

City of Rialto



Regular Meeting - Final

Wednesday, November 6, 2024

REGULAR MEETING - 6:00 P.M.

City Council Chambers, 150 S. Palm Ave., Rialto, CA 92376

Planning Commission

Public Participation Procedures

THE PUBLIC WILL HAVE THE OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY PROVIDE COMMENTS ON ANY AGENDA ITEM USING ANY OF THE FOLLOWING METHODS:

- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376*
- IN WRITING VIA EMAIL TO PLANNING@RIALTOCA.GOV AT LEAST TWO (2) HOURS BEFORE THE MEETING.*

YOU MAY CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (909) 820-2505 DURING REGULAR BUSINESS HOURS OR SEND AN EMAIL TO PLANNING@RIALTOCA.GOV TO FIND OUT WHAT DECISIONS THE PLANNING COMMISSION MADE ON THE AGENDA ITEMS.

Call To Order

Pledge of Allegiance

Roll Call

Chair Jerry Gutierrez, Vice-Chair John Peukert, Artist Gilbert, Dale Estvander, Frank Gonzalez, Two (2) Vacancies

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

None.

Public Hearings

[PC-24-1801](#)

Conditional Development Permit No. 2023-0035, Variance No. 2024-0001, Precise Plan of Design No. 2023-0044, & Environmental Assessment Review No. 2023-0054: A request to allow the construction of a 950-square-foot, one-story drive-in coffee restaurant on a 0.59-acre portion of a previously developed 2.35 gross acre lot (APN: 0127-321-45) within Community Shopping Center (C-1A) Zone. The request includes a Variance of the Rialto Municipal Code Section 18.30.030(C)(1) to reduce the setback from 50 feet to 10 feet from the Riverside Avenue right-of-way. The project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

Attachments: [EXHIBIT A Location Map](#)
[EXHIBIT B Site Plan](#)
[EXHIBIT C Floor Plan](#)
[EXHIBIT D Elevations](#)
[EXHIBIT E Draft Resolution VAR](#)
[EXHIBIT F Draft Resolution CDP](#)
[EXHIBIT G Draft Resolution PPD](#)

[PC-24-1805](#)

Conditional Development Permit No. 2021-0036; Precise Plan of Design Permit No. 2017-0043; Environmental Assessment Review No. 2021-0048: A request to develop and operate a truck and trailer storage yard on 6.5 gross acres of land (APN: 0128-121-20) located at 264 West Jurupa Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan. The project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Attachments: [EXHIBIT A Location Map.pdf](#)
[EXHIBIT B 9031 SITE PLAN \(2-26-24\).pdf](#)
[EXHIBIT C ELEVATIONS.pdf](#)
[EXHIBIT D VMT Memo V2_Signed 7012022.pdf](#)
[EXHIBIT E Resolution CDP.docx](#)
[EXHIBIT F Resolution PPD.docx](#)
[EXHIBIT F \(Exhibit A\) Site and Grading Plan.pdf](#)

Action Items

[PC-24-1797](#) **Purchase and Sale Agreement for 308 North Riverside Avenue:** A request to find the City of Rialto acquisition of real property located at 308 North Riverside Avenue (APN: #0130-033-31 and 0130-033-32) within the Rialto Central Specific Plan is consistent with the General Plan. This proposed action is exempt from California Environmental Quality Act as an administrative action.

Attachments: [PC - Exhibit - 308 N. Riverside Avenue - PSA General Plan Conformity.pdf](#)

[PC - Resolution No. 2024-XX - 308 N. Riverside Avenue - PSA General Plan Conform](#)

[PC-24-1798](#) **Purchase and Sale Agreement for 130 South Willow Avenue:** A request to find the City of Rialto acquisition of real property located at 130 South Willow Avenue (APN: #0130-211-30 and 0130-211-36) within the Rialto Central Specific Plan is consistent with the General Plan. This proposed action is exempt from the California Environmental Quality Act as an administrative action.

Attachments: [PC - Exhibit - 130 S. Willow Avenue - PSA General Plan Conformity.pdf](#)

[PC - Resolution No. 2024-XX - 130 S. Willow Avenue - PSA General Plan Conformity](#)

Community Development Director Comments

Planning Commissioner Reports/Comments

Adjournment



City of Rialto

Legislation Text

File #: PC-24-1801, **Version:** 1, **Agenda #:**

For the Planning Commission Meeting of November 6, 2024

TO: Honorable Chairman and Planning Commissioners
 APPROVAL: Colby Cataldi, Director of Community Development
 REVIEWED BY: Daniel Casey, Principal Planner
 FROM: Sandra Robles, Senior Planner

Conditional Development Permit No. 2023-0035, Variance No. 2024-0001, Precise Plan of Design No. 2023-0044, & Environmental Assessment Review No. 2023-0054: A request to allow the construction of a 950-square-foot, one-story drive-in coffee restaurant on a 0.59-acre portion of a previously developed 2.35 gross acre lot (APN: 0127-321-45) within Community Shopping Center (C-1A) Zone. The request includes a Variance of the Rialto Municipal Code Section 18.30.030(C)(1) to reduce the setback from 50 feet to 10 feet from the Riverside Avenue right-of-way. The project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

APPLICANT:

John Caglia, Dutch Bros, LLC 110 SW 4th Street, Grants Pass OR 97526.

LOCATION:

The project site consists of one (1) parcel of land (APN: 0127-321-45) located on the east side of Riverside Avenue approximately 200 feet south of Baseline Avenue (Refer to the attached Location Map, **Exhibit A**).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	General Plan Designation
Site	Community Commercial
North	Community Commercial
East	Community Commercial
South	Community Commercial
West	Community Commercial

Surrounding Zoning Designations

Location	Zoning
Site	Community Shopping Center (C-1A)
North	Community Shopping Center (C-1A)
East	Community Shopping Center (C-1A)
South	Community Shopping Center (C-1A)
West	Community Shopping Center (C-1A)

Surrounding Area

The project is surrounded by commercial businesses. To the north and south of the proposed project are fast-foot drive-in restaurants. To the east is Big Lots retail store, and to the west, across Riverside Avenue, is the Superior Grocers retail center.

ANALYSIS/DISCUSSION:

Project Proposal

The applicant, John Caglia, Dutch Bros, LLC has requested to develop and operate a 950 square-foot, one-story drive-in coffee restaurant.

Site Design

According to the site plan (**Exhibit B**), the applicant will construct the 950 square-foot drive-in coffee restaurant on an existing portion of the previously developed Big Lots commercial center. The proposed layout includes a new parking area consisting of five (5) new parking spaces and one (1) loading space, a double drive-thru lane to accommodate seventeen (17) vehicles, a walk-up window, patio area, a trash enclosure, and new landscaping.

Access to the project will be from Riverside Avenue via the existing shared 34-foot-wide driveway north of the project site. A new 25-foot-wide driveway at the south end of the project (adjacent to the existing Alberto’s restaurant) will provide vehicular access on all sides of the project site. In addition, the project design provides internal circulation to the project from within the Big Lot’s retail center. Other proposed on-site improvements include paving, lighting, landscaping throughout the site, and an underground stormwater infiltration system.

Floor Plan

The proposed floor plan (**Exhibit C**) consists of the drive-in restaurant operations. These include the employee restroom and fixed utility areas such as sinks and drains to support the food preparation. There are no internal customer access areas. Employees will service the customers through the drive-up and walk-up windows. All customer seating will be located on the outside patio area.

Architectural Design

As shown on submitted elevations (**Exhibit D**), the proposed building is of a contemporary design. This primarily includes cement plaster and fiber cement siding. Eldorado Stone veneer accents complement the primary materials. Parapets of sufficient height are included to screen the roof-mounted mechanical units. Exterior colors include Dark Blue, Grey, and Ash. Decorative shade canopies are provided for the drive-up and walk-up window and cover the proposed outdoor seating area. Lastly, the exterior building height will range from 12 feet up to 24 feet from the finished floor

level.

Parking

The drive-in restaurant will provide fourteen (14) parking spaces; Section 18.58.050 of the Rialto Municipal Code requires ten (10) parking spaces for the proposed use. The applicant is proposing five (5) new parking spaces, one of which is ADA compliant; six (6) parking spaces are existing; and the double-drive through will accommodate seventeen (17) stacking spaces, three (3) of which count toward the parking space requirement.

<i>Type of Use</i>	<i>Floor Area (square feet)</i>	<i>Parking Ratio</i>	<i>Number of spaces required</i>
Drive-In Restaurant Drive-Thru Credit	950	1 per 75 sq. ft.	13 -3
Total Required/Total Provided		-3 per DT	10/14

Land Use Compatibility

The project is consistent with the C-1A zone of the Rialto Municipal Code. The project site is surrounded by existing commercial developments.

Variance Request

The applicant requests relief from Section 18.30.030(C)(1) of the Rialto Municipal Code to reduce the setback from 50 feet to 10 feet from the Riverside Avenue right-of-way. When constructed, the project would be set back 20 feet from the current Riverside Avenue right-of-way; however, future widening of Riverside Avenue would place the project within 10 feet, which will be consistent with other existing businesses along Riverside Avenue.

GENERAL PLAN CONSISTENCY:

The General Plan land use designation of the site is Community Commercial. According to Chapter 2 (Managing Our Land Supply) of the Rialto General Plan, commercial service uses, such as a drive-in restaurant, are consistent with the Community Commercial designation. 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.

ENVIRONMENTAL REVIEW FINDING:

California Environmental Quality Act

The project is categorically exempt from the requirements of the California Environmental Quality Act

(CEQA) pursuant to Section 15303, New Construction or Conversion of Small Structures. Class 3 allows for the exemption of a project consisting of the construction of commercial structures not exceeding 2,500 square feet in floor area. The project involves the construction of a 950 square foot commercial structure, thereby qualifying the project for a Class 3 exemption.

PUBLIC NOTICE:

The public hearing notice for the proposed project was published in the *San Bernardino Sun* newspaper, a copy of the public hearing notice was posted outside of the Council Chambers and mailed public hearing notices to all property owners within 660 feet of the project site.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

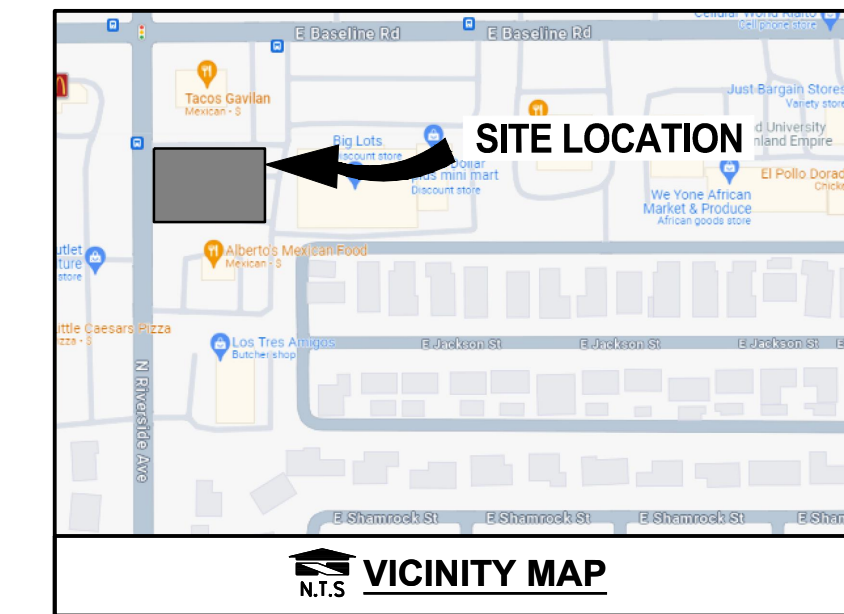
1. Determine that the project is Categorically Exempt per Section 15303 (New Construction or Conversion of Small Structures) according to the California Environmental Quality Act and authorize staff to file a Notice of Exemption with the Clerk of the Board of San Bernardino County; and,
2. Adopt the attached Resolution (**Exhibit E**) to approve Variance No. 2024-0001 reducing the required setback from 50 feet to 10 feet from the Riverside Avenue Right-of-Way per Section 18.30.030 (C) (1) of the Rialto Municipal Code.
3. Adopt the attached Resolution (**Exhibit F**) to approve Conditional Development Permit No. 2023-0035: a request to allow the use of a 950-square-foot one-story drive-in coffee restaurant on a 0.59-acre portion of a previously developed 2.35 gross acre lot (APN: 0127-321-45) within the Community Shopping center (C-1A) zone subject to the findings and conditions therein; and,
4. Adopt the attached Resolution (**Exhibit G**) to approve Precise Plan of Design No. 2023-0044: a request for site and architectural review and development of an approximately 950-square-foot one-story drive-in coffee restaurant with dual drive-through lanes for stacking up to 18 vehicles, a bypass lane, walk-up service window, landscaping, and a trash and recycling enclosure, subject to the findings and conditions therein; and,



EXHIBIT A LOCATION MAP

DUTCH BROS. COFFEE - CA4907 - RIALTO, CA

PRELIMINARY SITE PLAN



PROJECT DATA:

ADDRESS:	155 E BASELINE ROAD RIALTO, CA 92376
APN #:	127-321-45
OVERALL SITE AREA:	25,835 SF (0.59 AC)
EXISTING ZONE:	COMMERCIAL
PROPOSED ZONE:	COMMERCIAL
FLOOD PLAIN:	ZONE "X"
EXISTING/PROPOSED GENERAL PLAN:	COMMUNITY SHOPPING CENTER (C1A)
TRASH ENCLOSURE:	20'x10'
PARKING CALCULATIONS:	
DRIVE-THROUGH:	1 SPACE EVERY 75 SF
PARKING CALCULATION:	950 SF / 1 SPACE EVERY 75 SF
REQUIRED:	13 PARKING SPACES
PROPOSED PROVIDED REGULAR PARKING:	4 STALLS
PROPOSED PROVIDED ADA PARKING:	1 STALL
EXISTING PROVIDED REGULAR PARKING:	6 STALLS
EXISTING PROVIDED ADA PARKING:	2 STALLS
TOTAL PARKING:	13 STALLS
QUEUING:	18 CARS
LOT COVERAGE:	
BUILDINGS (INCLUDING TRASH ENCLOSURE):	1,220 SF (4.7%)
PARKING, MANEUVERING:	14,379 SF (55.7%)
WALKWAYS:	2,027 SF (7.8%)
LANDSCAPE:	8,209 SF (31.8%)
	25,835 SF (100.0%)

CONSTRUCTION NOTES:

- PROPOSED DUTCH BROS COFFEE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED CONCRETE BARRIER CURB, TYPICAL.
- PROPOSED CURB AND GUTTER, TYP.
- PROPOSED ASPHALT PAVEMENT, TYP.
- PROPOSED CONCRETE PAVEMENT, TYP.
- PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
- PROPOSED PAVEMENT MARKING, TYPICAL.
- PROPOSED LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION, TYPICAL.
- ACCESSIBLE PATH, TYPICAL.
- PROPOSED ADA ACCESSIBLE RAMP
- EXISTING CONCRETE PEDESTRIAN SIDEWALK TO BE PROTECTED DURING CONSTRUCTION.
- PROPOSED SIGN.
- PROPOSED LANDSCAPE THROUGH DRAIN.
- PROPOSED ACCESSIBLE PARKING STALL AND AISLE WITH ALL REQUIRED SIGNAGE
- PROPOSED 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYP.
- PROPOSED 4" WHITE REFLECTIVE PAINT 45 DEGREE STRIPING AT 3' MAX ON CENTER, TYP
- PROPOSED PEDESTRIAN CROSSWALK STRIPING
- EXISTING PROPERTY LINE, TYPICAL.
- PROPOSED COMMERCIAL DRIVEWAY PER CITY OF RIALTO
- PROPOSED BOLLARDS/GUARD POSTS
- PROPOSED SIDEWALK PER CITY OF RIALTO
- PROPOSED SAWCUT LIMIT.
- REPLACE EXISTING SIDEWALK
- PROPOSED DETECTABLE WARNING STRIP
- PROPOSED VALLEY GUTTER
- PROPOSED LOADING AREA
- PROPOSED NEW LOCATION FOR RELOCATED FIRE HYDRANT. FINAL LOCATION TO BE COORDINATED WITH PURVEYOR.
- EXISTING WALL TO BE PROTECTED DURING CONSTRUCTION
- EXISTING CURB TO BE PROTECTED DURING CONSTRUCTION
- EXISTING VALLEY GUTTER TO BE PROTECTED DURING CONSTRUCTION.
- PROPOSED NEW FIRE HYDRANT.

LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

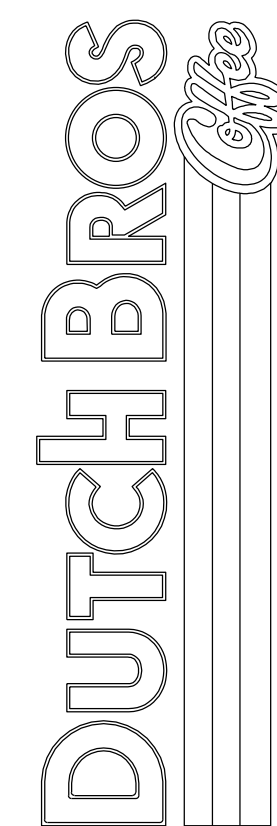
PARKING SUMMARY			
LOCATION	PARKING PROVIDED	PEAK DEMAND	SURPLUS (DEFICIT)
EXISTING SHOPPING CENTER ¹	282	79	203
DB PROJECT SITE PARKING REMOVAL	(45)		(45)
DB PROJECT SITE PARKING ADDITION	11		11
TOTAL	248	79	169

NOTE:
1. BASED ON PARKING TRAFFIC IMPACT ANALYSIS, BY LSA, DATED DECEMBER 2023.

