up costs and ongoing annual costs of management activities for the management of the conservation easement area(s) in perpetuity. The funding source shall be in the form of an endowment to help the qualified natural lands management entity that is ultimately selected to hold the conservation easement(s). The endowment amount shall be established following the completion of a project-specific Property Analysis Record to calculate the costs of in-perpetuity land management. The Property Analysis Record shall take into account all management activities required in the Incidental Take Permit to fulfill the requirements of the conservation easement(s), which are currently in review and development.						

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
MM BIO-5: Biological Monitoring and Worker Environmental Awareness Program. A biological monitor shall be present during all ground-disturbing construction activities to ensure that burrowing owls are not impacted by the project and to administer passive relocation of owls, if required. Of burrowing owls are observed, the biological monitor shall have the authority to halt construction activities to avoid damaging sensitive resources or violating applicable laws. The biological monitor shall conduct an initial training for all construction workers on the biological resources that require protection during construction activities (Crotch's bumble bee, burrowing owl) as well as the measures that must be implemented to protect those resources. The biological monitor shall maintain a list of personnel that have received the training and any new personnel shall receive the training prior to commencing construction activities.	Prior to ground-disturbing construction activities	Contractor/ builder; project biologist	City of Rialto Department of Community Development			
MM-BIO-6: Nesting Bird Avoidance. Pursuant to the Migratory Bird Treaty Act (MBTA), the project should avoid the avian nesting season (March 15 – September 15) in order to reduce any potential impact to protected birds and their nests. In the event the project must commence during the nesting season, a pre-construction clearance survey should be conducted within 3 days prior to ground-disturbing activities to determine the presence/absence of nesting birds. If an active nest is found a biologist will establish a buffer around the nest until the nestlings have fledged and the nest is no longer active. The buffer will be established by a biologist based on the sensitivity of the species to disturbance and proximity to project activities. Construction activities may continue outside	Within 3 days prior to ground-disturbing construction activities occurring during the avian nesting season (March 15 through September 15) and during construction	Contractor/ builder; project biologist	City of Rialto Department of Community Development			

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
of the buffer under the discretion of a monitoring biologist. The monitoring biologist shall remain onsite to monitor an active nest buffer until the nest has fledged. Once the biologist has determined the nest is no longer active, the buffer can be removed, and construction may continue.						
Cultural Resources						
MM-CUL-1: Project Archaeologist. Prior to issuance of any permit for ground-disturbing activities, the Project Applicant shall provide evidence to the City of Rialto (City) that a qualified professional archaeologist meeting Secretary of the Interior professional qualifications (Project Archaeologist) has been retained.	Prior to ground-disturbing construction activities	project applicant; qualified archaeologist	City of Rialto Department of Community Development			
MM-CUL-2: Cultural Resources Management Plan. Prior to any ground-disturbing activities the Project Archaeologist shall develop a Cultural Resource Management Plan (CRMP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. The CRMP shall be written in consultation with the Consulting Tribes and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties.	Prior to ground-disturbing construction activities	project applicant; qualified archaeologist; contractor/ builder	City of Rialto Department of Community Development			
MM-CUL-3: Cultural Resources Sensitivity Training. A Cultural Resources Training shall be provided to all construction managers and construction personnel prior to commencing any ground disturbance work within the project area. The training shall be prepared and conducted or overseen by the Project Archaeologist. The training content shall include, but is	Prior to ground-disturbing construction activities	Contractor/ builder; qualified archaeologist	City of Rialto Department of Community Development			

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
not limited to, information about any known cultural resources in Project area and vicinity and the process for inadvertent discovery. The training may be discontinued when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. The Qualified Archeologist or designated Archaeological Monitor and Monitoring Tribes' designated representatives shall attend the pre-grade meeting with the grading contractors to conduct the initial training and explain and coordinate the requirements of the Cultural Resource Management Plan.						
MM-CUL-4: Archaeological Monitoring. The Project Archaeologist shall monitor or supervise archaeological monitors (Monitors) for initial ground disturbing activities. After initial grading, should no cultural resources be present and/or subsurface soils indicate a low likelihood for significant intact resources, the Project Archaeologist shall have the ability to recommend archaeological monitoring be decreased or eliminated after initial ground disturbing activities are complete, which shall be approved in writing by the City. Any such recommendation shall be specific to archaeological monitoring and not impact the implementation of **Mitigation Measures TCR-1 and/or TCR-2.**	Construction	Contractor/ builder; qualified archaeologist	City of Rialto Department of Community Development			
MM-CUL-5: Inadvertent Discovery of Cultural Resources. In the event that cultural resources are discovered during Project implementation, all earthwork and ground-disturbing activities shall halt within a 60-foot buffer of the discovery as established by the Project Archaeologist, and the Project	Construction	Contractor/ builder; qualified archaeologist; County Coroner	City of Rialto Department of Community Development			

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
Archaeologist shall assess the nature and significance of the find. The Project Archaeologist shall coordinate with the City and identify whether the resource is potentially significant and if it requires further evaluation. Work on the other portions of the project site outside of the buffered area may continue during this assessment period. If the cultural resources are Native American in origin, the Consulting Tribes must be immediately contacted and consulted regarding potential significance and treatment of the resource. Specifically, the Consulting Tribes shall be contacted, as detailed within **MM-TCR-2,** regarding any pre-contact finds and shall be provided information after the Project Archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regard to significance and treatment. For any potential significant cultural resources, the Project Archaeologist shall make recommendations to the City to avoid or mitigate impacts to the resource. If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the Consulting Tribes for review and comment, as detailed within **MM-TCR-1**. The Project Archaeologist shall monitor the remainder of the project and implement the Plan accordingly. Preservation in place (i.e. avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery to excavate the resource along with subsequent laboratory processing and analysis. Disposition of significant Native American						

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
archaeological materials, such as reburial or curation by a qualified repository within San Bernardino County, shall be agreed upon by the City and Consulting Tribes. Any significant non-Native American archaeological material shall be curated at a public, non-profit institution with a research interest in the materials within San Bernardino County, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes. All identified cultural resources shall be recorded on appropriate California Department of Parks and Recreation (CA DPR 523) series forms and evaluated for significance. All findings shall be included within a Monitoring Report drafted by the Project Archaeologist and submitted to the City and Consulting Tribes for review. Final copies of the Monitoring Report shall be submitted to the City, Consulting Tribes, and South Central Coastal Information Center (SCCIC).						
Noise						
MM-NOI-1: During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.	Construction	Contractor/ builder	City of Rialto Department of Community Development			
MM-NOI-2: The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors to the east and southwest of the site.	Construction	Contractor/ builder	City of Rialto Department of Community Development			

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
MM-NOI-3: The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors to the east and southwest of the site during all project construction.	Prior to and during construction	Contractor/ builder	City of Rialto Department of Community Development			
MM-NOI-4: During all project site construction, the construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 5:30 p.m. Monday through Friday, and between 8:00 a.m. and 5:00 p.m. Saturday. No construction shall be allowed on Sundays and public holidays.	Construction	Contractor/ builder	City of Rialto Department of Community Development			
Tribal Cultural Resources						
MM-TCR-1: Retain a Native American Monitor Prior to Commencement of Ground Disturbing Activities. The project applicant shall retain a Native American Monitor from or approved by the Consulting Tribes. The monitor shall be retained prior to the commencement of any ground-disturbing activity for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the City of Rialto prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The agreement would also address the	Prior to and during construction	project applicant; consulting Native American Tribe and Native American Tribal monitor	City of Rialto Department of Community Development			

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
consideration of rotating monitoring between Consulting Tribes. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Consulting Tribes. Monitor logs will identify and describe any discovered tribal cultural resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/ City of Rialto upon written request to the Consulting Tribes. On-site tribal monitoring shall conclude upon the latter of the following: (1) written confirmation to the Consulting Tribes from a designated point of contact for the project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Consulting Tribes to the project applicant that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.						
MM-TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial). Upon discovery of any tribal cultural resources (TCRs), all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 60 feet) and shall not resume until the	Construction	Contractor/ builder; Native American Tribal monitor	City of Rialto Department of Community Development			

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
discovered TCR has been fully assessed by the Native American Monitor (pursuant to **Mitigation Measure [MM] CUL-5).** The Consulting Tribes will recover and retain all discovered TCRs in the form and/or manner the Consulting Tribes deem appropriate and for any purpose the Consulting Tribes deem appropriate, including for educational, cultural and/or historic purposes. Should the find be deemed significant, as defined by CEQA, the find shall be addressed to the protocols outlined in the Cultural Resources Management Plan from **MM CUL-2.**						
MM-TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects. A. Native American human remains are defined in Public Resources Code Section 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods are discovered or recognized on the project site, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).	Construction	Contractor/ builder; County Coroner	City of Rialto Department of Community Development			

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.						

RESOLUTION NO. 2026-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT REVIEW NO. 2022-0033) FOR A PROJECT CONSISTING OF A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND THE DEVELOPMENT AND OPERATION OF ONE (1) 46,758 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING AND ONE (1) 73,210 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON APPROXIMATELY 6.02 GROSS ACRES OF LAND (APN'S: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE.

WHEREAS, Investment Building Group ("Applicant") proposes the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building ("Project") located on 6.02 acres of land at the northeast corner of Valley Boulevard and Willow Avenue ("Site"); and

WHEREAS, the Site contains a general plan land use designation of General Commercial (GC) with a Specific Plan Overlay and a specific plan zoning designation of Freeway Commercial (F-C) within the Gateway Specific Plan; and

WHEREAS, in conjunction with the Project, the applicant has submitted General Plan Amendment No. 2022-0001 to change the general plan land use designation of the Site, as described in the legal description attached as Exhibit A, from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay ("GPA No. 2022-0001"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Specific Plan Amendment No. 2022-0002 to change the specific plan zoning designation of the Site, as described in the legal description attached as Exhibit A, from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan ("SPA No. 2022-0002"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Conditional Development Permit No. 2022-0019 to facilitate the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site ("CDP No. 2022-0019"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of Design No. 2022-0031 to facilitate the development of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site ("PPD No. 2022-0031"); and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 et. seq. (" CEQA"), the State's CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., and Government Code Section 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an Initial Study (Environmental Assessment Review No. 2022-0033) prepared by Dudek Inc. and determined that there is no substantial evidence that the approval of the Project would result in a significant adverse effect on the environment, provided appropriate mitigation measures are imposed on the Project; thus, a Mitigated Negative Declaration was prepared and notice thereof was given in the manner required by law; and

WHEREAS, a Notice of Completion for the Mitigated Negative Declaration was distributed to the State Clearinghouse on February 11, 2026 (SCH#: 2026020456); and

WHEREAS, a Notice of Intent to adopt the Mitigated Negative Declaration for the Project was published in the San Bernardino Sun newspaper, and mailed to all property owners within 1,000 feet of the Project Site, and a thirty (30) day public comment period was held from February 11, 2026 to March 12, 2026; and

WHEREAS, The Planning Division received two (2) comment letters during the thirty (30) day public comment period, one (1) from the Department of Toxic Substances Control and one (1) from San Bernardino County Department of Public Works and the comments with response to comments have been included in the Final Mitigated Negative Declaration; and

WHEREAS, the City mailed public hearing notices for the proposed Project to all property owners within 1,000 feet of the project site, and published the public hearing notice in the San Bernardino Sun newspaper as required by State law; and

WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on the Mitigated Negative Declaration, GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city attorney, and the Applicant; heard public testimony; discussed the proposed Mitigated Negative Declaration, GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing; and

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

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

SECTION 1: The Planning Commission hereby finds all of the above recitals to be true and correct and such recitals are incorporated herein by this reference.

SECTION 2: The Planning Commission has independently reviewed and considered the proposed Initial Study and Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0033) attached hereto as Exhibit "B" and incorporated herein by this reference, the public comments upon it, and other evidence, and finds that the Mitigated Negative Declaration was prepared in the manner required by law, and there is no substantial evidence in the record to support a fair argument that the Project would result in a significant adverse effect upon the environment, provided appropriate mitigation measures are imposed as recommended below.

SECTION 3: The Initial Study (Environmental Assessment Review No. 2022-0033) prepared for the project identified that the Site did not have suitable habitat for any threatened or endangered species, and therefore the proposed Project will have no individual or cumulative adverse impacts upon resources, as defined in Section 711. 2 of the State Fish and Game Code.

SECTION 4: The attached proposed Initial Study and Mitigated Negative Declaration finds that there are no impacts or less than significant impacts to aesthetics, agriculture and forestry

resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, population/housing, public services, recreation, traffic and transportation, utilities and service systems, wildfire and mandatory findings of significance.

SECTION 5: With the imposition of mitigation measures that address potential impacts upon biological resources, cultural resources, noise, and tribal cultural resources, in the community, and as set forth in the Mitigation Monitoring & Reporting Program, Exhibit "C" hereto, which is attached hereto and incorporated herein by this reference, the proposed Project's potential significant impacts will be reduced below a level of significance.

SECTION 6: For the foregoing reasons and based on the information and findings included in the Initial Study and Mitigated Negative Declaration, technical reports, Mitigation Monitoring and Reporting Program, Staff Report, public testimony, and all other documents and evidence in the administrative record of proceedings, the Planning Commission has determined that the Project, as conditioned and mitigated, will not have a significant adverse impact on the environment and also finds that the preparation of the Initial Study and Mitigated Negative Declaration attached hereto complies with CEQA. Therefore, the Planning Commission recommends that the City Council certify the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, making certain environmental findings to allow the Project.

SECTION 7: 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 15th day of April, 2026.

MICHAEL E. STORY, CHAIR
CITY OF RIALTO PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. **2026-12** was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the 15th day of April 2026.

Upon motion of Commissioner Dale Estvander, second by Commissioner Ray Corral, foregoing Resolution No. **2026-12** was duly passed and adopted.

Vote on the motion:

AYES: 6 (Corral, Estvander, Schneider, Story, Thompson, Avalos-Villalobos)

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gutierrez)

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this 15th day of April 2026.

Heidy Gonzalez
Administrative Assistant

RESOLUTION NO. 2026-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 2022-0001 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF APPROXIMATELY 6.02 GROSS ACRES OF LAND (APN'S: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE FROM GENERAL COMMERCIAL (GC) WITH A SPECIFIC PLAN OVERLAY TO BUSINESS PARK (BP) WITH A SPECIFIC PLAN OVERLAY.

WHEREAS, approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, described in the legal description attached as Exhibit A ("Site"), is currently designated by the Land Use Element of the General Plan as General Commercial (GC) with a Specific Plan Overlay; and

WHEREAS, the applicant, Investment Building Group, proposes to change the general plan land use designation of the Site to Business Park (BP) with a Specific Plan Overlay ("Project"); and

WHEREAS, in conjunction herewith, the applicant has submitted Specific Plan Amendment No. 2022-0002 to change the specific plan zoning designation of the Site from a Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan ("SPA No. 2022-0002"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Conditional Development Permit No. 2022-0019 to facilitate the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site ("CDP No. 2022-0019"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of Design No. 2022-0031 to facilitate allow the development of one (1) 46,758 square foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse building, and associated

paving, landscaping, fencing, lighting, and drainage improvements on the Site ("PPD No. 2022-0031"); and

WHEREAS, pursuant to Government Code Sections 65350-65362, the Project requires the approval of an amendment to the General Plan, and the applicant has agreed to apply for General Plan Amendment No. 2022-0001 ("GPA No. 2022-0001"); and

WHEREAS, pursuant to Government Code Sections 65350-65362, the City Council is authorized to amend the General Plan within the City; and

WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning Commission shall hold a public hearing for a proposed amendment to the General Plan and forward a recommendation to the City Council for action; and

WHEREAS, on August 9, 2023, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing; and

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

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

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

SECTION 2. Based on substantial evidence presented to the Planning Commission during the public hearing conducted with regard to GPA No. 2022-0001, including written staff reports, verbal testimony, project plans, other documents, and the conditions of approval stated herein, the Planning Commission hereby determines that GPA No. 2022-0001 satisfies the requirements of Government Code Sections 65358 pertaining to the findings which must be made precedent to amending a General Plan. The findings are as follows:

1. That the proposed General Plan Amendment is in the public interest.

This finding is supported by the following facts:

The Site is surrounded on the south and west by existing industrial developments and uses. The Site is currently partially developed with an unoccupied building. The Project will change the general plan land use designation of the Site to Business Park (BP) with a Specific Plan Overlay, which is the same designation as the properties to the northeast, west and south of the Site.

The Project will facilitate the development of Class-A industrial warehouse buildings in keeping with the character of the adjacent properties. The new warehouse buildings will generate approximately 80 to 100 jobs, and any member of the public seeking employment will be provided additional employment opportunities. Furthermore, the development of new industrial warehouse buildings on the Site will contribute to an increase in revenues collected in form of permit fees, development impact fees, sales tax, and property tax. In addition, the Site is under-developed with minimal landscaping, missing paving, no screening, and the general plan amendment will facilitate a development that will greatly enhance the aesthetics of the Site and bring much needed infrastructure to the Site and its street frontages.

SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, staff determined that the project will not have an adverse impact on the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. The local newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative Declaration for the project, and the City mailed the notice to all property owners within 1,000 feet of the project site for a public comment period held from February 11, 2026 to March 12, 2026. The Mitigated Negative Declaration was prepared in accordance with CEQA. Pursuant to Resolution No. _____, incorporated herein by this reference, the Planning Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration and direct the Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

SECTION 4. The Planning Commission hereby recommends that the City Council approve GPA No. 2022-0001 to change the land use designation of the Site from General Commercial (GC)

with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay, in accordance with the applications on file with the Planning Division, subject to the following conditions:

1. GPA No. 2022-0001 is approved changing the general plan land use designation of approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, and described in the legal description attached as Exhibit A, from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay.

2. 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.

3. 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 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 an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of GPA No. 2022-0001.

4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are

subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

5. The applicant shall comply with all conditions of approval contained in SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031, to the extent they are not in conflict with any condition of approval herein.

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

PASSED, APPROVED AND ADOPTED this 15th day of April, 2026.

MICHAEL E. STORY, CHAIR
CITY OF RIALTO PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. **2026-13** was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the 15th day of April 2026.

Upon motion of Commissioner Dale Estvander, second by Commissioner Ray Corral, foregoing Resolution No. **2026-13** was duly passed and adopted.

Vote on the motion:

AYES: 6 (Corral, Estvander, Schneider, Story, Thompson, Avalos-Villalobos)

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gutierrez)

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this 15th day of April 2026.

Heidy Gonzalez
Administrative Assistant

RESOLUTION NO. 2026-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN AMENDMENT NO. 2022-0002 TO CHANGE THE SPECIFIC PLAN ZONING DESIGNATION OF APPROXIMATELY 6.02 GROSS ACRES OF LAND (APN'S: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE FROM FREEWAY COMMERCIAL (F-C) WITHIN THE GATEWAY SPECIFIC PLAN TO INDUSTRIAL PARK (I-P) WITHIN THE GATEWAY SPECIFIC PLAN.

WHEREAS, approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, described in the legal description attached as Exhibit A ("Site"), is within the boundary of the Gateway Specific Plan and is currently zoned Freeway Commercial (F-C); and

WHEREAS, the applicant, Investment Building Group, proposes to change the specific plan zoning designation of the Site from F-C to Industrial Park (I-P) within the Gateway Specific Plan ("Project"); and

WHEREAS, in conjunction herewith, the applicant has submitted General Plan Amendment No. 2022-0001 to change the general plan land use designation of the Site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay ("GPA No. 2022-0001"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Conditional Development Permit No. 2022-0019 to facilitate the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site ("CDP No. 2022-0019"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of Design No. 2022-0031 to facilitate allow the development of one (1) 46,758 square foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse building, and associated

paving, landscaping, fencing, lighting, and drainage improvements on the Site ("PPD No. 2022-0031"); and

WHEREAS, pursuant to Section 18.78.060 of the Rialto Municipal Code, the Project requires the approval of an amendment to the Gateway Specific Plan, and the applicant has agreed to apply for Specific Plan Amendment No. 2022-0002 ("SPA No. 2022-0002"); and

WHEREAS, pursuant to Section 18.78.010 of the Rialto Municipal Code, the City Council is authorized to adopt and implement specific plans with the City; and

WHEREAS, pursuant to Section 18.78.060E and Section 18.78.060F of the Rialto Municipal Code, the Planning Commission shall hold a public hearing for a proposed amendment to an adopted specific plan and forward a recommendation to the City Council for action; and

WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on SPA No. 2022-0002, GPA No. 2022-0001, CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city attorney, and the Applicant; heard public testimony; discussed the proposed SPA No. 2022-0002, GPA No. 2022-0001, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public hearing; and

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

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

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

SECTION 2. Based on substantial evidence presented to the Planning Commission during the public hearing conducted with regard to SPA No. 2022-0002, including written staff reports, verbal testimony, project plans, other documents, and the conditions of approval stated herein, the Planning Commission hereby determines that SPA No. 2022-0002 satisfies the requirements of Government Code Sections 65358 and 65453 and Section 18.78.060I of the Rialto Municipal Code pertaining to the findings which must be made precedent to amending a Specific Plan. The findings are as follows:

1. That the proposed Specific Plan Amendment is consistent with the goals and policies of the General Plan and its purposes, standards and land use guidelines; and

This finding is supported by the following facts:

The applicant proposes to change the specific plan zoning designation of the Site to Industrial Park (I-P) within the Gateway Specific Plan. In conjunction with the Project, the applicant proposes GPA No. 2022-0001 to change the general plan land use designation of the Site from General Commercial with a Specific Plan Overlay to Business Park with a Specific Plan Overlay. The proposed I-P zoning designation is consistent with the Business Park with a Specific Plan Overlay land use designation, and both will serve to facilitate the Development.

Additionally, the Project is consistent with Goal 2-16 and Goal 2-22 of the Land Use Element of the General Plan, which encourages improved architectural and design quality that is sensitive to the needs of the visitor or resident. The change in the specific plan zoning designation will facilitate a development of superior architectural quality. The Development proposes to incorporate significant wall plane articulation and several other architectural features including reveals, metal brow accents, and glazing. The development will also include a solid concrete screen wall around the loading area to screen views and reduce noise pollution from the Site.

Furthermore, the Project is consistent with Goal 3-1 of the Economic Development Element of the General Plan, which encourages strengthening and diversification of the economic base and employment opportunities, while maintaining a positive business climate. The change in the Specific Plan land use designation of the Site from F-C to I-P will lead to the development of an industrial building on land that has remained historically under-developed and without any commercial uses under the current commercial zoning.

2. That the proposed Specific Plan Amendment will help achieve a balanced community of all races, age groups, income levels and ways of life; and

This finding is supported by the following facts:

The Project will facilitate the development of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building, which will provide new jobs across various wage and education levels available to all races, age groups, and ways of life.

3. That the proposed Specific Plan Amendment results in development of desirable character, which will be compatible with existing and proposed development in the surrounding neighborhood; and

This finding is supported by the following facts:

The Project will facilitate the development of two high-quality warehouse buildings. The proposed development is consistent with existing warehouse developments to the northeast and west of the Site and other recent warehouse developments within the Gateway Specific Plan area.

The immediate area is predominantly designated for and developed with industrial uses, and as a result, there are no sensitive land uses adjacent to or across the street from the Site. The project is not expected to negatively impact any uses since measures, such as landscape buffering and the installation of solid screen walls.

4. That the proposed Specific Plan Amendment contributes to a balance of land uses that will enable local residents to work and shop in the community in which they live; and

This finding is supported by the following facts:

Limited development opportunities exist within the Gateway Specific Plan area. To the east of the project site, is self-storage facility, and to the northeast, across a San Bernardino County Flood Control flood channel, is an existing industrial warehouse building. To the south, across Valley Boulevard, is a vacant non-conforming property, and to the west, across Willow Avenue, is an approximately 131,000 square foot industrial building. The Site has remained historically under-developed and without any commercial uses with the Freeway Commercial (F-C) zoning designation. The likelihood that the Site will develop into a commercial use is remote given the industrial character to the south and west of the Site. The most logical specific plan zoning designation to facilitate the development of the Site is an industrial zone, such as the Industrial Park (I-P) zoning designation. The I-P zoning designation will maintain consistency with the surrounding area and provide job opportunities for those living in existing residential areas within the City.

5. That the proposed Specific Plan Amendment respects the environmental and aesthetic assets of the community consistent with economic realities; and

This finding is supported by the following facts:

Dudek, Inc. prepared an Initial Study (Environmental Assessment Review No. 2022-0033) in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, staff determined that the project will not have an adverse impact on the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration was prepared.

Additionally, the development, enabled by the Project, will meet or exceed all aesthetic design guidelines required by the Chapter 18.112 (Indoor Storage Uses) of the Rialto Municipal Code and City's Design Guidelines through the incorporation of landscaping, significant wall plane articulation on the building, and several other architectural features including reveals, metal brow accents, and glazing.

6. That the proposed Specific Plan Amendment incorporates, where feasible, active and passive energy conservation measures.

This finding is supported by the following facts:

The development, enabled by the Project, is required to meet or exceed California Building Code Title 24, Part 6 Energy Efficiency Standards. This will be achieved through the implementation of features such as, but not limited to, energy efficient windows, energy efficient heating and cooling systems, painting in light off-white colors to reflect heat away, and structural accommodation of photovoltaic solar electric systems.

SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, staff determined that the project will not have an adverse impact on the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. The local newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative Declaration for the project, and the City mailed the notice to all property owners within 1,000 feet of the project site for a public comment period held from February 11, 2026 to March 12, 2026. The Mitigated Negative Declaration was prepared in accordance with CEQA. Pursuant to Resolution No. _____, incorporated herein by this reference, the Planning Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration and direct the Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

SECTION 4. The Planning Commission hereby recommends that the City Council approve SPA No. 2022-0002 to change the specific plan zoning designation of the Site from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan, in accordance with the applications on file with the Planning Division, subject to the following conditions:

1. SPA No. 2022-0002 is approved changing the specific plan zoning designation of approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at

the northeast corner of Valley Boulevard and Willow Avenue, as described in the legal description attached as Exhibit A, from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan.

2. 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.

3. 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 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 an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of SPA No. 2022-0002.

4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

5. Approval of SPA No. 2022-0002 will not be valid until such time that the City Council of the City of Rialto has approved General Plan Amendment No. 2022-0001, which was prepared in conjunction with the Project.

6. The applicant shall comply with all conditions of approval contained in GPA No. 2022-0001, CDP No. 2022-0019, and PPD No. 2022-0031, to the extent they are not in conflict with any condition of approval herein.

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

PASSED, APPROVED AND ADOPTED this 15th day of April, 2026.

MICHAEL E. STORY, CHAIR
CITY OF RIALTO PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. **2026-14** was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the 15th day of April 2026.

Upon motion of Commissioner Dale Estvander, second by Commissioner Ray Corral, foregoing Resolution No. **2026-14** was duly passed and adopted.

Vote on the motion:

AYES: 6 (Corral, Estvander, Schneider, Story, Thompson, Avalos-Villalobos)

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gutierrez)

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this 15th day of April 2026.

Heidy Gonzalez
Administrative Assistant

RESOLUTION NO. 2026-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL DEVELOPMENT PERMIT NO. 2022-0019 ALLOWING THE DEVELOPMENT AND OPERATION OF ONE (1) 46,758 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING AND ONE (1) 73,210 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON APPROXIMATELY 6.02 OF LAND (APN"S: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE.

WHEREAS, the applicant, Investment Building Group, proposes the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building ("Project") on approximately 6.02 acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue ("Site"); and

WHEREAS, the Project will consist of Building 1 composed of approximately 66,810 square feet of warehouse space, with a potential for 2 speculative tenants with a combined 2,400 square feet of mezzanine space, 4,000 square feet of office space, 10 dock doors and two (2) grade level roll-up doors. Building 2 will be composed of approximately 43,558 square feet of warehouse space, 1,200 square feet of mezzanine space, 2,000 square feet of office space, 5 dock doors and one (1) grade level roll-up door; and

WHEREAS, Pursuant to Chapter 18.112 (Indoor Storage Uses) of the Rialto Municipal Code, the Project requires a Conditional Development Permit, and the applicant agreed to apply for Conditional Development Permit No. 2022-0019 ("CDP No. 2022-0019"); and

WHEREAS, in conjunction herewith, the applicant has submitted General Plan Amendment No. 2022-0001 to change the general plan land use designation of the Site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay ("GPA No. 2022-0001"); and

WHEREAS, in conjunction herewith, the applicant has submitted Specific Plan Amendment No. 2022-0002 to change the specific plan zoning designation of the Site from a

Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan ("SPA No. 2022-0002"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of Design No. 2022-0031 to facilitate the development of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site ("PPD No. 2022-0065"); and

WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on CDP No. 2022-0019, GPA No. 2022-0001, SPA No. 2022-0002, and PPD No. 2022-0031, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed CDP No. 2022-0019, GPA No. 2022-0001, SPA No. 2022-0002, and PPD No. 2022-0031; and closed the public hearing; and

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

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

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

SECTION 2. Based on substantial evidence presented to the Planning Commission during the public hearing conducted with regard to CDP No. 2022-0019, including written staff reports, verbal testimony, site plans, other documents, and the conditions of approval stated herein, the Planning Commission hereby determines that CDP No. 2022-0019 satisfies the requirements of Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made precedent to granting a conditional development permit, which findings are as follows:

1. The proposed use is deemed essential or desirable to provide a service or facility which will contribute to the convenience or general well-being of the neighborhood or community; and

This finding is supported by the following facts:

The Site is under-developed and includes an existing industrial building near the south portion of the Site which has been used for storage with supporting office in the past but is currently vacant. The Project will develop the highest and best use for the Site, in

accordance with the proposed Industrial Park (I-P) zone of the Gateway Specific Plan. Additionally, the Project will provide employment opportunities within the City and reduce blight by implementing a use on non-conforming, semi-improved land.

2. The proposed use will not be detrimental or injurious to health, safety, or general welfare of persons residing or working in the vicinity; and

This finding is supported by the following facts:

The development of an industrial warehouse building on the Site is consistent with the proposed Industrial Park (I-P) zone, which conditionally permits the development and operation of industrial warehouse buildings. To the north of the project site, is vacant land with a wireless telecommunications facility, to the east is an existing self-storage facility and Flood Control channel, to the west across Willow Avenue, is a 492,410 square foot industrial building, and to the south across Valley Boulevard, is a vacant non-conforming site. The proposed zoning designation of the Site and the zoning designation of the properties to the west and south is I-P. The Project is consistent with the proposed I-P zoning designation and the surrounding developments. The nearby area is predominantly designated for and developed with industrial uses, and as a result, there are no sensitive land uses adjacent to or across the street from 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, and aesthetic building enhancements.

3. The site for the proposed use is adequate in size, shape, topography, accessibility and other physical characteristics to accommodate the proposed use in a manner compatible with existing land uses; and

This finding is supported by the following facts:

The Site is approximately 6.02 acres in size, is fairly level, and adjacent to two (2) public streets, which will be able to accommodate the proposed use. The Project will have four (4) points of access – one (1) via Valley Boulevard and three (3) via Willow Avenue. All proposed driveways measure thirty-two (32) feet wide. The Valley Boulevard driveway near the southeast corner of the project site will provide right-in/right-out access for passenger vehicles only. The southern Willow Avenue driveway will provide full-access for passenger vehicles only while the northern and central Willow Avenue driveways will provide full-access for both trucks and passenger vehicles. In addition, the building will have 111 parking spaces, which exceeds the amount required by Chapter 18.58 (Off-Street Parking) of the Rialto Municipal Code.

4. The site has adequate access to those utilities and other services required for the proposed use; and

This finding is supported by the following facts:

The Site is currently developed with an existing industrial building and has adequate access to all utilities and services required through main water, electric, sewer, and other utility lines that will be hooked up to the Site.

5. The proposed use will be arranged, designed, constructed, and maintained so as it will not be injurious to property or improvements in the vicinity or otherwise be inharmonious with the General Plan and its objectives, the Gateway Specific Plan, or any zoning ordinances, and

This finding is supported by the following facts:

As previously stated, the proposed use is consistent with the proposed BP general plan land use designation and proposed I-P zoning designation. The design of the Project includes solid concrete screen walls such that none of the dock doors will be visible from the public right-of-way, the building will have 111 parking spaces, and the Project will have a Floor Area Ratio (FAR) of 45.8 percent, all of which comply with the proposed BP general plan land use designation, the proposed I-P zone, the Gateway Specific Plan, and the City's Design Guidelines. Additionally, a minimum twenty-five (25) foot wide landscaped setbacks will be provided along the entire frontages of Valley Boulevard, and Willow Avenue. Landscaping will be abundantly incorporated into the Site, as the landscape coverage for the project is 19.6 percent, which exceeds the minimum required amount of 10.0 percent.

6. Any potential adverse effects upon the surrounding properties will be minimized to every extent practical and any remaining adverse effects shall be outweighed by the benefits conferred upon the community or neighborhood as a whole.

This finding is supported by the following facts:

The Project's effects will be minimized through the implementation of the Conditions of Approval contained herein, and through the implementation of Conditions of Approval imposed by the City Council on the Precise Plan of Design, such as extensive landscaping, solid screen walls, decorative paving, and enhanced architectural features. The development of a high-quality industrial development will provide additional employment opportunities for residents and visitors to the City. The Project will also serve to develop a piece of land, which has remained non-conforming and under-developed. The Project is consistent with the proposed I-P zoning designation and the surrounding land uses. The nearby area is predominantly designated for and developed with industrial uses, and as a result, there are no sensitive land uses adjacent to or across the street from 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, and aesthetic building enhancements. Therefore, any potential adverse effects are outweighed by the benefits conferred upon the community and neighborhood as a whole.

SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, staff determined that the project will not have an adverse impact on the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. The local newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative Declaration for the project, and the City mailed the notice to all property owners within 1,000 feet of the project site for a public comment period held from February 11, 2026 to May 12, 2026. The Mitigated Negative Declaration was prepared in accordance with CEQA. Pursuant to Resolution No. _____, incorporated herein by this reference, the Planning Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration and direct the Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

SECTION 4. The Planning Commission hereby recommends that the City Council approve CDP No. 2022-0019, in accordance with the plans and application on file with the Planning Division, subject to the following conditions:

1. The approval is granted allowing the development and operation of one (1) 46,758 square foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse building on approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, as shown on the plans attached as Exhibit A and as approved by the City Council. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the project shall be subject to revocation.

2. 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.

3. 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 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 an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of CDP No. 2022-00019.

4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

5. The tenants within the building shall always conduct operations consistent with the environmental analysis contained within the Environmental Impact Report (Environmental Assessment Review No. 2022-0033) adopted for the Project.

6. The property owner(s) and building tenants shall always abide by all operational mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with the Environmental Impact Report (Environmental Assessment Review No. 2020-0033) adopted for the Project.

7. The Project shall be limited to a maximum of 91 actual passenger car trips and 61 actual truck trips daily, in accordance with the Trip Generation Summary of the Transportation memorandum prepared for the Project by Dudek, Inc. and dated March 24, 2022, Revised July 21, 2025, which is attached hereto as Exhibit B.

8. The applicant, landlord, and/or tenant(s) shall ensure that all inbound truck traffic that requires temporary queuing or staging do so on-site. Inbound truck traffic shall not queue or stage on any public street at any time. Activities on-site shall not operate in such a

manner that would impact traffic lanes, cause back up (queuing or staging) of vehicles into the public-right-of-way, or create any unsafe conditions. Fire and Police access and passage around trucks queuing or staging on-site shall be feasible at all times and activities shall not block parking areas, access or passage for disabled persons or emergency response vehicles.

9. The applicant, landlord, and/or tenant(s) shall only park or store trucks and trailers within designated truck/trailer parking spaces adjacent to the dock doors. No trucks or trailers shall be parked or stored within any drive-aisles or passenger vehicle parking areas outside of the enclosed truck courts at any time.

10. The landlord and/or tenant(s) shall not store any product, goods, materials, etc. outside of the building at any time, except for trucks, trailers, and vehicles associated with the operation(s) conducted within the building, without prior approval of a separate Conditional Development Permit in accordance with Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code.

11. At the discretion of the Rialto Police Department, the applicant shall install and maintain exterior security cameras at the location that cover the entire Site. The exterior security cameras shall be installed prior to the issuance of a Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police Department via the FususONE web application, or successor application, at all times.

12. Approval of CDP No. 2022-0019 will not become effective until the applicant has signed a statement acknowledging awareness and acceptance of the required conditions of approval contained herein.

13. In the event, that any operation on the Site is found to be objectionable or incompatible with the character of the City and its environs due to excessive noise, excessive traffic, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to, uses which are or have become offensive to neighboring property or the goals and objectives of the proposed Industrial Park (I-P) zoning district of the Gateway Specific Plan and the City's General Plan, the applicant shall address the issues within forty-eight (48) hours of being notified by the City.

14. If the applicant fails to comply with any of the conditions of approval placed upon CDP No. 2022-0019, GPA No. 2022-0001, SPA No. 2022-0002, or PPD No. 2022-0031, the Planning Commission may initiate proceedings to revoke the conditional development permit in accordance with the provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. Conditional Development Permit No. 2022-0019 may be revoked, suspended, or modified in accordance with Section 18.66.070 of the Zoning Ordinance at the discretion of the Planning Commission if:

    a) The use for which such approval was granted has ceased to exist, been subsequently modified, or has been suspended for six (6) months or more;

b) Any of the express conditions or terms of such permit are violated;

c) The use for which such approval was granted becomes or is found to be objectionable or incompatible with the character of the City and its environs due to excessive noise, excessive traffic, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to uses which are or have become offensive to neighboring property or the goals and objectives of the Industrial Park (I-P) zoning district of the Gateway Specific Plan, and the City's General Plan.

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

PASSED, APPROVED AND ADOPTED this 15th day of April 2026.

MICHAEL E. STORY, CHAIR
CITY OF RIALTO PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. **2026-15** was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the 15th day of April 2026.

Upon motion of Commissioner Dale Estvander, second by Commissioner Ray Corral, foregoing Resolution No. **2026-15** was duly passed and adopted.

Vote on the motion:

AYES: 6 (Corral, Estvander, Schneider, Story, Thompson, Avalos-Villalobos)

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gutierrez)

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this 15th day of April 2026.

Heidy Gonzalez
Administrative Assistant

RESOLUTION NO. 2026-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE PRECISE PLAN OF DESIGN NO. 2022-0031 ALLOWING THE DEVELOPMENT OF ONE (1) 46,758 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING AND ONE (1) 72,951 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON APPROXIMATELY 6.02 OF LAND (APNS: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE.

WHEREAS, the applicant, Investment Building Group, proposes to develop one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building ("Project") on approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue ("Site"); and

WHEREAS, the Project will consist of Building 1 composed of approximately 66,810 square feet of warehouse space, with a potential for 2 speculative tenants with a combined 2,400 square feet of mezzanine space, 4,000 square feet of office space, 10 dock doors and two (2) grade level roll-up doors. Building 2 will be composed of approximately 43,558 square feet of warehouse space, 1,200 square feet of mezzanine space, 2,000 square feet of office space, 5 dock doors and one (1) grade level roll-up door; and

WHEREAS, Pursuant to Section 18.65.010 of the Rialto Municipal Code, the Project requires a Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2022-0031 ("PPD No. 2022-0031"); and

WHEREAS, in conjunction herewith, the applicant has submitted General Plan Amendment No. 2022-0001 to change the general plan land use designation of the Site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay ("GPA No. 2022-0001"); and

WHEREAS, in conjunction herewith, the applicant has submitted Specific Plan Amendment No. 2022-0002 to change the specific plan zoning designation of the Site from a

Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan ("SPA No. 2022-0002"); and

WHEREAS, in conjunction with the Project, the applicant submitted Conditional Development Permit No. 2022-0019 ("CDP No. 2022-0019") to facilitate the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site, and CDP No. 2022-0019 is necessary to facilitate the Project; and

WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on PPD No. 2022-0031, GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed PPD No. 2022-0031, GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019; and closed the public hearing; and

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

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

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

SECTION 2. Based on substantial evidence presented to the Planning Commission during the public hearing conducted with regard to PPD No. 2022-0031, including written staff reports, verbal testimony, site plans, other documents, and the conditions of approval stated herein, the Planning Commission hereby determines that PPD No. 2022-0031 satisfies the requirements of Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made precedent to granting a Precise Plan of Design. The findings are as follows:

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

This finding is supported by the following facts:

GPA No. 2022-0001, prepared in conjunction with the Project, will change the general plan land use designation of the Site to Business Park (BP) with a Specific Plan Overlay. SPA No. 2022-0002, prepared in conjunction with the Project, will change the specific plan zoning designation of the Site to Industrial Park (I-P) within the Gateway Specific Plan. The Project, as conditioned herein, will comply with all City ordinances and regulations including those of the proposed I-P zoning district, the Gateway Specific Plan, and the City's Design Guidelines. The I-P zoning district allows for the development and operation of industrial warehouse buildings, as proposed by the Project. Additionally, the Project meets all of the required development standards of the proposed I-P zoning district 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, 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

This finding is supported by the following facts:

The Site is approximately 6.02 acres in size, is fairly level, and adjacent to two (2) public streets, which will be able to accommodate the proposed use. To the north of the project site, is vacant land with a wireless telecommunications facility, to the east is an existing self-storage facility and Flood Control channel, to the west across Willow Avenue, is a 492,410 square foot industrial building, and to the south across Valley Boulevard, is a vacant non-conforming site. The Project is consistent with the proposed I-P zoning district and the surrounding land uses. The nearby area is predominantly designated for and developed with industrial uses, and as a result, there are no sensitive land uses adjacent to or across the street from 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, and aesthetic building enhancements.

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

This finding is supported by the following facts:

The Project's effects will be minimized through the implementation of the Conditions of Approval contained herein, such as extensive landscaping, concrete screen walls, decorative paving, and enhanced architectural features. To the north of the project site, is vacant land with a wireless telecommunications facility, to the east is an existing self-storage facility and Flood Control channel, to the west across Willow Avenue, is a 492,410 square foot industrial building, and to the south across Valley Boulevard, is a vacant non-conforming site. The Project is consistent with the proposed I-P zoning district and the surrounding land uses. The nearby area is predominantly designated for and developed with industrial uses, and as a

result, there are no sensitive land uses adjacent to or across the street from 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, and aesthetic building enhancements.

4. The proposed development will not substantially interfere with the orderly or planned development of the City of Rialto.

This finding is supported by the following facts:

The Project is consistent with the proposed Industrial Park (I-P) zoning district and is a logical addition to the existing industrial buildings and developments to the west and northeast of the Site and throughout much of the Gateway Specific Plan area. The design of the Project will ensure a continuation of the public improvements and aesthetics present in the surrounding area. The City staff have reviewed the design of the Project to ensure compliance with all health, safety, and design requirements to ensure the Project will enhance the infrastructure and aesthetics of the local community.

SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, staff determined that the project will not have an adverse impact on the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. The local newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative Declaration for the project, and the City mailed the notice to all property owners within 1,000 feet of the project site for a public comment period held from February 11, 2026 to March 12, 2026. The Mitigated Negative Declaration was prepared in accordance with CEQA. The Planning Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration and direct the Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

SECTION 4. The Planning Commission hereby recommends that the City Council approve PPD No. 2022-0031, in conjunction with GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019, to allow the development of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on approximately 6.02 acres of land

(APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, in accordance with the plans and application on file with the Planning Division, subject to the following Conditions of Approval:

1. The applicant is granted PPD No. 2022-0031 allowing the development of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building and associated paving, landscaping, fencing, lighting, and drainage improvements on approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, subject to the Conditions of Approval contained herein.

2. The approval of PPD No. 2022-0031 is granted for a two (2) year period from the date of approval. Approval of PPD No. 2022-0031 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. 2022-0031 shall conform to the site plan, floor plan, exterior elevations, conceptual grading plan, and conceptual 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. 2022-0031 shall comply with all Conditions of Approval contained within GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019.

5. The development associated with PPD No. 2022-0031 shall comply with all applicable sections of the Gateway 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 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 an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of PPD No. 2022-0031.

8. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

9. Approval of PPD No. 2022-0031 will not be valid until such time that the City Council has approved GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019, which were prepared in conjunction with the Project.

10. The applicant shall complete and abide by all pre-construction mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with Environmental Assessment Review No. 2022-0033, prior to the issuance of a grading permit.

11. The applicant shall complete and abide by all during-construction mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with Environmental Assessment Review No. 2022-0033, prior to the conducting of a final inspection by the Building Division.

12. The applicant shall secure the services of a tribal cultural monitor to be present during all ground disturbance activities associated with the construction of this project. The tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation, and documentation of coordination between the applicant and the Gabrieleño Band of Mission Indians-Kizh Nation on this matter shall be provided to the Planning Division prior to the issuance of a grading permit.

13. The applicant shall install decorative pavement within each driveway connected to Valley Boulevard and Willow Avenue. The decorative pavement shall extend across the entire width of each driveway and shall have a minimum depth of twenty-five (25) feet as measured from the property lines along Valley Boulevard and Willow Avenue. Decorative pavement means decorative pavers and/or color concrete with patterns and color variety. The location of the decorative pavement shall be identified on the Precise Grading Plan prior to the issuance of a grading permit. Additionally, the 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 permits.

14. 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 buildings. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.

15. 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 main 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.

16. 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 the building. The internal roof access shall be identified within the formal building plan check submittal prior to the issuance of building permits.

17. All new walls, 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 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.

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

19. The applicant shall construct at least one (1) ADA accessible trash enclosure for each building on the project site. The trash enclosures shall provide room for one (1) commercial waste container and one (1) commercial recycling container. The exterior of each trash enclosure shall match the material and base color of the buildings. Additionally, the trash enclosures 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 enclosures. The location of the trash enclosures shall be identified on the site plan within the formal building plan check prior to the issuance of building permits. An elevation detail for the trash enclosures shall be provided within formal building plan check submittal prior to the issuance of building permits.

20. 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.

21. 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.

22. The applicant shall plant one (1) tree every three (3) 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.

23. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setbacks along Valley Boulevard, and Willow Avenue. 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 setback 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.

24. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Valley Boulevard. 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 Valley Boulevard shall be the Tristania Conferta "Brisbane Box" and/or the Liriodnedron Tulipifera "Tulip Tree". The street 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 Willow 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 Willow Avenue shall be the Geijera Parviflora "Australian Willow" and/or the Lagerstromia Indica "Crape Myrtle". 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 shrubs 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. 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. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

27. 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.

28. 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.

29. 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.

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

31. The applicant shall comply with all conditions of approval for PPD No. 2022-0031 to the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.

32. All improvements within the public right-of-way require a City of Rialto Encroachment Permit.

33. The applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance including any applicable Transportation Fair Share Contribution fees subject to the California Construction Cost Index (CCCI) for escalation of construction costs, prior to the issuance of any building permit related to the Project.

34. Prior to issuance of building permit, the applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance including Transportation Fair Share Contribution fees. The fair-share amount shall be subject to the California Construction Cost Index (CCCI) for escalation of construction costs.

35. The applicant is responsible for requesting address assignment from the Planning 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.

36. A separate Off-Site Construction Permit is required for each type of improvement within the public right-of-way, including street, dry utility, and wet utility (RWS only). To expedite and coordinate all improvements in the public right-of-way, the applicant shall submit a multi-phase master traffic control plan that includes all phases of construction (e.g., sewer, water, overhead, underground, etc.) prior to permit issuance. For simplicity, the Off-Site Construction Permits will replace individual Encroachment Permits typically obtained by the developer's contractor.

37. At the discretion of the City Engineer, the applicant shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 ("LLMD 2") or enter into a landscape maintenance agreement to be recorded on the property. 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, parkway, and/or easement landscaping, or any new public street lighting improvements, to be maintained by the City of Rialto. All final approved plans and documents required for the annexation shall be submitted by the property owner prior to issuance of a building permit. The annexation process shall be completed prior to recordation of any applicable Final Tract/Parcel Maps. For developments with no Final Maps or if the Final Map does not create any new parcels, the annexation process shall be completed prior to issuance of any certificate of occupancy. Due to the required City Council Public Hearing action, the annexation process takes months and as such the developer is advised to submit all plans and documents required for Special District annexation as early-on in the in the plan review and permitting process to avoid any delays with issuance of permit(s) and certificate(s) of occupancy or approval of final map(s).

38. The applicant shall submit off-site landscaping and irrigation system improvement plans for review and approval at the time of first (1st) public improvement plan submittal to the Engineering Services Department. The parkway irrigation system shall be separately metered from the on-site private irrigation to be maintained for a period of one (1) year and annexed into a Special District. The off-site landscape and irrigation plans must show separate electrical and water meters to be annexed into the Landscape and Lighting Maintenance District No. 2 via a City Council Public Hearing. The landscape and irrigation plans shall be approved concurrently with the street improvement plans, including the median portion, prior to issuance of a building permit. The landscaping architect must contact the City of Rialto Landscape Contract Specialist at (909) 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 Maintenance and Facilities' Landscape Maintenance District Guidelines.

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

40. The applicant shall install City Engineer approved deep root barriers, in accordance with the Engineering Services Department Landscape and Irrigation Guidelines, for all trees installed within ten (10) feet of the public sidewalk and/or curb.

41. All new street lights shall be installed on an independently metered, City-owned underground electrical system. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters. 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.

42. 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 frontages of Valley Boulevard, and Willow Avenue, as determined necessary by the City Engineer. New marbelite streetlight poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings, as determined necessary by the City Engineer. Additionally, the applicant shall provide 2" conduit and pull boxes along the opposite side of the street for continuation of the streetlight system for future built out.

43. The applicant shall submit street light improvement plans, along the entire project frontage, prepared by a registered California civil engineer to the Engineering Services Department for review. The plans shall be approved by the City Engineer prior to the issuance of building permit or off-site construction permit.

44. The applicant shall submit sewer improvement plans by a registered California civil engineer to the Engineering Services Department for review. The plans shall be approved by the City Engineer prior to the issuance of building permits in accordance with an approved Subdivision Improvement Agreement.

45. The applicant shall submit copies of approved water improvement plans prepared by a registered California civil engineer to the Engineering Services Department for record purposes. The plans shall be approved by Rialto Water Services, the City's water purveyor, prior to the issuance of building permits in accordance with an approved Subdivision Improvement Agreement.

46. The applicant shall submit a Precise Grading/Paving Plan prepared by a California registered civil engineer to the Engineering Services Department for review and approval. The Grading Plan shall be approved by the City Engineer prior to the issuance of any building permit.

47. 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. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of the Precise Grading Plan.

48. The project 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:

    a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit issuance)
    b. PUBLIC IMPROVEMENT PLAN – plans may include: Street, Signing & Striping, Landscape & Irrigation, traffic signal modification, etc. (prior to off-site construction permit issuance, whichever occurs first)
    c. FINAL DRAINAGE STUDY (prior to grading plan approval)
    d. FINAL WQMP (prior to grading plan approval)
    e. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE ADJUSTMENT, LOT MERGER, VACATION, etc.) (prior to Building Permit Issuance or Occupancy Release).
    f. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy approval)

49. The applicant shall provide rough grade (pad elevation) certification, engineered-fill certification, and compaction report for all building pads in conformance with the approved rough or precise grading plan, to the Engineering Services Department prior to construction of any building foundation or issuance of building permit.

50. Prior to issuance of building permit, the applicant shall submit a Public Improvement Agreement (PIA) and the required security to the Engineering Division for review and acceptance.

51. The applicant shall provide precise/final grade certification prior to Certificate of Occupancy approval.

52. Prior to issuance of a building permit, the applicant shall submit a Lot Merger addressing the 3 parcels, to the Engineering division for review and approval and recordation with the San Bernardino County Recorder's office

53. The public and 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.

54. Prior to grading plan approval, the applicant shall provide preliminary Southern California Edison (SCE) plans to the Engineering Division for review. The plans shall show undergrounding of overhead utilities as follows:

    a. East side of Willow Avenue from Valley Boulevard to the northerly property line of APN 0132-202-05

b. North side of Valley Boulevard from Willow Avenue to the easterly project property line.
c. All improvements shall comply with City standards and requirements.

55. Construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete, as may be determined by the City Engineer. Paving of streets in one lift prior to completion of on-site construction will not be allowed unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City Engineer, will require additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs, as required by the City Engineer.

56. All street cuts for utilities shall be repaired 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.

57. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets, all street and/or trench cuts in street newly paved or slurry will be subject to moratorium street repair standards as referenced in Section 11.04.145 of the Rialto Municipal Code. Contact the Engineering Services Department for a list of streets subject to the moratorium.

58. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Rialto Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e., Fontana Water Company, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.

59. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and new electrical distribution lines of sixteen thousand volts or less and overhead service drop conductors, and all telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground. Utility undergrounding shall extend to the nearest off-site power pole. This may require undergrounding beyond the project limits on Willow Avenue to prevent any existing poles to remain or new 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..

60. The applicant shall traffic signal modification 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 prior to the issuance of building permit or off-site construction permit. The traffic signal modifications shall include new or upgraded video detection system and new or upgraded battery backup system.

61. The applicant shall complete all required traffic signal modifications at the intersection of Willow Avenue and Valley Boulevard, to the satisfaction of the City Engineer. Improvements shall include, but are not limited to, video detection upgrades, Battery Backup System (BBS) upgrades, and ADA-compliant curb ramps for the entire intersection, prior to occupancy approval.

62. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or curbs along the entire project frontage, in accordance with the General Plan and the City of Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.

63. The applicant shall provide construction signage, lighting and barricading 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.

64. 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.

65. The applicant shall construct 4-inch conduit within the parkway area along the entire project frontages of Valley Boulevard, and Willow Avenue for future use.

66. The applicant shall dedicate and/or vacate additional right-of-way along the entire frontage of Valley Boulevard, as necessary, to provide the ultimate half-width of 50 feet, in accordance with the Gateway Specific Plan.

67. The applicant shall dedicate and/or vacate additional right-of-way along the entire frontage of Willow Avenue, as necessary, to provide the ultimate half-width of 32 feet, in accordance with the Gateway Specific Plan.

68. The applicant shall construct an 8-inch curb and gutter along the entire frontage of Valley Boulevard 48 feet south of centerline, in accordance with City of Rialto Standard Drawings and the General Plan or applicable Specific Plan, prior to the issuance of a Certificate of Occupancy.

69. The applicant shall construct an 8-inch curb and gutter along the entire frontage of Willow Avenue 20 feet east of centerline, in accordance with City of Rialto Standard Drawings and the General Plan or applicable Specific Plan, prior to the issuance of a Certificate of Occupancy.

70. The applicant shall replace any existing non-compliant, damaged, or unsatisfactory sidewalk along the project frontage to the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.

71. Prior to occupancy approval, 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.

72. The applicant shall construct three (3) new thirty-two (32) foot wide commercial driveway approaches along the Willow Avenue frontage, in accordance with City of Rialto Standard Drawing No. SC-214, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does exceed or will exceed 30 inches in height in order to maintain an appropriate corner sight distance, as required by the City Engineer. If necessary, additional right of way shall be dedicated on-site to construct a path of travel meeting ADA guidelines for the public.

73. The applicant shall construct a new thirty-two (32) foot wide commercial driveway approaches along the Valley Boulevard frontage, in accordance with City of Rialto Standard Drawing No. SC-214, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does exceed or will exceed 30 inches in height in order to maintain an appropriate corner sight distance, as required by the City Engineer. If necessary, additional right of way shall be dedicated on-site to construct a path of travel meeting ADA guidelines for the public.

74. Willow Avenue is designated a Collector in the Gateway Specific Plan with a 64-foot street right of way. The applicant shall submit street improvement plans that include, but are not limited to:
    a. Existing asphalt pavement within these limits shall be removed in order to construct half-street width plus 14 feet of new pavement with a minimum pavement section of 5 inches asphalt concrete (AC) pavement over 6 inches crushed aggregate base (CAB) and a minimum subgrade of 24 inches at 95% relative compaction, or equal, in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from pavement core samples and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and geotechnical report, perform a 2" grind and overlay over the full street width using PG 64-10 ARHM CC-G.

75. Valley Boulevard is designated a Major Highway in the Gateway Specific Plan with a 100-foot street right of way. The applicant shall submit street improvement plans that include, but are not limited to:
    a. Existing asphalt pavement within these limits shall be removed in order to construct half-street width plus 14 feet of new pavement with a minimum pavement section of 5 inches asphalt concrete (AC) pavement over 6 inches crushed aggregate base (CAB) and a minimum subgrade of 24 inches at 95% relative compaction, or equal, in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from pavement core samples and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and geotechnical report, perform a 2" grind and overlay over the full street width using PG 64-10 ARHM CC-G.

76. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire project frontages of Valley Boulevard, and Willow Avenue, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.

77. 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 Engineering Services Department verification from Omnitrans acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines. Additionally, bus turnouts

are required to accommodate proposed bus stops in accordance with the City Standards and as approved by the City Engineer.

78. The minimum pavement section for all on-site pavements shall be 3 inches asphalt concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 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.

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. Domestic water service to the underlying property is provided by Rialto Water Services. The applicant shall be responsible for coordinating with Rialto Water Services and complying with all requirements for establishing domestic water service to the property.

81. The applicant shall install a new domestic water line lateral connection to the main water line within either Valley Boulevard or Willow Avenue, pursuant to the Rialto Water Services requirements. A water line plan shall be approved by Rialto Water Services prior to issuance of building permits.

82. The applicant shall provide certification from Rialto Water Services that demonstrates that all water and/or wastewater service accounts for the project are documented, prior to the issuance of a Certificate of Occupancy or final inspection approval from the Engineering Services Department.

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

84. The applicant shall submit a 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 Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to the issuance of any building permit and shall be

recorded at the San Bernardino County Recorder's Office prior to the issuance of a Certificate of Occupancy.

85. The applicant shall prepare a Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit. The applicant's contractor shall prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the General Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP.

86. 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.

87. 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.

88. 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. All on-site and off-site designs must comply with NPDES stormwater regulations.

89. Prior to the issuance of a certificate of occupancy or final City approvals, the applicant shall demonstrate that all structural BMP's have been constructed and installed in

conformance with approved plans and specifications, and as identified in the approved WQMP.

90. The applicant shall provide a WQMP BMP certification, prior to the issuance of a Certificate of Occupancy.

91. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired 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 as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Rialto Water Services, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

92. The applicant shall adhere to the City Council approved franchise agreements and disposal requirements during all construction activities, in accordance with Section 8.08 (Refuse Collection of the City of Rialto Municipal Code).

93. 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 frontage of Valley Boulevard.
    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"

94. The applicant shall remove any graffiti within 24 hours, before, during, and post construction.

95. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

96. Prior to occupancy approval, all abandoned utilities shall be completely removed. Utilities may not be abandoned in place.

97. 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 Public Works Engineering, 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.

98. 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.).

99. 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.

100. The applicant shall design the structures to withstand ultimate wind speed of 130 miles per hour, exposure C and seismic zone D.

101. The applicant shall submit fire sprinkler, fire alarm systems, and fire hydrant plans to the Building Division for plan review concurrently with building plans and shall be approved prior to the issuance of a building permit.

102. 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.

103. The applicant shall install temporary construction fencing and screening around the perimeter of the project site. The fencing and screening shall be maintained at all times during construction to protect pedestrians.

104. 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.

105. 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.

106. 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.

107. 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.

108. 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.

109. Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to the Building Division, which include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record.

110. The applicant shall provide proof of payment to the Colton Joint Unified School District for all required school fees, prior to the issuance of a building permit.

111. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the California Building Code, Chapter 11.

112. The applicant shall place a copy of the Conditions of Approval herein on within the building plan check submittal set and include the PPD number on the right bottom corner cover page in 20 point bold, prior to the issuance of a building permit.

113. The applicant shall ensure that a minimum of 65% of all construction and demo debris shall be recycled using an approved City of Rialto recycling facility during construction. Copies of receipts for recycling shall be provided to the City Inspector and a copy shall be placed in the office of the construction site.

114. Prior to allowing flammable materials on the site, on site water service and fire hydrants shall be installed and approved by the Fire Department.

115. The applicant shall comply with all applicable requirements of the California Fire Code and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.

116. The applicant shall illuminate all walkways, passageways, and locations where pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of

light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.

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

118. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas with a minimum of 2.0 foot-candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.

119. 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.

120. 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.

121. 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.

122. The applicant shall install Knox boxes immediately adjacent to the main entrance of the building and at least one (1) rear entrance on the building 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.

123. 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.

124. The applicant shall provide an audible alarm within the building, prior to the issuance of a Certificate of Occupancy. The building shall be alarmed in such a way as to emit a

continuous audible notification until reset by responsible personnel (e.g. alarmed exit device / crash bar).

125. 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.

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

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

PASSED, APPROVED AND ADOPTED this 15th day of April, 2026.

MICHAEL E. STORY, CHAIR
CITY OF RIALTO PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. **2026-16** was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the 15th day of April 2026.

Upon motion of Commissioner Dale Estvander, second by Commissioner Ray Corral, foregoing Resolution No. **2026-16** was duly passed and adopted.

Vote on the motion:

AYES: 6 (Corral, Estvander, Schneider, Story, Thompson, Avalos-Villalobos)

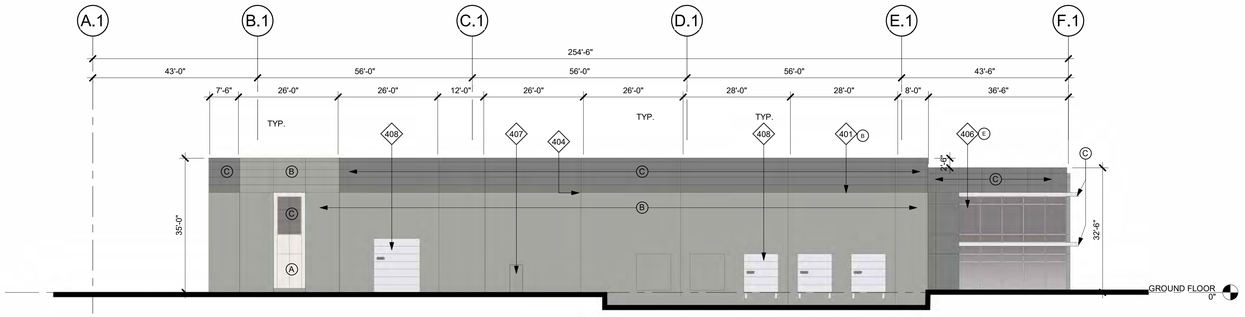
NOES: 0

ABSTENTION: 0

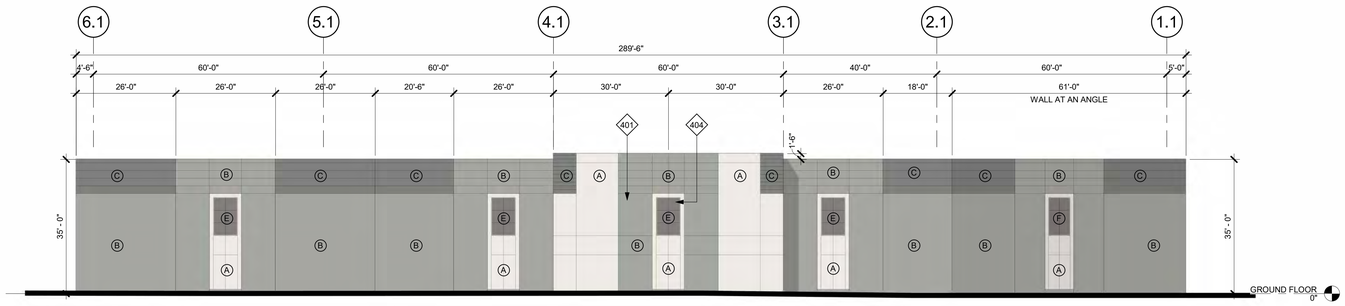
ABSENT: 1 (Gutierrez)

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this 15th day of April 2026.

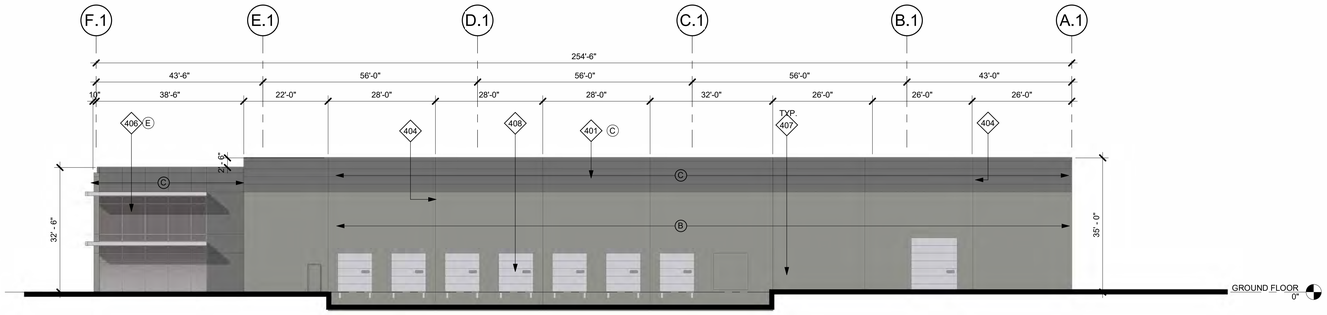
Heidy Gonzalez
Administrative Assistant



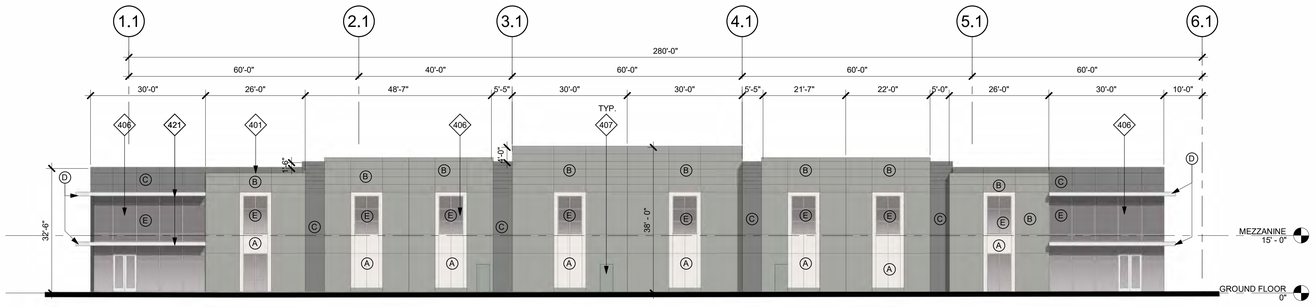
2 PROPOSED NORTH ELEVATION_B1
1/16" = 1'-0"



3 PROPOSED EAST ELEVATION _B1
1/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION _B1
1/16" = 1'-0"



4 PROPOSED WEST ELEVATION _B1
1/16" = 1'-0"

KEYNOTES

401	PAINTED CONCRETE TILT-UP WALL PANEL.
404	PANEL JOINT.
406	ALUMINUM FRAMED STOREFRONT SYSTEM.
407	PAINTED HOLLOW METAL PEDESTRIAN DOOR.
408	STEEL SECTIONAL OVERHEAD DOOR.
421	DECORATIVE SOLID BROW WRAPPED IN ALUMINUM PANELS NOMINAL 18" THKNS. MAX 24" PROJECTION FROM BUILDING

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
U.O.N @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM. U.O.N. @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM. STOREFRONT SYSTEM TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR . DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.

VISION SYSTEM GLAZING:
FOR EXTERIOR VISION GLAZING USE 1" INSULATED GLASS CONSISTING OF AN OUTER LAYER OF 1/4" VISTACOOL AND AN INNER LAYER OF 1/4" SOLARBAN 60. FOR INTERIOR GLAZING USE 1/2" CLEAR GLASS

SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE 1/4" VISTACOOL. BACK PAINTING OF GLASS NOT REQUIRED.