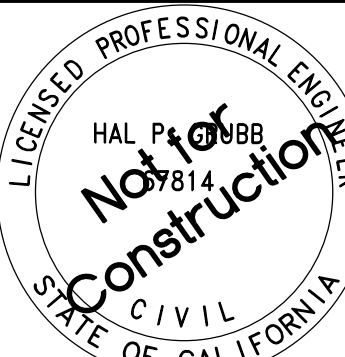
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN
155 E BASELINE ROAD
RIALTO, CA 92376

Title:



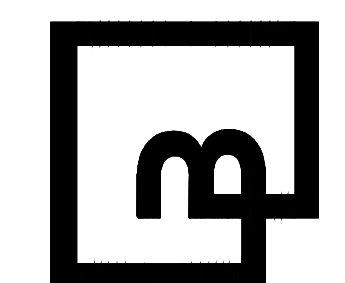
For:



Scale:
Horizontal 1" = 10'
Vertical N/A

Designed: EMM
Drawn: EMM
Checked: AEM
Approved: HFC
Date: 02/20/24

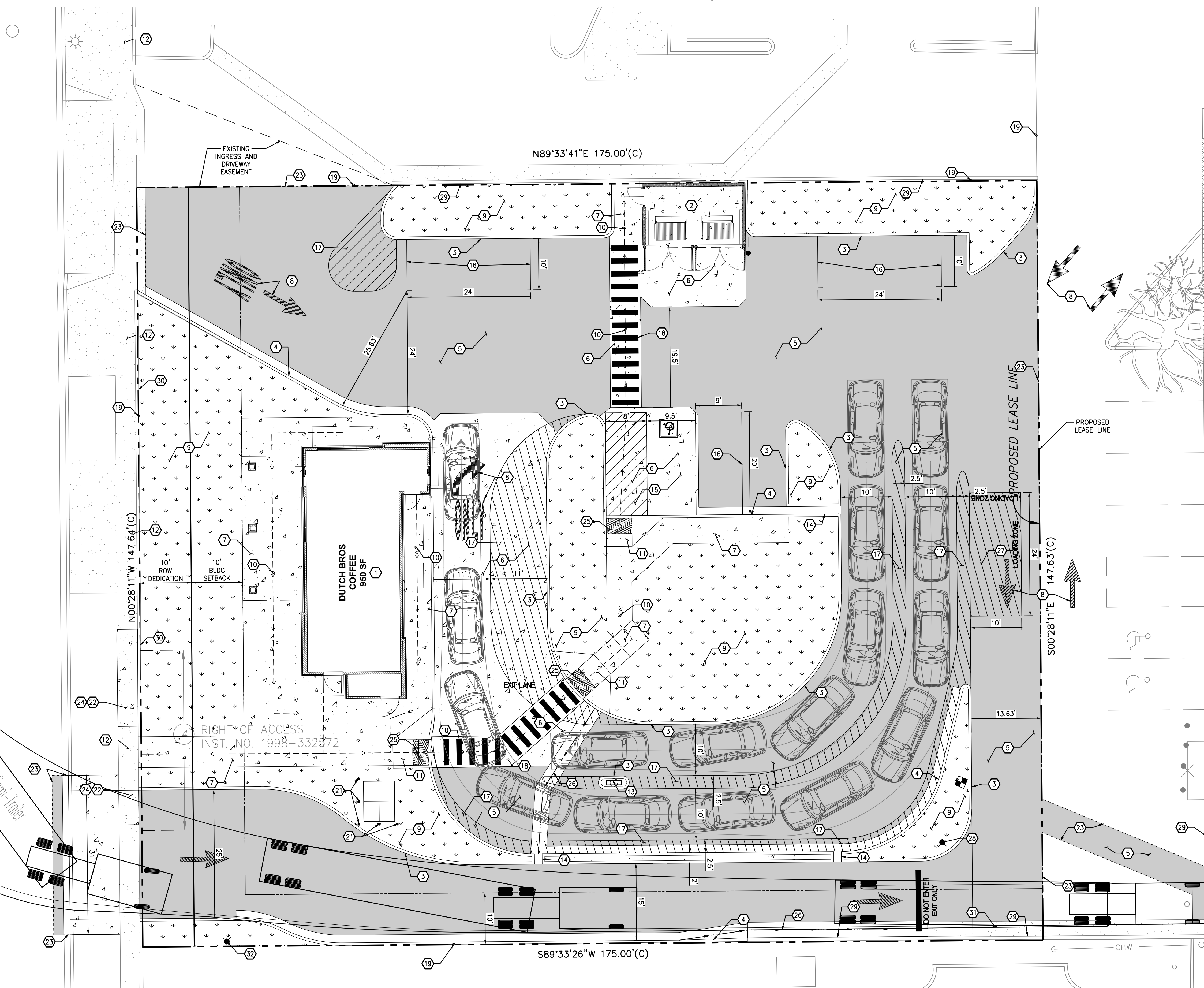
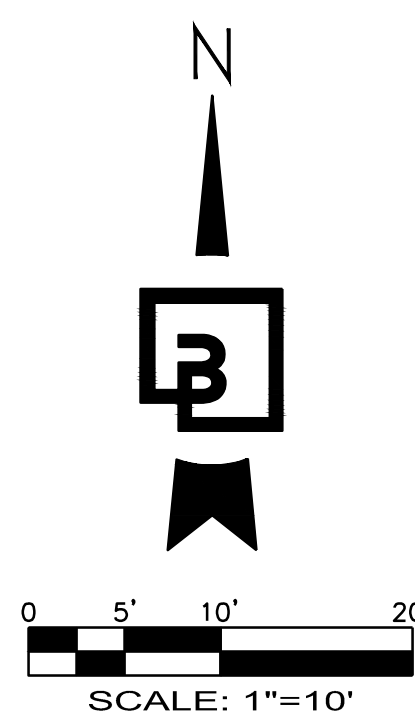
Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com



Job Number: **22737**
 Sheet: **C10**
 2019 DB
 Franchising USA, LLC

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RIVERSIDE AVE



PROPOSED LEASE LINE

PROPOSED LEASE LINE

PROPOSED LEASE LINE

PROPOSED LEASE LINE

PROPOSED LEASE LINE

N00°28'11"W 147.64'(C)

N00°28'11"W 147.64'(C)

N00°28'11"W 147.64'(C)

N89°33'41"E 175.00'(C)

S89°33'26"W 175.00'(C)

RIGHT OF ACCESS
INST. NO. 1998-332972

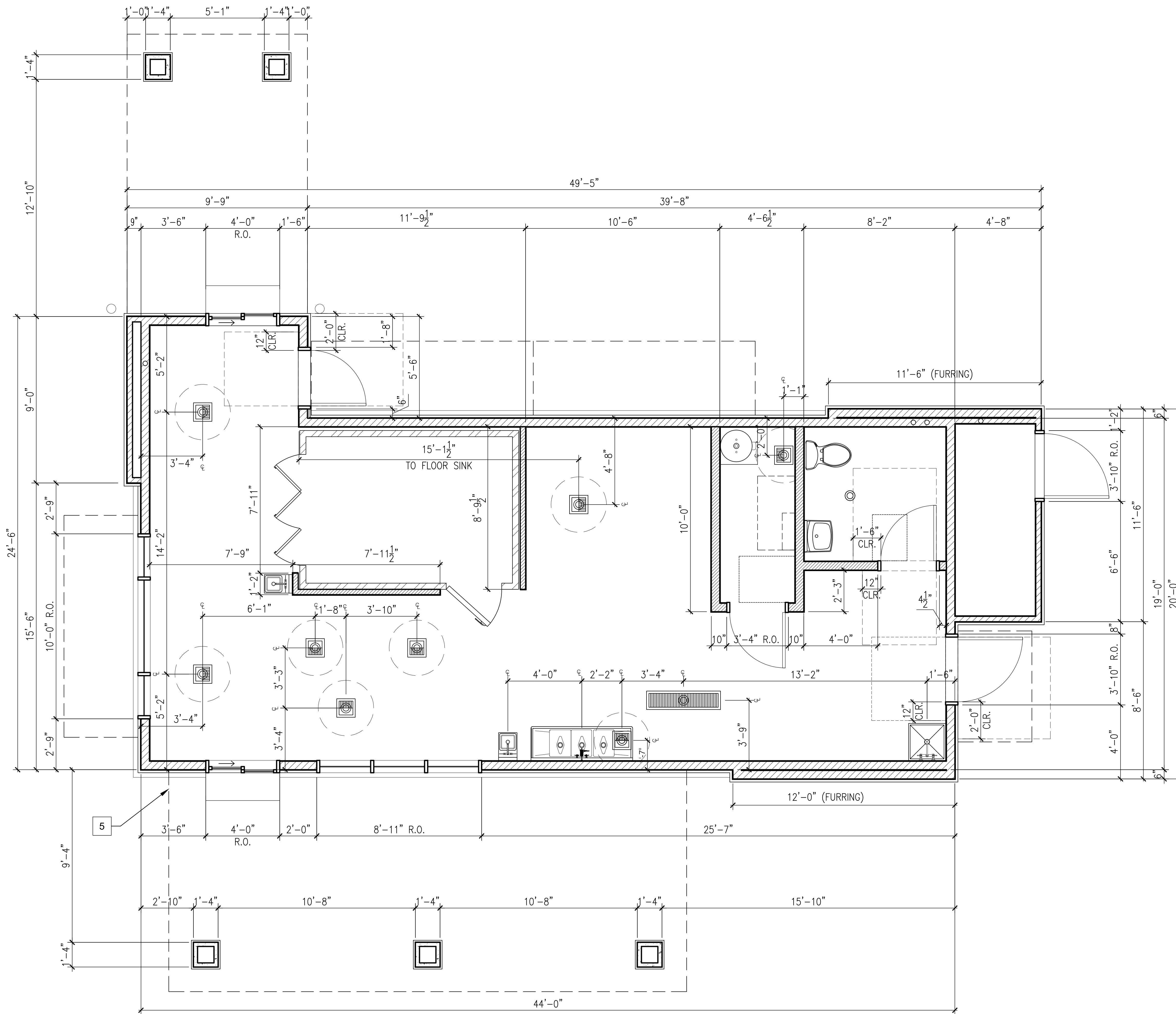
DUTCH BROS COFFEE
950 SF

EXIT LANE

DO NOT ENTER
EXIT ONLY

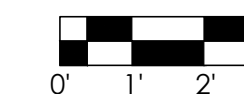
OHW

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1 FLOOR PLAN

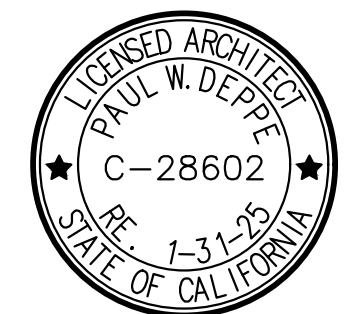
SCALE: 3/8" = 1'-0"



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

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Project No: CA4907
Dutch Bros Coffee - New Freestanding Store
2550 - A1 PROTOTYPE

155 E. BASELINE ROAD
RIALTO, CA 92376

DATE: 04/05/2023
REV: DATE: DESCRIPTION:

SHEET NAME:
FLOOR PLAN/
DETAILS/ SCHEDULES

SHEET NUMBER:
A2.0

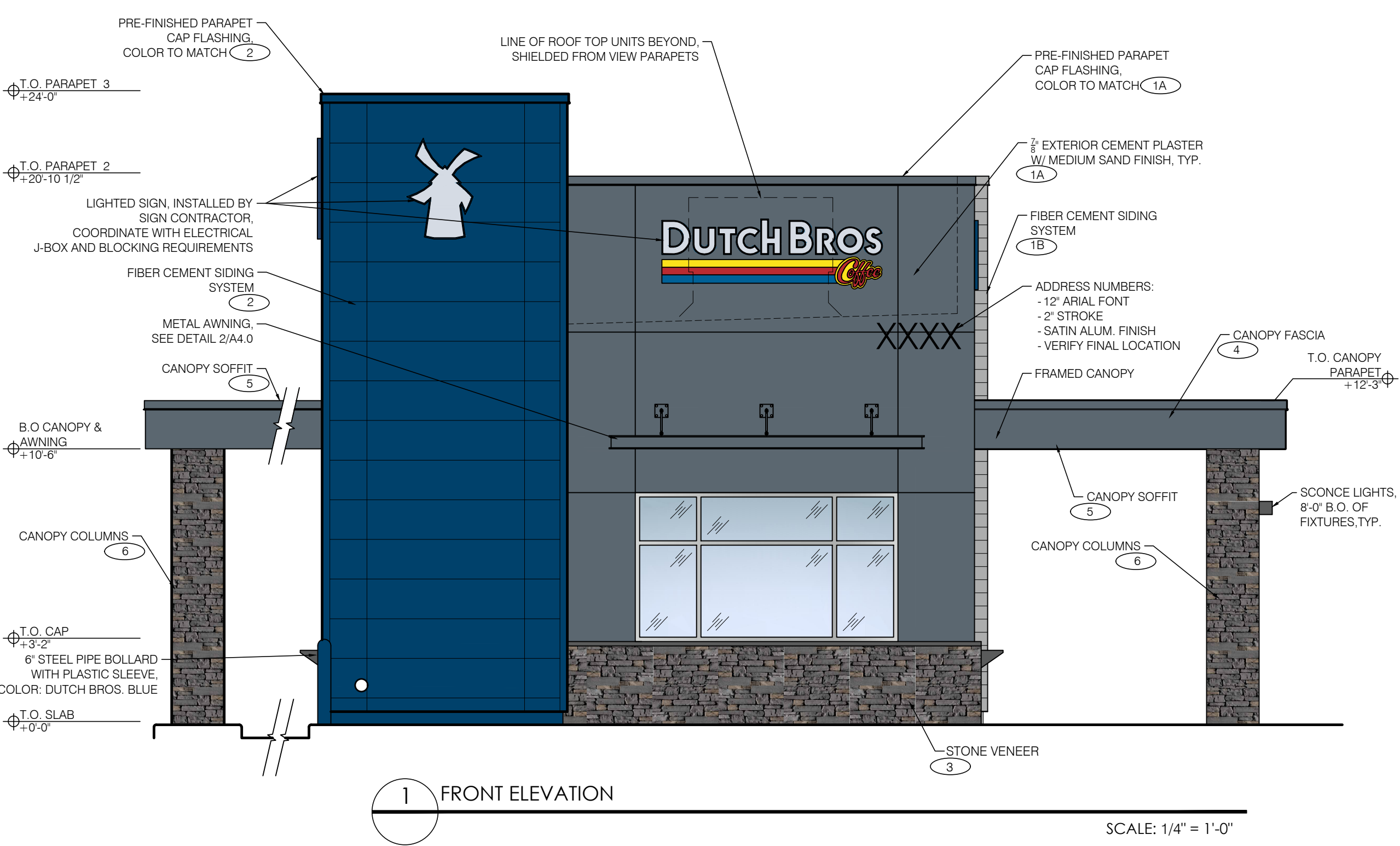
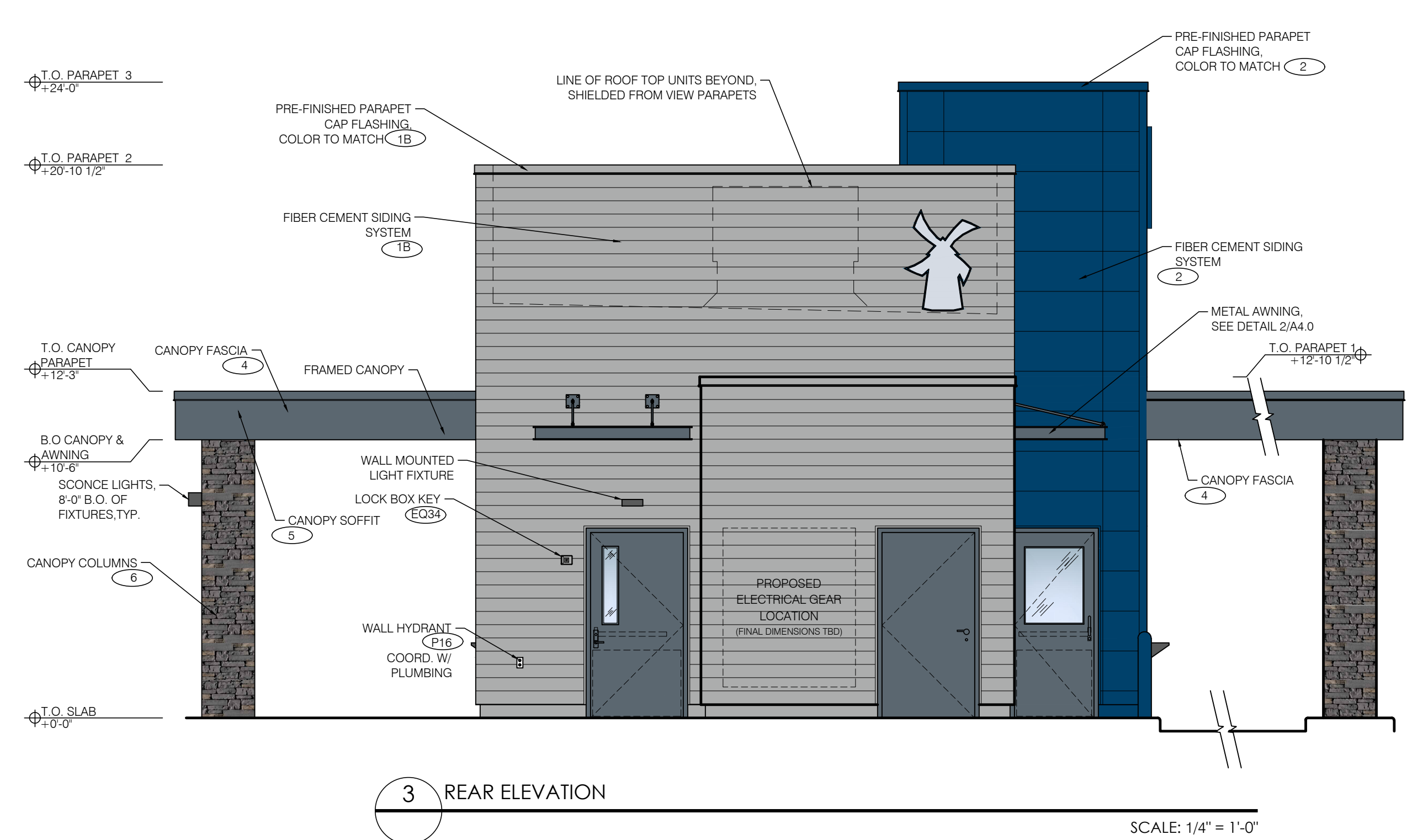
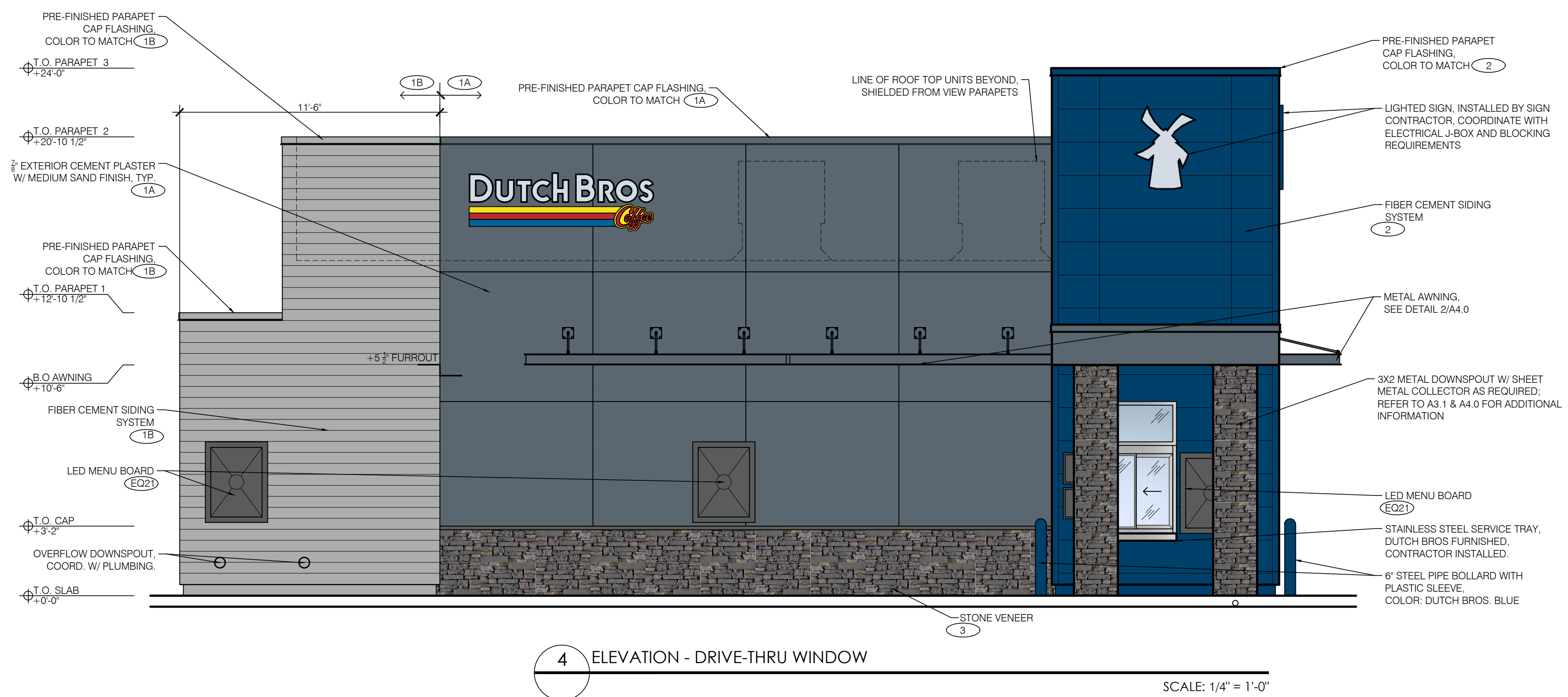
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EXTERIOR FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	8656-11295 - BLDG DB DARK GRAY	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD - AWP-3030 - ASH	ORIENTATION: HORIZONTAL; CAP FLASHING TO MATCH COLOR ASH
ZONE 2 (TOWER) (Z2)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ OPEN OUTSIDE CORNERS	FACTORY PAINTED BLDG DB BLUE; CAP FLASHING TO MATCH BLDG DB BLUE
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	
	STONE VENEER SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL; PEWTER	
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	METAL FASCIA	COLOR TO MATCH DB DARK GRAY
5	SOFFIT	HEWEN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 1/2" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	

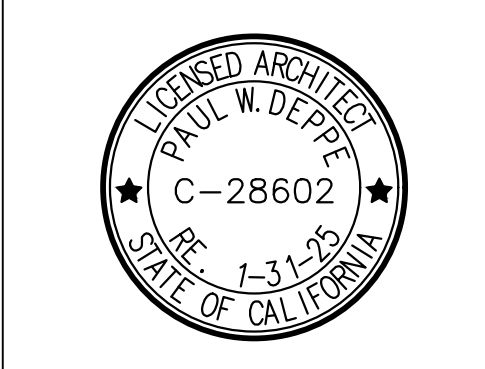
NOTE: PROVIDE 3"X2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR TO MATCH BODY MATERIAL PER ELEVATION



ad
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Project No: CA4907
Dutch Bros Coffee - New Freestanding Store
2550 - A1 PROTOTYPE
155 E. BASELINE ROAD
RIALTO, CA 92376

DATE: 04/05/2023
REV: DATE: DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS COLOR

SHEET NUMBER:

A6.1

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Y:\Active\Projects\DutchBros\23-CA4907-155 E. Baseline Rd. -Rialto- CA\Drawings\CA4907-A6.01 - BUILDING ELEVATIONS-A1.rvt
6/2/2023 9:57:06 AM J.Turner

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RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE VARIANCE NO. 2024-0001 TO VARY FROM SECTION 18.30.30 (C) OF THE RIALTO MUNICIPAL CODE TO REDUCE THE SETBACK FROM 50 FEET TO 10 FEET FROM THE RIVERSIDE AVENUE RIGHT-OF-WAY FOR A 950 SQUARE-FOOT ONE-STORY DRIVE-IN COFFEE RESTAURANT ON A 0.59-ACRE PORTION OF A PREVIOUSLY DEVELOPED 2.35-ACRE LOT (APN: 0127-321-45) WITHIN THE COMMUNITY SHOPPING CENTER (C-1A) ZONE.

WHEREAS, the applicant, John Caglia, Dutch Bros LLC, proposes to develop a 950 square foot one-story drive-in coffee restaurant on a 0.59-acre portion of a previously developed 2.35 lot (APN: 0127-321-45) within the Community Shopping Center (C-1A) zone (“Site”); and

WHEREAS, in conjunction with the Development, the applicant has submitted Conditional Development Permit No. 2023-0035 (“CDP No. 2023-0035”) to allow a drive-in coffee restaurant, Precise Plan of Development No. 2023-0044 (“PPD No. 2023-0044) to develop a 0.59 acre portion of a an existing 2.35 acre shopping center on APN: 0127-321-45, within General Commercial (GC) land use area and Community Commercial (C-1A) zone; and

WHEREAS, the project is surrounded on all sides by existing and developed General Commercial land uses C-1A zoning; and

WHEREAS, pursuant to Section 18.30.030 (C) of the Rialto Municipal Code, the building setback to Riverside Avenue is 50 feet; and

WHEREAS, the proposed building setback would be 10-feet from Riverside Avenue when all dedications and ultimate Riverside Avenue improvements are completed in the future; and

WHEREAS, the building setback of the Development does not comply with Section 18.30.030 (C) of the Rialto Municipal Code, thus requiring an decrease in the minimum allowable setback in order to facilitate the Development (“Project”); and

1 WHEREAS, pursuant to Section 18.64.030 of the Rialto Municipal Code, the Project
2 requires the approval of a Variance, and the applicant has applied for Variance No. 2024-0001
3 (“VAR No. 2024-0001”) to increase decrease the minimum allowable setback from 50 feet to 10
4 feet from Riverside Avenue Right-of-Way; and

5 WHEREAS, on November 6, 2024, the Planning Commission of the City of Rialto
6 conducted a duly noticed public hearing, as required by law, on VAR No. 2024-0001, CDP No.
7 2023-0035, and PPD No. 2023-0044, took testimony, at which time it received input from staff,
8 the city attorney, and the applicant; heard public testimony; discussed the VAR No. 2024-0001,
9 CDP No. 2023-0035, and PPD No. 2023-0044; and closed the public hearing; and

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

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

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

15 SECTION 2. Based on substantial evidence presented to the Planning Commission during
16 the public hearing conducted with regard to VAR No. 2024-0001, including written staff reports,
17 verbal testimony, site plan, other documents, and the conditions of approval stated herein, the
18 Planning Commission hereby determines that VAR No. 2024-0001 satisfies the requirements of the
19 Section 18.64.020 of the Rialto Municipal Code pertaining to the findings which must be made
20 precedent to granting a variance. The findings are as follows:

- 21
- 22 1. There are exceptional circumstances or conditions applicable to the property involved,
23 or to the intended use of the property, that do not apply generally to the property or
24 class of use in the same vicinity or district.

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

26 This 0.59-acre portion of the larger parcel is designated for parking but is under-utilized
27 and not aesthetically pleasing. The proposed development has approximately 147 feet of
28 frontage on Riverside Avenue and is approximately 175 feet deep. Most of the adjacent
 commercial lots are much larger. The size of the developable area is like that of the property
 to the north, developed with a restaurant that is setback approximately 18 feet from the

1 back of the Riverside Avenue right-of-way and 12 feet from the East Baseline Road right-
2 of-way. Dutch Bros Coffee requests a variance to the 50-foot setback requirement from the
3 new Riverside Avenue right-of-way to allow the 950-square-foot building and 320-square-
4 foot canopy to be oriented to screen the drive-through queuing lanes, integral to the Dutch
5 Bros operations, and internal parking from the right-of-way, and permit the
6 pedestrian/walk-up window to be oriented toward the public sidewalk. The reduced setback
7 of ten (10) feet for the canopy and 22 feet for the structure also closer aligns the proposed
8 structure with the setback of the neighboring building to the north. The proposed layout is
9 an efficient use of space of a larger piece of property, and the proposed use as a drive-
10 through and walk-up coffee shop is unique to the area. As proposed, the site provides
11 vehicle stacking for 17 vehicles fully on site in addition to a loading zone on the eastern
12 portion of the property. The lane size and location are necessary for Dutch Bros to
efficiently serve customers, and due to the lot size and access points, the building extends
into the required street setback. The site must also allow large delivery vehicles to access
the rear portion of the adjacent retail store to the east. Space is provided to permit access
for delivery vehicles to pass the Dutch Bros Coffee site while also allowing the current
parking arrangement to remain on the west side of the existing commercial building. As
designed, the proposed lot configuration allows Dutch Bros Coffee and the site to the east
to maintain operational functionality without conflict.

- 13 2. This variance is necessary for the preservation and enjoyment of a substantial property
14 right of the applicant as possessed by other property owners in the same vicinity and
15 district.

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

17 The requested variance of ten (10) feet for the canopy and 22 feet for the structure is necessary
18 to redevelop an under-utilized site as a drive-through coffee shop, an allowed use in the C-1A
19 zone. The reduced setback allows for the efficient use of the site and closer aligns the proposed
20 structure with the commercial property immediately north. It also has a similar setback to the
21 development on the northwest corner of Riverside Avenue and Baseline Road. To the north
22 of the Dutch Bros project area, the neighboring business projects further into the Riverside
23 Avenue setback than what is proposed on this application submittal. To maintain operational
24 functionality, Dutch Bros requires dual stacking lanes and must allow for large delivery
25 vehicles to enter and exit to the adjacent commercial building's loading area. Allowing the
26 variance serves as a functional requirement for Dutch Bros and the remainder of the
27 businesses on the lot to operate effectively. The proposal deviates from the 50-foot setback
28 requirement for practical purposes and remains further from Riverside Avenue than the
adjacent property to the north. The drive-through lanes, shade structures, and trash enclosure
of the drive-through restaurant on the southwest corner of Riverside Avenue and East Baseline
Road are within the 50-foot required setback. With the reduction of the setback, Dutch Bros
can orient the pedestrian/walk-up window towards the public sidewalk and screen the drive-
through lanes and internal parking.

- 1 3. The granting of this variance will not be materially detrimental to the public welfare
2 or injurious to the property or improvements in such vicinity and district in which the
3 property is located.

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

5 Granting the variance to the 50-foot street setback requirement to ten (10) feet for the canopy
6 and 22 feet for the structure will not be materially detrimental to the public welfare or injurious
7 to the property or the improvements in the vicinity. The orientation of the structure and
8 physical separation of the queued vehicles and pedestrians on the public sidewalk increases
9 the public welfare and provides a safer space for pedestrians. The site as proposed
10 accommodates a ten-foot (10) right-of-way dedication behind the existing sidewalk along
11 Riverside Avenue as well as an additional ten-foot (10) landscaped setback. The twenty-foot
12 (20) area will be enhanced with trees and shrubs, improving the landscaping along the right-
13 of-way. The deviation from the setback requirement does not impact any portion of the right-
14 of-way and maintains site improvements that align well with the properties in the vicinity.

- 15 4. The proposed use and development are consistent with the General Plan and
16 objectives of the zoning ordinance.

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

18 Permitting the 50-foot setback variance of ten (10) feet for the canopy and 22 feet for the
19 structure will not adversely affect the Master Plan or the vision for the Community
20 Commercial land use designation. The small-scale building remains aligned with the intent of
21 the Community Commercial area by offering a use that serves the residential properties in the
22 vicinity. The site will be improved with an attractive landscape buffer along Riverside Avenue
23 to increase the aesthetics of the commercial site as well as provide a pedestrian connection to
24 the right-of-way. In addition, the project site utilizes a currently vacant portion of a larger site
25 to maximize the use potential of the commercial area. Allowing the street setback deviation
26 allows for redevelopment of an underutilized site while retaining access and parking for the
27 neighboring commercial development, and maintaining a setback that closer aligns with the
28 other properties in the vicinity.

29 SECTION 3. The project is categorically exempt from the requirements of the California
30 Environmental Quality Act (CEQA). The project qualifies for a Class 3 exemption under CEQA
31 Guidelines Section 15303 – New Construction or Conversion of Small Structures. The Planning
32 Commission directs the Planning Division to file the necessary documentation with the Clerk of the
33 Board of Supervisors for San Bernardino County.

1 SECTION 4. The Planning Commission hereby approves VAR No. 2024-0001 to vary from
2 Section 18.30.30 (C) of the Rialto Municipal Code to reduce the setback from 50 feet to 10 feet
3 from the Riverside Avenue Right-of-Way for a 950-square foot one-story drive-in coffee
4 restaurant on a 0.59-acre portion of a previously developed 2.35-acre lot (APN: 0127-321-45)
5 within the Community Shopping Center (C-1A) zone, in accordance with the plans and application
6 on file with the Planning Division, subject to the following conditions:

- 7 1. Variance No. 2024-0001 is approved to reduce the minimum building setback on the Site
8 from 50 feet to 10 feet from the Riverside Avenue right-of-way as shown on the plans
9 attached as Exhibit A, and as approved by the Planning Commission.
- 10 2. City inspectors shall have access to the Site to reasonably inspect the Site during normal
11 working hours to assure compliance with these conditions and other codes.
- 12 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
13 and/or any of its officials, officers, employees, agents, departments, agencies, and
14 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
15 demands, law suits, writs of mandamus, and other actions and proceedings (whether
16 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
17 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
18 and other such procedures), (collectively “Actions”), brought against the City, and/or
19 any of its officials, officers, employees, agents, departments, agencies, and
20 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
21 annul, the any action of, or any permit or approval issued by, the City and/or any of its
22 officials, officers, employees, agents, departments, agencies, and instrumentalities
23 thereof (including actions approved by the voters of the City), for or concerning the
24 Project (collectively, the “Entitlements”), whether such Actions are brought under the
25 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
26 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
27 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
28 or any decision of a court of competent jurisdiction. This condition to indemnify,
protect, defend, and hold the City harmless shall include, but not limited to (i) damages,
fees and/or costs awarded against the City, if any, and (ii) 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,

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and hold the City harmless as stated herein within five (5) days of approval of VAR No. 2024-0001.

- 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. Approval of VAR No. 2024-0001 will not be valid until such time that the Planning Commission of the City of Rialto has approved Conditional Development Permit No. 2023-0035 and Precise Plan of Design No. 2023-0044, which were prepared in conjunction with the Project.
- 6. The applicant shall comply with all conditions of approval contained in, CDP No. 2023-0035, and PPD No. 2023-0044, to the extent they are not in conflict with any condition of approval herein.

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

PASSED, APPROVED AND ADOPTED this _____ day of __, 2024.

JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

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

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

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

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

16

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KIMBERLY DAME, ADMINISTRATIVE ANALYST

21

22

Exhibit A

23

24

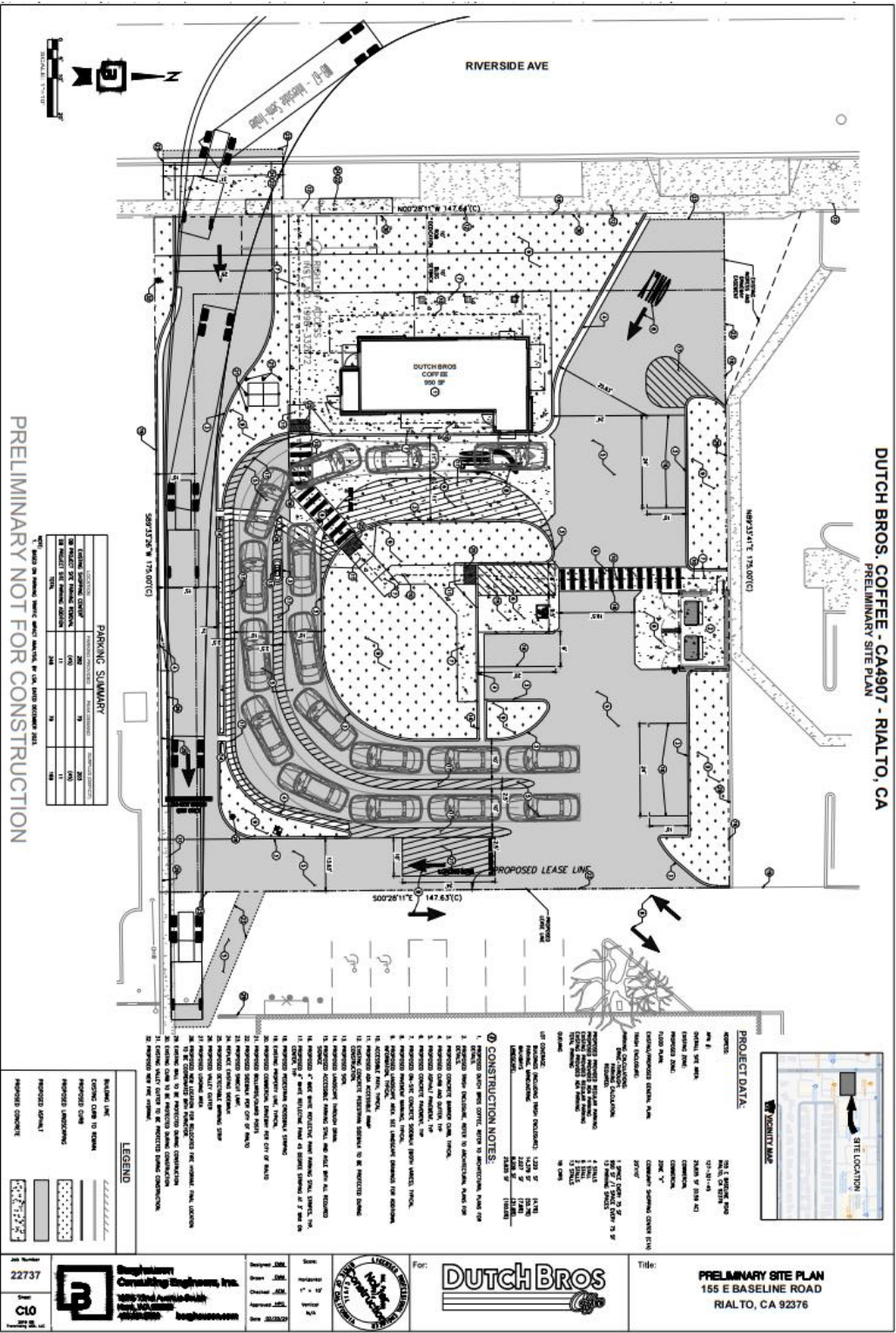
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DUTCH BROS. COFFEE - CA4907 - RIALTO, CA
PRELIMINARY SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PARKING SUMMARY

LOCATION	TYPE	NO. OF SPACES	NO. OF SPACES
EXISTING PARKING	STREET	20	20
PROPOSED PARKING	STREET	20	20
TOTAL		40	40

LEGEND

[Symbol]	EXISTING CURB TO REMAIN
[Symbol]	PROPOSED CURB
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY

- CONSTRUCTION NOTES:**
1. EXISTING CURB TO REMAIN TO BE RECONSTRUCTED WITH 12" CONC. ON 4" GRANULAR FILL.
 2. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 3. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 4. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 5. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 6. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 7. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 8. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 9. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 10. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 11. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 12. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 13. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 14. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 15. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 16. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 17. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 18. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 19. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 20. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 21. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 22. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 23. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 24. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 25. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 26. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 27. EXISTING DRIVEWAY TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.
 28. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH 4" CONC. ON 4" GRANULAR FILL.