NOTES:
1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.
2. PROVIDE TEMPERED GLASS @ THE FOLLOWING:
   A. ALL SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS
   B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE
   C. ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.
3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILLATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM IN A COLOR SELECTED BY THE ARCHITECT.
4. @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

A	EXTERIOR PAINT COLOR: SW 7004 SNOWBOUND
B	EXTERIOR PAINT COLOR: SW 7066 GRAY MATTERS
C	EXTERIOR PAINT COLOR: 7067 CITYSCAPE
D	CLEAR ANODIZED METAL EYE BROW
E	STOREFRONT MEDIUM PERFORMANCE GRAY REFLECTED GLAZING CLEAR CLEAR ANODIZED MULLION

NOTES:
1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE ADJACENT WALL.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

PROJECT
IBG VALLEY BLVD
RIALTO, CA
4TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN

A21-2181
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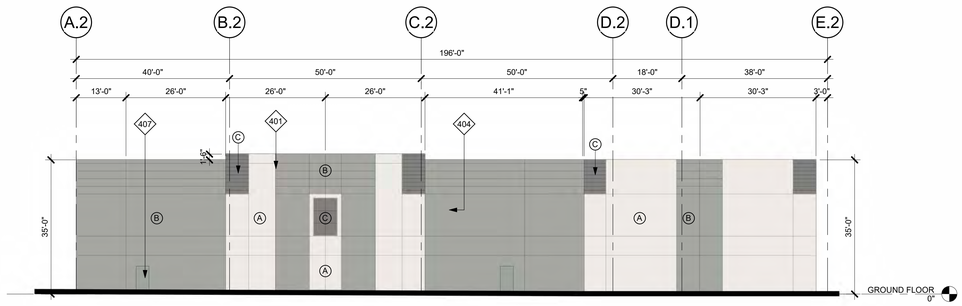
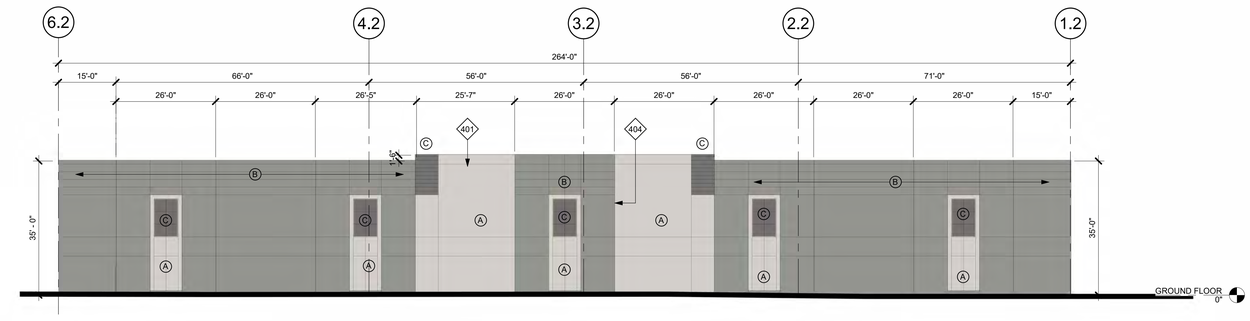
EXTERIOR ELEVATIONS BUILDING 1

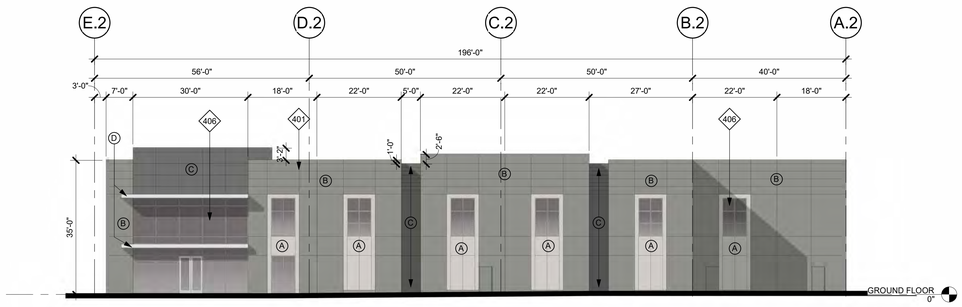
A4_1



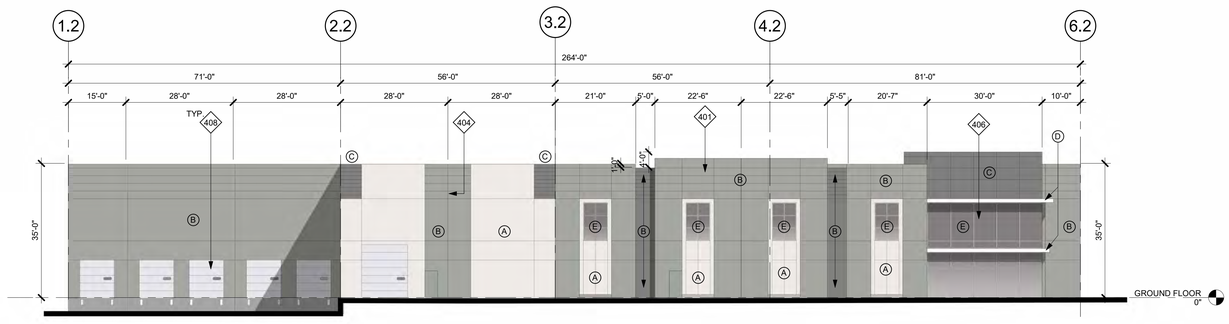
1 PROPOSED NORTH ELEVATION_B2
1/16" = 1'-0"



2 PROPOSED EAST ELEVATION _B2
1/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION _B2
1/16" = 1'-0"



4 PROPOSED WEST ELEVATION _B2
1/16" = 1'-0"

KEYNOTES

401	PAINTED CONCRETE TILT-UP WALL PANEL.
404	PANEL JOINT.
406	ALUMINUM FRAMED STOREFRONT SYSTEM.
407	PAINTED HOLLOW METAL PEDESTRIAN DOOR.
408	STEEL SECTIONAL OVERHEAD DOOR.
421	DECORATIVE SOLID BROW WRAPPED IN ALUMINUM PANELS NOMINAL 18" THKNS. MAX 24" PROJECTION FROM BUILDING

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
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	B	EXTERIOR PAINT COLOR: SW 7066 GRAY MATTERS
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EXTERIOR ELEVATIONS BUILDING 2

A4_2

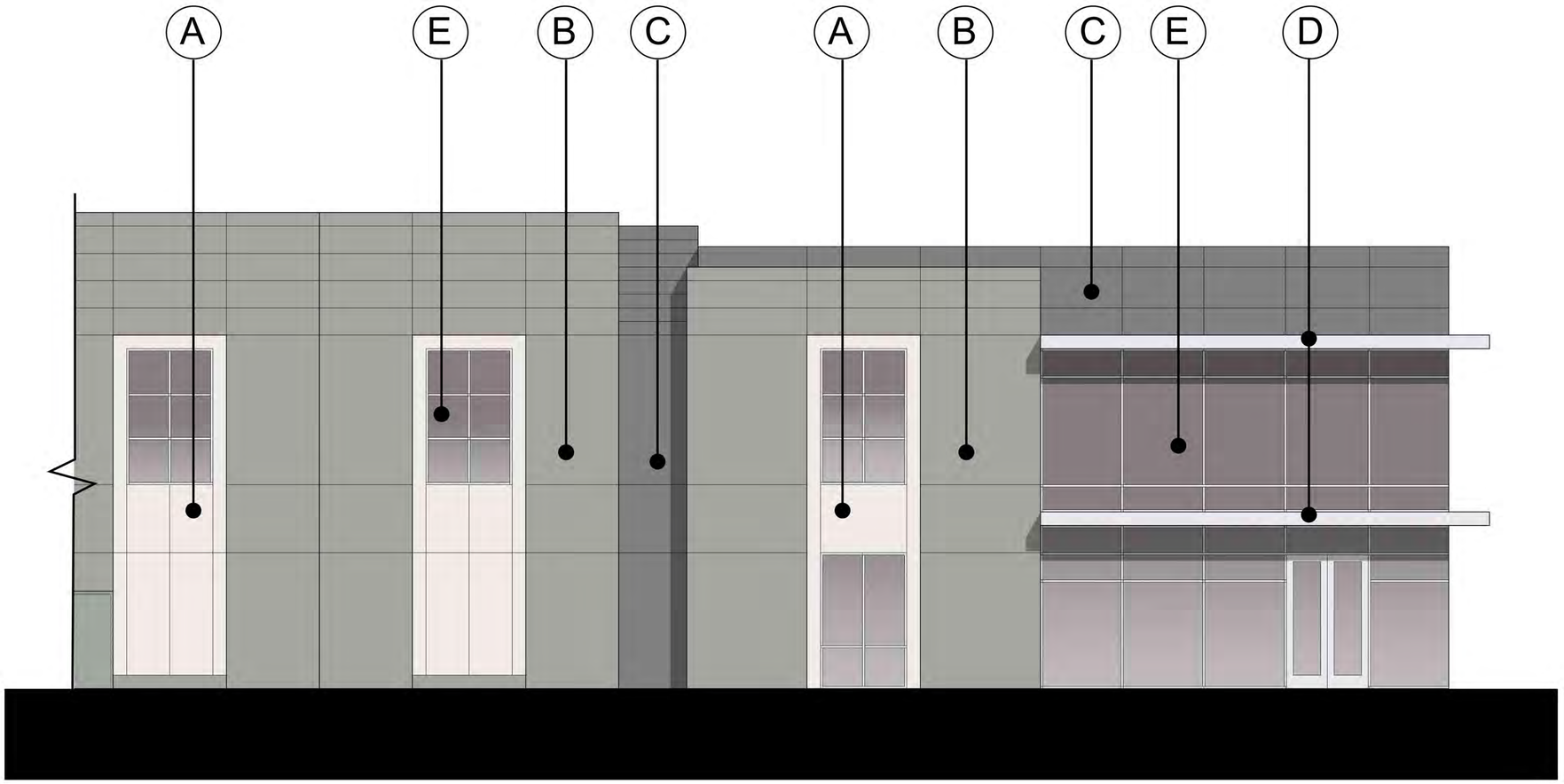
A. EXTERIOR PAINT
SW 7004 SNOWBOUND

B. EXTERIOR PAINT
SW 7066 GRAY MATTERS

C. EXTERIOR PAINT
SW 7067 CITYSCAPE

D. CLEAR ANODIZED
METAL EYE BROW/CANOPY

E. STOREFRONT
MEDIUM PERFORMANCE
GRAY REFLECTED GLAZING
CLEAR ANODIZED ALUMINUM MULLION



ENLARGED CORNER ELEVATION B-1

IBG VALLEY BLVD
RIALTO, CA

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MATERIAL
BOARD

A4_3

NORTH WEST CORNER

PROJECT
IBG VALLEY BLVD
RIALTO, CA
4TH PLANNING SUBMITTAL

HERDMAN
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01.28.2025

AERIAL VIEW

A4_4

SOUTH WEST CORNER

PROJECT
IBG VALLEY BLVD
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4TH PLANNING SUBMITTAL

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AERIAL VIEW

A4_5

File #: 26-0382, **Version:** 1, **Agenda #:** TAB3

For City Council Meeting June 9, 2026

TO: Honorable Mayor and City Council

APPROVAL: Tanya Williams, City Manager

FROM: Mark P. Kling, Chief of Police

Request City Council to Approve: (1) Budget **Resolution No. 8529** Amending the 2025-2026 Fiscal Year Budget; (2) Amendment to the Development Agreement to Increase the Guaranteed Maximum Price (GMP) in the Amount of $7,861,852.43 for Phase 2 Construction of the New Police Headquarters Project with Griffin Structures LLC; (3) Approve Construction of the South Parking Lot Expansion Associated with the Recently Acquired Parcel at 126 S. Willow Avenue as Part of the Proposed GMP Increase; (4) Authorize the use of the Remaining GMP Increase Balance as Contingency Funding for Ongoing Phase 2 Construction Costs and Unforeseen Conditions Associated With the Police Headquarters Project and South Parking Lot Improvements; and (5) Authorize the City Manager or Designee to Execute any and all Documents, Subject to Approval as to Form by the City Attorney.
(ACTION)

RECOMMENDATION

Staff recommends that the City Council:

1) Approve a Budget Resolution Amending the 2025-2026 Fiscal Year Budget;
2) Approve the Amendment to the Development Agreement to increase the Guaranteed Maximum Price (GMP) in the amount of $7,861,852.43 for Phase 2 Construction of the New Police Headquarters Project with Griffin Structures LLC;
3) Approve construction of the South Parking Lot expansion associated with the recently acquired parcel at 126 S. Willow Avenue as part of the proposed GMP increase;
4) Authorize the use of the remaining GMP increase balance as contingency funding for ongoing Phase 2 construction costs and unforeseen conditions associated with the Police Headquarters Project and south parking lot improvements; and
5) Authorize the City Manager, or designee, to execute any and all documents, subject to approval as to form by the City Attorney.

BACKGROUND

In April 2022, staff issued Request for Proposal (RFP) No. 22-062 seeking a qualified development team to design, build, finance, operate, and maintain a new Police Station. Unlike a traditional design-bid-build or design-build procurement, this developer-focused RFP sought a partner capable of delivering the project through all phases, including design, planning, environmental review, financing, and construction. Griffin/Swinerton LLC responded to the RFP and submitted a proposal that outlined a two-phase project delivery approach. The proposed process included refinement of the site design and facility programming, development of the final site plan, schematic design and

design development, completion of all required approvals and entitlements, establishment of a Guaranteed Maximum Price (GMP), and project financing. These activities were to be completed in close collaboration with City staff and subject to City review and approval throughout the process.

On November 15, 2022, the City Council approved the selection of Griffin/Swinerton as the Development Team to deliver the new Police Headquarters through a Public-Private Partnership (P3) model. Following this approval, on November 14, 2023, the City Council approved funding for the New Police Station Project and authorized the Development Agreement with Griffin/Swinerton. As part of the overall project budget, the City established a $1,000,000 owner contingency to address unforeseen conditions and project-related needs that may arise during construction, helping to ensure the successful delivery of the project.

Since construction began, the project has encountered a series of significant and unanticipated conditions that were not identified, or known, in the original construction documents during the development of the GMP. These challenges have required substantial additional work, including unforeseen culvert improvements and associated structural modifications, extensive dry utility relocations and off-site infrastructure upgrades involving Southern California Edison, Spectrum, and AT&T, as well as unanticipated culvert construction and water main improvements along Willow Avenue. Additional site and infrastructure demands have also emerged due to unforeseen field conditions, further compounding project complexity. More recently, costs associated with the acquisition and integration of 126 S. Willow Avenue (formerly 130 S. Willow Avenue) into the Police Department campus footprint have added to these financial impacts.

Collectively, these unforeseen conditions have fully depleted the City's original contingency. As a result, additional funding is now necessary to ensure the project remains on track for completion and that the facility is delivered in a state of full operational readiness.

ANALYSIS/DISCUSSION

Construction of the New Police Headquarters continues to advance and represents one of the City's most significant investments in public safety infrastructure. As is common with large and technically complex public safety facilities, several unforeseen site conditions, utility conflicts, and infrastructure requirements were encountered during construction that could not have been fully identified or quantified during the design and bidding phases.

To address potential unknowns, the project included a $1,000,000 City contingency and access to a 50 percent share of the developer's $3,000,000 contingency. These funds were intended to provide flexibility for unforeseen conditions commonly encountered in projects of this size and complexity. However, the cumulative impact of these unexpected construction and infrastructure requirements has now fully exhausted the available contingency funding. As a result, additional authorization is necessary to maintain project momentum, avoid costly delays, and ensure the successful completion and operational readiness of a facility that will serve the public safety needs of the Rialto community for decades to come.

The table below outlines the major unforeseen construction and infrastructure costs encountered during the project. These costs reflect field conditions, utility coordination requirements, design modifications, and operational necessities that were not anticipated during the development of the original construction documents and GMP, but were required to ensure the successful delivery, functionality, and long-term reliability of the facility.

Net Unforeseen Construction Costs Detail	
Cost Category	**Amount**
Storm Water Culvert / Related Redesign & Construction Impacts	$516,112
Dry Utilities / SCE / AT&T / Communications Impacts	$789,449
Willow Avenue Water Main Improvements	$175,000
Testing, Design and Site Work South Parking Lot	$247,867
Utility / Civil / Inspector Driven Field Revisions	$474,825
Security, County Radio, DAS and Life-Safety System Impacts	$409,618
Electric Power Generator Distribution Impacts	$341,843
Operational / Owner Directed Impacts	$329,947.85
Total	$3,284,661.85

As reflected in the table above, the additional costs are largely attributable to unforeseen site conditions, infrastructure conflicts, and utility requirements that were identified only after construction activities were underway. While extensive planning and design efforts were completed prior to construction, the complexity of the project and existing site conditions revealed several issues that could not have been fully anticipated during the design and bidding phases.

The most significant cost impacts include the construction of a storm water culvert and associated drainage improvements necessary to support the project site, extensive off-site utility relocations and upgrades involving Southern California Edison (SCE), AT&T, Spectrum, and other communications infrastructure providers, utility and civil engineering field revisions, life-safety, communications, security system requirements, generator and electrical distribution modifications, and site preparation activities associated with the future south parking lot expansion. These costs were not discretionary enhancements or scope additions, but rather essential improvements required to address field conditions, utility provider requirements, regulatory obligations, and the operational needs of a modern public safety facility.

Collectively, these unforeseen construction and infrastructure costs total $3,284,661.85 and have fully exhausted the project's available contingency funding. Without additional authorization, the City risks construction delays, increased project costs, and impacts to the timely completion and operational readiness of the facility. Approval of the requested funding will ensure continued project progress and the successful delivery of a police headquarters designed to serve the public safety needs of the Rialto community for decades to come.

Further impacts have arisen from unanticipated water main improvements along Willow Avenue and additional field conditions encountered during construction that required immediate resolution to avoid delays, escalation claims, and disruption to the critical path schedule. In each instance, staff evaluated alternatives and worked with the project team to manage costs while prioritizing schedule preservation and protecting the City's investment. However, the aggregate effect of these unforeseen conditions has exceeded the capacity of the original contingency.

Compounding these impacts, the recent acquisition of 126 S. Willow Avenue has created an

opportunity to strategically expand and improve the Police Department campus in a manner that was not possible when the original GMP was established. Staff is recommending the City capitalize on this opportunity now by constructing the South Parking Lot expansion as part of the active project rather than deferring this critical improvement to a later phase at likely greater cost. Incorporating the south parking lot into the current construction effort avoids future mobilization and escalation costs, leverages the contractor's current presence on site, and delivers operational benefits immediately upon occupancy of the new facility.

The proposed South Parking Lot expansion, estimated at $6,345,553 is not simply an added parking project, it is an integral expansion of the Police Headquarters footprint that improves site circulation, operational parking capacity, fleet support, and long-term functionality of the campus. Advancing this component now also aligns with the City's broader investment strategy by maximizing the benefit of the newly acquired parcel and integrating it into a cohesive public safety campus.

The requested GMP increase also provides the necessary capacity to address remaining project contingency needs as the project moves through the final and often most risk-sensitive stages of construction. This includes funding for remaining unforeseen conditions, memorial-related improvements, utility costs associated with extending AT&T fiber approximately 2,000 feet to the central office, and contingency for completion of both the main facility and the new south parking improvements.

Importantly, this request is not the result of scope creep or discretionary enhancements, but rather a prudent response to legitimate project conditions and strategic opportunities that have emerged during delivery of a complex, once-in-a-generation public safety project. Staff believes addressing these needs now through a comprehensive GMP amendment is significantly more fiscally responsible than returning with multiple piecemeal amendments or risking construction delays that could generate additional claims, schedule impacts, and higher costs.

The requested $7,861,852.43 increase to the GMP is necessary to address net unforeseen construction costs that exceeded the City's exhausted contingency and to fund construction of the South Parking Lot expansion, ensuring completion of critical utility, infrastructure, operational, and site improvements required for successful delivery of the Police Headquarters Project.

Staff has carefully evaluated available alternatives and determined that approval of the requested GMP amendment is the most fiscally responsible and operationally sound course of action. Delaying these improvements or addressing them through future standalone projects would likely result in substantially higher costs, duplicated mobilization expenses, operational inefficiencies, and disruptions to the City's long-term public safety objectives.

Staff recommends that the City Council approve the Amendment to the Development Agreement with Griffin Structures LLC to increase the Guaranteed Maximum Price (GMP) in the amount of $7,861,852.43 and authorize the City Manager, or designee, to execute all necessary amendments and related project documents, subject to approval as to form by the City Attorney. Approval of this request will ensure the successful completion of the Police Headquarters Project, provide the infrastructure and operational capacity necessary to support modern policing, and protect the City's significant investment in a public safety facility designed to serve the residents of Rialto for generations to come.

ENVIRONMENTAL IMPACT

This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15302, Class 2 (Replacement or Reconstruction) and CEQA Guidelines, Section 15332, Class 32, In-Fill Development Projects, and no exceptions apply to the use of these exemptions (CEQA Guidelines §15300.2). A Notice of Exemption has been filed by staff with the San Bernardino County Clerk of the Board of Supervisors.

GENERAL PLAN CONSISTENCY

This action is consistent with the following goals in the General Plan:

Goal 3-11: Provide community facilities that adequately support established programs, can accommodate future needs, and are accessible to all members of the community.

Goal 5-7: Maintain a high level of emergency response capability.

Goal 5-8: Provide effective and comprehensive policing services that meet the safety needs of Rialto.

LEGAL REVIEW

The City Attorney has reviewed and supports this staff report.

FINANCIAL IMPACT

Operating Budget Impact

There is no impact on the Operating Budget.

Capital Improvement Budget Impact

Staff recommends that the City Council approve Resolution No. XXXX to amend the Fiscal Year 2025 -2026 budget and appropriate $7,861,852.43 from General Fund Reserves to cover additional costs for the GMP for phase 2 construction of the Police Station project. These funds will be allocated to the Capital Projects Fund, Account No. 33006150 53001, in the amount of $7,861,852.43.

Licensing

This action does not trigger a requirement for a business license.

Attachments

1. Change Order Summary 1-7
2. Cost Impact Summary
3. South Lot Master Development Budget
4. Rialto PD DA Amendment 06.04.2026
5. Exhibit E-1 South Lot - Sheet Index
6. Exhibit F-1 South Lot Expansion Project Schedule
7. Swinerton PLA
8. Budget Resolution

CO #	Item	Cost	City Contingency	City Share of Developer Contingency
			$ 1,000,000.00	$ -
1	Removal of copper lines and install of fiberoptic	$ 49,628.73	$ 950,371.27	$ -
2	Temp parking lot design and paving	$ 215,862.54	$ 734,508.73	$ -
3	Temp lot additional percolation and design	$ 14,260.39	$ 720,248.34	$ -
4	Security Adds/AV, E power changes, armory lockers, purchase dispatch consoles, purchase furniture	$ 390,009.96	$ 330,238.38	$ -
5	Mortuary Lot soil testing and survey, culvert relocation, SCE & ATT permit fees, added cable TV drops, city requested water kills, CMU wall height change, dispatch furniture changes, furniture adds, culvert redesign	$ 613,331.49	$ -	$ (283,093.11)
6	Mortuary Lot adds	$ 182,206.78	$ -	$ (182,206.78)
7	Cellular DAS Addition and Install, county radio added grounding, dispatch console adds, added design scope for county radio revisions, mortuary lot, Axon cameras, fitness vendor, dispatch communications, and drone landing	$ 375,267.27	$ -	$ (375,267.27)

Total Amount from all Change Orders	$ 1,840,567.16
Amount Remaining in City Contingency	$ -
Amount Remaining in Unallocated Developer Contingency	$ 906,394.34

Rialto PD - Adds/Changes		
Item No.	**Description**	**Costs**
PCI 0473	Unforeseen Conditions - Storm Water Culvert	16,784.62
PCI 0296.1	County Radio requested Adds/changes	
	Conduit infrastructure from fire rated shaft to mechanical screen attachments	29,516.74
PCI 0423	Additional FD requested Fire Annunciator Panel	11,121.00
PCI 0375	Front Lobby Entry Paneling	5,662.08
PCI 0506	Dispatch Console AV Changes	35,849.00
PCI 0428	Additional County Radio Requirements	
	County request to remove and reinstall recepticals (4) in the server room	1,625.00
PCI 0503	Additional caulking and slipsheeting per BI request for roof	10,066.00
PCI 0504	PD Sigange Changes	65,404.45
PCI 0508	Sally Court Changes	51,246.62
PCI 0581	Walkway at the low roof	10,820.00
PCI 0573	Type K - Sliding Door Sidelight Glass Change	17,415.01
PCI 0580	Women's Locker Room Polished Concrete	19,610.00
PCI 0518	Revised Doors 254 and 200 from flush wood to full lite	8,038.67
PCI 0525	Additional blank keys	4,157.25
PCI 0566	Stray Kennel Office Flooring Change to LVT Tile	8,313.00
PCI 0513	RGB equipment temporary solution	22,358.00
PCI 0516	Touch screens schedulers trim piece	19,348.00
PCI 0519	Custom Color Security Caulking	3,225.00
PCI 0543	Chief Suite added power/data	5,697.00
PCI 0548	Conference room 205 vinyl removal and replacement, window films at sidelight, removal of 911 vinyl	5,376.00
PCI 0564	Occupancy sensors in Men's and Women's locker rooms	4,838.00
PCI 0509	Video intercom relocation	4,301.00
PCI 0544	Lactation room quad outlet and quad behind rack (2nd floor IDF)	2,256.00
PCI 0550	Executive suite vinyl removal per chief request	2,150.00
PCI 0545	Building 2 camera relocation	1,613.00
PCI 0549	Added corner guards in investigations suite and across first floor	1,600.00
PCI 0541	Added exit signs buildings 1&2	16,125.00
PCI 0568	Interview RR trash receptacle	3,225.00
PCI 0524	Card reader added into level 2 door 250B	5,376.00
PCI 0502	BSCC inspection for juv lounge, RR, and detention areas	40,351.00
PCI 0523	Data run to server room for breathylzer	2,150.00
PCI 0612	Generator enclosure requests per building inspector	26,191.00
PCI 0577	Office 257 changes request for the PD	5,912.00
PCI 0641	Change in gym vinyl	5,376.00
PCI 0329	Perm Revision 9 - Drone dock power and data	27,725.00

PCI 0345	Intercept box for fiber loop cost impacts and investigation	43,159.00
PCI 0635	Range doors mag-lock for card reader functionality	2,239.12
PCI 0639	MPR doors C101B and C101A	6,988.00
PCI 0602	Furnish and install (2) PDUs support building	7,267.00
PCI 0368	Phase 1 High-Lines and new services to existing homes	37,945.52
PCI 0389	North ramp wall adjustment for elevation discrepancies	32,059.79
PCI 0388	Concrete retaining wall RW4 extended height change	31,668.70
PCI 0418	Elevator Pit Sprinkler Head and Smoke Detection	4,122.00
PCI 0494	Non-sworn lockers service amount	13,164.96
PCI 0542	Firing range lane cameras	15,000.00
PCI 0540	Power for Cellular DAS in IDF room level 1	1,295.00
PCI 0643	SCE area re-work	45,148.00
PCI 0557	Memorial design and build	214,557.00
PCI 0692	Firmcrete extension on south retaining wall	17,198.00
PCI 0672	AT&T aded costs for service to the new building	118,237.53
PCI 0699	Motorized Window Roller Shade with Blackout Shade Office 257	6,000.00
PCI 0671	Water Spigots/Filters at sinks	3,796.00
PCI 0675	Additional 128 Halo-Lit Building Address Sign	11,372.23
PCI 0701	Site emergency lighting backup power	5,214.00
PCI 0702	Temporary ERRCs solutuion for revised SB frequencies	3,079.00
PCI 0703	Locker end panels for relocated dispatch lockers	2,233.33
PCI 0704	ERRCs permanent solution per revised SB frequencies	165,000.00
PCI 0705	Drinking fountain west canopy	8,500.00
GMBI	GM Furniture Adds	14,939.59
Morrow	Added costs for SCE field coordination and re-work	7,500.00
LPA	Added design and coordination for SCE final plan (PSA 07B)	15,515.00
LPA	Added design costs for review of the Memorial design	15,600.00
	Total of all changes	1,349,621.21
	Total Per Category	
Griffin	Developer Mark-Ups	94,473.48
City	5% City Contingency	72,204.74

	Total All-In for Changes	**1,516,299.43**

EXHIBIT D

RIALTO SOUTH LOT - PHASE 2 DEVELOPMENT
CITY OF RIALTO POLICE STATION
Date: June 2, 2026

	COMPONENT	Jun 26 PHASE 2 DESIGN AND CONSTRUCTION	COMMENTS
1	**A/E SERVICES**		
	AE Basic Fee	$ 183,456	LPA base fee includes CD's. permit processing, CA, and closeout
	Reimbursables		
2	**MISC CONSULTANTS**		
	Commissioning, Enhanced Commissioning, and MEP peer review		Excluded - assume not required
	Survey, ALTA and mapping	$ 9,000	In construction - final line and grade
	Lead and asbestos testing and final report		All requirements in Testing and Inspection section
	Dry utility coordination (telco, cable, ISP)		Morrow - Included in CO 6 to PD/City
	Traffic Engineer		Allowance for CD's on any required offsite work
	Phase I ESA		Citadel - Included in CO 6 to PD/City
	Soil subsurface investigation-Vapor testing		Citadel - Included in CO 6 to PD/City
	Abatement monitoring and final report	$ 24,241	Allowance
3	**GEOTECHNICAL SERVICES**		
	Preliminary soil investigation		Not part of development phase scope of work
3	**CONSTRUCTION SERVICES**		
	Preconstruction services		
	Base Project Construction Costs	$ 4,913,573	Swinerton
	Builder's Risk Insurance		Excluded
4	**TESTING AND INSPECTION**		
	Geotechnical testing	$ 49,262	Allowance
	Materials testing and inspection	$ 29,572	Allowance
6	**FIXTURES, FURNISHINGS, AND EQUIPMENT ALLOWANCE**		
	Site furnishings	$ -	None required
7	**UTILITY COMPANY CONNECTION SERVICES AND FEES**		
	Electrical		Excluded
	ISP, Cable TV		Excluded
5	**COUNTY, CITY, AND ALL AGENCY HAVING JURISDICITON FEES**		All permits and fees are excluded
	Development Impact Fees		
	Open Space		
	Regional Traffic Fees		
	Storm Drain Facilities Fees		
	Street Medians		
	General Facilities		
	School Facilities Fees		
	Planning Dept processing fees		
	Building Dept plan check and permit		
	Public works fees		
	Police and fire fees		
6	**MISC OWNER COSTS**		
	Insurance - City Liability		Excluded
	Builders Risk insurance		Excluded
4	**DEVELOPMENT AND CONSTRUCTION MANAGEMENT**		
	Developer's Overhead	$ 208,364	4% Fixed
	Developer's Fixed Fee	$ 216,699	4% Fixed
	Developer Contingency	$ 390,683	
	Insurance	$ 60,248	$10/$1,000
5	**CITY CONTINGENCY**	$ 260,455	Per City direction
	TOTAL DEVELOPMENT PHASE GMP	**$ 6,345,553**	

AMENDMENT TO DEVELOPMENT AGREEMENT

THIS AMENDMENT TO THE DEVELOPMENT AGREEMENT ("Amendment") by and between the **CITY OF RIALTO**, a general law city and municipal corporation ("City"), and **GRIFFIN / SWINERTON, LLC**, a Delaware limited liability company ("Developer") is effective as of June 9, 2026 ("Amendment Effective Date").

RECITALS

A. Developer submitted a proposal to City on July 29, 2022, which contemplated a two-phase project implementation to design-build-finance-operate-maintain a new police station at 128 N. Willow Avenue in the City of Rialto (the "Original Project"), including refinements to the site design and facility programming into a final site plan, schematic design, design development approvals/entitlements, a Guaranteed Maximum Price, and project financing by Developer in close collaboration with and approval by City (Phase 1); and Developer's completion of construction drawings and vertical development of the Original Project (Phase 2).

B. City and Developer entered into a Pre-Development Agreement dated November 15, 2022, for Phase 1 of the Original Project.

C. City and Developer entered into a Development Agreement dated December 12, 2023 (the "Agreement") for the Original Project for a Guaranteed Maximum Price ("GMP") of $78,918,577, which, together with Phase 1 costs, comprised a total Original Project cost of $82,914,927.

D. The Rialto Public Financing Authority issued tax-exempt bonds (the "Bonds") in a principal amount sufficient to pay Project Costs, Financing Costs, and other costs under the Indenture, and a portion of the proceeds from the sale of the Bonds was deposited into the Project Fund held by the Trustee.

E. The Agreement included a City Contingency in the amount of $1,000,000 and a Developer Contingency in the amount of 5% of all Project Costs, set forth in Exhibit D to the Agreement.

F. Since execution of the Agreement, City approved seven (7) change orders ("Change Orders 1 through 7") for additional work and scope modifications for the Original Project. Through these change orders, the City expended the entirety of the $1,000,000 City Contingency, and $840,567.16 of the City's share of the Developer Contingency. The Project GMP remained unchanged at $78,918,577.

G. Additional work is now required to complete the Original Project as designed. The additional costs total $1,349,621.21 in base costs, plus Developer mark-ups of $94,473.48, a 5% City Contingency of $72,204.74, for a total all-in cost of $1,516,299.43 (the "Additional Completion Costs").

H. Separately, the City of Rialto Police Department has acquired the lot located at 126 S. Willow Avenue, Rialto, California (APN 0130-211-20) (the "South Lot"), adjacent to the Original Project site. City desires to expand the scope of the Project to include the demolition of existing structures on the South Lot and the construction of secure police department parking

and related site improvements thereon (the "South Lot Expansion"). The Original Project and the South Lot Expansion may be referred to collectively as the "Project."

I. The estimated cost of the South Lot Expansion, including Phase 1 pre-development costs previously authorized under Change Orders 5 and 6, and Phase 2 design and construction costs, is $6,345,553 (the "South Lot GMP").

J. City and Developer now desire to amend the Agreement to: (1) incorporate the Additional Completion Costs, together with a 5% contingency thereon; (2) expand the scope of the Original Project to include the South Lot and the South Lot Expansion; (3) adjust the Project GMP accordingly; and (4) make such other conforming amendments as are necessary or appropriate to effectuate the foregoing.

K. The Agreement and the Project are authorized by applicable law, including but not limited to the Infrastructure Financing Act (Government Code §§ 5956 et seq.).

L. The Additional Completion Costs and associated contingency shall be funded from the City's general fund or other lawfully available non-bond revenues, subject to City Council appropriation and all applicable legal requirements. The South Lot Expansion shall similarly be funded from the City's general fund or other lawfully available non-bond revenues, subject to City Council appropriation.

M. Exhibit B to the Agreement is the Project Labor Agreement ("PLA") for the Original Project. Developer represents and warrants that any change orders issued for the Additional Completion Costs and the South Lot Expansion constitute valid and enforceable amendments to the PLA.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer agree as follows:

TERMS

1. Recitals. The parties acknowledge that the recitals hereinabove are true and correct, and are incorporated by reference.