PROJECT DATA:

PROJECT NO.	22737
DATE	07/11/14
SCALE	AS SHOWN
DESIGNED BY	DAVID J. BROWN
CHECKED BY	DAVID J. BROWN
DATE	07/11/14
PROJECT NAME	DUTCH BROS. COFFEE
CLIENT NAME	DUTCH BROS. COFFEE
PROJECT ADDRESS	155 E BASELINE ROAD, RIALTO, CA 92376
PROJECT DESCRIPTION	PRELIMINARY SITE PLAN
PROJECT STATUS	PRELIMINARY
PROJECT CONTACT	DAVID J. BROWN
PROJECT PHONE	951-281-1111
PROJECT FAX	951-281-1111
PROJECT EMAIL	DAVID@DUTCHBROS.COM
PROJECT WEBSITE	WWW.DUTCHBROS.COM
PROJECT SOCIAL MEDIA	FACEBOOK: DUTCHBROS.COM TWITTER: DUTCHBROS INSTAGRAM: DUTCHBROS



<p>Job Number: 22737</p> <p>Client: CIO</p> <p>Date: 07/11/14</p>	<p>Designing Engineers, Inc. 3333 Central Expressway Rialto, CA 92376 951-281-1111 designingengineers.com</p>	<p>Scale: 1" = 10'</p> <p>Version: N/A</p> <p>Date: 07/11/14</p>	<p>DUTCH BROS.</p>	<p>For: DUTCH BROS</p> <p>Title: PRELIMINARY SITE PLAN 155 E BASELINE ROAD RIALTO, CA 92376</p>
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1 **RESOLUTION NO. 2024-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF
3 THE CITY OF RIALTO, CALIFORNIA APPROVING
4 CONDITIONAL DEVELOPMENT PERMIT NO. 2023-0035:
5 A REQUEST TO ALLOW THE USE OF A 950-SQUARE-
6 FOOT ONE-STORY DRIVE-IN COFFEE RESTAURANT ON
7 A 0.59-ACRE PORTION OF A PREVIOUSLY DEVELOPED
8 2.35 GROSS ACRE LOT (APN: 0127-321-45) WITHIN THE
9 COMMUNITY SHOPPING CENTER (C-1A) ZONE SUBJECT
10 TO THE FINDINGS AND CONDITIONS THEREIN; AND,

11 WHEREAS, the applicant, John Caglia, Dutch Bros, LLC proposes to develop a 950-square-
12 foot one-story drive-in coffee restaurant on a 0.59-acre portion of a previously developed 2.35 gross
13 acre lot (“Development”) located on APN: 0127-321-45 within the Community Shopping Center (C-
14 1A) zone of the Community Commercial Land Use Area (“Site”); and

15 WHEREAS, the applicant, proposes to establish and operate a vehicular drive-thru service in
16 conjunction with a proposed 950 square foot restaurant building (“Project”) located at on the Site; and

17 WHEREAS, pursuant to Chapter 18.66 (Conditional Development Permits) of the Rialto
18 Municipal Code, the Project requires a Conditional Development Permit, and the applicant has agreed
19 to apply for Conditional Development Permit No. 2023-0035 (“CDP No. 2023-0035”); and

20 WHEREAS, the Project will consist of a 950 square foot commercial building, a drive-thru
21 lane with stacking for approximately seventeen (17) vehicles, five (five) new parking spaces, and six
22 (6) existing shared parking spaces for a total of (14) code-required parking spaces on the project
23 parcel, along with an abundant amount of landscaping, and full pedestrian and vehicle access; and

24 WHEREAS, the applicant has applied for Precise Plan of Design No. 2023-0044 to allow the
25 development of a 950 square foot restaurant building with drive-thru lane on the westerly portion of
26 the Site; and

27 WHEREAS, the applicant has applied for Variance No. 2024-0001 to vary from Section
28 18.30.030 (C) (1) of the Rialto Municipal Code to reduce the setback from 50 feet to 10 feet from the
Riverside Avenue Right-of-Way; and

1 WHEREAS, on November 6, 2024, the Planning Commission of the City of Rialto
2 conducted a duly noticed public hearing, as required by law, on CDP No. 2023-0035, PPD No.
3 2023-0044, and Variance No. 2024-0001, took testimony, at which time it received input from
4 staff, the city attorney, and the applicant; heard public testimony; discussed the proposed CDP No.
5 2023-0035, PPD No. 2023-0044, and Variance No. 2024-0001 and closed the public hearing; and

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

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

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

11 SECTION 2. Based on substantial evidence presented to the Planning Commission during
12 the public hearing conducted with regard to CDP No. 2023-0035, including written staff reports,
13 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
14 Planning Commission hereby determines that CDP No. 2023-0035 satisfies the requirements of
15 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made
16 precedent to granting a conditional development permit. The findings are as follows:

- 17 1. The proposed use is deemed essential or desirable to provide a service or facility
18 which will contribute to the convenience or general well-being of the neighborhood
19 or community; and

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

21 The applicant, or a franchisee, proposes to operate a Dutch Bros Coffee within the proposed
22 950 square-foot restaurant building with drive-thru service. Dutch Bros is a drive-through
23 coffee chain headquartered in Oregon with shops across the United States specializing in
24 coffee, iced or hot drinks, energy drinks, and pastries. The Project is anticipated to be a
25 benefit to the community and an improvement to the surrounding area by providing an
26 additional choice of specialty coffee beverages at a convenient location. The Project will
27 provide a more diverse economic base for the surrounding area and will provide a necessary
28 service for residents and travelers within the City.

- 26 2. The proposed use will not be detrimental or injurious to health, safety, or general
27 welfare of persons residing or working in the vicinity; and

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

1 The project site is surrounded on all sides by other commercial shopping center uses. There
2 are no sensitive uses in the nearby area. The Project is consistent with the underlying
3 Commercial Shopping Center (C-1A) zone. In addition, the Project has been reviewed by
4 the City staff for compliance with all health, safety, and design requirements to ensure the
5 project will significantly enhance the aesthetics of the local community.

- 6 3. The site for the proposed use is adequate in size, shape, topography, accessibility and
7 other physical characteristics to accommodate the proposed use in a manner
8 compatible with existing land uses; and

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

10 The proposed use is adequate in size, shape, and accessibility to accommodate the drive-in
11 coffee restaurant. The lot is relatively flat and is of an area size to accommodate the use. The
12 project coffee shop provides adequate space for customers and staff. As proposed, the site
13 meets the C-1A zoning bulk and space requirements by demonstrating compliance with the
14 required development standards. The development is a reasonable use for the lot which
15 currently serves as surplus parking for the existing shopping center. Introducing Dutch Bros.
16 Coffee to the site is a productive use for the land.

- 17 4. The site has adequate access to those utilities and other services required for the
18 proposed use; and

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

20 The proposed use will be constructed on a portion of a previously developed commercial
21 shopping center site. The site has adequate access to all utilities and other services required to
22 support a drive-in coffee restaurant. Dutch Bros Coffee will comply with the requirements
23 established by the City and other agencies. Water and sewer mains are located west of East
24 Baseline Road and storm drainage is found on the east side of East Baseline Road.

- 25 5. The proposed use will be arranged, designed, constructed, and maintained so as it will
26 not be injurious to property or improvements in the vicinity or otherwise be
27 inharmonious with the General Plan and its objectives, or any zoning ordinances; and

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

Dutch Bros Coffee shall comply with all requirements set forth by the City Rialto and all
conditions established by the Planning Commission to ensure the proposed development is
successful in accomplishing the objectives for the General Plan and zoning ordinances.
Because of this, the project will not be injurious to properties or improvements in the
vicinity.

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.

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

2 Any adverse effects created by Dutch Bros Coffee will be mitigated to the greatest extent
3 possible to ensure the business is a productive addition to the City of Rialto. Even though
4 the project proposes parking and vehicle stacking to City requirements, to mitigate any effects
5 of the drive-through vehicle traffic, traffic plan meetings with staff and daily traffic strategy
6 plans to make sure service is as safe and efficient as possible. The project also plans for
7 extensive landscaping along the perimeter to increase visual buffering between properties.

8 SECTION 3. The project is categorically exempt from the requirements of the California
9 Environmental Quality Act (CEQA), pursuant to Section 15303, New Construction or Conversion of
10 Small Structures. The Planning Commission directs the Planning Division to file the necessary
11 documentation with the Clerk of the Board of Supervisors for San Bernardino County.

12 SECTION 4. CDP No. 2023-0035 is granted to Dutch Bro Coffee in accordance with the
13 plans and application on file with the Planning Division, subject to the following conditions:

- 14 1. The applicant is granted CDP No. 2023-0035 allowing the establishment of vehicular
15 drive-thru service in conjunction with a 950 square foot coffee shop to be located along
16 Riverside Avenue on APN: 0127-321-45 within the Commercial Shopping Center (C-1A)
17 zone of the General Commercial land use area, as shown on the plans submitted to the
18 Planning Division and as approved by the Planning Commission. If the Conditions of
19 Approval specified herein are not satisfied or otherwise completed, the project shall be
20 subject to revocation.
- 21 2. City inspectors shall have access to the site to reasonably inspect the site during normal
22 working hours to assure compliance with these conditions and other codes.
- 23 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
24 and/or any of its officials, officers, employees, agents, departments, agencies, and
25 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
26 demands, law suits, writs of mandamus, and other actions and proceedings (whether
27 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
28 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
 and other such procedures), (collectively “Actions”), brought against the City, and/or
 any of its officials, officers, employees, agents, departments, agencies, and
 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
 annul, the any action of, or any permit or approval issued by, the City and/or any of its
 officials, officers, employees, agents, departments, agencies, and instrumentalities
 thereof (including actions approved by the voters of the City), for or concerning the
 Project (collectively, the “Entitlements”), whether such Actions are brought under the
 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,

1 or any decision of a court of competent jurisdiction. This condition to indemnify,
2 protect, defend, and hold the City harmless shall include, but not limited to (i) damages,
3 fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees
4 and other costs, liabilities and expenses incurred in connection with such proceeding
5 whether incurred by applicant, Property owner, or the City and/or other parties
6 initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the
7 "Damages"). Notwithstanding anything to the contrary contained herein, the Applicant
8 shall not be liable to the City Parties under this indemnity to the extent the Damages
9 incurred by any of the City Parties in such Action(s) are a result of the City Parties'
10 fraud, intentional misconduct or gross negligence in connection with issuing the
11 Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,
12 and hold the City harmless as stated herein within five (5) days of approval of CDP No.
13 2023-0035.

- 14 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
15 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
16 subject to protest by the applicant at the time of approval or conditional approval of the
17 Project or within 90 days after the date of the imposition of the fees, dedications,
18 reservations, or exactions imposed on the Project.
- 19 5. The applicant shall install a "DO NOT ENTER" street sign and an illuminated "DO NOT
20 ENTER" directional sign on the drive-side of the drive-thru lane at the exit of the drive-
21 thru lane. The street sign and directional sign shall be identified on the site plan within
22 the building plan check submittal set, prior to the issuance of a building permit.
23 Furthermore, the street sign and the directional sign shall be installed prior to the issuance
24 of the Certificate of Occupancy.
- 25 6. The applicant shall paint "EXIT" and a directional arrow within the center of the drive-
26 thru lane at the exit of the drive-thru lane, prior to the issuance of the Certificate of
27 Occupancy.
- 28 7. The property owner, and the tenant utilizing the drive-thru use, shall ensure that vehicle
stacking/queuing for the drive-thru lane does not create circulation impacts on the Site at
all times. The property owner and the tenant shall implement measures to address and
eliminate any impacts, should they occur, as required by the Community Development
Director.
8. The applicant shall install and maintain a trash receptacle on the driver-side of the exit of
the drive-thru lane. The trash receptacle shall be installed prior to issuance of the
Certificate of Occupancy.
9. The applicant shall plant shrubs around the entire outer perimeter of the drive-thru lane
for the purpose of creating a solid hedge to screen the headlights of vehicles within the
drive-thru. All of the drive-thru 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 drive-thru shrubs shall be permanently irrigated and maintained into a

1 continuous box-shape along the entire length of the drive-thru lane with a height of no
2 less than three and one-half (3.5) feet above the finished grade. The shrubs shall be
3 identified on the formal Landscape Plan submittal prior to the issuance of a landscape
4 permit.

5 10. The applicant shall obtain all necessary approvals and operating permits from all Federal,
6 State, and local agencies and provide proof thereof to the City prior to the issuance of a
7 Certificate of Occupancy.

8 11. The privileges granted by the Planning Commission pursuant to approval of this
9 Conditional Development Permit are valid for one (1) year from the effective date of
10 approval. If the applicant fails to commence the project within one year of said
11 effective date, this conditional development permit shall be null and void and any
12 privileges granted hereunder shall terminate automatically. If the applicant or his or
13 her successor in interest commence the project within one year of the effective date of
14 approval, the privileges granted hereunder will continue inured to the property as long
15 as the property is used for the purpose for which the conditional development permit
16 was granted, and such use remains compatible with adjacent property uses.

17 12. Approval of CDP No. 2023-0035 will not become effective until the applicant has signed
18 a statement acknowledging awareness and acceptance of the required conditions of
19 approval contained herein.

20 13. In the event, that any operation on the Site is found to be objectionable or incompatible
21 with the character of the City and its environs due to excessive noise, excessive traffic,
22 loitering, criminal activity or other undesirable characteristics including, but not strictly
23 limited to, uses which are or have become offensive to neighboring property or the goals
24 and objectives of the Community Shopping Center (C-1A) zone and the City's General
25 Plan, the applicant shall address the issues within forty-eight (48) hours of being notified
26 by the City.

27 14. If the applicant fails to comply with any of the conditions of approval placed upon CDP
28 No. 2023-0035, PPD No. 2023-0044, or Variance No. 2024-0001 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. CDP No. 2023-0035 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

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due to noise, 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 Community Shopping Center (C-1A) zone, and the City’s General Plan.

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

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2024.

JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

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

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

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

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

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KIMBERLY DAME, ADMINISTRATIVE ANALYST

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1 **RESOLUTION NO. 2024-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN
4 OF DESIGN NO. 2023-0044 TO ALLOW THE DEVELOPMENT
5 OF A 950 SQUARE FOOT DRIVE-THROUGH RESTAURANT
6 ON A 0.59-ACRE PORTION OF A PREVIOUSLY DEVELOPED
7 2.35 GROSS ACRE LOT (APN: 0127-321-45) WITHIN
8 COMMUNITY SHOPPING CENTER (C-1A) ZONE. THIS
PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO
SECTION 15332 (IN-FILL DEVELOPMENT PROJECTS) OF
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA).

9 WHEREAS, the applicant, John Caglia, Dutch Bros, LLC, proposes to develop A 950
10 square foot drive-through restaurant on a 0.59-acre portion of a previously developed 2.35 gross
11 acre lot (APN: 0127-321-45) within Community Shopping Center (C-1A) zone (“Site”); and

12 WHEREAS, Pursuant to Section 18.65 of the Rialto Municipal Code, the Project requires a
13 Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2023-
14 0044 (“PPD No. 2023-0044”); and

15 WHEREAS, in conjunction herewith, the applicant has submitted Conditional Development
16 Permit No. 2023-0035 to establish a drive-through service in conjunction with the 950 square foot
17 restaurant building (“CDP No. 2023-0035”) located on the Site; and

18 WHEREAS, also in conjunction herewith, the applicant has submitted Variance No. 2024-
19 0001 to vary from Section 18.30.030 (C) (1) of the Rialto Municipal Code to reduce the setback
20 from 50-feet to 10-feet from the Riverside Avenue Right-of-Way; and,

21 WHEREAS, on November 6, 2024, the Planning Commission of the City of Rialto
22 conducted a duly noticed public hearing, as required by law, PPD No. 2023-0044, CDP No.
23 2021-0035 and Variance No. 2024-0001, took testimony, at which time it received input from
24 staff, the city attorney, and the applicant; heard public testimony; discussed the proposed PPD
25 No. 2023-0044, CDP No. 2023-0035 and Variance No. 2024-0001; and closed the public
26 hearing; and

27 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.
28

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

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

5 SECTION 2. Based on substantial evidence presented to the Planning Commission during
6 the public hearing conducted with regard to PPD No. 2023-0044, including written staff reports,
7 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
8 Planning Commission hereby determines that PPD No. 2023-0044 satisfies the requirements of
9 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made
10 precedent to approving a Precise Plan of Design application. The findings are as follows:

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

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

14 The Project, as conditioned herein, will comply with all City ordinances and regulations.
15 The Site has a General Plan land use designation of General Commercial and a zoning
16 designation of Community Shopping Center (C-1A). Those designations allow for the
17 development of a drive-through restaurant with approval of a Precise Plan of Design and
18 Conditional Development Permits, which have been filed in conjunction with this project.
19 Additionally, the Project meets all of the required development standards of the C-1A
20 zone.