PART I — DEFINITIONS

2. The following definitions are added to read:

""**Developer Obligation Date**" means the scheduled date for issuance of the Certificate of Substantial Completion as set forth in the Project Schedule attached as Exhibit F and F-1, as it may be extended pursuant to this Agreement. The Developer Obligation Date shall be extended day-for-day to the extent (a) City has not issued its Notice to Proceed (Construction) in accordance the Project Schedule, (b) of City-Caused Delays and (c) of Unavoidable Delays."

""**South Lot**" means the lot located at 126 S. Willow Avenue, Rialto, California (APN 0130-211-20), as further described in Exhibit A – Amended, attached hereto and incorporated by reference."

""**South Lot Expansion**" means and includes the demolition of existing structures on the South Lot; construction of secure police department parking facilities, including access control, CCTV, lighting, and related security infrastructure; public parking; code-minimum required EV

chargers; stormwater management improvements; grading, paving, striping, and signage; CMU retaining walls and fencing; landscaping and irrigation; and all related site improvements, all as more particularly described in the 100% Design Development Drawings dated March 13, 2026, prepared by LPA, Inc."

3. The following definitions are amended to read:

""**Premises**" means the entirety of the Land and the Building that are to be leased to Tenant under the Lease Agreement, including improvements on the South Lot."

""**Project**" means the total design, permitting and construction, and other professional services, and all labor, materials and equipment used or incorporated in such design and construction of the Building and the Tenant Improvements to be constructed within the Building, including the South Lot Expansion, but specifically excludes any work not included in the Contract Documents (e.g., Tenant provided FF&E, Tenant's Personal Property, or Tenant provided information technology). The Project shall be consistent with the approved Project Requirements. Notwithstanding the foregoing or anything to the contrary contained in this Agreement, the Financed FF&E will be designed, provided and installed in accordance with the Detailed Specifications and Developer shall have no other obligations in connection therewith or in connection with Tenant's Personal Property."

PART II – AMENDED PROJECT GMP

4. Amended Project GMP. The Project GMP in Exhibit D of the Agreement shall be increased to $86,780,429.43, and the Project Total shall be increased to $90,776,779.43, based on the addition of the Additional Completion Costs and the South Lot Expansion, as set forth herein.

A. ADDITIONAL COMPLETION COSTS

5. Additional Completion Costs. Additional Completion Costs shall include, as set forth in Exhibit D-1 to the Agreement, attached hereto and incorporated by reference: (a) $1,349,621.21 in additions and changes to the Original Project as designed; (b) markup; and (c) a 5% City Contingency thereto in the amount of $72,204.74, for a total $1,516,299.43.

6. Funding Source for Additional Completion Costs. The Additional Completion Costs and associated contingency shall not be paid from Bond proceeds or the Project Fund established under the Indenture. City shall fund the Additional Completion Costs from the City's general fund or other lawfully available revenues, subject to appropriation by the City Council. Developer shall submit Project Applications for Payment for the Additional Completion Costs in accordance with Section 9 of the Agreement, and City shall pay such amounts directly from the funding source identified herein in accordance with the Agreement.

B. SOUTH LOT EXPANSION

7. Amendment of Exhibit A to the Agreement. Exhibit A to the Agreement, Legal Description, is hereby repealed as replaced with Exhibit A – Amended, Legal Description, attached hereto and incorporated by reference.

8. South Lot Expansion Costs. The Agreement is hereby amended to add a new Exhibit D-2 setting forth the budget breakdown of the South Lot Expansion Costs. Exhibit D-2 is attached hereto and incorporated by reference.

The cost of the South Lot Expansion Development Phase shall be $6,345,553, including contingencies. Developer shall achieve Substantial Completion of the South Lot Expansion for a price not to exceed the South Lot Expansion Costs, subject to the same terms and conditions applicable to the Project GMP.

9. Funding Source for South Lot Expansion. The South Lot GMP shall not be paid from Bond proceeds or the Project Fund established under the Indenture. City shall fund the South Lot Expansion from the City's general fund or other lawfully available revenues, subject to appropriation by the City Council. Developer shall submit separate Project Applications for Payment for the South Lot Expansion in accordance with Section 9 of the Agreement, and City shall pay such amounts directly from the funding source identified herein in accordance with the Agreement. City and Developer shall maintain separate accounting for South Lot Expansion costs.

10. South Lot Expansion Schedule; Original Project and South Lot Expansion Completion Dates. The Developer Obligation Date for the Original Project shall be revised to September 17, 2026, subject to adjustment in accordance with the Agreement. Further, the Agreement is hereby amended to add a new Exhibit F-1, setting forth the Project Schedule for the South Lot Expansion. The Developer Obligation Date for the South Lot Expansion shall be 245 days following commencement of the South Lot Expansion following City's issuance of a notice to proceed for the South Lot Expansion.

11. Liquidated Damages. Section 7.2(b) of the Agreement, addressing Liquidated Damages for the Original Project, remains unaffected as to the Original Project.

The parties hereto agree that in the event that the South Lot Expansion is delayed that City's actual damages are difficult to estimate. As such, and as City's sole remedy for delay, Developer agrees to forfeit and pay to City the sum of $800 per day as liquidated damages, and not as a penalty ("South Lot Expansion Liquidated Damages") for each calendar day that Substantial Completion of the South Lot Expansion is delayed beyond the Developer Obligation Date, as that may be adjusted pursuant to the terms of the Agreement. City may deduct such sum from any payments due to or to become due to Developer. City shall pay over to Trustee any amount of South Lot Expansion Liquidated Damages as the Trustee specifies in writing is necessary for timely and full payment of City obligations under the Lease Agreement.

12. Construction Contracts, Bonding, and Closeout. Developer shall enter into, or cause General Contractor to enter into, Construction Contracts for the South Lot Expansion in accordance with the same terms and conditions applicable to the Original Project under Sections 7.3 and 7.4 of the Agreement, including payment bond and performance bond requirements.

City shall release retention and make Final Payment (including payment of Developer's share of unused Developer Contingency under Section 12.7) relating to the Original Project based upon Developer achieving Substantial Completion and Final Completion of the Original Project in accordance with the Agreement. Warranties for the Original Project will commence upon Substantial Completion of the Original Project and warranties for the South Lot Expansion will commence upon Substantial Completion of the South Lot Expansion.

If separate payment and performance bonds are procured for the South Lot Expansion, then the payment and performance bonds for the Original Project will be released based on completion of the Original Project. City will separately release retention and make Final Payment (including payment of Developer's share of unused Developer Contingency under Section 12.7) relating to the South Lot Expansion based upon Developer achieving Substantial Completion and Final Completion of the South Lot Expansion in accordance with the Agreement. Both the Original Project and South Lot Expansion will be subject to all of the terms and conditions of the Agreement, but all accounting for them will be segregated (e.g., separate accounting, separate pay apps, separate Developer Contingency, etc.) and they will be closed out separately.

13. Insurance. Developer shall maintain, or cause to be maintained, insurance coverage for the South Lot Expansion in accordance with the requirements of Sections 7.6 and 16 of the Agreement, and Exhibit G.

PART III — GENERAL PROVISIONS

14. Developer Contingency Reconciliation. Section 12.7 of the Agreement, to the extent applicable, is hereby amended to clarify that the calculation of Developer's share of Savings (i.e., unused Developer Contingency) shall be adjusted as set forth in Change Orders 5, 6, and 7. Specifically, all costs previously paid from Developer Contingency that were solely the responsibility of City shall be attributed to, and shall reduce dollar for dollar, City's share of Savings, and Developer's share of Savings shall be calculated by adding such costs back into unused Developer Contingency, consistent with the terms of Change Orders 5, 6, and 7.

15. Continuing Effect of Agreement. Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the Amendment Effective Date, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by this Amendment.

16. Affirmation of Agreement; Warranty Re Absence of Defaults. City and Developer each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein and in Change Orders 1 through 7. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

Developer represents and warrants to City that, as of the date of this Amendment, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement. City represents and warrants to Developer that, as of the date of this Amendment, Developer is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

17. Adequate Consideration. The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

18. Authority. The persons executing this Amendment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute

and deliver this Amendment on behalf of said party, (iii) by so executing this Amendment, such party is formally bound to the provisions of this Amendment, and (iv) the entering into this Amendment does not violate any provision of any other agreement to which said party is bound.

19. Prevailing Wages. All work performed in connection with the Additional Completion Costs and the South Lot Expansion shall be subject to the prevailing wage requirements of the California Labor Code, Sections 1720 et seq., and all other applicable labor compliance requirements set forth in the Agreement, including but not limited to Section 5.4 thereof.

20. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.

21. Exhibits. The following exhibits are attached hereto and incorporated herein by reference:

- Exhibit A Amended: Legal Description
- Exhibit D-1: Additional Completion Costs
- Exhibit D-2: South Lot Master Development Budget (Phase 1 and Phase 2)
- Exhibit E-1: Index of Approved South Lot Design Development Documents
- Exhibit F-1: South Lot Expansion Project Schedule

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date and year first-above written.

CITY:

CITY OF RIALTO, a general law city and municipal corporation

By: _____ Name: [_____] Title: City Manager

ATTEST:

By: _____ Name: [_____] Title: City Clerk

APPROVED AS TO FORM:

By: _____ Name: [_____] Title: City Attorney

DEVELOPER:

GRIFFIN / SWINERTON, LLC, a Delaware limited liability company

By: _____ Name: [**] Title: [**]

By: _____ Name: [**] Title: [**]

Address: [_____]

EXHIBIT A – AMENDED

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of San Bernardino and described as follows:

Property Address: 128 N Willow Avenue, Rialto, CA 92376
APN: 0130-191-11-0-000

Parcel 1 of Parcel Map No. 13781 in the City of Rialto, as shown by map on file in Book 167 Page 11 of Parcel Maps, Records of San Bernardino County, California. Excepting therefrom all of the minerals and mineral ores of every kind, including all petroleum, oil, natural gas and other hydrocarbon substances and products together with rights of ingress and egress beneath the surface of said land below the surface of 500 feet by Deed recorded August 5, 1966 in Book 6675Page 129 of Official Records.

APN: 0130-191-11-0-000

For APN/Parcel ID(s): **0130-211-30-0-000 and 0130-211-36-0-000**
For Tax Map ID(s): **0130-211-30-0000**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF (1/2) OF FARM LOT 95 OF THE TOWN OF RIALTO AND ADJOINING SUBDIVISIONS, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 11 OF MAPS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 150 FEET OF THE EAST 300 FEET MEASURED FROM THE WEST LINE OF WILLOW AVENUE (60 FOOT WIDE).

EXCEPT THE SOUTH 50 FEET OF THE NORTH 150 FEET OF THE EAST 150 FEET OF SAID LOT 95.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF RIALTO BY DEED RECORDED JUNE 4, 1964, IN BOOK 6163, PAGE 504, OF OFFICIAL RECORDS.

APN: 0130-211-30-0-000 AND APN: 0130-211-36-0-000

[END OF LEGAL DESCRIPTION]

EXHIBIT D-1

ADDITIONAL COMPLETION COSTS

EXHIBIT D-2

SOUTH LOT MASTER DEVELOPMENT BUDGET (PHASE 1 AND PHASE 2)

EXHIBIT E-1

INDEX OF APPROVED SOUTH LOT DESIGN DEVELOPMENT DOCUMENTS

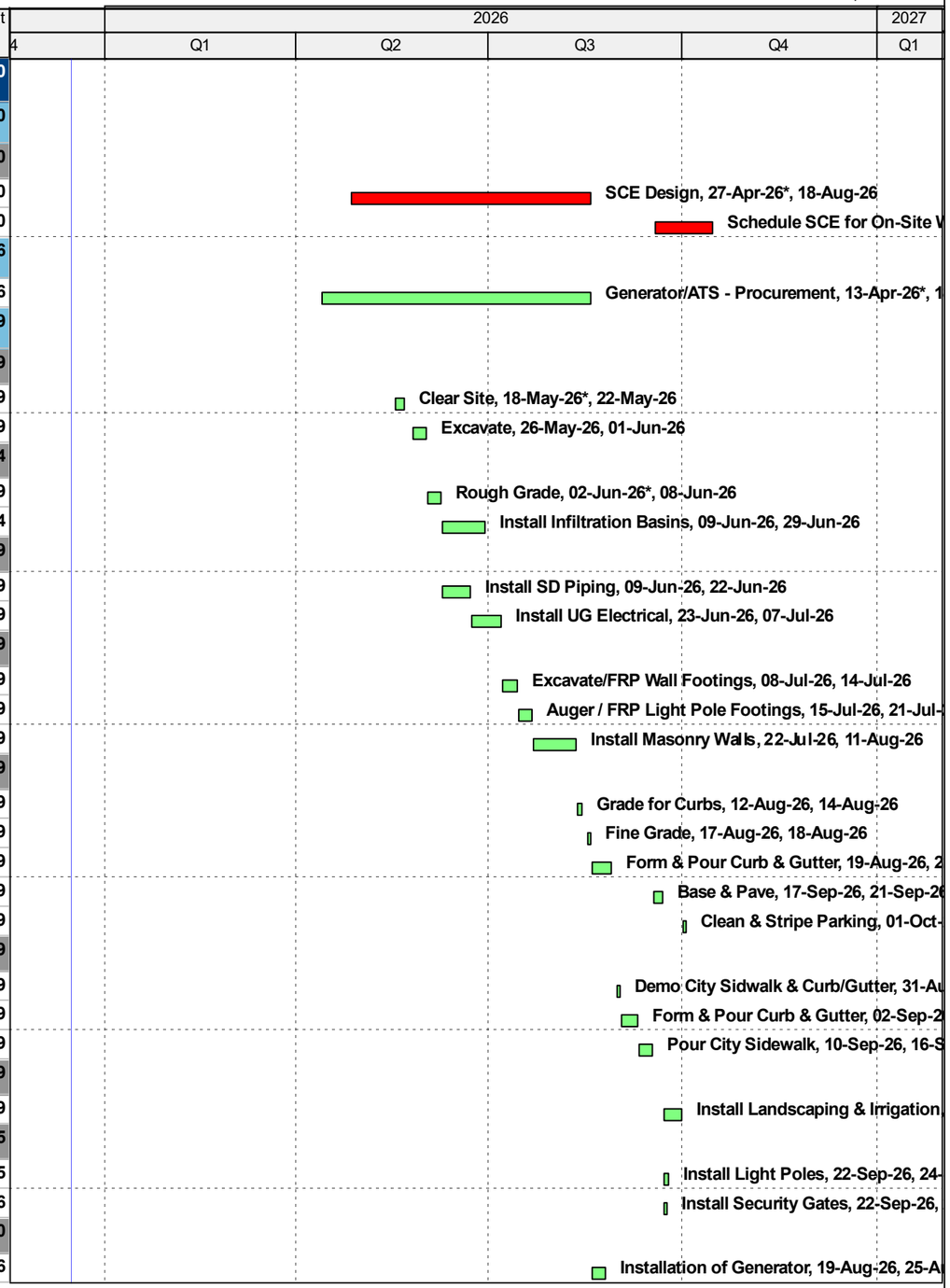
EXHIBIT F-1

SOUTH LOT EXPANSION PROJECT SCHEDULE

SHEET INDEX

ISSUE DATE	SHEET NUMBER	SHEET NAME
GENERAL		
3/13/2026	G0.00	COVER SHEET
3/13/2026	G0.10	SHEET INDEX AND GENERAL PROJECT INFORMATION
CIVIL (COMBINED DEMOLITION, PRECISE GRADING, AND OFFSITE STREET IMPROVEMENT)		
3/13/2026	DEMO C-1	TITLE SHEET
3/13/2026	DEMO C-2	DEMOLITION PLAN
3/13/2026	DEMO C-3	BURRTEC CONSTRUCTION BROCHURE
3/13/2026	PG C-1	TITLE SHEET
3/13/2026	PG C-2	GENERAL NOTES
3/13/2026	PG C-3	PRECISE GRADING PLAN
3/13/2026	PG C-4	PRECISE GRADING PLAN SECTIONS
3/13/2026	PG C-5	PAVING, STRIPING AND SIGNAGE PLAN
3/13/2026	PG C-6	EROSION CONTROL PLAN
3/13/2026	PG C-7	DETAILS
3/13/2026	PG C-8	DETAILS
3/13/2026	OS C-1	TITLE SHEET
3/13/2026	OS C-2	TYPICAL SECTIONS, NOTES AND QUANTITIES
3/13/2026	OS C-3	DEMOLITION PLAN
3/13/2026	OS C-4	STREET PLAN
LANDSCAPE		
3/13/2026	L0.01	LANDSCAPE NOTES AND SCHEDULES
3/13/2026	L1.01	MATERIALS PLAN
3/13/2026	L4.01	SECTIONS AND ELEVATIONS
3/13/2026	L4.02	SECTIONS AND ELEVATIONS
3/13/2026	L4.03	SECTIONS AND ELEVATIONS
3/13/2026	L5.01	CONSTRUCTION DETAILS
3/13/2026	L5.02	CONSTRUCTION DETAILS
3/13/2026	L5.03	CONSTRUCTION DETAILS
3/13/2026	L5.04	CONSTRUCTION DETAILS
3/13/2026	L6.01	IRRIGATION PLAN
3/13/2026	L6.02	IRRIGATION LEGEND AND NOTES
3/13/2026	L6.03	IRRIGATION DETAILS
3/13/2026	L6.04	IRRIGATION DETAILS
3/13/2026	L6.05	IRRIGATION DETAILS
3/13/2026	L7.01	PLANTING PLAN
3/13/2026	L7.02	PLANTING PLAN PALETTE
STRUCTURAL		
3/13/2026	S0.01	GENERAL NOTES
3/13/2026	S0.02	GENERAL NOTES
3/13/2026	S1.01	SITE DETAILS
3/13/2026	S6.01	TYP FOUNDATION AND SOG DETAILS
ELECTRICAL		
3/13/2026	E0.01	SYMBOLS LIST
3/13/2026	E1.01	SITE ELECTRICAL PLAN
3/13/2026	E1.02	SITE UTILITY PLAN
3/13/2026	E4.01	SINGLE LINE DIAGRAM
3/13/2026	E4.02	FEEDER & TRANSFORMER SCHEDULE
3/13/2026	E4.04	PANEL SCHEDULE
3/13/2026	E4.06	LIGHTING CONTROL PANEL SCHEDULE
3/13/2026	E4.07	GENERATOR AND ATS SPECS
3/13/2026	E5.01	LIGHTING FIXTURE SCHEDULES
3/13/2026	E7.01	MISCELLANEOUS DETAILS
TECHNOLOGY		
3/13/2026	T0.01	LEGEND, SYMBOLS & NOTES
3/13/2026	T1.01	SITE TECHNOLOGY PLAN
3/13/2026	T1.02	ENLARGED TECHNOLOGY SITE PLAN
3/13/2026	T7.03	DIAGRAMS
3/13/2026	T7.04	DETAILS

Activity ID	Activity Name	Original Duration	Actual Duration	Remaining Duration	Activity % Complete	Start	Finish	Total Float
Rialto Mortuary		131	0	131		13-Apr-26	15-Oct-26	0
Preconstruction		121	0	121		27-Apr-26	15-Oct-26	0
SCE		121	0	121		27-Apr-26	15-Oct-26	0
A1030	SCE Design	80	0	80	0%	27-Apr-26*	18-Aug-26	0
A1040	Schedule SCE for On-Site Work	20	0	20	0%	18-Sep-26	15-Oct-26	0
Submittals		90	0	90		13-Apr-26	18-Aug-26	36
A1000	Generator/ATS - Procurement	90	0	90	0%	13-Apr-26*	18-Aug-26	36
Construction		97	0	97		18-May-26	02-Oct-26	9
Demo		10	0	10		18-May-26	01-Jun-26	9
Demo1000	Clear Site	5	0	5	0%	18-May-26*	22-May-26	9
Demo1010	Excavate	5	0	5	0%	26-May-26	01-Jun-26	9
Grading		20	0	20		02-Jun-26	29-Jun-26	14
Grade1000	Rough Grade	5	0	5	0%	02-Jun-26*	08-Jun-26	9
Grade1020	Install Infiltration Basins	15	0	15	0%	09-Jun-26	29-Jun-26	14
Underground		20	0	20		09-Jun-26	07-Jul-26	9
UG1000	Install SD Piping	10	0	10	0%	09-Jun-26	22-Jun-26	9
UG1010	Install UG Electrical	10	0	10	0%	23-Jun-26	07-Jul-26	9
Structural		25	0	25		08-Jul-26	11-Aug-26	9
Struc1000	Excavate/FRP Wall Footings	5	0	5	0%	08-Jul-26	14-Jul-26	9
Struc1010	Auger / FRP Light Pole Footings	5	0	5	0%	15-Jul-26	21-Jul-26	9
Struc1020	Install Masonry Walls	15	0	15	0%	22-Jul-26	11-Aug-26	9
Curb & Gutter / Paving		37	0	37		12-Aug-26	02-Oct-26	9
Grade1010	Grade for Curbs	3	0	3	0%	12-Aug-26	14-Aug-26	9
Grade1030	Fine Grade	2	0	2	0%	17-Aug-26	18-Aug-26	9
CG 1000	Form & Pour Curb & Gutter	8	0	8	0%	19-Aug-26	28-Aug-26	9
CG 1010	Base & Pave	3	0	3	0%	17-Sep-26	21-Sep-26	9
CG 1020	Clean & Stripe Parking	2	0	2	0%	01-Oct-26	02-Oct-26	9
City Curb & Gutter / Sidewalk		12	0	12		31-Aug-26	16-Sep-26	9
City1000	Demo City Sidwalk & Curb/Gutter	2	0	2	0%	31-Aug-26	01-Sep-26	9
City1010	Form & Pour Curb & Gutter	5	0	5	0%	02-Sep-26	09-Sep-26	9
City1020	Pour City Sidewalk	5	0	5	0%	10-Sep-26	16-Sep-26	9
Landscaping		7	0	7		22-Sep-26	30-Sep-26	9
Land 1000	Install Landscaping & Irrigation	7	0	7	0%	22-Sep-26	30-Sep-26	9
Site Finishes		3	0	3		22-Sep-26	24-Sep-26	15
Site 10010	Install Light Poles	3	0	3	0%	22-Sep-26	24-Sep-26	15
Site 10020	Install Security Gates	2	0	2	0%	22-Sep-26	23-Sep-26	16
Electrical		21	0	21		19-Aug-26	17-Sep-26	20
A1010	Installation of Generator	5	0	5	0%	19-Aug-26	25-Aug-26	36



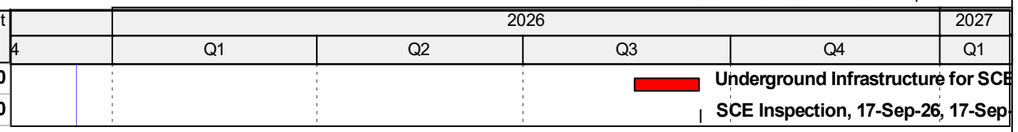
Remaining Level of Effort
Actual Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
IMPACTS
Milestone

Rialto Mortuary
Schedule Update
Page 1 of 2

Layout: Client Review - All Activities W/ Float
TASK filter: All Activities

SWINERTON

Activity ID	Activity Name	Original Duration	Actual Duration	Remaining Duration	Activity % Complete	Start	Finish	Total Float
A1020	**Underground Infrastructure for SCE**	**20**	**0**	**20**	**0%**	**19-Aug-26**	**16-Sep-26**	**0**
A1050	**SCE Inspection**	**1**	**0**	**1**	**0%**	**17-Sep-26**	**17-Sep-26**	**0**



SWINERTON
200 N Main Street
Santa Ana, CA 92701
949.622.7000
swinerton.com

June 4, 2026

Deryl Robinson
Griffin Swinerton

Re: **Rialto Police Station**

Subject: **PLA** **Sent Via Email**

Dear Mr. Robinson,

No changes to the existing Project Labor Agreement (PLA) are anticipated for the work associated with the Mortuary Lot at the Rialto Police Department project. All construction activities will be performed in full compliance with the established PLA terms and conditions. Swinerton and its trade partners are experienced in successfully delivering projects under PLA frameworks and will continue to adhere to all applicable labor provisions, workforce requirements, and jurisdictional agreements. This approach ensures continuity, minimizes administrative complexity, and maintains alignment with project labor standards while supporting efficient and high-quality project delivery.

Thank you,

Besim Fejzagic
Director of Public Civic
Swinerton

Cc: Swinerton Legal, Swinerton Risk, VP OCLA Division

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING ITS 2025-2026 FISCAL BUDGET TO APPROPRIATE $7,861,852.43 FOR PHASE 2 OF THE NEW RIALTO POLICE STATION PROJECT.

WHEREAS, the budget for fiscal year 2025-2026 of the City of Rialto has been adopted by this Council in its original form, and said budget will need to be amended at times to fulfill the goals of the City; and

WHEREAS, the City departments may not exceed their appropriations by character of expense, with character of expense being defined as personnel services, services and supplies, capital outlay, debt service and transfers, without the consent of the City Manager; and

WHEREAS, the City Manager may transfer appropriations, between departments and within their respective funds, as long as those appropriations do not exceed their fund total unless approved by Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: Authorize appropriation from General Fund balance to Capital Projects Fund, Account No. 33006150-53001 in the amount of $7,861,852.43 for additional costs associated with the Rialto Police Station phase 2 project.

\\\\

PASSED APPROVED AND ADOPTED this _____ day of _____, 2026.

_____

JOE BACA, Mayor

ATTEST:

_____

BARBARA McGEE, City Clerk

APPROVED AS TO FORM:

_____

ERIC VAIL, City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No.____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the ____ day of _____, 2026.

Upon motion of Council Member _____, seconded by Council Member _____, 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 _____ day of _____, 2026.

_____

BARBARA McGEE, CITY CLERK

File #: 26-0383, **Version:** 1, **Agenda #:** TAB4

For City Council Meeting June 9, 2026

TO: Honorable Mayor and City Council

APPROVAL: Tanya Williams, City Manager

FROM: Mark P. Kling, Chief of Police

Request the City Council to: (1) Adopt Budget **Resolution No. 8530**, Amending the Fiscal Year 2025-2026 Budget; (2) Approve the Appropriation of New Funds in the Amount of $80,000 from the Police Project Interest Account; (3) Approve a Purchase and Installation Agreement with Convergint Technologies, Substantially Similar to the Agreement Attached to the Staff Report and Approved as to Form by the City Attorney in the Amount of $1,439,392.74, for Purchase and Installation of 113 Citywide Public Safety Cameras; (4) Approve a Five-Year Customer Support Program Agreement with Convergint Technologies, Substantially Similar to the Agreement Attached to the Staff Report and Approved as to Form by the City Attorney in the Amount of $1,029,701.59, for Preventive Maintenance and Repair of Citywide Public Safety Cameras; and (5) Authorize the City Manager or their Designee to Execute all Related Documents.
(ACTION)

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt a Budget Resolution, amending the Fiscal Year 2025-2026 Budget;
2. Approve the appropriation of new funds in the amount of $80,000 from the Police Project interest account to Other Supplies and Services;
3. Approve a purchase and installation agreement with Convergint Technologies, substantially similar to the agreement attached to the staff report and approved as to form by the City Attorney in the amount of $1,439,392.74, for the purchase and installation of 113 public safety cameras;
4. Approve a five-year customer support program agreement with Convergint Technologies, substantially similar to the agreement attached to the staff report and approved as to form by the City Attorney in the amount of $1,029,701.59, for preventive maintenance and repair of citywide public safety cameras; and
5. Authorize the City Manager or their designee to execute all related documents.

BACKGROUND

Over the past several years, the City has invested heavily in technology to assist the police department in meeting the public safety needs of the community. One of the most effective technology investments available is the use of live streaming public safety cameras, which are able to capture and record significant events when officers are not present to prevent or intervene. This technology has proven to be incredibly valuable for countless public safety agencies, and staff confidently anticipate that a city-wide public safety camera program will significantly reduce crime,

improve crime solvability, and greatly improve the safety and overall quality of life for the citizens and businesses of Rialto.

ANALYSIS/DISCUSSION

A longstanding challenge to delivering exemplary public safety is cost. A rapidly evolving trend among law enforcement agencies is to leverage the use of technology to increase service quality while remaining frugal stewards of taxpayer funds. Recent adoptions of such public safety technology are body-worn cameras, vehicle-mounted cameras, license plate reader cameras, data aggregation software, citizen camera sharing platforms, drones as first responder programs, and many more, all integrated into centralized monitoring centers. Arguably, the technology that offers the best return on investment is the use of public safety cameras.

Public safety cameras are often strategically placed in high traffic or high crime areas and provide live streaming and recording to capture high-resolution footage of incidents in real time. The benefit of capturing this footage is that it is much more reliable than recreating a crime scene based on witness observations and circumstantial evidence. Camera footage shows exactly what occurred, where it occurred, when it occurred, who was involved, and indicators such as license plates and facial images to aid in identification of suspects, victims and witnesses. This technological advancement eliminates the cost-prohibitive alternative to place a human police officer at every intersection by allowing for intersections to be monitored virtually by crime analysts in the Department's newly created Real Time Crime Center (RTCC) at a fraction of the cost.

In preparing the public safety camera program plan, staff identified 113 traffic intersections controlled by four-way electronic traffic controls. The installation of public safety cameras at each intersection will provide valuable intelligence when significant incidents occur, and will allow for real-time observation of problematic areas. This is especially helpful in intersections surrounding retail centers, where officers often arrive after the crime has been committed and rely solely on witness statements as evidence to investigate the crime. Aside from this application, public safety cameras will be useful tools in the investigation of traffic collisions, reckless driving, street racing, missing persons, violent crimes, and many other public safety concerns. Used in concert with the recently acquired drones, the police department will be able to respond quickly, improving the timeliness of intervention and the likelihood of suspect apprehension. Included in the Convergint agreement is the implementation of the Genetec video management software (VMS), which is the preferred VMS platform used by many law enforcement agencies with public safety camera programs. Convergint's proposal for the citywide public safety camera program is included as **Attachment 1**.

In addition to the purchase and installation of the city-wide public safety camera program, Convergint offers a customer support program. This program will ensure the City's investment in camera technology remains serviceable and continues to meet the needs of the police department. As part of this program, Convergint will conduct service and preventive maintenance and repairs on all cameras and hardware. Additionally, Convergint will provide software support, diagnostics and upgrades of cameras and software systems in the camera ecosystem. The customer support program ensures an 8-hour response for service calls, ensuring the City's investment remains operational and able to serve the public safety needs of the community. The annual cost for each year of this service is shown below:

Year 1	Year 2	Year 3	Year 4	Year 5

$179,797.37	$195,165.13	$207,758.02	$217,176.96	$229,804.11

The Five-Year Customer Support Program proposal is included as **Attachment 2**.

Staff has worked closely with Convergint Technologies to determine the public safety needs and develop a comprehensive citywide public safety camera program plan. The decision to enlist the services of Convergint was based on references from several respected subject matter experts from local law enforcement agencies. Convergint has partnered with over 100 municipal customers across the nation to deliver their public safety camera programs. A small sample of these entities is: Sheriff Departments from San Bernardino, Los Angeles, Orange, and San Diego, Police Departments of Irvine, Chino, Ontario, Fontana, Los Angeles, Santa Monica, Riverside, Long Beach, Huntington Beach, Orange, San Diego, Chula Vista, and Temecula. Convergint has also served UCLA, USC, UCSD, Long Beach Airport, LAX, and the Ports of Los Angeles and Long Beach.

Convergint Technologies has been awarded a Sourcewell cooperative purchasing contract (Master Agreement No. 121024). Sourcewell contracts allow agencies to purchase products and services under pre-negotiated terms and pricing, simplifying the standard purchasing process. The Sourcewell Master Agreement No. 121024 is included as **Attachment 3**.

Staff has worked alongside Convergint to select the appropriate camera systems and plan the installation needs. Unfortunately, the lack of a fiber network in the city leaves the next best connectivity option: cellular. Until such time as connectivity can be replaced with fiber lines, each camera will require cellular service to route the data feed back to the Police Department's Real Time Crime Center. Cellular service is not included in the Convergint agreement, and is the responsibility of police department staff to determine the optimal cellular provider based on service strength for each intersection. These costs are not included in the Convergint Agreement. Projected year one costs for hardware setup and cellular service at each intersection is just over $2000, bringing the total cost for cellular connectivity at 113 intersections to $230,000.

Funding for the $230,000 cellular connectivity cost is available in $80,000 of newly appropriated funds in the Other Supplies and Services, Account No. 10106150-52021, with the remaining $150,000 available in Contract Services Account No. 10106150-52011. The FY 25/26 Budget Resolution appropriating new funds is included as **Attachment 4**.

The final forecasted cost related to the Citywide Public Safety Camera Program is related to data storage. Streaming video requires large data storage capability, requiring the Department to invest in on-premises servers to retain digital video data for review and evidentiary retention. Staff is currently calculating the storage capacity needs and intends to present the City Council with a purchase approval not to exceed $500,000 from available police department funds at a later date.

ENVIRONMENTAL IMPACT

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 exemption under CEQA Guidelines Section 15301 - Existing Facilities. Section 15301(f) allows for the exemption of a project that includes the addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features, including navigational devices. The project proposes installing cameras on existing traffic signals, thereby qualifying it for a

Class 1 exemption.

GENERAL PLAN CONSISTENCY

The City of Rialto's General Plan has outlined guiding principles and goals relating to public safety. The purchase of this equipment is consistent with meeting the following objectives:

Guiding Principle1 - Rialto is a Family First Community
Our neighborhoods will be a safe place to call home.

Goal 5-8: Provide effective and comprehensive policing services that meet the safety needs of Rialto.

Policy 5-8.4: Initiate proactive crime suppression and prevention strategies throughout the community.

LEGAL REVIEW

The City Attorney's Office has reviewed the agreement and resolution and approved them as to form.

FINANCIAL IMPACT

Operating Budget Impact

Funding in the amount of $179,797.37 is available in the Police Department Contract Services Account No. 10106150-52011, to support the first year of the Customer Support Program to provide preventive maintenance and repair of the 113 city-wide public safety cameras.

Staff recommends the approval of Resolution No. XXX to amend the Fiscal Year 2025-2026 budget to appropriate $80,000 from the Police Project interest account to Other Services Supplies, Account No. 10106150-52021. Additionally, $150,000 in existing funding is available in Contract Services Account No. 10106150-52011 to support the first year of cellular hardware and connectivity.

Capital Improvement Budget Impact

Funding of $1,439,392.74 is available in the Capital Projects Fund, Account No. 33006150-53001, for the purchase and installation of 113 city-wide public safety cameras.

Licensing

Convergint Technologies will be performing services in the City of Rialto. Therefore, a city business license is required prior to commencing services for this project.