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

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

28 The zoning of the Community Shopping Center (C-1A). The project is consistent with the
C-1A zone, and the existing commercial uses surrounding the project site. There are no
sensitive uses nearby the Site. In addition, the project has been reviewed by all
Departments for compliance with all health, safety, and design requirements to ensure the
project will significantly enhance the infrastructure and aesthetics of the local
community.

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

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

5 The project will be developed on a .59-acre area of an existing and developed 2.35-acre
6 shopping center site. The proposed development includes desirable improvements that
7 will aesthetically enhance the appearance of the community. Neighboring property uses
8 consist of a commercial retail center including an existing drive-in restaurant and these
9 are not expected to be negatively impacted by the proposed project. Features such as
10 landscape buffering and drive-through headlight screening landscape, property setbacks
11 and new storm drain improvements will serve to physically separate the uses, mitigate
12 any potential impacts and ensure that there is no interference with neighboring property
13 rights, or any endanger to the peace, health, safety or welfare of the general public.

14 4. The proposed development will not substantially interfere with the orderly or
15 planned development of the City of Rialto.

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

17 A Notice of Exemption has been prepared for the proposed project pursuant to California
18 Environmental Quality Act (CEQA) and the proposed Project will not have negative
19 impacts with the successful implementation of the Conditions of Approval contained herein.
20 The project will provide drive-in restaurant building on the Site with desirable
21 improvements that will aesthetically enhance the appearance of the community with
22 improvements including modern architecture, new lighting, water quality management
23 facilities for storm water runoff, and revitalized landscaping. Therefore, any potential
24 adverse effects are outweighed by the benefits conferred upon the community and
25 neighborhood as a whole.

26 SECTION 3. The project is categorically exempt from the requirements of the California
27 Environmental Quality Act (CEQA), pursuant to Section 15303, New Construction or Conversion
28 of Small Structures. The Planning Commission directs the Planning Division to file the necessary
documentation with the Clerk of the Board of Supervisors for San Bernardino County.

SECTION 4. PPD No. 2023-0044 is granted to John Caglia, Dutch Bros, LLC in
accordance with the plans and application on file with the Planning Division, subject to the
following conditions:

- 1 1. The approval is granted allowing the development a 950 square foot drive-thru
2 restaurant building with associated parking, lighting, and landscaping on .59 acres of a
3 2.35-acre parcel of land (APN: 0127-321-45) located within the Community Shopping
4 Center (C-1A) zone, as shown on the plans resubmitted to the Planning Division dated
5 November 6, 2024 and as approved by the Planning Commission.
- 6 2. City inspectors shall have access to the site to reasonably inspect the site during
7 normal working hours to assure compliance with these conditions and other codes.
- 8 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
9 and/or any of its officials, officers, employees, agents, departments, agencies, and
10 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
11 demands, law suits, writs of mandamus, and other actions and proceedings (whether
12 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
13 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
14 and other such procedures), (collectively “Actions”), brought against the City, and/or
15 any of its officials, officers, employees, agents, departments, agencies, and
16 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
17 annul, the any action of, or any permit or approval issued by, the City and/or any of
18 its officials, officers, employees, agents, departments, agencies, and instrumentalities
19 thereof (including actions approved by the voters of the City), for or concerning the
20 Project (collectively, the “Entitlements”), whether such Actions are brought under the
21 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
22 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
23 Records Act, or any other state, federal, or local statute, law, ordinance, rule,
24 regulation, or any decision of a court of competent jurisdiction. This condition to
25 indemnify, protect, defend, and hold the City harmless shall include, but not limited
26 to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
27 attorneys’ fees and other costs, liabilities and expenses incurred in connection with
28 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. 2023-0044.
4. The applicant shall comply with all conditions of approval for CPD No. 2023-0035
and Variance No. 2024-0001.
5. 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

1 the Project or within 90 days after the date of the imposition of the fees, dedications,
2 reservations, or exactions imposed on the Project.

- 3 6. The applicant shall submit a formal Landscape Plan for on-site landscaping to the
4 Planning Division prior to the issuance of building permits. The submittal shall include
5 three (3) sets of planting and irrigation plans, a completed Landscape Plan Review
6 application, and the applicable review fee.
- 7 7. The applicant shall plant a substantial amount of trees, shrubs, and groundcover
8 throughout all land on-site that is not covered by structures, walkways, parking areas,
9 and driveways. Trees shall be planted a minimum of thirty (30) feet on-center, and all
10 shrubs and groundcover shall be planted an average of three (3) feet on-center or less.
11 All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless
12 otherwise specified herein. At least fifty (50) percent of the trees shall consist of
13 evergreen broadleaf trees, while the remaining percentage may consist of broadleaf
14 deciduous trees and/or palm trees. All shrubs shall be a minimum of one (1) gallon in
15 size, unless otherwise specified herein. All planter areas shall receive a minimum two
16 (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial
17 planting. Pea gravel and decomposed granite are not acceptable materials to use within
18 planter areas. All planter areas on-site shall be permanently irrigated and maintained.
19 The planting and irrigation shall be identified on the formal Landscape Plan submittal
20 prior to the issuance of a landscape permit.
- 21 8. A minimum of one (1) twenty-four (24) inch box tree shall be installed every thirty (30)
22 linear feet within the perimeter landscape planters. All on-site tree species shall consist
23 of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan
24 submittal prior to the issuance of building permits. All landscaping shall be maintained
25 in good condition at all times.
- 26 9. All ground mounted equipment and utility boxes, including transformers, fire-
27 department connections, backflow devices, etc. shall be surrounded by a minimum of
28 two (2) rows of five (5) gallon shrubs spaced a maximum of twenty-four (24) inches on-
center, prior to the issuance of a Certificate of Occupancy.
10. 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
11. Any wrought-iron fencing and/or sliding gates shall be painted black prior to the
issuance of a Certificate of Occupancy.
12. All signage shall comply with Section 18.102 (Regulation of Signs) of the Rialto
Municipal Code.

- 1 13. All light standards, including the base, shall have a maximum height of twenty-five (25)
2 feet, as measured from the finished surface. Lighting shall be shielded and/or directed
3 toward the site so as not to produce direct glare or "stray light" onto adjacent properties.
4 All light standards shall be identified on the site plan and a detail indicating the height
5 shall be included within the formal building plan check submittal prior to the issuance of
6 building permits.
- 7 14. Where access to or within a structure area is restricted because of secured openings and
8 immediate access is necessary for life saving or fire fighting purposes, a Key Box is to
9 be installed in an accessible location(s) and gates, as approved by the Fire Department.
10 The Key Box shall be of a type approved by the Fire Department.
- 11 15. The Developer or General Contractor shall identify each contractor and subcontractor
12 hired to work at the job site on the Contractor Sublist form and return it to the Business
13 License Division with a Business License application and the Business License tax fee
14 based on the Contractors tax rate for each contractor listed on the form.
- 15 16. Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid
16 based on the following tax rate: Distribution Centers.
- 17 17. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas
18 with a minimum of 1.5-foot candles (at surface level) of light during the hours of
19 darkness. Lighting shall be designed/constructed in such a manner as to automatically
20 turn on at dusk and turn off at dawn.
- 21 18. The applicant shall design/construct all lighting fixtures and luminaries, including
22 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction
23 by hand.
- 24 19. The applicant shall install exterior security cameras at the location that cover the entire
25 Site, prior to the issuance of a Certificate of Occupancy. The security cameras shall be
26 accessible to the Rialto Police Department via FususONE web application.
- 27 20. All requirements shall be completed to the satisfaction of the City Engineer prior to
28 issuance of a certificate of occupancy unless otherwise noted.
21. Remove all graffiti within 24 hours pre-construction, during construction, and after a
Certificate of Occupancy is issued.
22. 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.

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

- 2 a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit
3 issuance)
- 4 b. FINAL WQMP (prior to grading plan approval)
- 5 c. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE
6 ADJUSTMENT, VACATION, etc.) (prior to Building Permit Issuance or
7 Occupancy Release) – Reciprocal Access Agreement
- 8 d. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy
9 approval)

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

17 24. Upon approval of any improvement plan by the City Engineer, the improvement plan
18 shall be provided to the City in digital format, consisting of a DWG (AutoCAD
19 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe
20 Acrobat) formats. Variation of the type and format of the digital data to be submitted
21 to the City may be authorized, upon prior approval by the City Engineer.

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

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

- 1 27. All applicable landscape easement and parkway landscaping shall be guaranteed for a
2 period of one year from the date of acceptance by the City Engineer acceptance. Any
3 landscaping that fails during the one-year landscape maintenance period shall be
4 replaced with similar plant material to the satisfaction of the City Engineer and shall
5 be subject to a subsequent one-year landscape maintenance period. The applicant
6 must contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 to
7 confirm a full twelve (12) months' time of non-interrupted ongoing maintenance.
- 8 28. All proposed trees within the public right-of-way and within 10 feet of the public
9 sidewalk and/or curb shall have City approved deep root barriers installed, as required
10 by the City Engineer.
- 11 29. In accordance with City Ordinance No. 1589, adopted to preserve newly paved
12 streets, all street and/or trench cuts in street newly paved or slurry will be subject to
13 moratorium street repair standards as referenced in Section 11.04.145 of the Rialto
14 Municipal Code. Contact the Public Works Department for a list of streets subject to
15 the moratorium.
- 16 30. The minimum pavement section for all on-site pavements shall be 2 inches asphalt
17 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of
18 24 inches at 95% relative compaction, or equal. If an alternative pavement section is
19 proposed, the proposed pavement section shall be designed by a California registered
20 Geotechnical Engineer using "R" values from the project site and submitted to the
21 City Engineer for approval.
- 22 31. Any utility trenches or other excavations within existing asphalt concrete pavement of
23 off-site streets required by the proposed development shall be backfilled and repaired
24 in accordance with City of Rialto Standard Drawings. The developer shall be
25 responsible for removing, grinding, paving and/or overlaying existing asphalt
26 concrete pavement of off-site streets as required by and at the discretion of the City
27 Engineer, including pavement repairs in addition to pavement repairs made by utility
28 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.
32. 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.

- 1 33. Construction signing, lighting, and barricading shall be provided during all phases of
2 construction as required by City Standards or as directed by the City Engineer. As a
3 minimum, all construction signing, lighting and barricading shall be in accordance
4 with Part 6 Temporary Traffic Control of the most current edition of the California
5 Manual on Uniform Traffic Control Devices, or subsequent editions in force at the
6 time of construction.
- 7 34. Development of the site is subject to the requirements of the National Pollution
8 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the
9 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.
10 Pursuant to the NPDES Permit, the developer shall ensure development of the site
11 incorporates post-construction Best Management Practices (BMPs) in accordance
12 with the Model Water Quality Management Plan (WQMP) approved for use for the
13 Santa Ana River Watershed. The developer is advised that applicable Site Design
14 BMPs will be required to be incorporated into the final site design, pursuant to a site
15 specific WQMP submitted to the City Engineer for review and approval.
- 16 35. Prior to grading plan approval, direct release of on-site nuisance water or stormwater
17 runoff shall not be permitted to the adjacent public streets. Provisions for the
18 interception of nuisance water from entering adjacent public streets from the project
19 site shall be provided through the use of a minor storm drain system that collects and
20 conveys nuisance water to landscape or parkway areas, and in only a stormwater
21 runoff condition, pass runoff directly to the streets through parkway or under
22 sidewalk drains.
- 23 36. Prior to grading plan approval, a geotechnical/soils report prepared by a California
24 registered Geotechnical Engineer shall be required for and incorporated as an integral
25 part of the grading plan for the proposed development. The geotechnical report shall
26 include a section on infiltration testing. A digital copy (PDF) of the
27 Geotechnical/Soils Report shall be submitted to the Engineering Division with the
28 first submittal of the precise grading plan.
37. Prior to grading plan approval, submit a Final Water Quality Management Plan
identifying site-specific Best Management Practices (BMPs) in accordance with the
Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana
River Watershed. The site specific WQMP shall be submitted to the City Engineer
for review and approval with the precise grading plan. The Applicant acknowledges
that more area than currently shown on the plans may be required to treat site runoff
as required by the WQMP guidance document and FWQMP. This may include
WQMP BMP's such as an above ground infiltration basin or underground storage
infiltration system. The preliminary PWQMP did not identify a proposed adequate
BMP to address water quality treatment.

- 1 38. Prior to grading plan approval, a WQMP Maintenance Agreement shall be required,
2 obligating the property owner(s) to appropriate operation and maintenance
3 obligations of on-site BMPs constructed pursuant to the approved WQMP.
- 4 39. Prior to commencing with any grading, the required erosion and dust control
5 measures shall be in place. In addition, the following shall be included if not already
6 identified: a). Tan-colored perimeter screened fencing b). Contractor information
7 signage including contact information along [Street Name] and [Street Name] c). Post
8 dust control signage with the following verbiage: "Project Name, IF YOU SEE
9 DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX."
- 10 40. Prior to grading plan approval or building permit issuance, whichever occurs first,
11 dedicate additional right-of-way as may be required across driveway aprons and
12 corner cuts at intersection to provide for ADA compliant public access.
- 13 41. Prior to street grading plan approval, dedicate additional right-of-way of 10-feet on
14 Riverside Avenue along the entire frontage as may be required to provide a property
15 line at ultimate half street right-of-way in accordance with Major Arterial
16 classification of the General Plan Circulation Element. The current half street section
17 for a Major Arterial is a 60-foot right of way and 48-foot street improvements with a
18 raised median. A Deferral of Improvements Agreement may be required if the
19 ultimate street with improvements are not constructed in accordance with M.C.
20 11.04.245.
- 21 42. Prior to issuance of grading permit or on-site construction permit, submit a precise
22 grading plan prepared by a California registered civil engineer to the Engineering
23 Division for review and approval by the City Engineer. The plan shall conform to the
24 requirements of the California Building Code for review and approval.
- 25 43. Prior to issuance of grading permit or on-site construction permit, the developer may
26 be required to apply for annexation of the underlying property into City of Rialto
27 Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee
28 of \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a
condition of acceptance of any new median, landscape easement, and/or parkway
landscaping in the public right-of-way, or any new public street lighting
improvements conditioned on the project and to be maintained by the City of Rialto
post construction.
44. Prior to issuance of building permit, the developer shall pay all applicable
development impact fees in accordance with the current City of Rialto fee ordinance
including Transportation Fair Share Contribution fees.
45. Prior to issuance of building permit, submit sewer and water improvement plans
prepared by a California registered civil engineer to the Engineering Division. The
plans shall be approved by the City Engineer prior to issuance of any building
permits. Alternatively, the sewer and improvements may be shown on the precise

1 grading plans as reference only. An on-site utility plan for sewer and water
2 improvements shall be submitted to the Building and Safety Division for review and
3 approval.

4 46. Prior to issuance of encroachment permit or off-site construction permit, submit a
5 water improvement plan approved by the local water purveyor. The developer is
6 advised that domestic water service is provided by West Valley Water District. The
7 developer shall be responsible for coordinating with water purveyor and complying
8 with all requirements for establishing domestic water service to the property.

9 47. Prior to issuance of building permit, submit off-site landscaping and irrigation system
10 improvement plans for review and approval to the Public Works Department. The
11 parkway irrigation system and applicable Specific Plan required landscape easement
12 irrigation system shall be separately metered from the on-site private irrigation to
13 facilitate separate utility bill payment by the City after the required one-year
14 maintenance period via the Landscape and Lighting Maintenance District No. 2. The
15 off-site landscape and irrigation plans must show separate electrical meter, water
16 meter, and separate irrigation lateral to be annexed into LLMD2 via a City Council
17 public hearing process. Use of an existing LLMD2 water meter and electrical pedestal
18 is encouraged. The Landscape and Irrigation plans shall be approved concurrently
19 with the Street Improvement plans, including any median portion, applicable
20 easement portion, and/or parkway portion. The landscaping architect must contact the
21 City of Rialto Landscape Contract Specialist at (909) 820-2602 to ensure all
22 landscape and irrigation guidelines are met prior to plan approval. Electrical and
23 water irrigation meter pedestals must not be designed to be installed at or near street
24 intersections or within a raised median to avoid burdensome traffic control set-up
25 during ongoing maintenance. The off-site Landscape and Irrigation plans shall be
26 designed in accordance with the Public Works Landscape Maintenance District
27 Guidelines.

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

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

50. Prior to occupancy, approval submit as-built plans for review and approval to the
Engineering Division.

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

- 1 52. Prior to occupancy approval, provide certification from Rialto Water Services to
2 demonstrate that all water and/or wastewater service accounts have been documented.
- 3 53. Prior to occupancy approval, the developer shall connect to the City of Rialto sewer
4 system and apply for a sewer connection account with Rialto Water services.
- 5 54. Prior to occupancy approval, submit a WQMP Certification that demonstrates that all
6 structural BMPs have been constructed and installed in conformance with approved
7 plans and specifications, and as identified in the approved WQMP.
- 8 55. Prior to occupancy approval, the developer must complete the LLMD2 annexation
9 process. Due to the required City Council Public Hearing action, the annexation
10 process takes months and as such the developer is advised to apply for Special
11 District annexation as early-on in the in the process to avoid any delays with permit
12 issuance.
- 13 56. Prior to occupancy approval, replace any existing non-compliant, damaged, or
14 unsatisfactory sidewalk, curb & gutter, pavement, and landscaping along the project
15 frontage to the satisfaction of the City Engineer.
- 16 57. Prior to occupancy approval, construct a commercial driveway approach in
17 accordance with City of Rialto Standard Drawing No. SC-213 or 214. The driveway
18 approach shall be constructed so the top of "X" is at least 5 feet from the property
19 line, or as otherwise approved by the City Engineer. Nothing shall be constructed or
20 planted in the corner cut-off area which does or will exceed 30 inches in height
21 required to maintain an appropriate corner sight distance. If necessary, additional
22 right of way shall be dedicated on-site to construct a path of travel meeting ADA
23 guidelines.
- 24 58. Submit California registered civil engineer prepared Street Improvement plans to the
25 Engineering Division of Public Works for review and approval. The street
26 improvement plans shall be approved concurrently with any streetlight, landscape and
27 irrigation, and traffic signal plans unless otherwise approved by the City Engineer.
28 The Street Improvement plans shall be approved by the City Engineer prior to
issuance of any building permits.
59. Submit Traffic Striping/Signage plans prepared by a California registered Civil
Engineer for review and approval by the City Engineer, as may be required for
frontage improvements within the right-of-way. All required traffic striping and
signage improvements shall be completed concurrently with required street
improvements, to the satisfaction of the City Engineer and prior to issuance of a
Building Permit. All Traffic Striping Improvements shall be made in thermoplastic
material.
60. The developer shall connect to the City of Rialto sewer system and apply for a sewer
connection account with Rialto Water services.

- 1 61. Submit sewer improvement plans prepared by a California registered civil engineer to
2 the Engineering Division. The plans shall be City Engineer approved prior to issuance
3 of any building permits.
- 4 62. Prior to issuance of a certificate of occupancy or final City approvals, provide
5 certification from Rialto Water Services to demonstrate that all water and/or
6 wastewater service accounts have been documented.
- 7 63. The developer is advised that domestic water service is provided by Rialto Water
8 Services. The developer shall be responsible for coordinating with Rialto Water
9 Services and complying with all requirements for establishing domestic water service
10 to the property.
- 11 64. The applicant shall adhere to the City Council approved franchise agreements and
12 disposal requirements during all construction activities, in accordance with Section 8.08
13 (Refuse Collection of the City of Rialto Municipal Code).
- 14 65. The applicant's contractors shall submit copies of recycling tickets demonstrating
15 minimum compliance with construction waste management recycling requirements as
16 well as chain of custody for all construction debris.
- 17 66. The applicant shall submit a Precise Grading Plan prepared by a California registered
18 civil engineer for review and approval. The Precise Grading/Paving Plan shall be
19 approved by the City Engineer prior to issuance of a building permit.
- 20 67. Prior to commencing with any grading, the applicant shall implement the required
21 erosion and dust control measures shall be in place. In addition, the following shall be
22 included if not already identified:
- 23 a. 6-foot-high tan colored perimeter screened fencing;
 - 24 b. Contractor information signage including contact information along the street
25 frontage of Riverside Avenue; and,
 - 26 c. Post dust control signage with the following verbiage: "Project Name, WDID
27 No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME
28 (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at
1-800-CUT-SMOG/1-800-228-7664."
68. 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

1 and shall be recorded at the San Bernardino County Recorder's Office prior to the
2 issuance of a Certificate of Occupancy.

3 69. The applicant shall prepare a Notice of Intent (NOI) to comply with the California
4 General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as
5 modified September 2, 2009) is required via the California Regional Water Quality
6 Control Board online SMARTS system. A copy of the executed letter issuing a Waste
7 Discharge Identification (WDID) number shall be provided to the City Engineer prior to
8 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.

9 70. A California registered Geotechnical Engineer prepared Geotechnical/Soils Report
10 shall be required for and incorporated as an integral part of the grading/paving plan
11 and WQMP for the proposed development. A copy of the Geotechnical/Soils Report
12 shall be submitted to the Engineering Division with the first submittal of the Precise
Grading/Paving Plan.

13 71. All stormwater runoff passing through the site shall be accepted and conveyed across the
14 property in a manner acceptable to the City Engineer. For all stormwater runoff falling
15 on the site, on-site retention or other facilities approved by the City Engineer shall be
16 required to contain the increased stormwater runoff generated by the development of the
17 property. Provide a hydrology study to determine the volume of increased stormwater
18 runoff due to development of the site, and to determine required stormwater runoff
19 mitigation measures for the proposed development. Final retention basin sizing and
20 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.

21 72. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to
22 the adjacent public streets. Provisions for the interception of nuisance water from
23 entering adjacent public streets from the project site shall be provided through the use of
24 a minor storm drain system that collects and conveys nuisance water to landscape or
25 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.

26 73. The applicant shall provide pad elevation certifications for all building pads in
27 conformance with the approved Precise Grading Plan to the Engineering Division
28 prior to construction of any building foundation.

- 1 74. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall
2 demonstrate that all structural BMP's have been constructed and installed in
3 conformance with approved plans and specifications, and as identified in the approved
4 WQMP.
- 5 75. The applicant shall remove any graffiti within 24 hours, before, during, and post
6 construction.
- 7 76. In accordance with the City of Rialto Municipal Code Section 18.72.010, Provision
8 D, inadequately maintained landscaping which is visible from the public street, or
9 right-of-way and which, either alone or in combination with other conditions on the
10 subject property tends to degrade the aesthetic quality of the immediate neighborhood
11 is prohibited.
- 12 77. Fire Condition – Prior to Permit Issuance - Fire Protection Water Supplies/Fire Flow:
13 Minimum fire flow for the construction of all buildings is required per CFC Appendix
14 B or other approved method. Prior to building permit issuance for new construction,
15 the applicant shall provide documentation to show there exists a water system capable
16 of delivering the required fire flow. Specific design features may increase or decrease
17 the required fire flow. Reference CFC 507.3.
- 18 78. Fire – Prior to Permit Issuance – Fire Protection Water Supplies/Hydrants: The
19 minimum number of fire hydrants required, as well as the location and spacing of fire
20 hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be
21 located no more than 400 feet from all portions of the exterior of the building along
22 an approved route on a fire apparatus access road, unless otherwise approved by the
23 Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving.
24 The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x
25 2 ½". Reference CFC 507.5, CFC Appendix C and NFPA 24 7.2.3.
- 26 79. Fire – Prior to Permit Issuance – Fire Department Building Construction Permit
27 Review: Submittal of construction plans to the Fire Department will be required.
28 Final fire and life safety conditions will be addressed when the Fire Department
reviews these plans. These conditions will be based on California Fire Code,
California Building Code (CBC), and related codes/standards adopted at the time of
construction plan submittal. Reference CFC 105.1.
80. The applicant shall design the structure in accordance with the 2019 California Building
Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and the 2019
California Electrical Code, 2019 Residential Code and the 2019 California Green
Buildings Standards adopted by the State of California.
81. The applicant shall design all structures to withstand ultimate wind speed of 130 miles
per hour, exposure C and seismic zone D.

- 1 82. As applicable, the applicant shall submit fire sprinkler, fire alarm systems, and fire
2 hydrant plans to the Building Division for plan review concurrently with building plans
3 and shall be approved prior to the issuance of a building permit.
- 4 83. The applicant shall obtain an Electrical Permit from the Building Division for any
5 temporary electrical power required during construction. No temporary electrical power
6 will be granted to a project unless one of the following items is in place and approved by
7 the Building Division: (A) Installation of a construction trailer, or, (B) Security fencing
8 around the area where the electrical power will be located.
- 9 84. The applicant shall install any permitted temporary construction trailer on private
10 property. No trailers are allowed to be located within the public right-of-way.
- 11 85. The applicant shall design and construct accessible paths of travel from the building's
12 accessible entrances to the public right-of-way, accessible parking, and the trash
13 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
14 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
15 signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)
16 of travel shall be the most practical direct route between accessible building entrances,
17 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
18 site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
- 19 86. Prior to issuance of a Building Permit all of the following must be in place on the Site: a
20 portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent
21 street saying "If there is any dust or debris coming from this site please contact
22 (superintendent number here) or the AQMD if the problem is not being resolved" or
23 something similar to this.
- 24 87. The applicant shall provide temporary toilet facilities for the construction workers. The
25 toilet facilities shall always be maintained in a sanitary condition. The construction
26 toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
- 27 88. All on site utilities shall be underground to the new proposed structure, unless prior
28 approval has been obtained by the utility company or the City.
89. 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.
90. The applicant shall provide proof of payment to the Rialto Unified School District for all
required school fees, prior to the issuance of a building permit.
91. The applicant shall obtain all necessary approvals and operating permits from all
Federal, State and local agencies prior to the issuance of a Certificate of Occupancy.

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92. The privileges granted by the Planning Commission pursuant to approval of this Conditional Development Permit are valid for one (1) year from the effective date of approval. If the applicant fails to commence the project within one year of said effective date, this conditional development permit shall be null and void and any privileges granted hereunder shall terminate automatically. If the applicant or his or her successor in interest commence the project within one year of the effective date of approval, the privileges granted hereunder will continue inured to the property as long as the property is used for the purpose for which the conditional development permit was granted, and such use remains compatible with adjacent property uses.

93. Approval of PPD No. 2023-0044 will not become effective until the applicant has signed a statement acknowledging awareness and acceptance of the required conditions of approval contained herein.

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

PASSED, APPROVED AND ADOPTED this ____ day of _____.

JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

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

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

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

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

KIMBERLY DAME, ADMINISTRATIVE ANALYST



City of Rialto

Legislation Text

File #: PC-24-1805, **Version:** 1, **Agenda #:**

For the Planning Commission Meeting of November 6, 2024

TO: Honorable Chairman and Planning Commissioners
 APPROVAL: Colby Cataldi, Community Development Director
 REVIEWED BY: Paul Gonzales, Community Development Manager
 FROM: Sandra Robles, Senior Planner

Conditional Development Permit No. 2021-0036; Precise Plan of Design Permit No. 2017-0043; Environmental Assessment Review No. 2021-0048: A request to develop and operate a truck and trailer storage yard on 6.5 gross acres of land (APN: 0128-121-20) located at 264 West Jurupa Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan. The project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

APPLICANT:

G.W. Singletary, Inc., 1733 Massachusetts Avenue, Riverside, CA 92507.

LOCATION:

The Project site (APN: 0128-121-20) is located at 264 West Jurupa Avenue on the north side of Jurupa Avenue approximately 288 feet east of Willow Avenue, as shown on the attached Location Map (**Exhibit A**).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	General Plan Designation
Site	Heavy Industrial with a Specific Plan Overlay
North	Heavy Industrial with a Specific Plan Overlay
East	Heavy Industrial with a Specific Plan Overlay
South	Heavy Industrial with a Specific Plan Overlay
West	Heavy Industrial with a Specific Plan Overlay

Surrounding Zoning Designations

Location	Zoning
Site	Agua Mansa Specific Plan (Heavy Industrial (H-IND))
North	Agua Mansa Specific Plan (Heavy Industrial (H-IND))
East	Agua Mansa Specific Plan (Heavy Industrial (H-IND))
South	Agua Mansa Specific Plan (Heavy Industrial (H-IND))
West	Agua Mansa Specific Plan (Heavy Industrial (H-IND))

Site Characteristics

The project site is a relatively flat, rectangular-shaped lot comprised of one (1) parcel. Altogether, the project site is 6.5 acres in size with approximate dimensions of 737 feet (north-south) by 366 feet (east-west). The project site is bound on the south by Jurupa Avenue. The project site has a small single-family residence, which is to be converted into office use.

Surrounding Area

To the north of the project, is an approximately 18,750 square-foot industrial building occupied by Empire Tanker, which is a truck repair shop, to the west is a 5,150 square foot office and a 1,944 square foot canopy for a wood pallet yard occupied by Woodland Pallets, to the south is vacant land located in unincorporated County jurisdiction, and to the east is a 3,220 square foot office building and 7,373 square feet storage, occupied by CC Enterprise Trucks & Body Repair.

ANALYSIS/DISCUSSION:

Project Proposal

G.W. Singletary, Inc., the applicant, proposes to establish and develop a truck and trailer storage yard with associated paving, landscaping, fencing, lighting, and drainage improvements.

Entitlement Requirements

The following entitlements are required for the applicant’s proposal:

- Conditional Development Permit: The development and operation of the Project within the H-IND land use district of the Agua Mansa Specific Plan requires the approval of a Conditional Development Permit, pursuant to Section 18.112.030(A)(7) of the Rialto Municipal Code.
- 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, pursuant to Section 18.65.010 of the Rialto Municipal Code.

Site Design

As shown on the site plan (**Exhibit B**), the applicant has proposed tenant improvements to convert the existing residence into an office building of the industrial storage yard on the southwest side of the project site (**Exhibit C**).

The applicant is proposing truck and trailer parking throughout the project site and passenger vehicle parking areas on the east sides of the building and east of the main drive aisle. A new twenty-six (26) foot wide driveway connected directly to Jurupa Avenue on the east end of the project frontage will

provide full access movements for both trucks and passenger vehicles. Other proposed on-site improvements include paving, lighting, landscape planters, an 8-foot-tall split-face block wall with wrought iron fence detail, and an underground stormwater infiltration system.

Parking

The development will have two (2) standard auto-parking spaces, one (1) ADA accessible parking space, 182 trailer parking spaces, and 15 truck spaces. These quantities exceed the minimum parking requirement as shown in the parking calculation chart below and as required by Table 13 (Off-Street Parking Requirements) of the Agua Mansa Specific Plan, which requires one (1) parking space for every 300 square feet of office space gross floor area.

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces required
Office Office 1st Floor	845	1 / 300	3
Total Required/Total Provided			3/204

Landscaping

The landscape frontage for the project is twenty-five (25) feet. All the landscaping will feature a variety of trees spaced every thirty (30) linear feet and an abundant number of shrubs and groundcover.

Traffic

Translutions, Inc. prepared a Traffic Impact Analysis Scoping Agreement (TIASA) dated June 18, 2022, to assess the project’s potential impacts on local streets and intersections (**Exhibit D**). The TIASA estimates that the project will generate up to approximately 101 daily trips, with 15 trips during the a.m. peak hours and 13 during the p.m. peak hour. Being that the project is an existing use, the net new trips is negligible and screens out from the requirement of a Vehicle Miles Traveled Analysis.

Land Use Compatibility

The project is consistent with the H-IND land use district and the Agua Mansa Specific Plan. The nearby area is predominantly designated for and developed with industrial uses, and as a result, there are no sensitive uses near the project site. Additionally, the Draft Resolutions of Approval contain conditions of approval requiring that the project not exceed the traffic estimates contained within the TIASA, thereby ensuring that the project will not significantly impact local streets and intersections. The project will be a benefit to the community and an improvement to the surrounding area.

GENERAL PLAN CONSISTENCY:

The General Plan land use designation of the site is General Industrial with a Specific Plan Overlay. According to Chapter 3 (Investing in Our Future) of the Rialto General Plan, storage yard uses, such

as the project, are consistent with the Heavy Industrial land use designation. Furthermore, the project is consistent with the following goals of the Land Use Element and Economic Development Element of the Rialto General Plan:

Goal 3-3: Attract, expand, and retain commercial and industrial businesses to reduce blighted conditions and encourage job growth.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

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 - as the project is consistent with the Rialto General Plan and the H-IND designation of the Agua Mansa Specific Plan, allows for the exemption of a project which consists of the operation of existing private structures involving negligible or no expansion of use. This project meets the guidelines established by CEQA. The project site has no value as a habitat for threatened or endangered species, the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the project site can be adequately served by all required utilities and public services.

PUBLIC NOTICE:

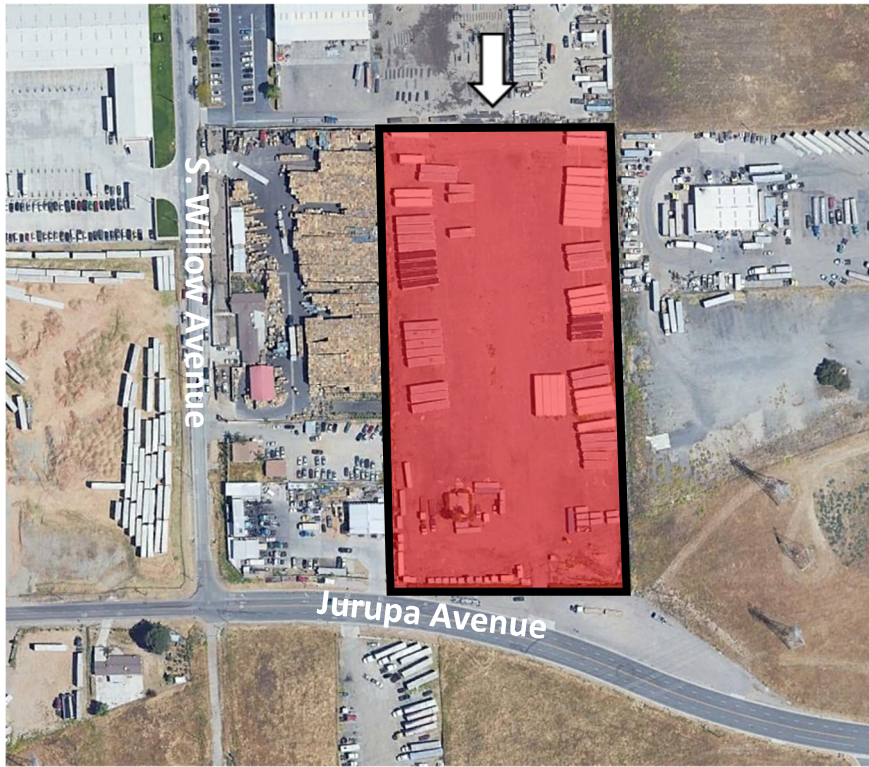
The City published a public hearing notice for the proposed project in the *San Bernardino Sun* newspaper, posted copies of the public hearing notice outside the Council Chambers, and mailed public hearing notices to all property owners within 660 feet of the project site, as required by State law.