ATTACHMENTS

1. Convergint Technologies, Inc. Camera and Installation Agreement
2. Convergint Technologies, Inc. Customer Support Program Agreement
3. Sourcewell Contract with Convergint Technologies (No. 121024)
4. Budget Resolution No. XXX

20 Centerpointe Dr. #120, La Palma,California 90623
Phone (714) 546-2780 Mobile (714) 883-0941
jake.bargas@convergint.com

April 27, 2026

City of Rialto
Rialto Police Department

128 N Willow Ave Rialto, California 92376
Attention: Mark Adams

Quotation: JB29907839P

License/Cert C-10 License #986407

Reference: City of Rialto Citywide Camera Deployment

Thank you for providing Convergint with the opportunity to support the City of Rialto in its initiative to deploy a citywide surveillance system. Convergint understands the City's objective is to design, furnish, install, and implement a scalable and resilient video surveillance platform that enhances public safety, improves situational awareness, and supports long-term operational growth across critical intersections.

Convergint colleagues are eager to serve the Rialto community and become a trusted partner for the City's security and technology needs. Convergint understands the City is seeking a qualified vendor to design, deploy, integrate, and support a modern surveillance system leveraging industry-leading technologies including Genetec Security Center, Axis Communications PTZ cameras, and wireless cradlepoint infrastructure.

Understanding the City of Rialto's Needs

We understand the City's objectives and requirements, and through our proposal, you'll realize that:

Convergint will provide procurement, installation, and integration of the City's surveillance system equipment. We will ensure the system operates in a reliable and continuous manner in compliance with City requirements and industry best practices.

Convergint utilizes cost-effective and innovative technology, delivering progressive solutions supported by service specialists experienced in system design, installation, testing, commissioning, training, and long-term support for video surveillance platforms.

Convergint will provide enhanced protection and operational awareness for the City's staff, residents, and infrastructure through advanced surveillance technology, system reliability, and proven deployment methodologies.

Convergint will perform services using certified technicians and specialized tools, ensuring optimal system performance and adherence to quality and safety standards throughout the deployment.

Convergint understands that municipalities must address evolving technology demands, increasing public safety responsibilities, and budget considerations. Convergint maintains strong partnerships with leading technology providers to deliver best-in-class, non-proprietary solutions that offer long-term flexibility and scalability. The proposed system architecture minimizes reliance on traditional

infrastructure while maximizing performance, enabling the City to deploy a modern, efficient, and future-ready surveillance platform.

Convergint is committed to delivering technology and services that meet the City's requirements, including applicable standards, security policies, and industry best practices, while positioning the City of Rialto for continued growth and innovation.

Convergint's experience spans all types of security technologies, including enterprise card access, Internet Protocol (IP) video surveillance and management, access control, fire alarm, intrusion detection, gunshot detection systems, mass notification, visitor management, identity management, intelligent video, UL2050, intercom, biometrics, perimeter protection, asset protection, smartcard credential management, Physical Security Information Management (PSIM), Physical Identity Access Management (PIAM), secure authentication, and compliance management.

Convergint has a global reach combined with local service excellence. Our portfolio includes all aspects of security and life-safety technologies, jails/detention facilities, interview operations, perimeter protection, communications/intercom, secure storage, crime labs, headquarters, first responder stations, and fleet vehicle parking protection.

Convergint has experience with over 100 city/municipal customers and police department engagements nationally. Local customers in this specific space include, but are not limited to:

- Los Angeles County Sheriff
- Ventura County Sheriff
- Orange County Sheriff
- San Diego County Sheriff
- San Bernardino County Sheriff
- City of Irvine Police Department
- City of Tustin Police Department
- City of Santa Monica Police Department

Convergint has national and local leadership in the state and local government sector ready to work with the City of Rialto. In Southern California alone, Convergint has partnered with some of the largest counties (Los Angeles, Orange, San Diego, and San Bernardino), over 50 cities (Pasadena, Santa Monica, Compton, Riverside, San Diego, San Marcos, Chula Vista, Temecula, and Huntington Beach), local airports (Los Angeles World Airport and Long Beach), ports (Los Angeles and Long Beach), K-12 schools (Glendale Unified School District), and universities (University of Southern California, Loyola Marymount University, University of California Los Angeles, University of San Diego, University of California San Diego, and Mira Costa College).

Convergint has built hundreds of similar systems requested for public safety agencies/facilities locally, nationally, and globally, including the below:

Convergint is committed to being our customers' best service provider with a culture of integrity, accountability, and excellence. Convergint operates on a set of core Values and Beliefs (V's & B's) that express our responsibility to our customers, colleagues, and communities. Our V's & B's drive the positive culture throughout our organization and differentiate us from other integrators. Convergint's daily commitment to these ideas is one key reason our customers choose to do business with us.

As we reviewed the Rialto PD's **Mission Statement**, we noticed how closely it aligns with Convergint's 10 foundational V's & B's. Like you, Convergint values integrity. Our third V & B centers around **integrity** – "it's what you do when no one's watching." Our colleagues believe that we can best serve you through a respectful, honest partnership.

"We the members of the Rialto Police Department, are committed to providing professional, ethical, courteous, and compassionate service to our community through dedication and teamwork.
We will administer the law in a fair and equitable manner, taking into consideration not only the letter of the law but also the spirit of the law.
We encourage innovation and technology that enhance the professionalism of the department, growth of the individual and quality of life in Rialto.
We as members of the Rialto Police Department, possess a great sense of pride in serving our community in our chosen profession"

- Rialto PD Mission Statement

Executive Summary

Convergint will deliver a citywide intersection surveillance solution for the City of Rialto, deploying one hundred thirteen (113) strategically placed Multi-Sensor PTZ camera systems to enhance real-time visibility, public safety, and operational awareness. Each intersection will be equipped with a high-performance Axis Communications camera package, integrated through Genetec Security Center and supported by Cradlepoint cellular infrastructure provided by the PD for rapid, scalable deployment without reliance on traditional network buildout. Convergint will provide all installation, system integration, commissioning, and training services, utilizing bucket trucks to efficiently deploy across all locations while coordinating with City-provided traffic control and infrastructure. The City will supply cellular modems and SIM cards for cellular connectivity, enabling secure communication between field devices and the central platform. This solution delivers a resilient, enterprise-grade system designed for long-term scalability, streamlined operations, and immediate impact across Rialto's critical intersections. This proposal complies with prevailing wage.

Scope of Work

Convergint will furnish all labor, engineering, project management, and technical services required to deploy a citywide video surveillance solution across 113 signalized intersections. The system will allow future centralized monitoring into Rialto's Real Time Crime Center, high-resolution Multi-Sensor PTZ coverage, and a scalable platform designed to support future expansion throughout the city.

Each intersection will include:

- (1) Cradelpoint Modem with integrated cellular communication (Provided by Rialto PD)
- (1) Axis Q6300-E
- (1) Axis Q6325-LE

All devices will communicate via cellular backhaul and be integrated into a centralized Genetec Enterprise Security Center system hosted on City-provided servers.

Field Deployment:

Convergint shall:

- Provide all labor, supervision, and installation services for 113 intersections
- Utilize bucket trucks or lift equipment to safely access mounting locations
- Install (113) Cradlepoint Modems units provided by Rialto PD inside existing traffic cabinets
- Furnish and install cat6 cabling from each camera to the traffic cabinet using the existing pathways
- Furnish and install (113) Axis Multi-Sensor PTZ cameras to achieve optimal coverage and performance

Power Integration:

- Convergint will identify and utilize available 120VAC power at each traffic cabinet
- Provide all necessary connections from the power source to the cradlepoint modem unit
- Ensure all work complies with applicable electrical codes and standards

Camera Installation & Aiming

- Install, secure, and weatherproof all cameras and associated cable connections from camera to cradlepoint units.
- Configure camera settings including focus, zoom, and PTZ
- Perform final camera positioning with City representative approval

Cellular Connectivity

- Configure Cradlepoint units for secure cellular communication. City to provide modem and sim card for installation.
- Validate connectivity at each intersection

Note:
The City of Rialto will be responsible for providing and activating all required cell modems and SIM cards for cellular connectivity. Rialto PD will send modems and sim cards to Convergint prior to deployment, so Convergint can pre-program the devices before installation.

Genetec Enterprise Security Center Deployment

Convergint will:

- Install and configure Genetec Security Center on City-provided servers
- Configure system architecture, including:
  - Camera licensing
  - User roles and permissions
  - Recording and retention. Cameras to be programmed for 365 days of retention.
  - Convergint will configure the cameras to stream video at a lower resolution when using the cellular network to help preserve bandwidth and maintain network reliability. The cameras will continue recording at full resolution locally to an onboard memory card. During an active investigation, the streaming resolution can be manually increased as needed. Preserving bandwidth during non-critical periods will be key to keeping the network reliable, efficient, and optimized.

Camera Programming

- Add and program all (113) cameras into the Genetec system
- Configure:
  - Camera naming conventions
  - Logical grouping by intersection
  - Mapping of cameras into Genetec Plan Manager
- Validate live and recorded video functionality

Note: Any analytics available are through the camera's available analytics. Any advanced traffic analytics would require a server based analytic system such as Briefcam.

Testing & Commissioning

Convergint will perform comprehensive system commissioning, including:

- Verification of power and device operation
- Validation of cellular connectivity and performance
- Confirmation of live video streaming and recording
- PTZ functionality testing
- System-wide health verification

A final system acceptance demonstration will be conducted with the City.

Training

Convergint will provide training for City personnel, including:

- Operation of Genetec Security Center
- Live monitoring and PTZ control
- Video playback and export
- Basic system administration

Training will be tailored for both operators and administrators.

Project Management

Convergint will provide full project management services, including:

- Project kickoff and coordination meetings
- Scheduling and resource allocation
- Coordination with City stakeholders
- Progress tracking and reporting
- Issue resolution

Deliverables

- Fully installed and operational system across 113 intersections
- Configured Genetec Enterprise system
- Layout of all intersection camera locations.
- Completed training for City personnel

Responsibilities

Convergint Responsibilities

- Provide all labor, supervision, tools, and installation equipment including Axis cameras, mounts, cat6 cable, and Genetec licensing for (113) cameras.

- Provide bucket trucks and lift equipment
- Install and configure all system components
- Deploy and program the Genetec system
- Perform testing, commissioning, and training

City of Rialto Responsibilities

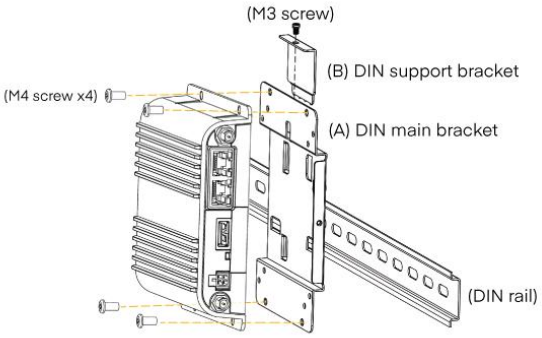
- Provide traffic control at all intersections
- Provide Genetec server hardware
- Provide 120VAC power availability at each intersection traffic cabinet
- Provide Cradlepoint cellular modems and antennas.
- Provide and activate SIM cards for all Cradlepoint units
- Provide access to all installation locations

Assumptions & Exclusions

- Traffic control is provided by the City
- Adequate cellular coverage exists at all locations
- Existing infrastructure is suitable for mounting equipment
- Pathways exist for cable installation from camera location to traffic cabinet
- No trenching or underground work is included
- Unforeseen conditions may require change order review

Technical Solution Overview: Cradlepoint, Genetec, Axis Surveillance Platform

Cradlepoint – Integrated Edge Power & Connectivity Platform



The Cradlepoint 5G router platform serves as the core communications backbone for each intersection, delivering secure, high-performance cellular connectivity from within existing traffic signal cabinets. This approach leverages existing infrastructure while introducing enterprise-grade networking capabilities typically reserved for critical environments.

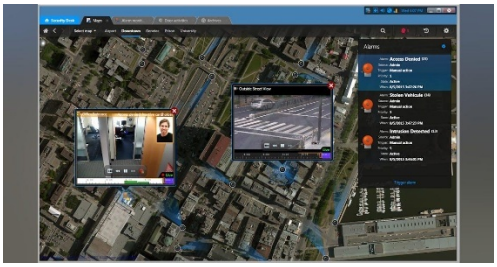
Key Advantages

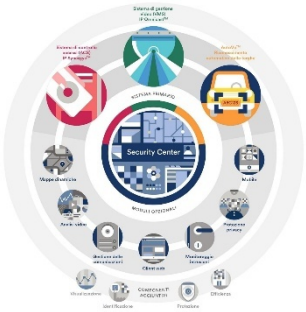
- Enterprise-Class Networking – Advanced routing, security, and traffic management capabilities
- Dual SIM / Carrier Flexibility – Enables redundancy and carrier diversity for maximum uptime
- External Antenna Support – Optimized signal strength from within metal traffic cabinets

- Scalable Architecture – Supports future device expansion and additional applications

By utilizing Cradlepoint routers inside existing cabinets, the City benefits from a controlled, IT-aligned network architecture that integrates seamlessly with enterprise systems while maintaining flexibility for future growth. This design provides greater visibility, configurability, and long-term reliability compared to appliance-based solutions.

Enterprise Video Management & System Control





Genetec Security Center serves as the centralized command and control platform for the City's surveillance system, providing a unified environment for monitoring, managing, and recording video across all 113 intersections. Designed for mission-critical environments, Genetec delivers a scalable, secure, and highly intuitive interface that empowers operators with real-time visibility and control.

Genetec Security Center enables the City to transform raw video into actionable intelligence through:

- Live Monitoring – Real-time viewing of all deployed cameras across the City
- PTZ Control – Full remote control of pan, tilt, and zoom functions for rapid response
- Video Playback & Export – Efficient retrieval of recorded footage for investigations
- System Health Monitoring – Continuous visibility into camera status and system performance
- User Management – Role-based access control for secure system operation

Genetec enhances situational awareness through map-based visualization and system-wide integration, allowing operators to quickly understand and respond to events as they unfold.

Key Features

- Map-Based Interface – Visual representation of all intersection cameras across the City
- Centralized Visibility – Single-pane-of-glass view of all surveillance assets
- Event-Driven Monitoring – Rapid identification and response to incidents
- Future Integration Ready – Supports expansion into analytics, ALPR, and additional smart city technologies

convergint

Axis Q6300-E with Q6325-LE – High-Speed Situational Awareness

The Axis Q6300-E/Q6325-LE is engineered to provide rapid situational awareness, delivering fast, precise pan/tilt movement and wide-area coverage.

Key Capabilities

- High-speed PTZ movement for immediate scene acquisition
- Wide coverage of entire intersection environments
- Rugged outdoor design for long-term municipal use
- Reliable performance in dynamic traffic conditions

Operational Role

The Q6300-E functions as the primary observation camera, allowing operators to quickly identify and respond to developing situations in real time. The Q6325-LE acts as the precision camera, delivering the detail required for identification, evidence capture, and investigative review.

Intersection Locations

#	Street	Street
1	Riverside Ave	Sierra Ave
2	Riverside Ave	Live Oak Ave
3	Riverside Ave	Alder Ave
4	Riverside Ave	Locust Ave
5	Riverside Ave	Linden Ave
6	Riverside Ave	Ayala Dr
7	Riverside Ave	Knollwood Ave
8	Riverside Ave	Country Club Dr
9	Riverside Ave	Galway St
10	Riverside Ave	Easton St/Highland Ave
11	Riverside Ave	Walnut Ave
12	Riverside Ave	Baseline Rd
13	Riverside Ave	Etiwanda Ave
14	Riverside Ave	Foothill Blvd
15	Riverside Ave	First St
16	Riverside Ave	Rialto Ave
17	Riverside Ave	Bloomington Ave
18	Riverside Ave	Randall Ave
19	Riverside Ave	San Bernardino Ave

20	Riverside Ave	Rialto Marketplace
21	Riverside Ave	Senior Way
22	Riverside Ave	Gateway Plaza
23	Riverside Ave	Valley Blvd
24	Riverside Ave	IS 10 East
25	Riverside Ave	Slover Ave
26	Riverside Ave	Santa Ana Ave
27	Riverside Ave	Jurupa Ave
28	Riverside Ave	Industrial Dr/Resource Dr
29	Riverside Ave	Agua Mansa Rd
30	Riverside Ave	Franzman Ranch/CR England
31	Riverside Ave	Miguel Bustamante/Kline Ranch
32	Foothill Blvd	Maple Ave
33	Foothill Blvd	Linden Ave
34	Foothill Blvd	Shopping Ctr
35	Foothill Blvd	Cedar Ave
36	Foothill Blvd	Spruce Ave
37	Foothill Blvd	Cactus Ave
38	Foothill Blvd	Lilac Ave
39	Foothill Blvd	Willow Ave
40	Foothill Blvd	Sycamore Ave
41	Foothill Blvd	Acacia Ave
42	Foothill Blvd	Acacia Plaza/Kingsley
43	Foothill Blvd	Eucalyptus Ave
44	Foothill Blvd	Pepper Ave
45	Baseline Rd	Alder Ave
46	Baseline Rd	Laurel Ave
47	Baseline Rd	Locust Ave
48	Baseline Rd	Maple Ave
49	Baseline Rd	Linden Ave
50	Baseline Rd	Cedar Ave
51	Baseline Rd	Cactus Ave
52	Baseline Rd	Lilac Ave
53	Baseline Rd	Willow Ave
54	Baseline Rd	Sycamore Ave
55	Baseline Rd	Acacia Ave
56	Baseline Rd	Eucalyptus Ave
57	Baseline Rd	Pepper Ave
58	Rialto Ave	Linden Ave
59	Rialto Ave	Cedar Ave
60	Rialto Ave	Larch Ave
61	Rialto Ave	Cactus Ave
62	Rialto Ave	Willow Ave
63	Rialto Ave	Sycamore Ave
64	Rialto Ave	Acacia Ave
65	Rialto Ave	Eucalyptus Ave
66	Bloomington Ave	Larch Ave
67	Bloomington Ave	Spruce Ave/San Bernardino Rd
68	Bloomington Ave	Cactus Ave

69	Bloomington Ave	Lilac Ave/Randall Ave
70	Bloomington Ave	Willow Ave
71	Valley Blvd	Spruce Ave
72	Valley Blvd	Cactus Ave
73	Valley Blvd	Lilac Ave
74	Valley Blvd	Willow Ave
75	Valley Blvd	Gateway Plaza
76	San Bernardino Ave	Willow Ave
77	San Bernardino Ave	Rialto Marketplace
78	San Bernardino Ave	Sycamore Ave
79	Randall Ave	Cedar Ave
80	Randall Ave	Cactus Ave
81	Merrill Ave	Cedar Ave
82	Merrill Ave	Cactus Ave
83	Merrill Ave	Willow Ave
84	Merrill Ave	Sycamore Ave
85	Merrill Ave	Eucalyptus Ave
86	Cedar Ave	Pacific Electric Trail (176 N Cedar)
87	Cedar Ave	Etiwanda Ave
88	Ayala Ave	Fitzgerald Ave
89	Ayala Ave	Fire Station 203
90	Ayala Ave	Scholl Way
91	Ayala Ave	Renaissance Pkwy
92	Ayala Ave	Casmalia St
93	Ayala Ave	Bohnert Ave
94	Cactus Ave	Etiwanda Ave
95	Cactus Ave	Walnut Ave
96	Cactus Ave	El Rivino Rd
97	Renaissance Pkwy	Alrahaman Way
98	Renaissance Pkwy	Alder Ave
99	Renaissance Pkwy	Laurel Ave
100	Renaissance Pkwy	Locust Ave
101	Renaissance Pkwy	Maple Ave
102	Renaissance Pkwy	Linden Ave
103	Renaissance Pkwy	Marketplace West
104	Renaissance Pkwy	Marketplace East
105	Renaissance Pkwy	Renaissance East
106	Casmalia St	Alder Ave
107	Casmalia St	Laurel Ave
108	Casmalia St	Locust Ave
109	Casmalia St	Linden Ave
110	Alder Ave	Casa Grande Dr
111	Pepper Ave	Winchester Dr/Terrace Rd

112	Highland Ave/Easton Ave	Shopping Ctr
113	Linden Ave	Bohnert Ave

Priority intersections are highlighted

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Materials

Line	Qty	Part	Description	Unit Price	Extended Price
1	Sourcewell #121024				
2	Cameras				
3	113.00	AXC-02943001	AXIS Q6300-E 60 Hz PTZ Camera	$ 2,261.17	$ 255,512.21
4	113.00	AXC-03313001	AXIS Q6325-LE	$ 2,620.38	$ 296,102.94
5	113.00	10413702	TQ5001-E WALL/POLE MOUNT	$ 163.54	$ 18,480.02
6	113.00	01472-001	STEEL STRAPS TX30 570MM 1PAIR	$ 39.67	$ 4,482.71
7	113.00	10410665	TU8004 Single Port 90W Midspan	$ 211.92	$ 23,946.96
8	113.00	10418175	TU6011 MAINS CABLE ISCOMPATIBLE WITHTU8004 90 WMIDSPAN. IT COMES	$ 19.36	$ 2,187.68
9	11.00	1005164	THE 10 PK VARIENT OF THE AXIS SURVEILLANCE CARD 128 GB A HIGH ENDURANCE MICRO	$ 570.94	$ 6,280.34
10	3.00	970708	AXIS SURVEILLANCE CARD 128 GB HIGH ENDURANCE MICROSDXC CARD	$ 57.10	$ 171.30
11	Cable and Misc				
12	30.00	775600-110DB	24-4P Unshielded Solid C6 Blk Jkt Direct-Burial	$ 547.14	$ 16,414.20
13	1.00		Misc-HW	$ 24,193.55	$ 24,193.55
14	Genetec Licenses (Non-Taxable)				
15	1.00	GSC-5.13	Security Center Version 5.13.	$ 0.00	$ 0.00
16	1.00	GSC-BASE-E	Genetec Security Center (GSC) Base Enterprise Package. Includes Synergis Enterprise Package with Access Manage support, Remote Security Desk, Badge Designer. Includes Omnicast Enterprise package with Archiving and Auxiliary Archiving support, Media Router, Audio, Remote Security Desk, Camera Sequences, Camera Blocking, Camera Dewarping, Failover Cameras, Hardware Matrix Support, Time Zone, Edge recording, trickling and archive transfer, Keyboard and Joystick Support. Includes AutoVu Standard Package. Other features included: Threat Level module, Plan Manager Advanced for GIS Map servers with unlimited entities, Active Directory Integration, unlimited authentication roles, unlimited Active Directory Federation services connections, Site Login License, and Failover Directory Role. Genetec™ Advantage required with system purchase.	$ 0.00	$ 0.00
17	226.00	GSC-OM-E-1C	1 Enterprise camera connection, mandatory Genetec™ Advantage	$ 278.57	$ 62,956.82
18	226.00	ADV-CAM-E-1Y	Genetec™ Advantage for 1 Omnicast™ Enterprise Camera up to 1 year	$ 51.07	$ 11,541.82
19	All Labor Complies With Sourcewell #121024				

Equipment Total	$	722,270.55
Total Labor	$	575,152.00
Bucket Truck Costs	$	15,500.00
Freight/Warranty	$	76,267.87
Tax if applicable	$	50,202.32
Total Project Price	$	1,439,392.74

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Clarifications and Exclusion

1. All work proposed herein, shall be performed during normal business hours Monday through Friday 8:00 am - 5:00 pm. Prevailing wage labor is included.
2. Low voltage wiring shall be installed via open air code approved methods.
3. Provision or installation of conduit, wire, boxes, fittings or other electrical installation materials unless specifically listed under Inclusions or Bill of Materials.
4. Lift is included.
5. Permits or associated fees are not included.
6. Customer to provide static IP addresses at panel locations.
7. Customer to provide a secured staging & storage area for project related materials.
8. Fifty percent (50%) of the proposed sell price shall be payable to Convergint for project mobilization. Mobilization shall be invoiced and due upon customer acceptance of this proposal.
9. Anything in the Contract Documents notwithstanding, in no event shall either Contractor or Subcontractor be liable for special, indirect, incidental or consequential damages, including commercial loss, loss of use, or lost profits, even if either party has been advised of the possibility of such damages.
10. Convergint reserves the right to negotiate mutually acceptable contract terms and conditions with customer by making mutually agreeable changes to the formal contract included in the Bid Documents.
11. Supply Chain Delays & Price Adjustments: Customer acknowledges that supply chain disruptions and shipping delays may occur for reasons beyond Convergint's reasonable control and agrees to grant reasonable extensions for such delays. Pricing is based on current market conditions and excludes increases due to tariffs, duties, manufacturer-imposed surcharges, or other cost increases arising from trade policy, regulatory actions, or external factors beyond Convergint's control. If such cost increases arise, Convergint will submit a formal change order, and Customer agrees to approve reasonable adjustments. Convergint will use commercially reasonable efforts to minimize such increases.

REVIEW IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION PRIOR TO USING A CONVERGINT-INSTALLED SYSTEM: See the "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION" documentation, available at convergint.com/terms.

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Total Project Investment: **$ 1,439,392.74**

Thank you for considering Convergint for your Security needs. If you have any questions or would like additional information, please don't hesitate to contact me immediately. If you would like to proceed with the scope of work as outlined in this proposal, please sign below and return to my attention.

Sincerely,

Convergint
Jake Bargas

By signing below or accepting the services described in this proposal, Customer accepts and agrees to this proposal, including the enclosed Terms and Conditions, along with any addendums or exhibits that may be attached or referenced therein. Any additional or contrary terms, including on a Customer PO, are expressly rejected. By signing, you represent and warrant that you have authority to accept this proposal on behalf of Customer.

Mark Adams	April 27, 2026
Customer Name (Printed)	Date
Authorized Signature	Title

Throughout this Proposal, including these Terms and Conditions and any attachments, (together, "Agreement") the term "Convergint" refers to the Convergint Technologies affiliate operating in the state/province in which the Work is being performed and "Convergint Related Parties" means Convergint and its contractors, subcontractors, third party product manufacturers or providers.

SECTION 1. THE WORK

This Agreement takes precedence over and supersedes all prior proposals, correspondence, and oral or written agreements or representations relating to the work set forth in the attached scope of work ("Work"). This Work commences on the start date and will be performed pursuant to the schedule specified in the attached scope of work and, subject to any change orders or addendums, represents the entire agreement between Convergint and Customer. This Agreement applies to the exclusion of any other terms that the Customer seeks to impose or incorporate (such as Customer's purchase order form) which are in addition to or inconsistent with the terms and conditions of this Agreement, or which are implied by trade, custom, practice or course of dealing, all of which are deemed expressly rejected and will not be binding.

This Agreement is made without regard to compliance with any special sourcing and/or manufacturing requirements, minority or disadvantaged supplier requirements, or similar government procurement laws. Should such requirements be applicable to this Agreement, Convergint reserves the right to modify and/or withdraw its Agreement.

Customer understands that Convergint is an authorized distributor or reseller and not the manufacturer or developer ("OEM") of software, hardware and equipment (collectively, "Third Party Products") purchased by Customer and certain services are delivered to Customer by such OEM.

Convergint agrees in accordance with the mutually agreed project schedule:

a. To submit shop drawings, product data, samples and similar submittals if required in performing the Work;
b. To pay for all labor, materials, equipment, tools, supervision, programming, testing, startup and documentation required to perform the Work in accordance with the Agreement;
c. Secure and pay for permits and governmental fees, licenses, and inspections necessary for proper execution and completion of the Work, unless local regulations provide otherwise; and
d. Hire subcontractors and order material to perform part of the Work, if necessary, while remaining responsible for the completion of the Work.

Customer agrees in accordance with the mutually agreed project schedule, and at no cost to Convergint:

a. To promptly approve submittals provided by Convergint;
b. To provide access to all areas of the site which are necessary to complete the Work;
c. To supply suitable electrical service as required by Convergint;
d. To remove site obstacles and job safety hazards;
e. To promptly participate and approve acceptance testing, if applicable;
f. Upon completion of commissioning or agreed to acceptance criteria, to promptly provide sign-off establishing job closeout; and
g. That in the event of any emergency or systems failure, reasonable safety precautions will be taken by Customer to protect life and property during the period from when Convergint is first notified of the emergency or failure and until such time that Convergint notifies the Customer that the systems are operational or that the emergency has cleared.

THE WORK AND/OR THIRD PARTY PRODUCTS ARE DESIGNED TO HELP REDUCE, BUT NOT ELIMINATE RISKS OF LOSS RELATING TO PEOPLE, PREMISES, OR PROPERTY. THE AMOUNTS BEING CHARGED BY CONVERGINT ARE NOT SUFFICIENT TO GUARANTEE THAT LOSS OR DAMAGE WILL DECREASE OR BE ELIMINATED. Customer acknowledges that proper safety and security requires a multi-layered approach of people, processes, safety, and technologies. The Work, including Third Party Products, provided by Convergint is not sufficient to ensure overall safety and security. Customer acknowledges and agrees that it is responsible for its overall safety and security, including testing and maintenance of the Third Party Products (except to the extent contracted to Convergint by written agreement) and training of its personnel. Customer acknowledges and agrees that it has a duty of care and is solely responsible for its compliance with applicable laws, rules, and regulations, including but not limited to export and re-export restrictions and regulations, privacy and data protection regulations, applicable OEM instructions, terms and conditions, EULAs, and proper product usage.

Risk of loss, including any Third Party Product comprising the Work, shall pass to Customer as the Work is completed and the materials are incorporated into the Work at Customer's site subject to any end user license agreements. If or Third Party Products are earlier stored on Customer's site pursuant to agreement between Customer and Convergint, risk of loss with respect to such or Third Party Product shall pass to Customer upon delivery to Customer's site.

Applicable to Monitoring Services Only: If Monitoring Services are identified in the Proposal, the parties agree that (a) these Terms and Conditions are not applicable, and (b) Monitoring Services are governed by the Monitoring Services Terms and Conditions effective on the Effective Date of the Proposal and available at https://www.convergint.com/terms, which is incorporated by reference as if set forth herein in full. "Monitoring Services" is defined as "Services" in the Monitoring Services Terms and Conditions.

SECTION 2. PRICING

Pricing and amounts proposed shall remain valid for 30 days unless otherwise specified. Price includes only the Third Party Products listed based on Convergint's interpretation of plans and specifications unless noted otherwise. Additional Third Party Products, unless negotiated prior to order placement, will be billed accordingly. Sales taxes (or as applicable GST, PST, VAT or similar tax) and any other taxes assessed on Customer shall be added to the price upon invoice to Customer.

SECTION 3. INVOICE REMITTANCE AND PAYMENT

Customer agrees to pay Convergint fifty (50%) percent of the total price as a mobilization fee at the time of executing this Agreement.

If the Work is performed over more than one month, Convergint will invoice Customer each month for the Work performed during the previous month. Customer agrees to pay the amount due to Convergint as invoiced, within thirty (30) days of the date of such invoice. If the Work is completed in less than one month, Customer agrees to pay Convergint in full after the Work has been completed within thirty (30) days of the date of invoice. Invoices shall not be subject to a project retention percentage and payment to Convergint shall not be conditioned on payment by an upstream party. If Customer is overdue in any payment, Convergint shall be entitled to suspend the Work without liability until paid, charge Customer an interest rate 1 and 1/2% percent per month (or the maximum rate permitted by law, whichever is less), and may avail itself of any other legal or equitable remedy. Customer shall reimburse Convergint costs incurred in collecting any amounts that become overdue, including attorney fees, court costs and any other reasonable expenditure.

SECTION 4. WARRANTY

Warranties for Convergint's services and Third Party Products are described in the Limited Warranty for Products and Services available at https://www.convergint.com/terms/, which is in effect as of the effective date of this Agreement and is incorporated by reference as if set forth herein in full.

SECTION 5. CHANGES

Without invalidating this Agreement or any bond given hereunder, Customer or Convergint may request changes in the Work with a change order signed by both parties. If Customer orders (i) any changes to the Work (e.g. change in objective, deliverables, tasks or hours), (ii) changes to schedule (extension or acceleration), or (iii) causes any material interference with Convergint's performance of the Work, Convergint shall be entitled to an equitable adjustment in the time for performance and in the Price, including a reasonable allowance for overhead and profit.

SECTION 6. FORCE MAJEURE

Neither Customer nor Convergint shall be liable for any delay or failure in the performance of their respective obligations pursuant to this Agreement due to circumstances beyond their reasonable control ("Force Majeure") and without the fault or negligence of the party experiencing such delay. A Force Majeure event shall include, but not be limited to: acts of God, pandemic or epidemic, diseases, quarantines, unavoidable casualties, concealed conditions, acts of any civil or military authority; riot, insurrections, and civil disturbances; war, invasion, act of foreign enemies, hostilities (regardless of whether or not war is declared), rebellion, revolution, terrorist activities; strikes, lockouts or other labor disputes; embargoes; shortage or unavailability of labor, supplies, materials, equipment or systems; accident, fire, storm, water, flooding, negligence of others, vandalism, power failure, installation of incompatible equipment, improper operating procedures, source current fluctuations or lighting, transportation contingencies; laws, statutes, regulations, and other legal requirements, orders or judgements; acts or order of any government or agency or official thereof, other catastrophes or any other similar occurrences. If performance by either party is delayed due to Force Majeure, the time for performance shall be extended for a period of time reasonably necessary to overcome the effect of the delay and Convergint shall be entitled to an equitable adjustment of the Price.

SECTION 7. INSURANCE

In lieu of any Customer insurance requirements, for Services performed in the United States, Convergint shall maintain the following insurance coverages during the term of this Agreement and upon request, shall provide certificates of insurance to the Customer:

Worker's Compensation	Statutory Limits
Employer's Liability	$1,000,000 per occurrence/aggregate
Commercial General Liability	$1,000,000 per occurrence $2,000,000 general aggregate
Automobile Liability	$1,000,000 per occurrence/aggregate
Excess/Umbrella Liability	$3,000,000 per occurrence/aggregate

Commercial General Liability policy shall name the Customer as "additional insured" on a primary/noncontributory basis with respect to liability arising out of the Services, as applicable, but only to the extent of liabilities falling within the indemnity obligations of Convergint pursuant to the terms of this Agreement. Convergint shall not provide loss runs or copies of its insurance policies. Convergint shall provide to the Customer no less than thirty (30) days' notice prior to the termination or cancellation of any such insurance policy. For services performed in Canada, Convergint shall maintain similar insurance coverage dependent upon the local requirements in Canada and upon the insurance available under Convergint's insurance program. All required insurance coverage shall be reasonable in the circumstances and compliant with local regulations.

SECTION 8. INDEMNIFICATION

To the fullest extent allowed by law, Convergint shall indemnify and hold Customer harmless from and against claims, damages, losses, and expenses (excluding loss of use) attributable to bodily injury, sickness, disease or death, or to destruction of tangible property, but only to the extent caused by the negligent acts or omissions of Convergint or Convergint's employees or subcontractors while on Customer's site.

If Convergint is providing products or services for intrusion detection, detection of specific threats to people or property (including gunshot, or drone detection), mass notification, ballistics or explosives protection, or processing of biometric, health, financial, or government identifier data (collectively, "Special Offerings"), then to the fullest extent allowed by law (i) Convergint's indemnification obligations under the Agreement do not apply whatsoever and Convergint Related Parties have no liability to Customer for any losses or damages caused by any Special Offerings; and (ii) Customer shall indemnify, defend, and hold harmless Convergint Related Parties, from and against all claims, demands, actions, liabilities, damages, and costs (including reasonable attorneys' fees) relating to Special Offerings provided by Convergint , except to the extent of Convergint's gross negligence installing such Special Offerings. Any wavier of damages or limitation of liability contained in the Agreement and as modified herein shall not apply to Customer's indemnification, hold harmless and defense obligations herein.

Applicable to Weapons Detection Only: If Convergint provides Weapons Detection Systems or Services, then such Systems and Services are further governed by the Weapons Detection Addendum effective on the Effective Date of this Proposal and available at https://www.convergint.com/terms, which is incorporated by reference as if set forth herein in full. "Weapons Detection Systems or Services" means any "Systems" and/or "Services" as each are defined in the Weapons Detection Addendum.

SECTION 9. LIMITATION OF LIABILITY

EXCEPT AS PROVIDED HEREIN, TO THE FULLEST EXTENT ALLOWED BY LAW: (A) IN NO EVENT SHALL EITHER CONVERGINT RELATED PARTIES, OR CUSTOMER BE LIABLE UNDER OR IN CONNECTION WITH THIS PROPOSAL FOR SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, LIQUIDATED OR CONSEQUENTIAL DAMAGES, INCLUDING COMMERCIAL LOSS, LOSS OF USE OR LOST PROFITS, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND (B) THE AGGREGATE LIABILITY OF CONVERGINT RELATED PARTIES ARISING OUT OF OR RELATED TO THIS AGREEMENT SHALL NOT EXCEED THE AMOUNTS PAID BY CUSTOMER TO CONVERGINT UNDER THIS AGREEMENT. THE EXISTENCE OF MORE THAN ONE CLAIM WILL NOT ENLARGE THIS LIMIT. THE LIMITATION SET FORTH IN THIS SECTION SHALL APPLY WHETHER THE CLAIM IS BASED ON CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE) OR OTHER LEGAL THEORY.

SECTION 10. COMPLIANCE WITH LAW, SAFETY, & SITE CONDITIONS

Convergint agrees to comply with all laws, rules, and regulations applicable to its provision of the Work. Customer will comply with all applicable laws and agreements applicable to its use and operation of the Work. Convergint shall comply with all safety related laws and regulations and with the safety program of the Customer, provided such program is supplied to Convergint prior to beginning Work.

If during the course of its Work, Convergint encounters conditions at the site that are subsurface, differ materially from what is represented in the contract documents, or otherwise concealed physical conditions, Convergint shall be entitled to an extension of time and additional costs for the performance of its work.

If Convergint discovers or suspects the presence of hazardous materials or unsafe working conditions at Customer's site where the Work is to be performed, Convergint is entitled to stop the Work at that site if such hazardous materials, or unsafe working conditions were not provided by or caused by Convergint. Convergint in its sole discretion shall determine when it is "safe" to return to perform the Work at Customer's site. Convergint shall have no responsibility for the discovery, presence, handling, removing or disposal of or exposure of persons to hazardous materials in any form at the Customer's site. To the fullest extent allowed by law, Customer shall indemnify and hold harmless Convergint from and against claims, damages, losses and expenses, including but not limited to, reasonable attorney's fees, arising out of or resulting from undisclosed hazardous materials or unsafe working conditions at Customer's site.

SECTION 11. PERSONAL DATA & SECURITY

Convergint's obligations and liabilities regarding Processing of Personal Data and information security shall be limited solely to Processing performed by Convergint's personnel. Processing by OEMs or Third Party Products are governed by any applicable OEM end user licensing agreements or terms and conditions. Customer represents and warrants that it will comply with all applicable Data Protection Laws. Although certain products delivered by Convergint may be capable of processing Biometric Information, Personal Health Information, financial information, or government identifiers ("Sensitive Information"), Customer acknowledges that Convergint is not Processing Sensitive Information (or to the extent it is Processing Sensitive Information, it is doing so strictly in accordance with Customer's instructions) and Customer is solely responsible for compliance of all such Processing with Data Protection Laws. To the fullest extent allowed by law, Customer shall indemnify, defend and hold harmless Convergint from and against all claims, demands, actions, liabilities, damages, and costs (including reasonable attorneys' fees) asserted by a third party arising out of or relating to failure to comply with applicable Data Protection Laws including but not limited to those related to Sensitive Information. Convergint's obligations and liabilities regarding information security and Processing of customer information or data, including Personal Data, are limited to Processing performed by Convergint (if any). OEM and Third Party Product information security and Processing is governed by applicable OEM end user licensing agreements or terms. "Personal Data", "Process(ing)", "Biometric Information", and "Personal Health Information" shall be interpreted in accordance with, and shall include analogous terminology as used in, applicable laws and regulations relating to data privacy, information security, data protection, data breaches, cross-border data flows, and/or the rights and obligations of persons or entities regarding personal information ("Data Protection Laws").

To the extent Convergint accesses Customer's information systems, Convergint will not be responsible or liable for losses or harms caused by following Customer's instructions, caused by Third Party Products, caused by third party or Customer-specified remote access software, or that are otherwise not due to the fault of Convergint. Customer-authorized changes to Customer information systems are at Customer's own risk and Customer acknowledges it is responsible for the overall security of its information systems.

SECTION 12. INTELLECTUAL PROPERTY

Convergint shall retain title and ownership of all intellectual property rights relating to the drawings, technical documentation, or other technical information ("Documentation") delivered under this Agreement. The OEMs shall retain title and ownership of all intellectual property rights relating to the Third Party Products and will grant any license and right to use in connection with the Third Party Product through the OEM's end user license agreement or other terms and conditions. Customer shall not use any Documentation supplied by Convergint for any purposes other than those directly related to this Agreement or for the use and/or maintenance of the Third Party Product.

SECTION 13. PRICE ADJUSTMENT

Convergint may automatically adjust the price, with five (5) days prior written notice, if based on: (a) changes by its vendors to the cost of materials or Third Party Products to be delivered and/or labor costs related to personnel responsible for performing the Work, (b) macroeconomic conditions, such as taxes, tariffs or duties, natural disasters, labor shortages/strikes, etc., (c) market conditions such as price volatility or availability limitations, or (d) other events not within Convergint's control that impact the cost of performing the Work. The adjustment shall be consistent with applicable market indexes, where available, third-party sources or other evidence. Convergint reserves the right to add periodic surcharges, including without limitation, adjustments for the then current price of fuel, such surcharges to be specified and invoiced by Convergint.

SECTION 14. TERMINATION

If a party materially breaches this Agreement, the other party shall provide written notice of the breach and a reasonable time to cure the breach, but in no event less than 30 days. If the breaching party fails to cure the breach within the specified time period, the non-breaching party may terminate this Agreement upon 15 days written notice to the other party. If Convergint notifies Customer of a material breach pursuant to this paragraph, Convergint may temporarily suspend its work without liability until Customer cures the breach.

SECTION 15. GOVERNING LAW AND DISPUTES

The parties agree that this Agreement shall be governed by the laws of the state/province where the Work is located, and venue for disputes shall be located in that state/province.

In the event of any dispute between Convergint and Customer, Convergint and Customer shall first attempt to resolve the dispute in the field, but if that is not successful, then in a meeting between authorized officers of each company. If settlement attempts are not successful, unless the dispute requires injunctive relief, then the dispute shall be decided exclusively by arbitration. Such arbitration shall be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association (if the Services are performed in the United States) or Arbitration Rules of the ADR Institute of Canada, Inc. (if the Services are performed in Canada) currently in effect by a single arbitrator and shall be a final binding resolution of the issues presented between the parties. The prevailing party shall be entitled to recover its reasonable attorneys' fees and costs. Any award by the arbitrator may be entered as a judgment in any court having jurisdiction.

SECTION 16. MISCELLANEOUS

The parties have required that this Agreement be written in English and have also agreed that all notices or other documents required by or contemplated in this Agreement be written in English. Les parties ont requis que cette convention soit rédigée en anglais et ont également convenu que tout avis ou autre document exigé aux termes des présentes ou découlant de l'une quelconque de ses dispositions sera préparé en anglais.

Any changes to this Agreement shall be in writing signed by both Customer and Convergint.

In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

Customer waives all claims against Convergint arising from or related to suspension of work pursuant to this Agreement.

Customer and Convergint are independent contractors, and nothing in this Agreement creates any agency, joint venture, partnership, or other form of joint enterprise, employment, or fiduciary relationship between them. Nothing contained in this Agreement shall be deemed to create a relationship of employee or employer between the parties, and neither party shall be entitled to any benefits that the other party provides for its own employees, including workers compensation and unemployment insurance. Each party shall have exclusive control over its own employees, agents, and subcontractors, its labor and employee relations, and its policies relating to wages, hours, working conditions, or other conditions.

Neither party to this Agreement shall assign this Agreement without the prior written consent of the other party hereto. Notwithstanding the foregoing, Convergint may assign this Agreement without notice or consent (i) to any of its parents, subsidiaries or affiliated companies or any entity majority owned by Convergint; or (ii) in connection with a merger, acquisition, reorganization, sale of all of the equity interests of Convergint, or a sale of all or substantially all of the assets of Convergint to which this Agreement relates.

Notices shall be in writing and addressed to the other party, in accordance with the names and addresses of the parties as shown above. All notices shall be effective upon receipt by the party to whom the notice was sent.

In no event will Convergint be obligated to comply with any project labor agreements or other collective bargaining agreements.

A waiver of the terms hereunder by one party to the other party shall not be effective unless in writing and signed by a person with authority to commit the Customer and Convergint. No waiver by Customer or Convergint shall operate as a continuous waiver, unless the written waiver specifically states that it is a continuous waiver of the terms stated in that waiver.

The Sections regarding invoicing, warranty, indemnity, limitation of liability, confidentiality and disputes shall survive the termination of this Agreement.

Convergint provides additional product safety and service information at https://www.convergint.com/terms/ (see "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION"), which it encourages Customer to review prior to use.

City of Rialto

Customer Support Program

4/28/2026

Jake Bargas
Business Development Manager

CUSTOMER INFORMATION

Date:	4/28/2026	**Quotation #:**	JB29921420CSP
To:	City of Rialto 128 N Willow Ave Rialto, California 92376	**Attn:**	Mark Adams (909) 820-8066 MAdams@rialtopd.com

We are pleased to provide this proposal for your consideration. This quotation is valid for THIRTY (30) days.

CUSTOMER SUPPORT PROGRAM OVERVIEW

The intent of this Customer Support Program (CSP) is to partner with you in maintaining your system(s), reducing malfunctions and associated downtime. Convergint is committed to providing long-term customer satisfaction and support throughout the service partnership.

A properly planned Customer Support Program can help improve the performance and integrity of your systems and help extend the life of the systems.

As you walk through this proposal, you will see that the recommended services have been tailored to your unique needs and above business objectives.

PROPOSED SERVICES

Software Support Agreement (SSA): ☒ **Included** ☐ **Excluded**

The Software Support Agreement provides access to product manufacturer firmware and software updates, which helps keep systems operating with the latest software and secured with the latest patches. It also provides access to the product manufacturer technical support team if technical support is required for system troubleshooting. **Labor associated with applying firmware and software updates is not included, and requires the PPM option, below.** This option does not include any computer operating system updates or any software or system upgrades.

Password and Patch Management (PPM): ☒ **Convergint** ☐ **Customer**

Password Management:

Default, weak, and reused passwords pose a significant vulnerability to your security systems. Convergint offers unique password management solutions to protect your systems from compromise. By setting unique passwords on each system and site, we not only protect your security systems, but we also protect access to connected networks. Convergint utilizes an industry-leading password management system with 256-bit AES encryption to help ensure that each system has unique, highly complex passwords that restrict access according to the principles of least privilege. Additionally, there is no integration or direct connection between the database of passwords and on-premises systems.

Software and Firmware Maintenance:

Convergint periodically provides software updates and patches to help maintain your systems in accordance with manufacturers' recommendations and operating with the latest features, fixes, and vulnerability patches. Firmware, which controls the operation of network-connected devices, is also maintained in accordance with manufacturers' recommendations. Our specialists will install any compatible software and firmware patch releases to the system at the time of password change to help ensure system functionality and security. Systems and frequencies are identified in the Scope of Work section of this proposal.

Limitations:

Please note that this offering does not include “user” passwords or settings and only covers specific security system devices. If the customer is self-performing PPM, please review the *Cybersecurity Services Coverage* page in this proposal.

Preventive Maintenance ☒ **Included** ☐ **Excluded**

On a scheduled basis, Convergint will provide systems preventive services for components listed within the equipment list contained herein. All preventive maintenance testing will be performed in accordance with manufacturer’s recommendations and will address areas that can adversely affect system performance. Preventive maintenance will include a visual inspection and functional test of system components.

iCare Executive ☒ **Included** ☐ **Excluded**

This valuable online service tool includes all the features of iCare Manager plus: real-time status, metric and custom report, access to “My Document Library” (i.e., document sharing platform), administrative privileges, and customized email notification.

Comprehensive Labor Coverage ☒ **Included** ☐ **Excluded**

For these customers seeking to manage their financial risk associated with service and repair labor, this option provides system labor coverage on (1) Service Calls (2) System Troubleshooting & Diagnostics, and (3) Component Repair Labor. A one-time billable Pre-contract System Test is required to ensure that the system components are in good working condition prior to Convergint assuming responsibility for system labor coverage. Any components found to be deficient will either need to be replaced or excluded from the comprehensive equipment list.

Comprehensive Equipment Coverage ☒ **Included** ☐ **Excluded**

Comprehensive equipment coverage includes the replacement of failed system components noted in the bill of material at no additional cost. This allows customers to mitigate potential financial risk that can be associated with unexpected repairs and/ or failed components.

Please note that failed or damaged equipment is based on the conditions noted in the terms and conditions of this proposal and excludes such items as natural causes or intentional damage. A one-time billable Pre-contract System Test is required to ensure that the system components are in good working condition prior to Convergint assuming responsibility for system equipment coverage. Any components found to be deficient will either need to be replaced or excluded from the comprehensive equipment list. **Cradlepoint devices, since customer provided, are excluded from this option.**

Note: Components will be replaced with same or similar technology available at the time of such replacement. Technology upgrades or system enhancements are not included as part of this coverage option. *Preventive Maintenance must also be included to qualify for equipment coverage.*

Remote Online Diagnostics ☒ **Included** ☐ **Excluded**

Utilization of industry standard authentication technology to remotely access your system and resolve technical issues in real time resulting in a savings of both time and system downtime. A Convergint Support Specialist, with the support of a screen sharing session, will work directly with your personnel for initial call support and troubleshooting. If the issue cannot be resolved online, a more refined service response will result including the dispatching of a service representative.

Embedded Specialist ☐ **Included** ☒ **Excluded**

The Embedded System Specialist will report directly to Convergint, with day-to-day accountability to our customer. Specific goals will be established and progress against these goals will be measured quarterly during a formal goal review meeting. The Embedded System Specialist shall manage and administer standard, operational procedures, and assist personnel in day-to-day system operations. This option provides a dedicated resource ensuring system integrity, standardization, and continuity

Software Upgrade ☒ **Included** ☐ **Excluded**

To keep up with changes in infrastructure and environment, software upgrades may help keep systems running at an optimal level. Our expertise covers various aspects of upgrades, including server migration, integration support, resource allocation, scheduled downtime management, and risk mitigation.

System Administration ☐ **Included** ☒ **Excluded**

Convergint will supplement your internal system administration support by providing valued front-end database management services. Services may include:

1. System programming changes
2. Standard & custom report set- up and report generation
3. General front-end system diagnostics

Battery Testing ☐ **Included** ☒ **Excluded**

Over time, the batteries lose their ability to provide standby power required by the system in the event of primary power failure. Batteries should be replaced at specified intervals from date of manufacture or in accordance with manufacturer requirements. The only way to be assured the batteries will work is through proper load testing, which will be performed as required during a scheduled Test and Inspection or Preventive Maintenance visit. Battery replacement is not included and will be billable.

Online Asset and Inspection Reporting ☐ **Included** ☒ **Excluded**

Customer asset reporting includes the process of applying registered barcodes to system devices and loading their relevant information into a web-based database. Convergint's web-based reporting system provides immediate documentation that the system and devices are being tested according to manufacturer's and/or code requirements.

Storage Analysis ☒ **Included** ☐ **Excluded**

Systems are installed based on calculations provided during the design of the original project. Over time, variables can impact the storage of your system records (e.g., scene complexity, amount of motion, light levels). This option includes an analysis of the recording to verify you receive the storage you require. If the storage is lower than desired, Convergint will discuss the available options. Upgrade of the system storage may require additional pricing.

Priority Emergency Service Response ☐ **Included** ☒ **Excluded**

We realize that many customers require a more immediate response to service calls deemed to be priority one. By selecting this Priority On- Site Response option, Convergint will commit to responding to these service calls in (4) hours instead of the standard (8), subject to the exclusions set forth below.

COVERED EQUIPMENT

Bill of Materials (The Equipment)
The following bill of materials is intended to establish the baseline for this proposal. Equipment not listed is excluded from scope.

Line	Qty	Annual Freq	Description
1	113	1	Cameras (Hardware)
2	113	1	Network Connected Devices (Cradlepoint)
3	4	1	Servers/Workstations Applications (Software)
4	113	1	Exterior Camera (mounted higher than 18 ft/5.5 m)

Software Support Agreement (SSA/SUSP)
The following bill of materials is intended to establish the baseline for this proposal. Software not listed is excluded from scope. This bill of materials is not intended to be a comprehensive list of all system parts

Line	Qty	Description
1	1	Software Support License – Genetec Video Surveillance Advantage

CONVERGINT: UNIQUELY QUALIFIED

Our people, culture, technologies, and service differentiate us from our competitors. Convergint is committed to being our customers' best service provider with a culture of integrity, accountability, and excellence.

Our People | At Convergint, our greatest strength is our people. We hire and develop the industry's most dedicated and qualified service colleagues and provide an aggressive certification plan in the latest technology innovations, industry trends, and regulations.

Our Technologies | Convergint maintains strong relationships with the world's leading technology partners. Instead of being limited to one manufacturer, we support a variety of systems, thus enabling you to avoid sole source dependency while ensuring long-term system and service flexibility and cost-effectiveness. We have service technicians certified across a wide range of systems, giving you the ultimate in peace of mind.

Our Services | Convergint designs service programs to meet each customer's specific business goals by leveraging dedicated, certified colleagues to ensure system integrity and uptime. Convergint's customer portal, iCare®, gives you real-time access to your service work orders, status, metrics reporting, and service spend by site. iCare is a fully integrated tool connected to all aspects of the Convergint enterprise, from customers to schedulers to technicians in the field. Our iCare portal promotes transparency, visibility, and accountability to you, our customer.

Our Programs | Our Customer Support Programs are customized *to you* based on industry best practices, and your individual site and business objectives. Through this program, you will be given **priority on emergency service calls** along with **preferred service discounts on labor rates** in accordance with Convergint's published Standard Rates.

Our Commitment | Our commitment to service excellence starts with supporting you where you are and meeting your internal compliance needs. Telephone diagnostic support is available for all Customer Support Program customers. Our on-call technicians will provide diagnostic and troubleshooting support to help reduce your costs by trying to resolve issues prior to our arrival.

Our Reach | Convergint delivers services across cities, countries, and continents - but focuses on serving you where you are. When you call us, you reach the local market office - not a centralized call center. When delivering complex services or projects for our customers, we excel at connecting partners and subcontracting partners to serve you the way you want to be served.

V's & B's

Our Culture | Convergint operates on a set of core Values and Beliefs that express our responsibility to our customers, colleagues, and communities. Our V's & B's are not just words on a page but are the very fabric of Convergint culture. Our daily commitment to these ideas is one key reason why our customers choose to do business with Convergint.

TOTAL INVESTMENT

Convergint Time and Materials Labor Rates

(Effective January 1, 2026)

2026	Service Agreement Rates			Standard Rates		
Convergint Rates	Base	Overtime	Weekend/ Holiday	Base	Overtime	Weekend/ Holiday
Security Specialist	$216.00	$324.00	$432.00	$254.00	$381.00	$508.00
IT Specialist / Remote Access	$254.00	$381.00	$508.00	$299.00	$448.50	$598.00
Vehicle Charge	$130/call					
Coordination Charge	$65/call					
Travel Policy	Labor rate portal-to-portal					
Minimum Charge	Remote Support (Software): 2-hour minimum Standard Service (Hardware): 3-hour minimum Emergency & Overtime Rate: 4-hour minimum System Shutdowns: 8-hour minimum					

***Hourly rates are rounded to the nearest 15 minutes.**

Agreement Details					
Agreement Start Date	7/1/2026				
Agreement Duration	5 Years				
	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Total Investment	$ 179,797.37	$ 195,165.13	$ 207,758.02	$ 217,176.96	$ 229,804.11
Sales Tax	Price excludes applicable sales tax				
Payment Schedule	The agreement will be invoiced annually in the first month of the agreement period (Net 30 days) unless mutually agreed otherwise.				

Proposal Attachments:

- Clarifications, Qualifications, and Exclusions
- Convergint Technologies Terms and Conditions (Customer Support Program)

By signing below or accepting the services described in this proposal, Customer accepts and agrees to this proposal, including the enclosed Terms and Conditions, along with any addendums or exhibits that may be attached or referenced therein. Any additional or contrary terms, including on a Customer PO, are expressly rejected. By signing, you represent and warrant that you have authority to accept this proposal on behalf of Customer.

Customer Name	***Date***
Authorized Signature	***Printed Name and Title***

CLARIFICATIONS, QUALIFICATIONS, & EXCLUSIONS

Software Support Agreement (SSA) and Password & Patch Management (PPM):

Customer has been advised of the SSA and PPM services described above. These services may vary depending on the specific devices involved, but typically include periodically updating device passwords to meet complexity and password rotation requirements; securely managing those passwords on behalf of Customer; and periodically updating device firmware to incorporate vulnerability patches, enhancements, and bug fixes made available by the device manufacturer. Please ask your Convergint point of contact for more details on the specific PPM services available for your devices. **These services reduce the risk of cyber vulnerabilities.**

Convergint cannot guarantee the security of the devices it installs or of Customer's IT environment, no networked system can be completely secure, and Customer remains ultimately responsible for its IT environment. However, these services reduce the risk of cyber vulnerabilities for the devices being installed. IF CUSTOMER DECLINES THESE SERVICES, CUSTOMER (AND NOT CONVERGINT) IS RESPONSIBLE FOR PERFORMING THESE SERVICES.

Pricing Assumptions

1. The Equipment listed are approximate quantities that were estimated during the site walk. Customer must provide the final Equipment list to be included in this Agreement, which may result in adjustment of the fees.
2. For comprehensive coverage on systems not installed by Convergint, parts and/or labor coverage will not take effect until the system has been fully inspected by Convergint and all deficiencies have been corrected by Customer.

3. Unless specifically included in this Agreement or Customer has separately contracted with Convergint for the work, all other work related to the Equipment will be billed separately at Convergint's then current billing rates and material prices.
4. Customer agrees to provide any necessary equipment to reach inaccessible or limited access equipment. Waivers may be required prior to operating customer's lift or heavy equipment. If equipment is not provided, additional charges may apply.

Customer Responsibilities

1. Customer agrees to maintain at its expense, any software licensing agreements and installed software media required for the operation and or diagnostics of the Equipment.
2. Customer agrees that when service must be provided where cash, negotiable securities, and other valuables are readily accessible, Convergint employees and representatives shall always be accompanied by Customer's employee or representative.
3. Customer agrees to obtain and pay for all permits and licenses, and to discharge any fines, imposed by any governmental body or agency relating to the Equipment, its operation or malfunction.
4. If any Equipment is modified or serviced by a third party during the term of this Agreement, then Convergint has the right to inspect the Equipment, and Customer agrees to pay Convergint at its then current billing rates and material prices for the costs of inspection plus parts and/or labor required to align the Equipment with this Agreement. If Customer refuses such inspection or additional services, then Convergint has the option to delete such Equipment from this Agreement.

Exclusions

The following are excluded from the scope of services:

1. Convergint has no obligation to perform service, repair or replacement in the event of a Equipment failure or malfunction due to: burglary, storm, power surge or fluctuation, power failure, abnormal environmental conditions (such as extreme temperatures), fire, flood, war, riot, civil commotion, other acts of God, rodent/insect issues, settling of walls or foundation, abuse, usage of Equipment for purposes other than designed and/or intended, or the negligence or acts or omissions of Customer or any third party. Service, repairs or replacement necessitated by these conditions are billable to the Customer at Convergint's then current billing rates and material prices.
2. Any work required by new or retroactive code changes, or violations or deficiencies identified prior to the effective date of this Agreement.
3. Testing, if applicable, of the system does not include troubleshooting of pre-existing system conditions (ground faults, etc.).
4. For coverage on systems not installed by Convergint, parts and/or labor coverage will not take effect until the systems have been fully inspected and all deficiencies corrected.

NOTE: REVIEW IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION PRIOR TO USING A CONVERGINT-INSTALLED SYSTEM: See "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION" documentation, available at convergint.com/terms.

IMPORTANT NOTICE

You requested that Convergint provide you with certain security and safety products and services. By using these products and services, you acknowledge that:

- **Under no circumstances should Convergint-provided products and services be your sole method of security or safety.** Effective security and safety require a multi-layered approach involving people, processes, and technologies. Convergint-provided products and services do not guarantee security or safety, will not detect or prevent all threats or risks all the time (including threats they are designed to detect), and will not ensure overall safety and security. You are ultimately responsible for your people, premises, and property, including for maintaining an effective response plan and promptly implementing your response plan in response to alarms or threats.
- **All security products and services have limitations.** No product or service can guarantee safety or security. It is your responsibility to ensure you are informed about product or service limitations and that you regularly test and validate the products and safety plans. Reach out to your Convergint account executive to learn how our support services can help. And if you have a service plan, you are responsible for promptly notifying Convergint in the event of any defect, malfunction, or performance issue with the products and services.
- **Various factors can impact product performance.** Selecting products and settings may involve tradeoffs between the level of security and safety on the one hand and speed, convenience, and cost on the other hand. Convergint can give you guidance, but you are ultimately responsible for selecting products and settings based on your organization's risk profile and tolerance.
- **The products are made by third-party manufacturers, not Convergint.** You are bound by and must use, test, and maintain the products in accordance with the manufacturer's terms and instructions. Convergint does not independently validate the accuracy of claims or statements made by manufacturers, and makes no assurances regarding their accuracy. You are responsible for using the products and services in compliance with laws and regulations applicable to you or as permitted in your jurisdiction.
- **All products and services are governed exclusively by a final agreement.** No advertisement, literature, brochure, website, or statements made during the sale process or otherwise (whether orally or in writing) should be interpreted as a promise, warranty, or other assurance.
- **You have reviewed the "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION" documentation, available at convergint.com/terms.**

Throughout this Proposal, including these Terms and Conditions and any attachments, (together, "Agreement") the term "Convergint" refers to the Convergint Technologies affiliate operating in the state/province in which the Services is being performed and "Convergint Related Parties" means Convergint and its contractors, subcontractors, third party product manufacturers or providers.

SECTION 1. THE SERVICES

This Agreement takes precedence over and supersedes all prior proposals, correspondence, and oral or written agreements or representations relating to the services set forth in the accompanying Proposal ("Services") and, subject to any changes or addendums, represents the entire agreement between Convergint and Customer. This Agreement applies to the exclusion of any other terms that the Customer seeks to impose or incorporate (such as Customer's purchase order form) which are in addition to or inconsistent with the terms and conditions of this Agreement, or which are implied by trade, custom, practice or course of dealing, all of which are deemed expressly rejected and will not be binding.

This Agreement is made without regard to compliance with any special sourcing and/or manufacturing requirements, minority or disadvantaged supplier requirements, or similar government procurement laws. Should such requirements be applicable to this Agreement, Convergint reserves the right to modify and/or withdraw its Agreement.

Customer understands that Convergint is an authorized distributor or reseller and not the manufacturer or developer ("OEM") of software, hardware and equipment (collectively, "Third Party Products") being maintained under this Agreement.

This Agreement assumes the systems and Third Party Products covered are in maintainable condition. If repairs are found necessary upon initial inspection by Convergint, a separate proposal for repair will be submitted for approval. Should this separate proposal be declined, all non-maintainable items will be removed from this Agreement and the CSP Costs adjusted accordingly.

Customer agrees at no cost to Convergint:

a. To provide access to all areas of the site for the equipment identified in and/or relating to the List of Covered Equipment (as specified in the accompanying Proposal);
b. To supply suitable electrical service as required by Convergint;
c. To remove site obstacles and job safety hazards; and
d. That in the event of any emergency or systems failure, reasonable safety precautions will be taken by Customer to protect life and property during the period from when Convergint is first notified of the emergency or failure and until such time that Convergint notifies the Customer that the systems are operational or that the emergency has cleared.

It is understood that repair, replacement and emergency service provisions apply only to the systems and Third Party Products covered by this Agreement and identified in the Agreement. Repair or replacement of non-maintainable parts of the systems such as, but not limited to, unit cabinets, insulating materials, electrical wiring, structural supports and other non-moving parts, are not included in this Agreement.

In the event that the systems or Third Party Products included in this Agreement are modified, repaired, have a peripheral device attached to them, or are adjusted (hardware or software) by someone other than a Convergint representative after the Start Date of this Agreement (hereinafter "Modification Event"), Convergint shall have the right to exercise any or all of the following options in response to this Modification Event:

a. Require that the systems or Third Party Products impacted by the Modification Event be subject to reacceptance testing by Convergint;
b. Require removal of the equipment impacted by the Modification Event from the scope of this Agreement, so that the Services hereunder will not apply to such equipment;
c. Require termination of this Agreement upon thirty (30) days' notice to Customer, at Convergint's option.

THE SERVICES AND/OR THIRD PARTY PRODUCTS ARE DESIGNED TO HELP REDUCE, BUT NOT ELIMINATE RISKS OF LOSS RELATING TO PEOPLE, PREMISES, OR PROPERTY. THE AMOUNTS BEING CHARGED BY CONVERGINT ARE NOT SUFFICIENT TO GUARANTEE THAT LOSS OR DAMAGE WILL DECREASE OR BE ELIMINATED. Customer acknowledges that proper safety and security requires a multi-layered approach of people, processes, safety, and technologies. The Services, including Third Party Products, provided by Convergint are not sufficient to ensure overall safety and security. Customer acknowledges and agrees that it is responsible for its overall safety and security, including testing and maintenance of the Third Party Products (except to the extent contracted to Convergint by written agreement) and training of its personnel. Customer acknowledges and agrees that it has a duty of care and is solely responsible for its compliance with applicable laws, rules, and regulations, including but not limited to export and re-export restrictions and regulations, privacy and data protection regulations, applicable OEM instructions, terms and conditions, EULAs, and proper product usage.

Risk of loss, including any materials comprising the Services, shall pass to Customer as the materials are incorporated at Customer's site subject to any end user license agreements. If materials are earlier stored on Customer's site pursuant to agreement between Customer and Convergint, risk of loss with respect to such materials shall pass to Customer upon delivery to Customer's site.

Applicable to Monitoring Services Only: If Monitoring Services are identified in the Proposal, the parties agree that (a) these Terms and Conditions are not applicable, and (b) Monitoring Services are governed by the Monitoring Services Terms and Conditions effective on the Effective Date of the Proposal and available at https://www.convergint.com/terms, which is incorporated by reference as if set forth herein in full. "Monitoring Services" is defined as "Services" in the Monitoring Services Terms and Conditions.

SECTION 2. TERM

This Agreement will commence on the Services start date ("Start Date") and continue for the period of time specified in the accompanying Proposal ("Initial Term"). At the end of the Initial Term, this Agreement will renew automatically for successive terms of one year ("Renewal Term" and together with the Initial Term, the "Term"). Either party may terminate this Agreement by giving the other party no less than thirty (30) days written notice prior to the expiration date of the Initial Term or the then current Renewal Term.

SECTION 3. PRICING

Pricing and amounts proposed shall remain valid for 30 days unless otherwise specified. CSP Costs includes only the Services, including Third Party Products, set forth on Convergint's Proposal, unless noted otherwise. Additional services or Third Party Products, unless negotiated prior to order placement, will be billed accordingly. Sales taxes (or as applicable GST, PST, VAT or similar tax) and any other taxes assessed on Customer shall be added to the CSP Costs upon invoice to Customer.

SECTION 4. INVOICE REMITTANCE AND PAYMENT

Customer agrees to pay the amount due to Convergint as invoiced, within thirty (30) days of the date of such invoice. If Customer is overdue in any payment, Convergint shall be entitled to suspend the Services without liability until paid, charge Customer an interest rate 1 and 1/2% percent per month (or the maximum rate permitted by law, whichever is less), and may avail itself of any other legal or equitable remedy. Customer shall reimburse Convergint costs incurred in collecting any amounts that become overdue, including attorney fees, court costs and any other reasonable expenditure.

SECTION 5. WARRANTY

Warranties for Convergint's Services and Third Party Products are described in the Limited Warranty for Products and Services available at https://www.convergint.com/terms/, which is in effect as of the effective date of this Agreement and is incorporated by reference as if set forth herein in full.

SECTION 6. CHANGES

Without invalidating this Agreement or any bond given hereunder, Customer or Convergint may request changes in the Services with a change order signed by both parties. If Customer orders (i) any changes to the Services (e.g. change in objective, deliverables, tasks or hours), (ii) changes to schedule (e.g. frequency of visits), or (iii) causes any material interference with Convergint's performance of the Services, Convergint shall be entitled to an equitable adjustment in the time for performance and in the CSP Costs, including a reasonable allowance for overhead and profit.

SECTION 7. FORCE MAJEURE

Neither Customer nor Convergint shall be liable for any delay or failure in the performance of their respective obligations pursuant to this Agreement due to circumstances beyond their reasonable control ("Force Majeure") and without the fault or negligence of the party experiencing such delay. A Force Majeure event shall include, but not be limited to: acts of God, pandemic or epidemic, diseases, quarantines, unavoidable casualties, concealed conditions, acts of any civil or military authority; riot, insurrections, and civil disturbances; war, invasion, act of foreign enemies, hostilities (regardless of whether or not war is declared), rebellion, revolution, terrorist activities; strikes, lockouts or other labor disputes; embargoes; shortage or unavailability of labor, supplies, materials, equipment or systems; accident, fire, storm, water, flooding, negligence of others, vandalism, power failure, installation of incompatible equipment, improper operating procedures, source current fluctuations or lighting, transportation contingencies; laws, statutes, regulations, and other legal requirements, orders or judgements; acts or order of any government or agency or official thereof, other catastrophes or any other similar occurrences. If performance by either party is delayed due to Force Majeure, the time for performance shall be extended for a period of time reasonably necessary to overcome the effect of the delay and Convergint shall be entitled to an equitable adjustment of the CSP Costs.

SECTION 8. INSURANCE

In lieu of any Customer insurance requirements, for Services performed in the United States, Convergint shall maintain the following insurance coverages during the term of this Agreement and upon request, shall provide certificates of insurance to the Customer:

Worker's Compensation	Statutory Limits
Employer's Liability	$1,000,000 per occurrence/aggregate
Commercial General Liability	$1,000,000 per occurrence
	$2,000,000 general aggregate
Automobile Liability	$1,000,000 per occurrence/aggregate
Excess/Umbrella Liability	$3,000,000 per occurrence/aggregate

Convergint shall not provide loss runs or copies of its insurance policies. Convergint shall provide to the Customer no less than thirty (30) days' notice prior to the termination or cancellation of any such insurance policy. For services performed in Canada, Convergint shall maintain similar insurance coverage dependent upon the local requirements in Canada and upon the insurance available under Convergint's insurance program. All required insurance coverage shall be reasonable in the circumstances and compliant with local regulations.

SECTION 9. INDEMNIFICATION

To the fullest extent allowed by law, Convergint shall indemnify and hold Customer harmless from and against claims, damages, losses, and expenses (excluding loss of use) attributable to bodily injury, sickness, disease or death, or to destruction of tangible property, but only to the extent caused by the negligent acts or omissions of Convergint or Convergint's employees or subcontractors while on Customer's site.

If Convergint is providing products or services for intrusion detection, detection of specific threats to people or property (including gunshot, or drone detection), mass notification, ballistics or explosives protection, or processing of biometric, health, financial, or government identifier data (collectively, "Special Offerings"), then to the fullest extent allowed by law (i) Convergint's indemnification obligations under the Agreement do not

apply whatsoever and Convergint Related Parties have no liability to Customer for any losses or damages caused by any Special Offerings; and (ii) Customer shall indemnify, defend, and hold harmless Convergint Related Parties, from and against all claims, demands, actions, liabilities, damages, and costs (including reasonable attorneys' fees) relating to Special Offerings provided by Convergint , except to the extent of Convergint's gross negligence installing such Special Offerings. Any waiver of damages or limitation of liability contained in the Agreement and as modified herein shall not apply to Customer's indemnification, hold harmless and defense obligations herein.

Applicable to Weapons Detection Only: If Convergint provides Weapons Detection Systems or Services, then such Systems and Services are further governed by the Weapons Detection Addendum effective on the Effective Date of this Proposal and available at https://www.convergint.com/terms, which is incorporated by reference as if set forth herein in full. "Weapons Detection Systems or Services" means any "Systems" and/or "Services" as each are defined in the Weapons Detection Addendum.

SECTION 10. LIMITATION OF LIABILITY

EXCEPT AS PROVIDED HEREIN, TO THE FULLEST EXTENT ALLOWED BY LAW: (A) IN NO EVENT SHALL EITHER CONVERGINT RELATED PARTIES, OR CUSTOMER BE LIABLE UNDER OR IN CONNECTION WITH THIS PROPOSAL FOR SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, LIQUIDATED OR CONSEQUENTIAL DAMAGES, INCLUDING COMMERCIAL LOSS, LOSS OF USE OR LOST PROFITS, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND (B) THE AGGREGATE LIABILITY OF CONVERGINT RELATED PARTIES ARISING OUT OF OR RELATED TO THIS AGREEMENT SHALL NOT EXCEED THE AMOUNTS PAID BY CUSTOMER TO CONVERGINT UNDER THIS AGREEMENT DURING THE 12 MONTH PERIOD IMMEDIATELY PRECEDING THE DATE OF THE FIRST INCIDENT GIVING RISE TO THE LIABILITY. THE EXISTENCE OF MORE THAN ONE CLAIM WILL NOT ENLARGE THIS LIMIT. THE LIMITATION SET FORTH IN THIS SECTION SHALL APPLY WHETHER THE CLAIM IS BASED ON CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE) OR OTHER LEGAL THEORY.

SECTION 11. COMPLIANCE WITH LAW, SAFETY, & SITE CONDITIONS

Convergint agrees to comply with all laws, rules and regulations applicable to its provision of the Services. Customer will comply with all applicable laws and agreements applicable to its use and operation of the Services. Convergint shall comply with all safety related laws and regulations and with the safety program of the Customer, provided such program is supplied to Convergint prior to beginning Services.

If during the course of its Services, Convergint encounters conditions at the site that are subsurface, differ materially from what is represented in the contract documents, or otherwise concealed physical conditions, Convergint shall be entitled to an extension of time and additional costs for the performance of its work.

If Convergint discovers or suspects the presence of hazardous materials or unsafe working conditions at Customer's site where the Services are to be performed, Convergint is entitled to stop the Services at that site if such hazardous materials, or unsafe working conditions were not provided by or caused by Convergint. Convergint in its sole discretion shall determine when it is "safe" to return to perform the Services at Customer's site. Convergint shall have no responsibility for the discovery, presence, handling, removing or disposal of or exposure of persons to hazardous materials in any form at the Customer's site. To the fullest extent allowed by law, Customer shall indemnify and hold harmless Convergint from and against claims, damages, losses and expenses, including but not limited to, reasonable attorney's fees, arising out of or resulting from undisclosed hazardous materials or unsafe working conditions at Customer's site.

SECTION 12. PERSONAL DATA & SECURITY

Convergint's obligations and liabilities regarding Processing of Personal Data and information security shall be limited solely to Processing performed by Convergint's personnel. Processing by OEMs or Third Party Products are governed by any applicable OEM end user licensing agreements or terms and conditions. Customer represents and warrants that it will comply with all applicable Data Protection Laws. Although certain products delivered by Convergint may be capable of processing Biometric Information, Personal Health Information, financial information, or government identifiers ("Sensitive Information"), Customer acknowledges that Convergint is not Processing Sensitive Information (or to the extent it is Processing Sensitive Information, it is doing so strictly in accordance with Customer's instructions) and Customer is solely responsible for compliance of all such Processing with Data Protection Laws. To the fullest extent allowed by law, Customer shall indemnify, defend and hold harmless Convergint from and against all claims, demands, actions, liabilities, damages, and costs (including reasonable attorneys' fees) asserted by a third party arising out of or relating to failure to comply with applicable Data Protection Laws including but not limited to those related to Sensitive Information. Convergint's obligations and liabilities regarding information security and Processing of customer information or data, including Personal Data, are limited to Processing performed by Convergint (if any). OEM and Third Party Product information security and Processing is governed by applicable OEM end user licensing agreements or terms. "Personal Data", "Process(ing)", "Biometric Information", and "Personal Health Information" shall be interpreted in accordance with, and shall include analogous terminology as used in, applicable laws and regulations relating to data privacy, information security, data protection, data breaches, cross-border data flows, and/or the rights and obligations of persons or entities regarding personal information ("Data Protection Laws").

To the extent Convergint accesses Customer's information systems, Convergint will not be responsible or liable for losses or harms caused by following Customer's instructions, caused by Third Party Products, caused by third party or Customer-specified remote access software, or that are otherwise not due to the fault of Convergint. Customer-authorized changes to Customer information systems are at Customer's own risk and Customer acknowledges it is responsible for the overall security of its information systems.

SECTION 13. INTELLECTUAL PROPERTY

Convergint shall retain title and ownership of all intellectual property rights relating to the drawings, technical documentation, or other technical information ("Documentation") delivered under this Agreement. The OEMs shall retain title and ownership of all intellectual property rights relating to the Third Party Products and will grant any license and right to use in connection with the Third Party Product through the OEM's end user license agreement or other terms and conditions. Customer shall not use any Documentation supplied by Convergint for any purposes other than those directly related to this Agreement or for the use and/or maintenance of the Third Party Product.

SECTION 14. PRICE ADJUSTMENT

Beginning on the one (1) year anniversary of the Start Date and annually thereafter for the Term of this Agreement, Convergint may automatically adjust the CSP Costs and Rates set forth in this Agreement: (i) by a percentage equal to the annual percent change in the Consumer Price Index ("CPI") for "All Cities, All Urban Consumers" as published by the Bureau of Labor Statistics of the U.S. Department of Labor (if the Services are performed in the United States) or Statistics Canada (if the Services are performed in Canada) for the 12-month period ending December 31 of the prior year; or (ii) with five (5) days prior written notice, in excess of the CPI if based on: (a) changes by its vendors to the cost of materials or Third Party Products to be provided and/or labor costs related to personnel responsible for performing the Services, (b) macroeconomic conditions, such as taxes, tariffs or duties, natural disasters, labor shortages/strikes, etc., (c) market conditions such as price volatility or availability limitations, or (d) other events not within Convergint's control that impact the cost of performing the Services, and (e) such adjustment is supported by documentation or other evidence. The effective date of this adjustment shall be the first invoice in each new anniversary year. Convergint reserves the right to add periodic surcharges, including without limitation, adjustments for the then current price of fuel, such surcharges to be specified and invoiced by Convergint.

SECTION 15. TERMINATION

If a party materially breaches this Agreement, the other party shall provide written notice of the breach and a reasonable time to cure the breach, but in no event less than 30 days. If the breaching party fails to cure the breach within the specified time period, the non-breaching party may terminate this Agreement upon 15 days written notice to the other party. If Convergint notifies Customer of a material breach pursuant to this paragraph, Convergint may temporarily suspend its services without liability until Customer cures the breach.

SECTION 16. GOVERNING LAW AND DISPUTES

The parties agree that this Agreement shall be governed by the laws of the state/province where the Services are being performed, and venue for disputes shall be located in that state/province.

In the event of any dispute between Convergint and Customer, Convergint and Customer shall first attempt to resolve the dispute in the field, but if that is not successful, then in a meeting between authorized officers of each company. If settlement attempts are not successful, unless the dispute requires injunctive relief, then the dispute shall be decided exclusively by arbitration. Such arbitration shall be conducted in accordance with the Commercial Arbitration Rules of the American Arbitration Association (if the Services are performed in the United States) or Arbitration Rules of the ADR Institute of Canada, Inc. (if the Services are performed in Canada) currently in effect by a single arbitrator and shall be a final binding resolution of the issues presented between the parties. The prevailing party shall be entitled to recover its reasonable attorneys' fees and costs. Any award by the arbitrator may be entered as a judgment in any court having jurisdiction.

SECTION 17. MISCELLANEOUS

The parties have required that this Agreement be written in English and have also agreed that all notices or other documents required by or contemplated in this Agreement be written in English. Les parties ont requis que cette convention soit rédigée en anglais et ont également convenu que tout avis ou autre document exigé aux termes des présentes ou découlant de l'une quelconque de ses dispositions sera préparé en anglais.

Any changes to this Agreement shall be in writing signed by both Customer and Convergint.

In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

Customer waives all claims against Convergint arising from or related to suspension of services pursuant to this Agreement.

Customer and Convergint are independent contractors, and nothing in this Agreement creates any agency, joint venture, partnership, or other form of joint enterprise, employment, or fiduciary relationship between them. Nothing contained in this Agreement shall be deemed to create a relationship of employee or employer between the parties, and neither party shall be entitled to any benefits that the other party provides for its own employees, including workers compensation and unemployment insurance. Each party shall have exclusive control over its own employees, agents, and subcontractors, its labor and employee relations, and its policies relating to wages, hours, working conditions, or other conditions.

Neither party to this Agreement shall assign this Agreement without the prior written consent of the other party hereto. Notwithstanding the foregoing, Convergint may assign this Agreement without notice or consent (i) to any of its parents, subsidiaries or affiliated companies or any entity majority owned by Convergint; or (ii) in connection with a merger, acquisition, reorganization, sale of all of the equity interests of Convergint, or a sale of all or substantially all of the assets of Convergint to which this Agreement relates.

If Customer transfers ownership or management of the Customer's site to a third party, Customer will promptly provide Convergint with the new owner's or manager's contact information and take all such actions as are necessary to assign this Agreement to the third party.

Notices shall be in writing and addressed to the other party, in accordance with the names and addresses of the parties as shown in the Proposal. All notices shall be effective upon receipt by the party to whom the notice was sent.

In no event will Convergint be obligated to comply with any project labor agreements or other collective bargaining agreements.

A waiver of the terms hereunder by one party to the other party shall not be effective unless in writing and signed by a person with authority to commit the Customer and Convergint. No waiver by Customer or Convergint shall operate as a continuous waiver, unless the written waiver specifically states that it is a continuous waiver of the terms stated in that waiver.

The Sections regarding invoicing, warranty, indemnity, limitation of liability, confidentiality and disputes shall survive the termination of this Agreement.

Convergint provides additional product safety and service information at https://www.convergint.com/terms/ (see "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION"), which it encourages Customer to review prior to use.

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MASTER AGREEMENT #121024
CATEGORY: Facility Security Systems, Equipment, and Software with Related Services
SUPPLIER: Convergint Technologies LLC

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Convergint Technologies LLC, One Commerce Drive, Schaumburg, IL 60173 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

Article 1:
General Terms

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.

2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.

3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.

4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.

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5) **Term.** This Agreement is effective upon the date of the final signature below. The term of this Agreement is four (4) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on February 18, 2029, unless it is cancelled or extended as defined in this Agreement.

   a) **Extensions.** Sourcewell and Supplier may agree to up to three (3) additional one-year extensions beyond the original four-year term. The total possible length of this Agreement will be seven (7) years from the effective date.

   b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.

6) **Survival of Terms.** Notwithstanding the termination of this Agreement, the obligations of this Agreement will continue through the performance period of any transaction entered between Supplier and any Participating Entity before the termination date.

7) **Scope.** Supplier is awarded a Master Agreement to provide the solutions identified in (Solicitation 121024) to Participating Entities. In Scope solutions include:

   a) Alarm and signal systems;
   b) Building security automation and integration, motion-controlled lighting, occupancy detection solutions;
   c) Fire detection, sprinkler and suppression systems;
   d) Intrusion and breach prevention and detection solutions;
   e) Glass and window security, armor, and ballistic applications and solutions;
   f) Closed circuit television (CCTV), surveillance, and recording solutions;
   g) Facility and parking access control solutions;
   h) Robotic and Artificial Intelligence (AI) surveillance solutions; and
   i) Biometric scanning and screening.

8) **Included Solutions.** Supplier's Proposal to the above referenced RFP is incorporated into this Master Agreement. Only those Solutions included within Supplier's Proposal and within Scope (Included Solutions) are included within the Agreement and may be offered to Participating Entities.

9) **Indefinite Quantity.** This Master Agreement defines an indefinite quantity of sales to eligible Participating Entities.

10) **Pricing.** Pricing information (including Pricing and Delivery and Pricing Offered tables) for all Included Solutions within Supplier's Proposal is incorporated into this Master Agreement.

11) **Not to Exceed Pricing.** Suppliers may not exceed the prices listed in the current Pricing List on file with Sourcewell when offering Included Solutions to Participating Entities. Participating Entities may request adjustments to pricing directly from Supplier during the negotiation and execution of any transaction.

12) **Open Market.** Supplier's open market pricing process is included within its Proposal.

13) Supplier Representations:

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i) **Compliance.** Supplier represents and warrants it will provide all Included Solutions under this Agreement in full compliance with applicable federal, state, and local laws and regulations.

ii) **Licenses.** As applicable, Supplier will maintain a valid status on all required federal, state, and local licenses, bonds, and permits required for the operation of Supplier's business with Participating Entities. Participating Entities may request all relevant documentation directly from Supplier.

iii) **Supplier Warrants.** Supplier warrants that its services will be performed in a good and workmanlike manner. Any products provided by Supplier shall carry only such warranty as is provided by the manufacturers thereof. Supplier, and Supplier's dealers and distributors, shall provide reasonable assistance to enforce any manufacturer warranties. In addition, Supplier warrants the Solutions are suitable for and will perform in accordance with the ordinary use for which they are intended.

14) **Bankruptcy Notices.** Supplier certifies and warrants it is not currently in a bankruptcy proceeding. Supplier has disclosed all current and completed bankruptcy proceedings within the past seven years within its Proposal. Supplier must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the term of this Agreement.

15) **Debarment and Suspension.** Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota, the United States federal government, or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Agreement. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time during the term of this Agreement.

16) **Provisions for non-United States federal entity procurements under United States federal awards or other awards (Appendix II to 2 C.F.R § 200).** Participating Entities that use United States federal grant or other federal funding to purchase solutions from this Agreement may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Section, all references to "federal" should be interpreted to mean the United States federal government. The following list applies when a Participating Entity accesses Supplier's Included Solutions with United States federal funds.

i) **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all agreements that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

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ii) **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must comply with all applicable Davis-Bacon Act provisions.

iii) **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708).** Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies, materials, or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Agreement. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

iv) **RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT.** If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Supplier

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certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

v) **CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387).** Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Agreement it will comply with applicable requirements as referenced above.

vi) **DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689).** A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. § 180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

vii) **BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352).** Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

viii) **RECORD RETENTION REQUIREMENTS.** To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

ix) **ENERGY POLICY AND CONSERVATION ACT COMPLIANCE.** To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

x) **BUY AMERICAN PROVISIONS COMPLIANCE.** To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

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xi) **ACCESS TO RECORDS (2 C.F.R. § 200.336).** Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

xii) **PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322).** A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

xiii) **FEDERAL SEAL(S), LOGOS, AND FLAGS.** The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

xiv) **NO OBLIGATION BY FEDERAL GOVERNMENT.** The U.S. federal government is not a party to this Agreement or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Agreement or any purchase by an authorized user.

xv) **PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.** The Contractor acknowledges that 31 U.S.C. § 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Agreement or any purchase by a Participating Entity.

xvi) **FEDERAL DEBT.** The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

xvii) **CONFLICTS OF INTEREST.** The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Agreement or any aspect related to the anticipated work under this Agreement raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

xviii) **U.S. EXECUTIVE ORDER 13224.** The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

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xix) **PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.** To the extent applicable, Supplier certifies that during the term of this Agreement it will comply with applicable requirements of 2 C.F.R. § 200.216.

xx) **DOMESTIC PREFERENCES FOR PROCUREMENTS.** To the extent applicable, Supplier certifies that during the term of this Agreement, Supplier will comply with applicable requirements of 2 C.F.R. § 200.322.

Article 2:
Sourcewell and Supplier Obligations

The Terms in this Article 2 relate specifically to Sourcewell and its administration of this Master Agreement with Supplier and Supplier's obligations thereunder.

1) **Authorized Sellers**. Supplier must provide Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers which may complete transactions of Included Solutions offered under this Agreement. Sourcewell may request updated information in its discretion, and Supplier agrees to provide requested information within a reasonable time.

2) **Product and Price Changes Requirements.** Supplier may request Included Solutions changes, additions, or deletions at any time. All requests must be made in writing by submitting a Sourcewell Price and Product Change Request Form to Sourcewell. At a minimum, the request must:
   - Identify the applicable Sourcewell Agreement number;
   - Clearly specify the requested change;
   - Provide sufficient detail to justify the requested change;
   - Individually list all Included Solutions affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
   - Include a complete restatement of Pricing List with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Included Solutions offered, even for those items where pricing remains unchanged.

   A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Agreement and will be incorporated by reference.

3) **Authorized Representative.** Supplier will assign an Authorized Representative to Sourcewell for this Agreement and must provide prompt notice to Sourcewell if that person is changed. The Authorized Representative will be responsible for:
   - Maintenance and management of this Agreement;
   - Timely response to all Sourcewell and Participating Entity inquiries; and
   - Participation in reviews with Sourcewell.

   Sourcewell's Authorized Representative is its Chief Procurement Officer.

4) **Performance Reviews.** Supplier will perform a minimum of one review with Sourcewell per agreement year. The review will cover transactions to Participating Entities, pricing and terms, administrative fees, sales data reports, performance issues, supply chain issues, customer issues, and any other necessary information.

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5) **Sales Reporting Required.** Supplier is required as a material element to this Master Agreement to report all completed transactions with Participating Entities utilizing this Agreement. Failure to provide complete and accurate reports as defined herein will be a material breach of the Agreement and Sourcewell reserves the right to pursue all remedies available at law including cancellation of this Agreement.

6) **Reporting Requirements.** Supplier must provide Sourcewell an activity report of all transactions completed utilizing this Agreement. Reports are due at least once each calendar quarter (Reporting Period). Reports must be received no later than 45 calendar days after the end of each calendar quarter. Supplier may report on a more frequent basis in its discretion. Reports must be provided regardless of the amount of completed transactions during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

   The Report must contain the following fields:
   - Participating Entity Name (e.g., City of Staples Highway Department);
   - Participating Entity Physical Street Address;
   - Participating Entity City;
   - Participating Entity State/Province;
   - Participating Entity Zip/Postal Code;
   - Sourcewell Participating Entity Account Number;
   - Transaction Description;
   - Transaction Purchased Price;
   - Sourcewell Administrative Fee Applied; and
   - Date Transaction was invoiced/sale was recognized as revenue by Supplier.

   If collected by Supplier, the Report may include the following fields as available:
   - Participating Entity Contact Name;
   - Participating Entity Contact Email Address;
   - Participating Entity Contact Telephone Number;

7) **Administrative Fee.** In consideration for the support and services provided by Sourcewell, Supplier will pay an Administrative Fee to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. Supplier will include its Administrative Fee within its proposed pricing. Supplier may not directly charge Participating Entities to offset the Administrative Fee.

8) **Fee Calculation.** Supplier's Administrative Fee payable to Sourcewell will be calculated as a stated percentage (listed in Supplier's Proposal) of all completed transactions utilizing this Master Agreement within the preceding Reporting Period. For certain categories, a flat fee may be proposed. The Administrative Fee will be stated in Supplier's Proposal.

9) **Fee Remittance.** Supplier will remit fee to Sourcewell no later than 45 calendar days after the close of the preceding calendar quarter in conjunction with Supplier's Reporting Period obligations defined herein. Payments should note the Supplier's name and Sourcewell-assigned Agreement number in the memo; and must be either mailed to Sourcewell above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions.

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10) **Noncompliance.** Sourcewell reserves the right to seek all remedies available at law for unpaid or underpaid Administrative Fees due under this Agreement. Failure to remit payment, delinquent payments, underpayments, or other deviations from the requirements of this Agreement may be deemed a material breach and may result in cancellation of this Agreement and disbarment from future Agreements.

11) **Audit Requirements.** Pursuant to Minn. Stat. § 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell and the Minnesota State Auditor for a minimum of six years from the end of this Agreement. Supplier agrees to fully cooperate with Sourcewell in auditing transactions under this Agreement to ensure compliance with pricing terms, correct calculation and remittance of Administrative Fees, and verification of transactions as may be requested by a Participating Entity or Sourcewell.

12) **Assignment, Transfer, and Administrative Changes.** Supplier may not assign or otherwise transfer its rights or obligations under this Agreement without the prior written consent of Sourcewell. Such consent will not be unreasonably withheld. Sourcewell reserves the right to unilaterally assign all or portions of this Agreement within its sole discretion to address corporate restructurings, mergers, acquisitions, or other changes to the Responsible Party and named in the Agreement. Any prohibited assignment is invalid. Upon request Sourcewell may make administrative changes to agreement documentation such as name changes, address changes, and other non-material updates as determined within its sole discretion.

13) **Amendments.** Any material change to this Agreement must be executed in writing through an amendment and will not be effective until it has been duly executed by the parties.

14) **Waiver.** Failure by Sourcewell to enforce any right under this Agreement will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right.

15) **Complete Agreement.** This Agreement represents the complete agreement between the parties for the scope as defined herein. Supplier and Sourcewell may enter into separate written agreements relating specifically to transactions outside of the scope of this Agreement.

16) **Relationship of Sourcewell and Supplier.** This Agreement does not create a partnership, joint venture, or any other relationship such as employee, independent contractor, master-servant, or principal-agent.

17) **Indemnification.** Supplier must indemnify, defend, save, and hold Sourcewell, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell, arising out of any act or omission in the performance of this Agreement by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in design, condition, or performance of Included Solutions under this Agreement. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law. The foregoing shall not require indemnification or defense by Supplier to the extent the matter to be indemnified or defended against is wholly caused by Sourcewell, a Participating Entity, or a third party.

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18) **Data Practices.** Supplier and Sourcewell acknowledge Sourcewell is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. As it applies to all data created and maintained in performance of this Agreement, Supplier may be subject to the requirements of this chapter.

19) **Grant of License.**
   a) **During the term of this Agreement:**
      i) **Supplier Promotion.** Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising, promotional materials, and informational sites for the purpose of marketing Sourcewell's Agreement with Supplier.

      ii) **Sourcewell Promotion.** Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising, promotional materials, and informational sites for the purpose of marketing Supplier's Agreement with Sourcewell.

   b) **Limited Right of Sublicense.** The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, partners, or agents (collectively "Permitted Sublicensees") in advertising, promotional, or informational materials for the purpose of marketing the Parties' relationship. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this section by any of their respective sublicensees.

   c) **Use; Quality Control.**
      i) Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

      ii) Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Each party may make written notice to the other regarding misuse under this section. The offending party will have 30 days of the date of the written notice to cure the issue or the license/sublicense will be terminated.

   d) **Termination.** Upon the termination of this Agreement for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

20) **Venue and Governing law between Sourcewell and Supplier Only.** The substantive and procedural laws of the State of Minnesota will govern this Agreement between Sourcewell and Supplier. Venue for all legal proceedings arising out of this Agreement between Sourcewell and Supplier will be in court of competent jurisdiction within the State of Minnesota. This section does not apply to any dispute between Supplier and Participating Entity. This Agreement reserves the right for Supplier and

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Participating Entity to negotiate this term to within any transaction documents.

21) **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Agreement is capable of being performed, it will not be affected by such determination or finding and must be fully performed.
22) **Insurance Coverage.** At its own expense, Supplier must maintain valid insurance policy(ies) during the performance of this Agreement with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

a) **Commercial General Liability Insurance.** Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Agreement.
   - $1,500,000 each occurrence Bodily Injury and Property Damage
   - $1,500,000 Personal and Advertising Injury
   - $2,000,000 aggregate for products liability-completed operations
   - $2,000,000 general aggregate

b) **Certificates of Insurance.** Prior to execution of this Agreement, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Agreement. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or provided to in an alternative manner as directed by Sourcewell. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. Failure of Supplier to maintain the required insurance and documentation may constitute a material breach.

c) **Additional Insured Endorsement and Primary and Non-contributory Insurance Clause.** Supplier agrees to list Sourcewell, including its officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

d) **Waiver of Subrogation.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Agreement or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

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e) **Umbrella/Excess Liability/SELF-INSURED RETENTION.** The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

23) **Termination for Convenience.** Sourcewell or Supplier may terminate this Agreement upon 60 calendar days' written notice to the other Party. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

24) **Termination for Cause.** Sourcewell may terminate this Agreement upon providing written notice of material breach to Supplier. Notice must describe the breach in reasonable detail and state the intent to terminate the Agreement. Upon receipt of Notice, the Supplier will have 30 calendar days in which it must cure the breach. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

Article 3:
Supplier Obligations to Participating Entities

The Terms in this Article 3 relate specifically to Supplier and a Participating Entity when entering transactions utilizing the General Terms established in this Master Agreement. Article 1 General Terms control over any conflict with this Article 3. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Quotes to Participating Entities.** Suppliers are encouraged to provide all pricing information regarding the total cost of acquisition when quoting to a Participating Entity. Suppliers and Participating Entities are encouraged to include all cost specifically associated with or included within the Suppliers proposal and Included Solutions within transaction documents.

2) **Shipping, Delivery, Acceptance, Rejection, and Warranty.** Supplier's proposal may include proposed terms relating to shipping, delivery, inspection, and acceptance/rejection and other relevant terms of tendered Solutions. Supplier and Participating Entity may negotiate final terms appropriate for the specific transaction relating to non-appropriation, shipping, delivery, inspection, acceptance/rejection of tendered Solutions, and warranty coverage for Included Solutions. Such terms may include, but are not limited to, costs, risk of loss, proper packaging, inspection rights and timelines, acceptance or rejection procedures, and remedies as mutually agreed include notice requirements, replacement, return or exchange procedures, and associated costs.

3) **Applicable Taxes.** Participating Entity is responsible for notifying supplier of its tax-exempt status and for providing Supplier with any valid tax-exemption certification(s) or related documentation.

4) **Ordering Process and Payment.** Supplier's ordering process and acceptable forms of payment are included within its Proposal. Participating Entities will be solely responsible for payment to Supplier and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

5) **Transaction Documents.** Participating Entity may require the use of its own forms to complete transactions directly with Supplier utilizing the terms established in this Agreement. Supplier's

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standard form agreements may be offered as part of its Proposal. Supplier and Participating Entity may complete and document transactions utilizing any type of transaction documents as mutually agreed. In any transaction document entered utilizing this Agreement, Supplier and Participating Entity must include specific reference to this Master Agreement by number and to Participating Entity's unique Sourcewell account number.

6) **Additional Terms and Conditions Permitted.** Participating Entity and Supplier may negotiate and include additional terms and conditions within transaction documentation as mutually agreed. Such terms may supplant or supersede this Master Agreement when necessary and as solely determined by Participating Entity. Sourcewell has expressly reserved the right for Supplier and Participating Entity to address any necessary provisions within transaction documents not expressly included within this Master Agreement, including but not limited to transaction cancellation, dispute resolution, governing law and venue, non-appropriation, insurance, defense and indemnity, force majeure, and other material terms as mutually agreed.

7) **Subsequent Agreements and Survival.** Supplier and Participating Entity may enter into a separate agreement to facilitate long-term performance obligations utilizing the terms of this Master Agreement as mutually agreed. Such agreements may provide for a performance period extending beyond the full term of this Master Agreement as determined in the discretion of Participating Entity.

8) **Participating Addendums.** Supplier and Participating Entity may enter a Participating Addendum or similar document extending and supplementing the terms of this Master Agreement to facilitate adoption as may be required by a Participating Entity.

Sourcewell	Convergint Technologies LLC
Signed by: Jeremy Schwartz C0FD2A139D06489...	Signed by: Vincent Piau F5EF830B0816437...
By: _____	By: _____
Jeremy Schwartz	Vincent Piau
Title: Chief Procurement Officer	Title: Vice President SLED & Federal
Date: 3/4/2025 | 11:01 AM CST	Date: 3/4/2025 | 8:35 AM CST

RFP 121024 - Facility Security Systems, Equipment, and Software with Related Services

Vendor Details

Company Name:	Convergint
Address:	One Commerce Drive Shaumburg, IL 60173
Contact:	Veronica Miglin
Email:	veronica.miglin@convergint.com
Phone:	207-239-2903
HST#:	36-4444620

Submission Details

Created On:	Tuesday October 22, 2024 10:11:50
Submitted On:	Monday December 09, 2024 14:08:22
Submitted By:	Veronica Miglin
Email:	veronica.miglin@convergint.com
Transaction #:	95064623-1a4b-439a-afc5-fef5b5dbd3db
Submitter's IP Address:	74.65.166.210

Specifications

Table 1: Proposer Identity & Authorized Representatives (Not Scored)

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Table 1 Specific Instructions. Sourcewell requires identification of all parties responsible for providing Solutions under a resulting master agreement(s) (Responsible Supplier). Proposers are strongly encouraged to include all potential Responsible Suppliers including any corporate affiliates, subsidiaries, D.B.A., and any other authorized entities within a singular proposal. All information required under this RFP must be included for each Responsible Supplier as instructed. Proposers with multiple Responsible Supplier options may choose to respond individually as distinct entities, however each response will be evaluated individually and only those proposals recommended for award may result in a master agreement award. Unawarded entities will not be permitted to later be added to an existing master agreement through operation of Proposer's corporate organization affiliation.

Line Item	Question	Response *	
1	Provide the legal name of the Proposer authorized to submit this Proposal.	Convergint Technologies LLC	*
2	In the event of award, is this entity the Responsible Supplier that will execute the master agreement with Sourcewell? Y or N.	Yes. Convergint Technologies LLC is the legal entity that is properly licensed to enter into a legal agreement with your organization to perform work and is required to be the named entity on all contracts, purchase orders, and legal documents.	*
3	Identify all subsidiaries, D.B.A., authorized affiliates, and any other entity that will be responsible for offering and performing delivery of Solutions within this Proposal (i.e. Responsible Supplier(s) that will execute a master agreement with Sourcewell).	To better service our customers and Sourcewell members across the US and Canada, Convergint continues to acquire successful businesses that enhance our national reach and coverage. The following acquisitions operating under Convergint Technologies LLC include Integrated Security Systems (ISS), ESSCO, Smith Hamilton, and Beckwith Electronic Engineering.	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	PXB2X38X4V11	*
5	Provide your NAICS code applicable to Solutions proposed.	56162	
6	Proposer Physical Address:	Convergint Technologies LLC is located at One Commerce Drive, Schaumburg, IL 60173	*
7	Proposer website address (or addresses):	www.Convergint.com	*
8	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer):	Contact | Vincent Piau Title | Vice President, SLED & Federal Address | One Commerce Drive, Schaumburg, IL 60173 Email | Sourcewell@convergint.com Phone | (301) 641-9616	*
9	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Contact | Veronica Miglin Title | National Government Contracts Manager Address | One Commerce Drive, Schaumburg, IL 60173 Email | Sourcewell@convergint.com Phone | (207) 239-2903	*
10	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Contact | Shelley Andrews Title | Regional Director | Contract Vehicles Manager Address | One Commerce Drive, Schaumburg, IL 60173 Email | Sourcewell@convergint.com Phone | (509) 998-1503	*

Table 2A: Financial Viability and Marketplace Success (50 Points, applies to Table 2A and 2B)

Line Item	Question	Response *	
11	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested Solutions.	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*

12	What are your company's expectations in the event of an award?	Since our original contract began in 2021, Convergint anticipates continuing our double-digit sales growth, a trend established. Sourcewell quickly emerged as our premier cooperative purchasing program based upon several foundational principles integral to our organizations. We are dedicated to upholding the following core principles, rooted in our founding values of quality and integrity: • Our core V's & B's • A shared vision and mission focused on serving customers for life • Commitment to serving and giving back to our communities • Collaborative goals aimed at driving new sales and overall revenue growth	*
13	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response. DO NOT PROVIDE ANY TAX INFORMATION OR PERSONALLY IDENTIFIABLE INFORMATION.	Convergint's focus consistently exceeds expectations regarding implementing complex electronic security and fire systems. As an award-winning full-service global integrator who designs, builds, finances, and maintains building technology infrastructure systems, our corporate strength and financial stability leverage our diverse capabilities globally. Convergint is the world's largest privately held security systems integrator, with over 23 years of experience supporting customers like Sourcewell and Canoe and its members. Since its incorporation in 2001, Convergint has grown an average of 15% yearly. In 2023, we achieved over $2.4B in total revenue, with a projected revenue of $2.7B for 2024. We now have 200+ locations around the globe and over 10,000 colleagues. Please see the separately uploaded Convergint 2023 AFS-Confidential.pdf for the Convergint CONFIDENTIAL audited financials from 2023 to prove financial stability. The CONFIDENTIAL audited financials are not to be shared outside the RFP Evaluation Committee.	*
14	What is your US market share for the Solutions that you are proposing?	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
15	What is your Canadian market share for the Solutions that you are proposing?	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
16	Disclose all current and completed bankruptcy proceedings for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the pendency of this RFP evaluation.	We have not filed for or been involved in any bankruptcies.	*
17	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer the question that best applies to your organization, either a) or b). a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Convergint operates as an integrator, reseller, and service provider. Our colleagues around the US handle all aspects of each project. If a project scope requires additional support, we leverage our Subcontractor workforce as needed.	*
18	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Convergint complies with all applicable national, state, and local licensing requirements and holds certifications for our products and services, where available from the manufacturer. We maintain the necessary business licenses in all relevant jurisdictions to conduct our core operations, including installing and maintaining security and life safety products. Additionally, we ensure that our field technicians possess the appropriate licenses each jurisdiction requires to perform their work. For example, many states mandate that technicians be state-licensed to work on alarm systems (low voltage), and electrical licenses are required for commercial electrical work. Convergint carries and maintains the certifications required to perform our duties. We carry man-lifts, specific manufacturer certifications for software and hardware platforms, and industry certifications such as Occupational Safety and Health Administration (OSHA) level 10 and 30 as applicable, American Society for Industrial Security (ASIS) Certified Protection Professional or various levels of National Institute for Certification in Engineering Technologies (NICET) certification.	*

19	Disclose all current and past debarments or suspensions for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a debarment or suspension status any time during the pendency of this RFP evaluation.	Convergint has not had any suspensions or debarments applied to our organization in the company's history.	*
20	Describe any relevant industry awards or recognition that your company has received in the past five years.	In addition to being named the #1 Systems Integrator in SDM Magazine's 2024 Top Systems Integrators Report for the seventh year in a row, Convergint continuously wins awards industrywide, with our partners, in our communities, for special causes, as a top employer, and recognizing our outstanding colleagues. Please see below for a snapshot of recent awards received by Convergint. • Marketing Partner of the Year, Axis Communications 2024 • Integrator of the Year, Inavate APAC Awards, Convergint Australia 2024 • Alberta's Top Employers for 2024, 2023, 2022 • AMAG Technology, Eagle Award 2023 • Salto North America National Partner of the Year Award 2023 • Genetec Partner of the Year, USA National 2023 • Motorola Solutions Video Security Partner of the Year 2023 • HIRE Vets Medallion Award 2023 • Axis Communications National Systems Integrator of the Year 2023 • Co-Founder and Executive Chairman, Dan Moceri – Security Industry Association's (SIA) 2023 George R. Lippert Award • Enterprise Partner of the Year Award, Genetic 2022 • LenelS2 Federal Government Top Ten Award 2022 • Companies That Care U.S. Honor Roll 2021 • Integrator of the Year by Axis Communications 2020 • Financial Market Partner of the Year by Axis Communications 2020 • Siklu's 2020 Integrator of the Year 2020 • North American Strategic Partner of the Year by Genetec 2019 • City Surveillance Partner of the Year by Axis Communications 2019 • Convergint Canada - Integrator of the Year by SP&T Magazine for City of Calgary Projects 2019 To see a complete list of our awards, please visit our website: www.convergint.com/news/awards/.	*
21	What percentage of your sales are to the governmental sector in the past three years?	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
22	What percentage of your sales are to the education sector in the past three years?	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
23	List all state, cooperative purchasing agreements that you hold. What is the annual sales volume for each of these agreement over the past three years?	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
24	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	Convergint does not currently hold any GSA contracts or SOSAs.	*

Table 2B: References/Testimonials

Line Item 25. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
City of Temecula, CA	Michael K. Heslin	(951) 308-6321	*
Princeton University, NJ	Keith Tuccillo	(609) 258-8983	*
Wayne County Public Schools, NC	Dr. Tim Harrell	(919) 795-1654	*

Table 3: Ability to Sell and Deliver Solutions (150 Points)

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
26	Sales force.	Convergint has 624+ Account Executives and Sales colleagues in over 70 CTCs in the US and Canada to market this contract to customers and Sourcewell members.	*
27	Describe the network of Authorized Sellers who will deliver Solutions, including dealers, distributors, resellers, and other distribution methods.	Convergint fosters strong partnerships with hundreds of leading technology providers, offering our customers a diverse range of best-in-class solutions. This approach enables us to deliver customized, cost-effective products and services tailored to your needs. Rather than restricting Sourcewell to a single provider or manufacturer, we advocate for non-proprietary systems. This strategy helps you avoid sole-source dependency while ensuring long-term flexibility and cost efficiency.	*
28	Service force.	Convergint has over 200 CTCs worldwide, each open from 8:00 AM to 5:00 PM local time. Emergency service requests can be directed to any local office. Calls outside regular business hours are automatically forwarded to our 24/7 call center for prompt assistance. Each CTC is staffed with a team of installation and service technicians, with the number of technicians varying by office and region to best support local needs.	*
29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Convergint manages all orders from order receipt through delivery to the customer. Once an order is received from a customer, it goes through our internal "booking" process. Depending on the equipment being ordered, a Convergint colleague places the order through either the product manufacturer or an authorized dealer. The equipment is then delivered to the local CTC and provisioned to the specific project. Our field specialists will typically transport the material from our CTC to the job site. For projects that are software only or software licenses, Convergint may receive and deliver those products via e-mail or secure file transfer protocol (FTP).	*
30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities.	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Our Canadian Entity, Convergint Technologies LTD, is headquartered in Calgary, AB. Convergint has 18 locations across Canada, each offering comprehensive sales and service capabilities. In less than three (3) years, we have assisted Canoe customers with over $3.5M (USD) in sales. We are eager to continue our partnership with Canoe/Sourcewell to be our customers' best service provider in North America. As outlined in our above response, Convergint's key differentiators set us apart as one of the few providers fully equipped to deliver services that address Sourcewell's participating entities' unique needs in both the US and Canada.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed agreement.	Convergint can provide full service by utilizing the Sourcewell/Canoe contracts in all US states and Canada, with the exception of the State of Hawaii.	*
34	Identify any account type of Participating Entity which will not have full access to your Solutions if awarded an agreement, and the reasoning for this.	Convergint can service all sectors with all services outlined in the contract. There is no limitation.	*
35	Define any specific requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Convergint has a CTC in Alaska; therefore, the entire State is serviced. Currently, we do not have CTCs in Hawaii or the US Territories.	*
36	Will Proposer extend terms of any awarded master agreement to nonprofit entities?	Yes, Convergint will extend the terms of any awarded master agreement to nonprofit entities.	*

Table 4: Marketing Plan (100 Points)

Line Item	Question	Response *	
37	Describe your marketing strategy for promoting this opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
38	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Convergint's technology and digital data portion of our plan will consist of the following, but not limited to, the following strategies: • Updated co-branded press release through a digital marketing campaign on social media, including LinkedIn, Twitter, Instagram, YouTube, etc • Outbound activity models leverage our Sales Development Reps (telemarketing), including email and appointment-setting campaigns. • Updated dedicated Sourcewell internet web-based homepage; points of contact, contract information and services offered, customer-specific value proposition, and marketing materials. • Demand generation through Convergint-specific customer forums and webinars includes cooperative purchasing power, highlighting our Sourcewell program. Our dedicated SLED Data and Analytics team utilizes advanced internal dashboards to track customer metadata, industry trends, and campaign performance metrics, including engagement rates. The SLED Contract Vehicles team also maintains its own dashboard, which helps us identify key areas of Sourcewell customer engagement. This allows us to focus marketing efforts on areas that would benefit most from continued marketing efforts.	*
39	In your view, what is Sourcewell's role in promoting agreements arising out of this RFP? How will you integrate a Sourcewell-awarded agreement into your sales process?	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
40	Are your Solutions available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Convergint does not offer its solutions through an e-procurement ordering process.	*

Table 5A: Value-Added Attributes (100 Points, applies to Table 5A and 5B)

Line Item	Question	Response *	
41	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Convergint offers a range of training options at various levels for participating entities. Below are some of the training programs we offer: Ancillary Training | For operational training on low-complexity systems, such as alarm systems (covering tasks like arming/disarming the system and adding/deleting user codes), one-on-one training is typically provided at no charge during installation. Onsite Classroom Training | Onsite classroom training typically involves a field specialist delivering light to moderate complexity content in a classroom setting, potentially utilizing the newly installed Video or Access Control system as a training tool. This training generally incurs an hourly fee and a cost for training materials. Platform Certification Training | This training is conducted either at the manufacturer's training facility or at the customer's site, typically by the manufacturer's dedicated training staff. Upon completion, end-users receive a certification. The training may include additional costs for travel, per diem, training fees, computer rentals, and documentation.	*

42	Describe any technological advances that your proposed Solutions offer.	As the world's largest security systems integrator, Convergint maintains strong relationships with the world's leading technology partners and can access leading research and market intelligence to provide customers with new and best-in-class solutions. We understand that the technology landscape is rapidly evolving, with billions of Internet of Things (IoT) devices at the cutting edge, and industries are seeing this massive transformation. This is how Convergint differentiates from our competition. In working with Convergint and our technology partners, our customers can make the right decisions and gain a competitive advantage with innovative solutions designed to analyze their digital workspace, identify opportunities, drive revenue, and reduce costs. Through automation and integration, Convergint can help Sourcewell and its members continue to be digital leaders and introduce new cutting-edge technology. Convergint's Managed Services Team promotes, develops, and researches technology as a primary business functions. This team offers innovative services and solutions for mission-critical markets to deliver measurable business results. Along with our partnerships with the world's leading technology partners, Convergint is able to lead today's technology evolution and keep on the pulse of the rapidly changing landscape. While our customers are accelerating their digital transformation strategies and shifting focus to what this new technology will mean, Convergint is adapting to solving these new customer problems with innovative solutions. By layering this new transformative technology on top of existing solutions, Convergint can add value and drive business intelligence across Sourcewell and its members. For more detailed information on innovation at Convergint, please see our Technology Innovation Series website: www.convergint.com/innovation-newsroom/	*
43	Describe any safeguards included in your proposed solutions that protect participating entities' sensitive information.	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
44	Explain your organization's approach to cyber security as it relates to your proposed solutions.	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
45	Describe your security information management systems and their integration capabilities with technologies such as incident management, access control and monitoring, video surveillance, etc.	Convergint specializes in designing, installing, and servicing advanced electronic security solutions that are seamlessly integrated to meet the needs of commercial, industrial, and government customers. Whether serving single-site operations or global, multi-site enterprises, Convergint tailors each solution to address current security requirements while accommodating future growth and evolving needs. Access Control Convergint is an authorized VVAR for several industry-leading card access manufacturers. We specialize in complex enterprise card access applications, especially those involving Internet Protocol (IP)-based video, intrusion systems, smartcards, human resource databases, etc. Convergint has the right solution and technical support to complete a project on time and on budget, no matter what card access is needed. Physical Security Information Management One of the fastest-growing areas in electronic security is Physical Security Information Management (PSIM). As more security platforms migrate to IP-based technology, customers are seeking innovative ways to integrate these different technologies, become more proactive with policy-based system decisions, and, at the same time, drive down the cost of ownership associated with the systems they manage. Managing disparate platforms and operating systems is becoming increasingly complex, and most simply do not have the budget for a "rip and replace" strategy. A PSIM system allows customers to leverage the systems they already have in place and "normalize" the user interface.	*

46	Describe any “green” initiatives that relate to your company or to your Solutions, and include a list of the certifying agency for each.	Convergint is dedicated to developing a company culture where leadership and individual colleagues are committed to "making responsible decisions" to ensure the health and safety of our colleagues, customers, business associates, and the communities in which we operate. Convergint strives to minimize environmental impact in the course of business and to conserve resources whenever possible. Decision-making considers sustainability, and company practices should integrate social, economic, and environmental considerations to meet present needs without compromising the needs of future generations. Convergint monitors the use of fuel, electrical energy, water, paper, and waste products. Convergint expects its colleagues to handle products safely and efficiently, to conserve and recycle our by-products, and to minimize our waste. Worksite assessments conducted by Convergint colleagues include consideration for the surrounding habitat. Highlights • Our UK office has achieved the following: o Carbon Footprint™ awarded to Convergint Technologies UK LTD a certificate of carbon neutrality. o The British Assessment Bureau awarded Convergint Technologies UK LTD an ISO 14001:2015 certification for installing and maintaining CCTV and access control systems for UK and European customers. • Our US offices are using Green Project Technologies to measure their carbon footprint through their fleet and leased properties.	*
47	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the Solutions included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
48	Describe any sustainable attributes your products offer such as energy efficiency, use of sustainable materials, LED lighting, smart controls, etc.	As a systems integrator, Convergint does not have our own manufactured products; we specialize in integrating different software and hardware products from various vendors into customized solutions for our customers. As such, we cannot speak to these products' sustainable attributes.	*
49	Describe how your products contribute to users’ health and safety due to touchless, remote, or mobile access capabilities.	As a systems integrator, Convergint does not have our own manufactured products; we specialize in integrating different software and hardware products from various vendors into customized solutions for our customers. As such, we cannot speak to these products' contribution to their users’ health and safety due to touchless, remote, or mobile access capabilities.	*
50	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*

Table 5B: Value-Added Attributes

Line Item	Question	Certification	Offered	Comment	
51	Select any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation and a listing of dealerships, HUB partners or re-sellers if available. Select all that apply.		○ Yes ◉ No	Please see the attached document Convergint Subcontractor Hiring Process.pdf under the WMBE/MBE/SBE or Related Certificates upload folder.	*
52		Minority Business Enterprise (MBE)	○ Yes ◉ No	Please see the attached document Convergint Subcontractor Hiring Process.pdf under the WMBE/MBE/SBE or Related Certificates upload folder.	*
53		Women Business Enterprise (WBE)	○ Yes ◉ No	Please see the attached document Convergint Subcontractor Hiring Process.pdf under the WMBE/MBE/SBE or Related Certificates upload folder.	*
54		Disabled-Owned Business Enterprise (DOBE)	○ Yes ◉ No	Please see the attached document Convergint Subcontractor Hiring Process.pdf under the WMBE/MBE/SBE or Related Certificates upload folder.	*
55		Veteran-Owned Business Enterprise (VBE)	○ Yes ◉ No	Please see the attached document Convergint Subcontractor Hiring Process.pdf under the WMBE/MBE/SBE or Related Certificates upload folder.	*
56		Service-Disabled Veteran-Owned Business (SDVOB)	○ Yes ◉ No	Please see the attached document Convergint Subcontractor Hiring Process.pdf under the WMBE/MBE/SBE or Related Certificates upload folder.	*
57		Small Business Enterprise (SBE)	○ Yes ◉ No	Please see the attached document Convergint Subcontractor Hiring Process.pdf under the WMBE/MBE/SBE or Related Certificates upload folder.	*
58		Small Disadvantaged Business (SDB)	○ Yes ◉ No	Please see the attached document Convergint Subcontractor Hiring Process.pdf under the WMBE/MBE/SBE or Related Certificates upload folder.	*
59		Women-Owned Small Business (WOSB)	○ Yes ◉ No	Please see the attached document Convergint Subcontractor Hiring Process.pdf under the WMBE/MBE/SBE or Related Certificates upload folder.	*

Table 6A: Pricing (400 Points, applies to Table 6A and 6B)

Provide detailed pricing information in the questions that follow below.

Line Item	Question	Response *	
60	Describe your payment terms and accepted payment methods.	Our payment terms are Net 30. Please note that Convergint may opt to invoice for a portion of the award based on the percentage of work completed and/or a Schedule of Values (Progress Billing). Convergint may also opt to invoice start-up costs incurred to perform under the contract (Mobilization Billing) promptly. Convergint accepts standard Automated Clearing House (ACH) and checks payments. Convergint also accepts credit cards used within our portal.	*

61	Describe any leasing or financing options available for use by educational or governmental entities.	Convergint works with leasing programs that are specifically designed for public entities and their legal requirements, such as National Cooperative Leasing (NCL), a Sourcewell-awarded leasing contract. In addition, Convergint offers the Convergint FlexPay program. FlexPay- Flexible Technology Utilization Agreements include: • Tailored solutions • Simple contracting • Flexible options to evolve with business needs • Payment plans built for your budget We understand the need for these leasing programs when the total project cost doesn't fit into the customer's budget, just the annual lease payments, which usually multiply purchasing power by three (3) to five (5) times.	*
62	Describe any standard transaction documents that you propose to use in connection with an awarded agreement (order forms, terms and conditions, service level agreements, etc.). Upload all template agreements or transaction documents which may be proposed to Participating Entities.	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
63	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Convergint does not accept P-cards as a form of payment. Payments can be processed via check, ACH, or credit card using our portal. Credit card payments cannot be submitted by phone or email to be processed; the portal must be used.	*
64	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Convergint's proposed pricing model for the US is based on online-item discounts. Our labor pricing is based on growth and alignment with geographical market trends relative to our CTC locations. The labor prices are subject to change per market conditions; they will be refreshed via the Products & Pricing Request (PCP) Form at a frequency of at least annually. Our discount pricing for proposals utilizing the Sourcewell contract is based on "Fully Loaded" pricing. The "Fully Loaded" rate includes all applicable taxes, warranty, freight, shipping and handling, pre-delivery inspection, installation, setup, mandatory training, or initial inspection, and any other fees associated with the project. Please Note: Prevailing Wages are excluded but will be priced where required at an increase not to exceed 25%. Union Rates are not included but will be priced where required at an increase not to exceed 25%. For Time and Material (T&M) service work, Trip/Truck Charges are subject to a $75.00 environmental fee. Our Vendor Cost Proposal and products we can offer to Sourcewell members are attached as "Pricing Document—Sourcewell 121024.pdf" and "Contract Vehicle Line Card—Sourcewell 121024.pdf," respectively.	*
65	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	In the pricing proposal, Convergint will provide up to 56% discount from the manufacturer's suggested retail price (MSRP).	*
66	Describe any quantity or volume discounts or rebate programs that you offer.	Convergint's volume discounts are determined on a case-by-case basis. Convergint does not offer any rebate programs.	*
67	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or "non-contracted items". For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	Convergint has identified projects that utilize analytical materials outside of what we are able to source. "Sourced" or "Open Market" items will be priced at the quote level.	*
68	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Convergint's proposed pricing for projects and Customer Support Programs (CSPs), these costs are managed within the Fully Loaded Rate. Convergint has identified, in the case of service work and T&M, that freight, delivery, or shipping items are supplied within "Off Fully Loaded List Price" model as identified in Question 64 and our Vendor Cost Proposal.	*

69	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Convergint's proposed pricing for projects and Customer Support Programs (CSPs), these costs are managed within the Fully Loaded Rate. Convergint has identified, in the case of service work and T&M, that freight, delivery, or shipping items are supplied within "Off Fully Loaded List Price" model as identified in Question 64 and our Vendor Cost Proposal.	*
70	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Convergint's proposed pricing for projects and Customer Support Programs (CSPs), these costs are managed within the Fully Loaded Rate. Convergint has identified, in the case of service work and T&M, that freight, delivery, or shipping items are supplied within "Off Fully Loaded List Price" model as identified in Question 64 and our Vendor Cost Proposal.	*
71	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Convergint can provide a potential option. If the delivery site is close to the ordering CTC, in-person delivery options may be available. The CTC will make that determination at the time an order is placed.	*
72	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed agreement with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing.	Convergint has a strict compliance policy that ensures that all proposals are reviewed for compliance before submission to the customer. Each proposal is tracked, and the Convergint Contract Vehicle Team conducts a regular internal self-audit to ensure that all awards are reported and all proposals are reviewed.	*
73	If you are awarded an agreement, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the agreement.	Convergint's Contract Vehicles Team maintains several metrics that help determine our contracts' success. A few examples of metrics we are tracking include the following: • Total number of reviews • Booked sales for the year using contract vehicles • Booked value by CTC • Booked value by the Account Executive • Booked by customer name • Booked per vehicle • Quote reviews per vehicle	*
74	Provide a proposed Administration Fee payable to Sourcewell. The Fee is in consideration for the support and services provided by Sourcewell. The propose an Administrative Fee will be payable to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. The Administrative Fee will be calculated as a stated percentage, or flat fee as may be applicable, of all completed transactions utilizing this Master Agreement within the preceding Reporting Period defined in the agreement.	Convergint is proposing a 1% per-unit administrative fee for all on-contract material and labor.	*

Table 6B: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments	
75	The pricing offered is as good as or better than pricing typically offered through existing cooperative contracts, state contracts, or agencies.	This contract pricing aligns with existing or current contracts in which Convergint understands the value of keeping the pricing comparable between the contracts that we offer our government customers, whether with our Sourcewell contract or other cooperative contract vehicles.	*

Table 7A: Depth and Breadth of Offered Solutions (200 Points, applies to Table 7A and 7B)

Line Item	Question	Response *	
76	Provide a detailed description of all the Solutions offered, including used, offered in the proposal.	Please see "Convergint Response to Sourcewell RFP" uploaded in the Additional Documents section of the portal.	*
77	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	Please see our response to Question 76 for complete details.	*

Table 78: Depth and 8readth of Offered Solutions

Indicate below if the listed types or classes of Solutions are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments	
78	Alarm and signal systems	(•) Yes ( ) No	Offered	*
79	Building security automation and integration, motion-controlled lighting, occupancy detection	(•) Yes ( ) No	Offered	*
80	Fire detection, sprinkler and suppression systems	(•) Yes ( ) No	Offered	*
81	Intrusion and breach prevention and detection	(•) Yes ( ) No	Offered	*
82	Glass and window security, armor, and ballistic applications	(•) Yes ( ) No	Offered	*
83	Closed circuit television (CCTV), surveillance, and recording	(•) Yes ( ) No	Offered	
84	Facility and parking access control	(•) Yes ( ) No	Offered	
85	Robotic and Artificial Intelligence (AI) surveillance	(•) Yes ( ) No	Offered	
86	Biometric scanning and screening	(•) Yes ( ) No	Offered	

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- Pricing - Pricing Document - Sourcewell 121024 combined.pdf - Friday December 06, 2024 15:55:37
- Financial Strength and Stability - Convergint 2023 AFS - Confidential.pdf - Friday December 06, 2024 12:27:35
- Marketing Plan/Samples (optional)
- WMBE/MBE/SBE or Related Certificates - Convergint Subcontractor Hiring Process.pdf - Friday December 06, 2024 12:28:21
- Standard Transaction Document Samples (optional)
- Requested Exceptions - Convergint Requested Exceptions.zip - Friday December 06, 2024 12:26:44
- Upload Additional Document - Convergint Response to Sourcewell RFP.pdf - Friday December 06, 2024 15:05:24

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT OF COMPLIANCE

I certify that I am an authorized representative of Proposer and have authority to submit the foregoing Proposal:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for award.

3. The Proposer certifies that:

(1) The prices in this Proposal have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other Proposer or competitor relating to-

(i) Those prices;

(ii) The intention to submit an offer; or

(iii) The methods or factors used to calculate the prices offered.

(2) The prices in this Proposal have not been and will not be knowingly disclosed by the Proposer, directly or indirectly, to any other Proposer or competitor before award unless otherwise required by law; and

(3) No attempt has been made or will be made by Proposer to induce any other concern to submit or not to submit a Proposal for the purpose of restricting competition.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest is created when a current or prospective supplier is unable to render impartial service to Sourcewell due to the supplier's: a. creation of evaluation criteria during performance of a prior agreement which potentially influences future competitive opportunities to its favor; b. access to nonpublic and material information that may provide for a competitive advantage in a later procurement competition; c. impaired objectivity in providing advice to Sourcewell.

5. Proposer will provide to Sourcewell Participating Entities Solutions in accordance with the terms, conditions, and scope of a resulting master agreement.

6. The Proposer possesses, or will possess all applicable licenses or certifications necessary to deliver Solutions under any resulting master agreement.

7. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

8. Proposer its employees, agents, and subcontractors are not:

1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;
2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or
3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Vincent Piau, VP of SLED/Federal, Convergint Technologies LLC

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the obligations contemplated in the solicitation proposal.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_12_Facility_Security_RFP_121024 Tue December 3 2024 09:47 AM	☑	1
Addendum_11_Facility_Security_RFP_121024 Tue November 26 2024 12:32 PM	☑	1
Addendum_10_Facility_Security_RFP_121024 Mon November 25 2024 11:16 AM	☑	2
Addendum_9_Facility_Security_RFP_121024 Thu November 21 2024 10:09 AM	☑	1
Addendum_8_Facility_Security_RFP_121024 Wed November 20 2024 12:42 PM	☑	2
Addendum_7_Facility_Security_RFP_121024 Mon November 18 2024 07:14 PM	☑	1
Addendum_6_Facility_Security_RFP_121024 Thu November 14 2024 11:04 AM	☑	1
Addendum_5_Facility_Security_RFP_121024 Fri November 8 2024 12:29 PM	☑	2
Addendum_4_Facility_Security_RFP_121024 Thu November 7 2024 03:06 PM	☑	1
Addendum_3_Facility_Security_RFP_121024 Fri November 1 2024 04:14 PM	☑	1
Addendum_2_Facility_Security_RFP_121024 Fri November 1 2024 10:38 AM	☑	2
Addendum_1_Facility_Security_RFP_121024 Fri October 25 2024 01:54 PM	☑	1

ADMINISTRATIVE CHANGES
TO
SOURCEWELL MASTER AGREEMENT # 121024-CTL
WITH
CONVERGINT TECHNOLOGIES LLC

Sourcewell and Convergint Technologies LLC (Supplier) entered into Master Agreement #121024-CTL, effective March 4, 2025, through February 18, 2029.

Pursuant to **Article 2: Sourcewell and Supplier Obligations, Section 12, Assignment, Transfer, and Administrative Changes**, of the Master Agreement, per Supplier request, Sourcewell makes the following administrative changes:

All references to Supplier's address are changed to: 2000 Center Drive, Suite A315, Hoffman Estates, IL 60192.

Except as referenced herein, all other terms and conditions remain unchanged.

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING ITS 2025-2026 FISCAL BUDGET TO APPROPRIATE $80,000 FOR CITY-WIDE PUBLIC SAFETY CAMERAS YEAR ONE CELLULAR CONNECTIVITY SERVICES.

WHEREAS, the budget for fiscal year 2025-2026 of the City of Rialto has been adopted by this Council in its original form, and said budget will need to be amended at times to fulfill the goals of the City; and

WHEREAS, the City departments may not exceed their appropriations by character of expense, with character of expense being defined as personnel services, services and supplies, capital outlay, debt service and transfers, without the consent of the City Manager; and

WHEREAS, the City Manager may transfer appropriations, between departments and within their respective funds, as long as those appropriations do not exceed their fund total unless approved by Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: Authorize appropriation into Account No. 10106150-52021 in the amount of $80,000 for cost associated for year one of cellular connectivity services for city-wide public safety cameras.

\\\\

PASSED APPROVED AND ADOPTED this _____ day of _____, 2026.

_____

JOE BACA, Mayor

ATTEST:

_____

BARBARA McGEE, City Clerk

APPROVED AS TO FORM:

_____

ERIC VAIL, City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No.____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the ____ day of _____, 2026.

Upon motion of Council Member _____, seconded by Council Member _____, 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 _____ day of _____, 2026.

_____

BARBARA McGEE, CITY CLERK

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

DG INVESTMENT INTERMEDIATE HOLDINGS 2, INC.

2 Business name/disregarded entity name, if different from above.

CONVERGINT TECHNOLOGIES LLC (FEIN: 36-4444620)

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) **5**

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

2000 CENTER DRIVE, SUITE A315

6 City, state, and ZIP code

HOFFMAN ESTATES, IL 60192

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

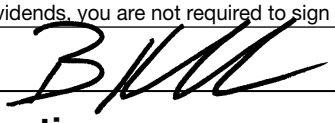
9	0	–	0	8	8	1	1	3	2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person**  **Date** July 1, 2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

VENDOR DEMOGRAPHICS FORM

PLEASE ATTACH W9 TO THIS FORM

150 South Palm Avenue
Rialto, CA 92376
909-820-2525
www.yourrialto.gov

Organization's Legal Name: Convergint Technologies LLC

Physical Address: 20 Centerpointe Dr. Suite 120 La Palma, CA 90623

Mailing Address: _____

If different from physical

Contact Person #1: Jake Bargas, Business Development Manager

Phone: M: 714-883-0941 O:714-546-2780 **Extension:** _____

Email: jake.bargas@convergint.com

Contact Person #2: John Powell, Sales Manager

Phone: M: 310-948-3473 O: 714-546-2780 **Extension:** _____

Email: john.powell@convergint.com

Revised - July 2025

CITY OF RIALTO

DISCLOSURES REQUIRED BY PERSONS OR ENTITIES CONTRACTING WITH THE CITY OF RIALTO*

Pursuant to City of Rialto Municipal Code Section 2.48.510, all persons or business entities supplying any goods or services to the city, or seeking a loan or grant awarded by the city, whether through an application or proposal, shall disclose in such application or proposal whether any city officer, employee, or consultant may have a financial or non-financial interest in the person or business entity, or in any member, employee, owner, or officer of the business entity.

- A financial interest shall mean any interest that is prohibited under state law, including California Government Code Sections 1090 and 87100, and California Code of Regulation Section 18700 *et seq*.
- A non-financial interest shall mean any interest that is prohibited by City of Rialto Municipal Code Section 2.48.450.

For the purpose of helping the City understand whether City personnel might have a conflict of interest in you or your organization, please disclose below whether you or any of your members, employees, paid or unpaid officers, paid or unpaid directors, or owners are (or are related to) a City elected or appointed official, a City officer, or a City employee or consultant.

Name of Your Organization's Affected Member, Employee, Paid or Unpaid Officer, Paid or Unpaid Director, or Owner	**Name of City Elected or Appointed Official, City Officer, a City Employee or Consultant**	**Relationship Between the Two**

By submitting this [application/proposal], or supplying any goods or services to the City, the [applicant/vendor/contractor/consultant] hereby attests under penalty of perjury, personally and/or on behalf of the entity [submitting this application/proposal or supplying any goods or services to the City] that no City of Rialto elected or appointed official, employee or consultant has a financial or non-financial interest, as such terms are defined in California Government Code Sections 1090 and 87100 and in City of Rialto Code of Ordinances Section 2.48.145, in the [applicant/vendor/contractor/consultant], except as specifically disclosed herein.

Name of Person/Entity: Bob Berkery

Title: General Manager

Signature: _____ Date: 6-4-2026

Revised - July 2025

2.48.450 Employee conflict of interest.

(1) No covered person shall participate in the making of a grant or contract by the city in which the covered person has a conflicting interest.

(2) For purposes of this section, the following definitions shall apply:

(a) A "covered person" includes any person who holds an elected or appointed City office, a City officer, a City employee, and any person who is a consultant to the City.

(b) A "conflicting interest" includes, but is not limited to, those decisions where:

(i) A covered person holds or has held within the previous twelve months a position with a potential grant or contract recipient;

(ii) A close relative of a covered person holds or has held within the previous twelve months a position with a grant or contract recipient;

(iii)A close relative of the spouse or domestic partner of a covered person holds or has held within the previous twelve months a position with a grant or contract recipient.

(c) "Position" includes the status of a member, employee, owner, paid or unpaid officer of, paid or unpaid leadership position in, or had an ownership interest in, a grant or contract recipient.

(d) A "close relative" includes a spouse, parent, grandparent, child, grandchild, aunt, uncle, or cousin.

(e) "Participate in the making of a grant or contract" includes participation in: drafting a solicitation or contract; negotiating, voting on, approving, or executing a grant or contract; discussion of same with any city officer or employee; or attempts in any way to influence the making of a grant or contract.

(3) This prohibition shall not apply to a contract let by written competitive bid where the contract will be awarded to the person or entity who submits the lowest responsible and responsive bid.

(4) Except for the Mayor or a member of the City Council, a covered person may request a waiver of any potential conflict of interest in writing from the City Manager. Any request for such a waiver must include full disclosure of the potential conflict of interest and a statement detailing any mitigating factors. The request and the City Manager's response shall be provided to the City Council prior to any vote to approve the contract or grant, or if City Council approval is not required, at least five days before the contract or grant is approved. The request and the City Manager's response shall be considered a public record.

(5) The prohibitions in this section are in addition to any applicable federal or state conflict of interest laws, including but not limited to Government Code section 1090, and Government Code section 87100 *et seq.*

(6) Any person who violates this section is subject to the following:

(a) Public censure;

(b) If the conflict of interest was in the making of a contract, a prohibition from participation in the making of a contract by the city for a period of time up to twelve (12) months from the date of the imposition of the discipline;

(c) If the conflict of interest was in the making of a grant, a prohibition from participation in the making of a grant by the city for a period of time of up to twenty-four (24) months from the date of the imposition of the discipline;

(d) An administrative fine pursuant to Chapter 1.10 of this code.

(7) The discipline specified herein may be imposed:

(a) By the City Manager in the case of any employee or consultant who violates this section.

(b) By the City Council in the case of any person who holds an elected or appointed City office, or any City officer who violates this section.