RECOMMENDATION:

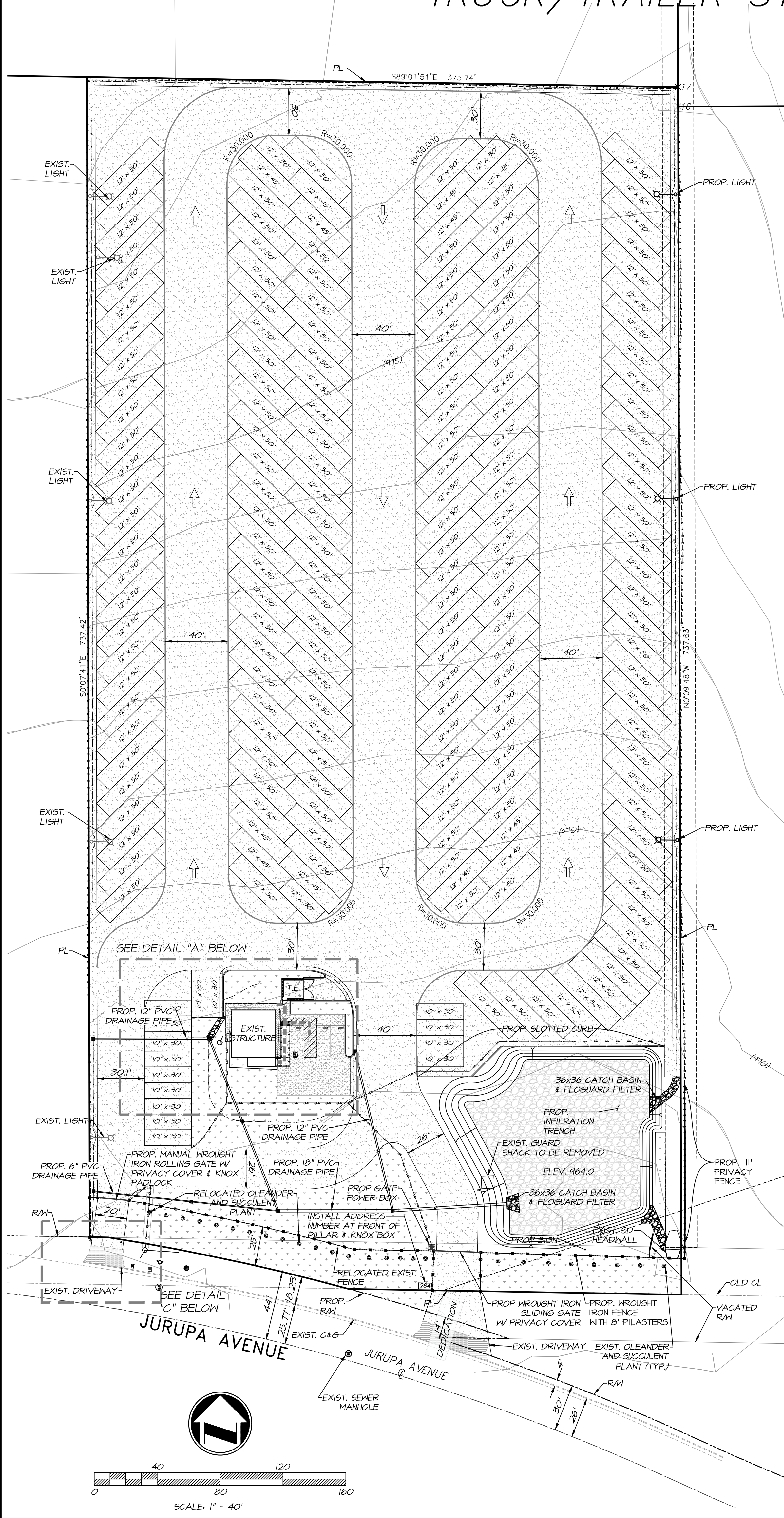
The Planning Division recommends that the Planning Commission:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines; and
2. Adopt the attached Resolution (**Exhibit E**) to approve Conditional Development Permit No. 2021-0036 allowing the operation and development of a truck and trailer storage yard on 6.5 gross acres of land (APN: 0128-121-20) located at 264 West Jurupa Avenue on the north side of Jurupa Avenue approximately 288 feet east of Willow Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan, subject to the findings and conditions of approval therein; and,
3. Adopt the attached Resolution (**Exhibit F**) to approve Precise Plan of Design No. 2021-0020 to allow the development of a truck and trailer storage yard on 6.5 gross acres of land (APN: 0128-121-20) located at 264 West Jurupa Avenue on the north side of Jurupa Avenue approximately 288 feet east of Willow Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan, subject to the findings and conditions of approval therein.

PROJECT SITE



COUNTY OF SAN BERNARDINO, CITY OF RIALTO, STATE OF CALIFORNIA
264 W. JURUPA AVENUE SITE PLAN
TRUCK/TRAILER STORAGE YARD



- LEGEND**
- C&G CURB AND GUTTER
 - PL PROPERTY LINE
 - FH FIRE HYDRANT
 - RM RIGHT OF WAY
 - CL STREET CENTER LINE
 - SD STORM DRAIN
- LANDSCAPE AREA
 - 5" CONCRETE OVER COMPACTED EXISTING GROUND
 - K.B. KNOX BOX FOR FIRE DEPARTMENT USE
 - FIRE LANE
 - EXISTING OLEANDER AND SUCULENT PLANTS
 - ADA PATH OF TRAVEL
 - ADA RAILING
 - E.C. ELECTRICAL CONDUIT

- NOTES**
- KNOX LOCK & KEY SWITCH, MODEL NO. 3501 TO BE INSTALLED AT SLIDING GATE PILASTER
 - KNOX PADLOCK, MODEL NO. 3771 AND DAISY CHAIN TO BE INSTALLED AT WEST ENTRANCE GATE
 - KNOX RESIDENTIAL BOX, MODEL NO. 1658 TO BE INSTALLED AT ENTRANCE OF EX. BUILDING
 - ADDRESS NUMBER "264" TO BE VISIBLE FROM JURUPA AVE WILL BE PLACED ON PILASTER LEFT OF THE MAIN GATE. 12" IN HEIGHT WITH A 1" STROKE. DURING THE HOURS OF DARKNESS, THEY SHALL BE ELECTRICALLY ILLUMINATED EITHER EXTERNALLY OR INTERNALLY.
 - TRUCK, TRAILER, EMPLOYEE & HANDICAP PARKING STALLS TO STRIPE PER CITY STANDARDS

AREA BREAKDOWN

PAVED AREA:	
-OFFICE	2,900 SF
-YARD/DRIVE	232,243 SF
BUILDING:	845 SF
PORCH:	106 SF
LANDSCAPING:	8,851 SF
EX. GUARD SHACK:	64 SF
PROP. BMP:	6,156 SF

PARKING

YARD:		OFFICE:	
TRAILER:	182	STANDARD:	2
TRUCK:	15	ADA:	1
TOTAL:	197	TOTAL:	3

OWNER/APPLICANT
 GAYLENE S. TAYLOR, G. W. SINGLETARY, INC.
 1733 MASSACHUSETTS AVENUE
 RIVERSIDE CA, 92507
 951-683-2450

ENGINEER
 ADKAN ENGINEERS
 6879 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: (951) 688-0241
 FAX: (951) 688-0548
 CONTACT: MITCH ADKISON

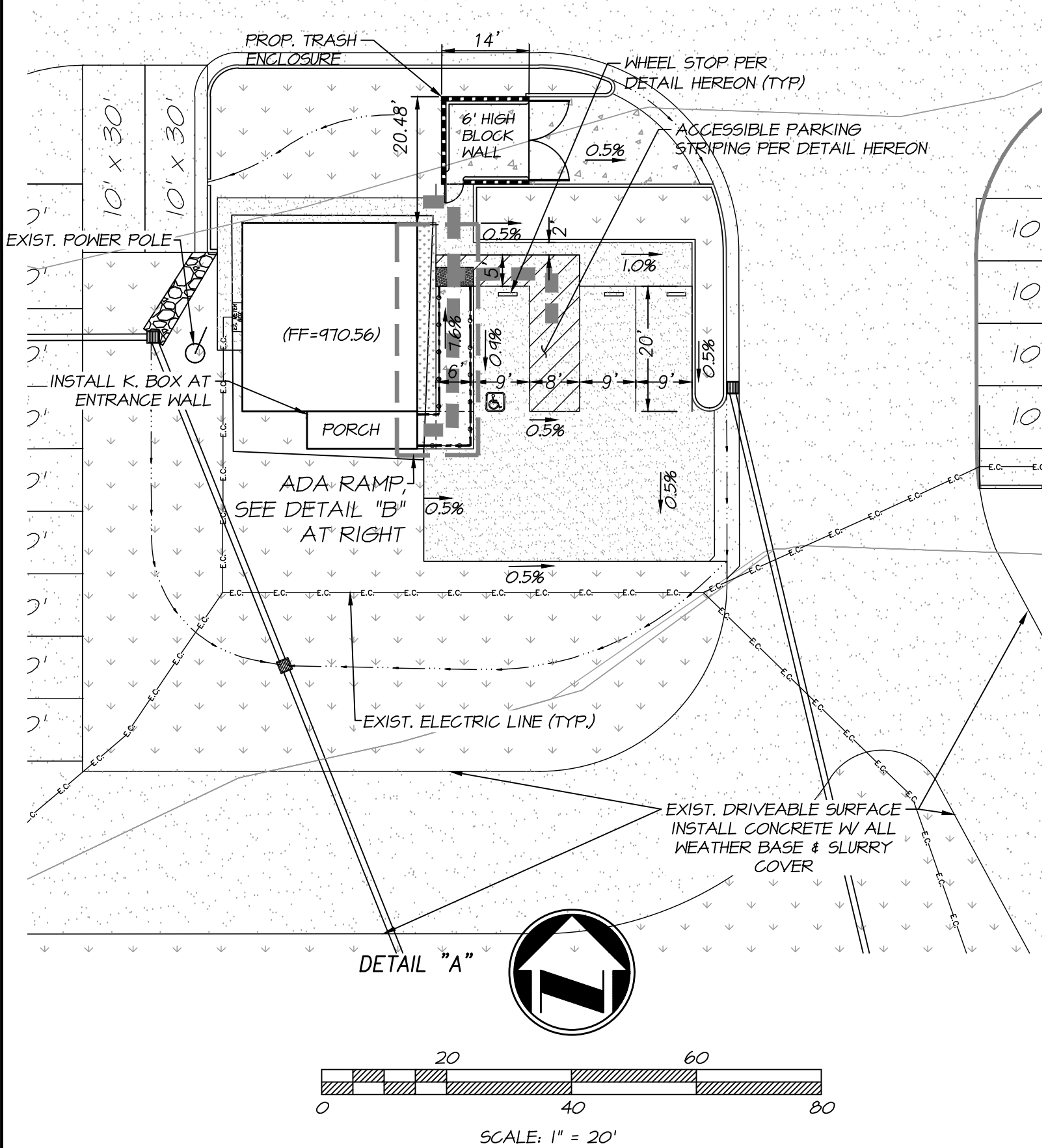
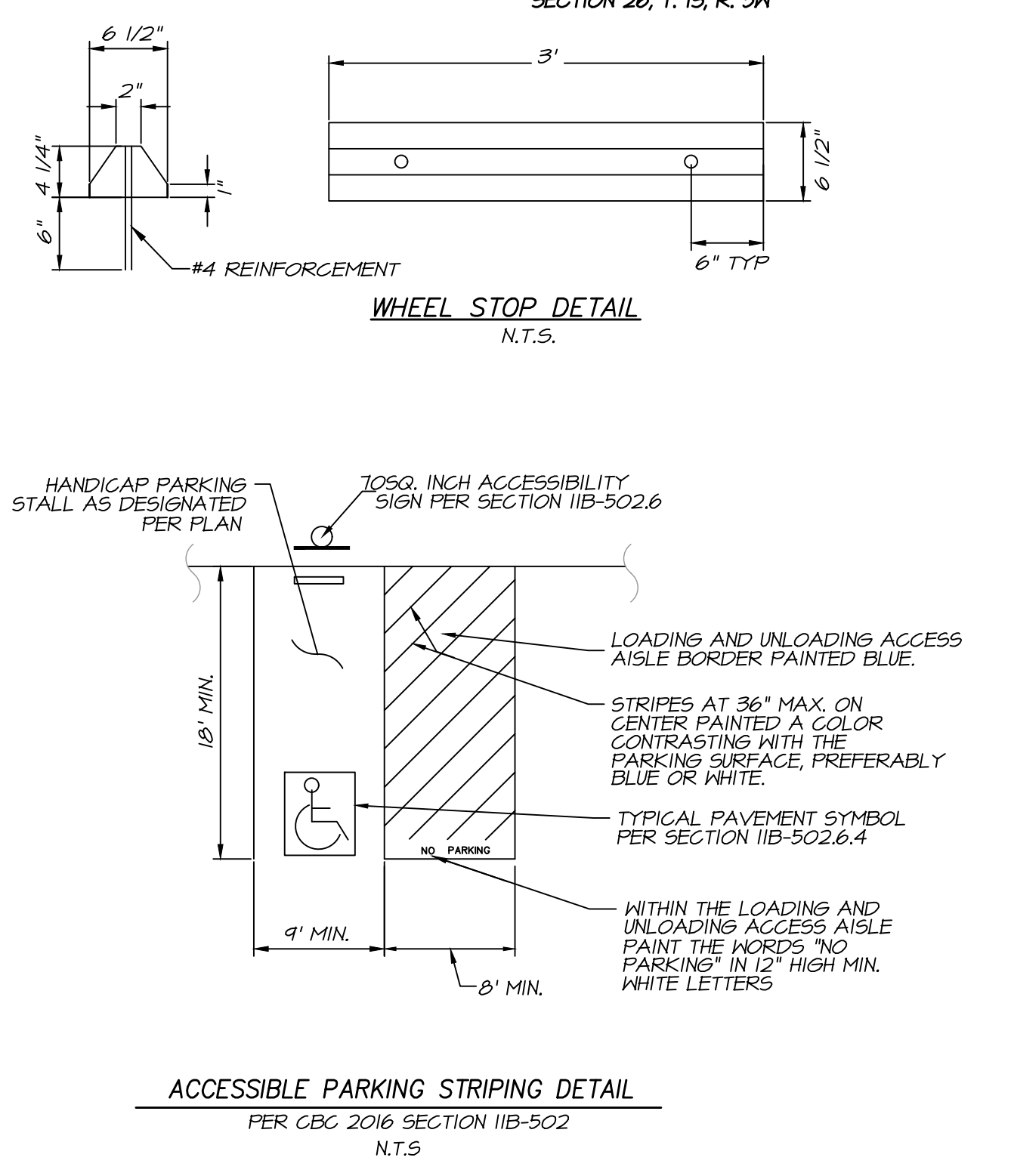
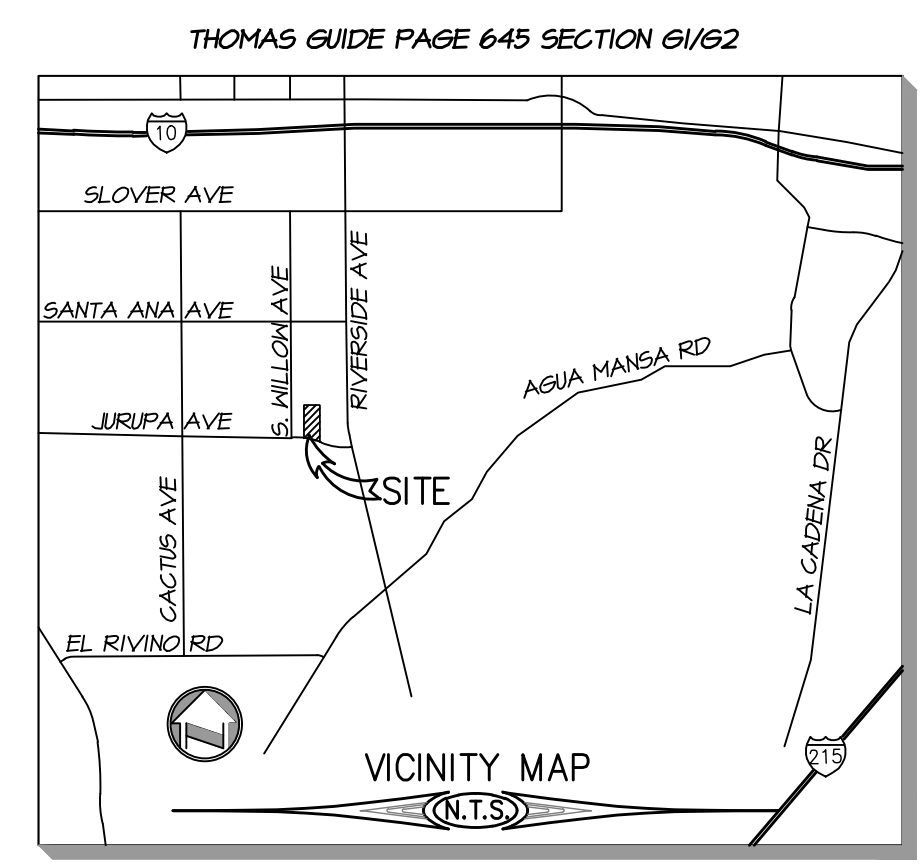
PROJECT AREA
 PROJECT AREA: 6.50 ACRES
 DISTURBED AREA: 11,632 S.F.
 PROP. IMPERVIOUS AREA: 2,852 S.F.

ASSESSORS PARCEL NUMBERS
 0258-121-20

ZONING/LAND USE
 EXISTING ZONING: SP-AM-HID
 PROPOSED ZONING: AP-AM-HID
 EXISTING LANDUSE: LI
 PROPOSED LANDUSE: LI

ADJACENT ZONING/LAND USE
 NORTH: SP-AM/LI
 SOUTH: SP-AM/GI
 EAST: SP-AM/GI
 WEST: SP-AM/LI

UTILITIES
 CABLE: TIME WARNER CABLE
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 GAS: SOUTHERN CALIFORNIA GAS CO.
 WATER: WEST VALLEY WATER DISTRICT
 SEWER: RIALTO SEWER SERVICE



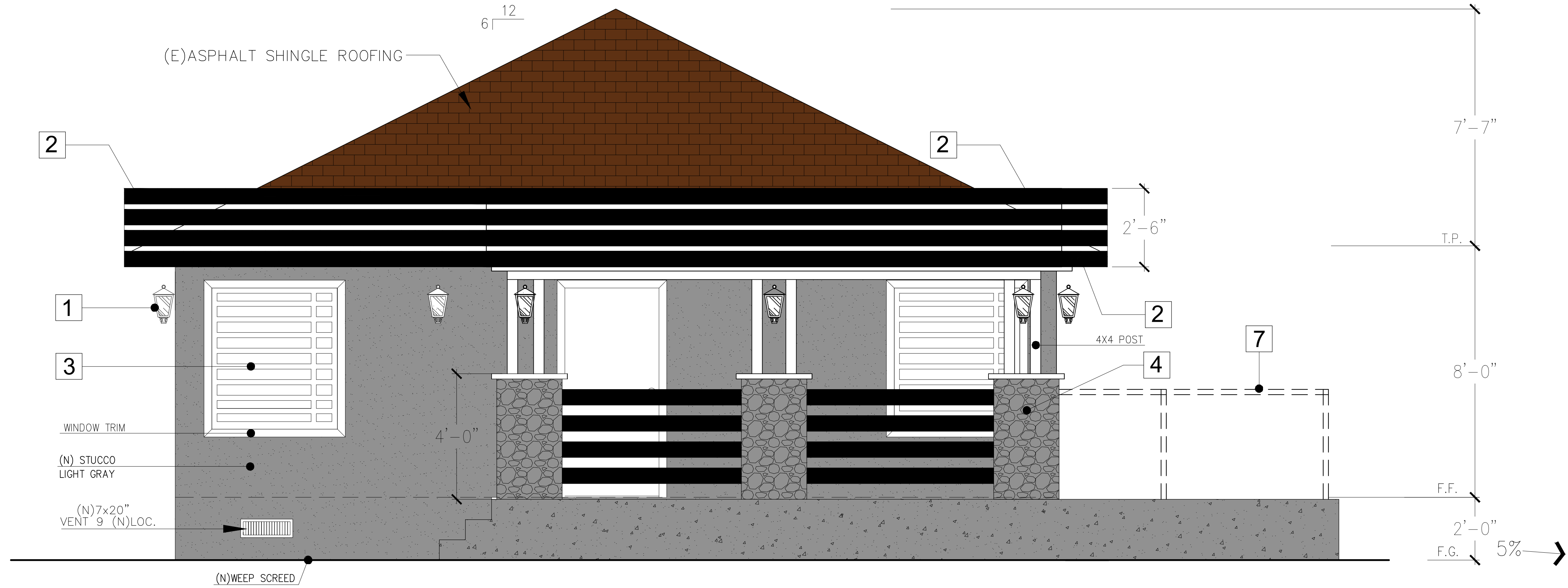
SITE PLAN
 PREPARATION DATE: DECEMBER 2018
 REVISION DATE: OCTOBER 2022

PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel:(951) 688-0241 Fax:(951) 688-0599

Commercial office - Materials Exhibit

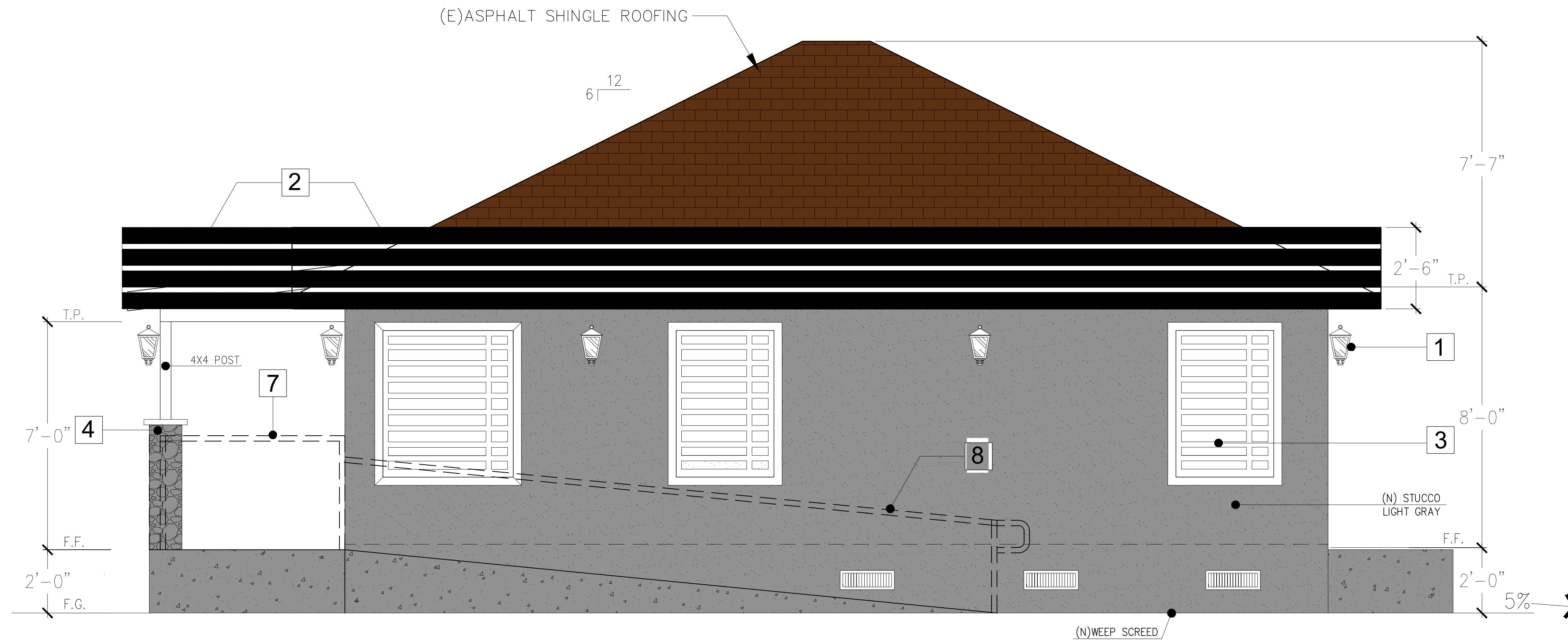
ELEVATION KEYNOTES

- 1 (N) COMMERCIAL EXTERIOR LIGHTS
- 2 (N) WOOD SLATS PARAPET 2'-6" HEIGHT
- 3 (N) WINDOW SECURITY BARS
- 4 (N) STONE BY OWNER
- 5 (N) ADA RAMP BY OTHERS
- 6 (N) 42" HEIGHT GUARDRAIL
- 7 (N) ADA RAMP GUARDRAIL BY OTHERS
- 8 (N) ADA RAMP RAIL GUARD BY OTHERS



SOUTH FRONT ELEVATION

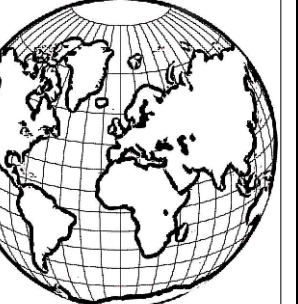
SCALE: 1/4"=1'-0"



EAST SIDE ELEVATION

SCALE: 1/4"=1'-0"

ProDrafter



& Design

DESIGNER
 PRODRAFTER & DESIGN
 SERGIO VENADEROS
 PHONE: (951)347-1005
 EMAIL: prodrafteranddesign@gmail.com

COMMERCIAL OFFICE - MATERIAL EXHIBIT

STAMP

NO	REVISIONS	DATE

OWNER / CLIENT
 G.W. SINGLETARY
 1733 MASSACHUSETTS AVE.
 RIVERSIDE, CA. 92507

PROJECT LOCATION
 264 W. JURUPA AVE.
 RIALTO, CA. 92316

DRAWING TITLE
 COMMERCIAL OFFICE
 MATERIAL EXHIBIT

SHEET TITLE
 ELEVATIONS

DRAW S. VENADEROS
 SCALE 1/8" = 1'-0"
 JOB No
 DATE 05/20/2024
 CHECK

A-1

SHEET

June 18, 2022

Mr. Justin Schlaefli, P.E., T.E., PTOE
City of Rialto,
150 S. Palm Avenue
Rialto, California 92376

Subject: 264 W Jurupa Avenue, Rialto – Trip Generation and Vehicle Miles Traveled Screening Analyses

Dear Mr. Schlaefli,

Translutions, Inc. (Translutions) is pleased to provide this letter discussing the trip generation and vehicle miles traveled (VMT) screening analyses for the property located at 264 W Jurupa Avenue in the City of Rialto, California. The project site was developed as a truck storage yard in 1997 and has been in operation since then. The project was recently submitted to the City to comply with the new development requirements for the City. Figure 1 shows the project site.

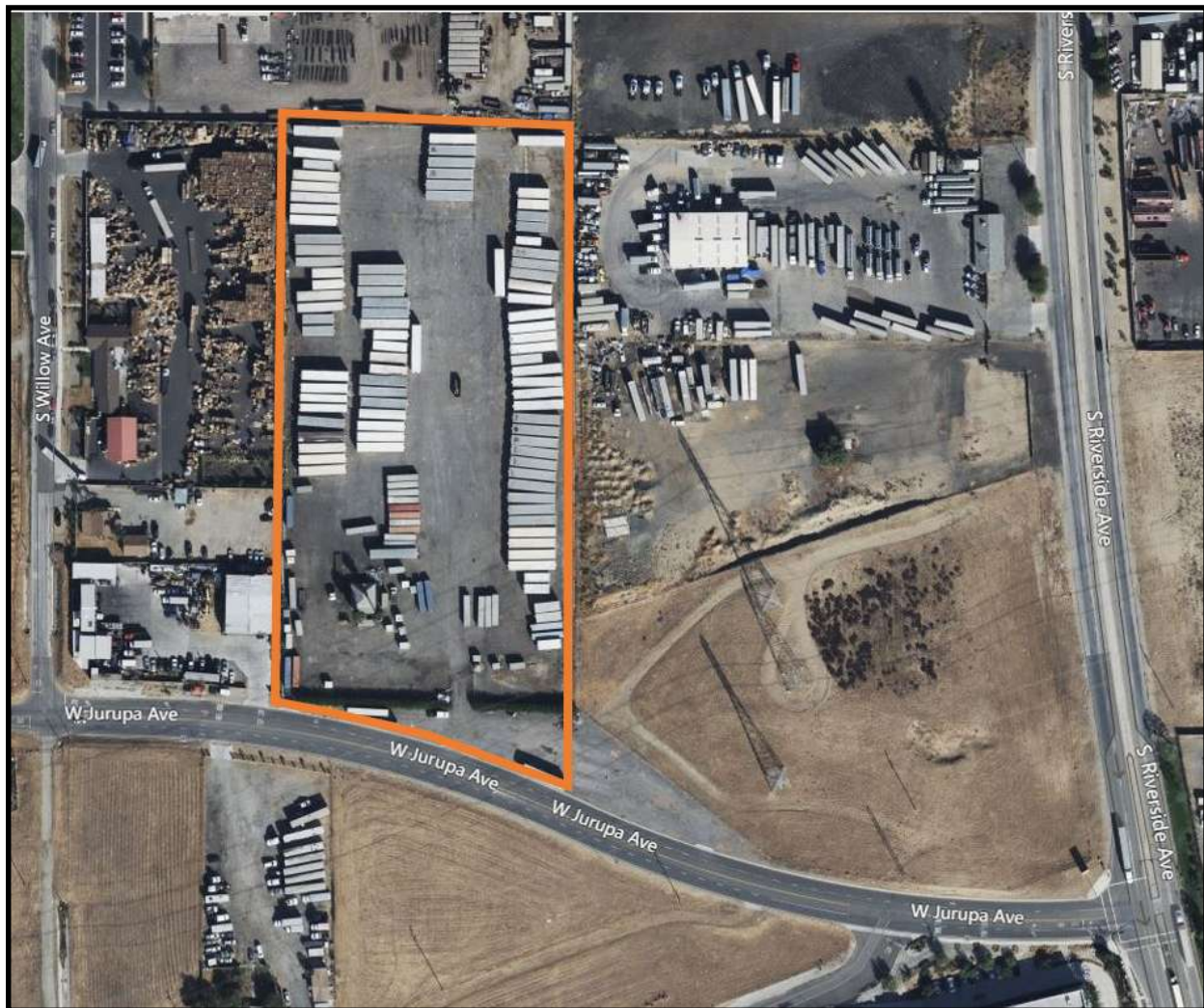


Figure 1 – Project Site

As seen on Figure 1, the aerial photograph shows trailers parked on site establishing the existing use. Figure 1 also shows that the trailer parking is not currently striped and therefore provides flexibility in terms of how the trailers are parked and moved as operational needs change. The proposed site plan formalizes the trailer parking area. Figure 2 shows the site plan included in the application.

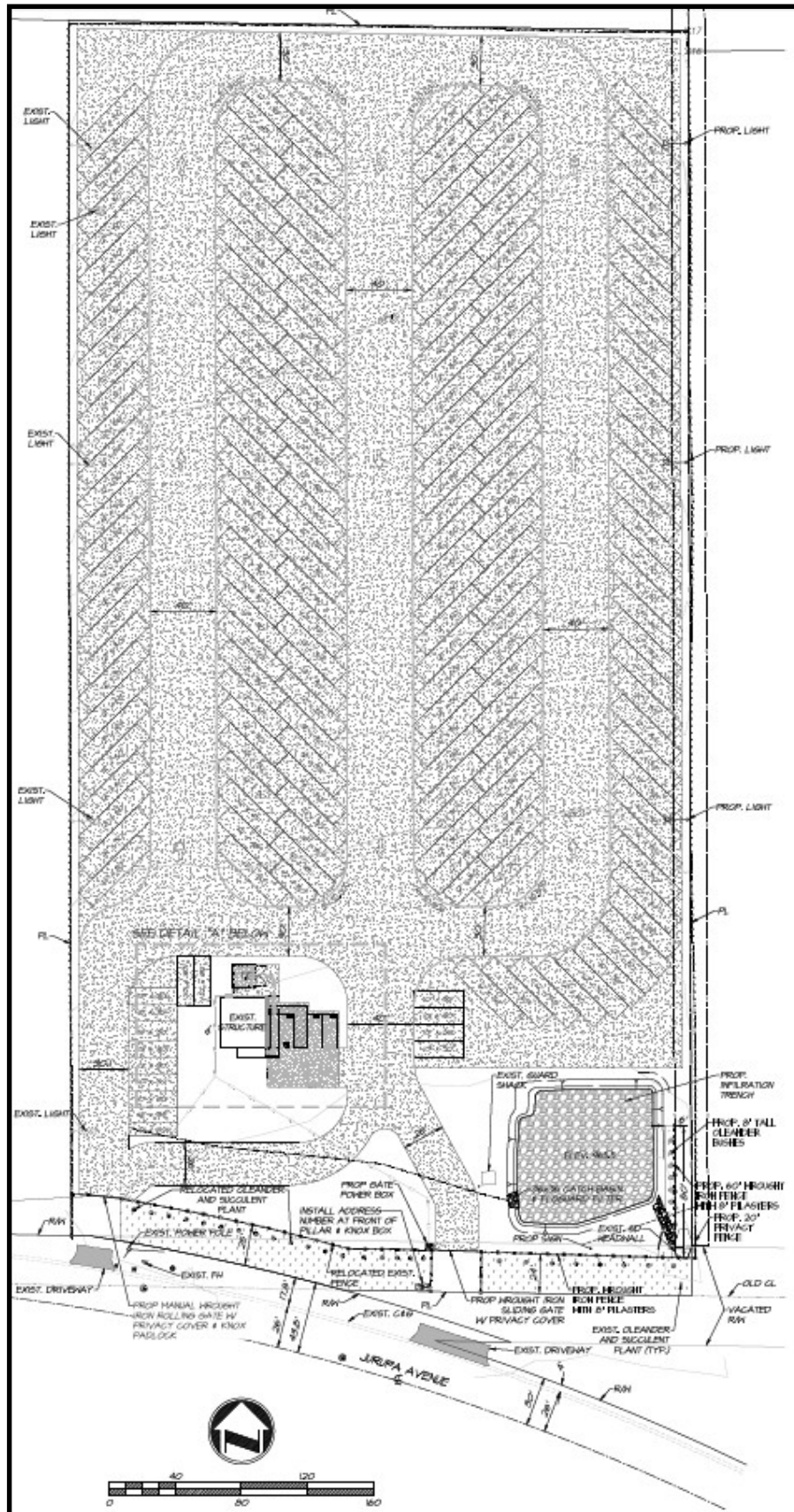


Figure 2 – Project Site Plan

It should be noted that the proposed application does not change the proposed use of the site, site access, or operational characteristics. As such, the information is for disclosure purposes only and does not constitute new impacts.

Project Trip Generation.

The project site is unique and the closest use that would meet the operational characteristics of the project is light industrial use. However, the associated building size of the project is significantly smaller than the typical building sizes for such projects. Therefore, the trip generation for the existing and proposed use are based on the lot area. Further, the Institute of Transportation Engineers (ITE) *Trip Generation* does not provide data based on lot area. Therefore, the trip generation for the proposed project was developed by applying the ratio of trip generation rates based on building area and lot area from the City of Fontana Truck Trip Generation Study (2003) and applying that ratio to the ITE Trip Generation (11th Edition) for light industrial uses. The trip generation was converted to vehicle types assuming that 40% of the traffic will be from trucks, which is required by the City of Rialto Guidelines. Truck traffic was converted to passenger car equivalents (PCE) based on a PCE factor of 3.0 for each truck, which is more conservative than the requirements under the Rialto Guidelines. Attachment A includes the trip generation rates for from the Fontana study and the ITE Trip Generation Manual. Table A shows the trip generation for the existing and proposed project.

Table A - Trip Generation

Trip Generation Source	Rate & Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Fontana Truck Trip Generation Study	Rate per Acre	37.313			2.159			1.386
Fontana Truck Trip Generation Study	Rate per TSF	11.744			0.679			0.436
ITE Trip Generation, 11 th Edition	Rate per TSF	4.87	88%	12%	0.74	14%	86%	0.65
Calculated (Rate per Acre) *	Rate per Acre	15.47	2.07	0.28	2.35	0.29	1.78	2.07
Project Trips (Total Vehicles)	6.5 Acres	101	13	2	15	2	12	13
Auto Trips		61	8	1	9	1	7	8
Truck Trips 40%	40%	40	5	1	6	1	5	5
Truck PCE	3	120	15	3	18	3	15	15
Total PCE		181	23	4	27	4	22	23

* Calculated by applying the ITE rate based on building area to the ratio of rates based on site area to building area from the Fontana Study.

As seen on Table A, the project generates 101 daily trips of which 15 trips are during the a.m. peak hour and 13 during the p.m. peak hour. Converted to passenger car equivalents, the project is forecast to generate 181 PCE trips per day, of which 27 PCE trips occur during the a.m. peak hour and 23 during the p.m. peak hour. Even if the proposed project were a new project, the project would screen out from the requirements of a traffic analysis per the City's Guidelines, which requires analysis if a project generates more than 50 PCE trips in any peak hour. Since the project is an existing use, the net new trips that would be generated by the project is anticipated to be negligible, and a traffic analysis should not be required.

Project VMT Screening.

The project generates 101 daily trips of which 61 are automobile trips. Even if the proposed project were a new project, the project would screen out from the requirements of VMT analyses under CEQA and impacts would be considered to be less than significant. Since the project is an existing use, the net new trips that would be generated by the project is anticipated to be negligible.

Site Access.

The project currently has one access off Jurupa Avenue. The access location will remain unchanged. The posted speed limit on Jurupa Avenue is 40 miles per hour. The latest Citywide Engineering and Traffic Survey (E&TS) prepared by the City in June 2022 does not recommend any change to the speed limit on Jurupa Avenue. Based on the American Association of State Highway and Transportation Officials (AASHTO) Green Book and 2001 AASHTO Little Green Book, the minimum recommended stopping sight distance for a design speed of 50 miles per hour (10 miles more than speed limit) is 245 feet. Based on the Green Book, the decision sight distance for left turn maneuvers is 555 feet and for right turn maneuvers is 480 feet. Further, based on the formulae included in the Highway Design Manual, the left turn sight distance recommended is 897 feet and the right turn distance is 772 feet. It should be noted that the left turn sight distance is based on the speed limit on the roadway and does not take into account the all-way stop sign at the intersection of

Jurupa Avenue and Willow Avenue or the signal at the intersection of Jurupa Avenue and Riverside Avenue. Since intersection controls result in lower speeds near the intersections, the resulting sight distance requirement will be lower. Clear lines of sight greater than 1000 feet is available west of the project driveway and 905 feet to the east of the project driveway. Therefore, we do not foresee any hazards due to the driveway location.

Translutions also reviewed accident data from the Transportation Injury Mapping System (TIMS) and Statewide Integrated Traffic Records System (SWITRS) for the last 10 years. One crash was reported at the intersection of Willow Avenue & Jurupa Avenue for the 10-year period, which was caused due to a sign violation. No accidents have been reported at this location. Figure 3 shows the outputs of the TIMS query.

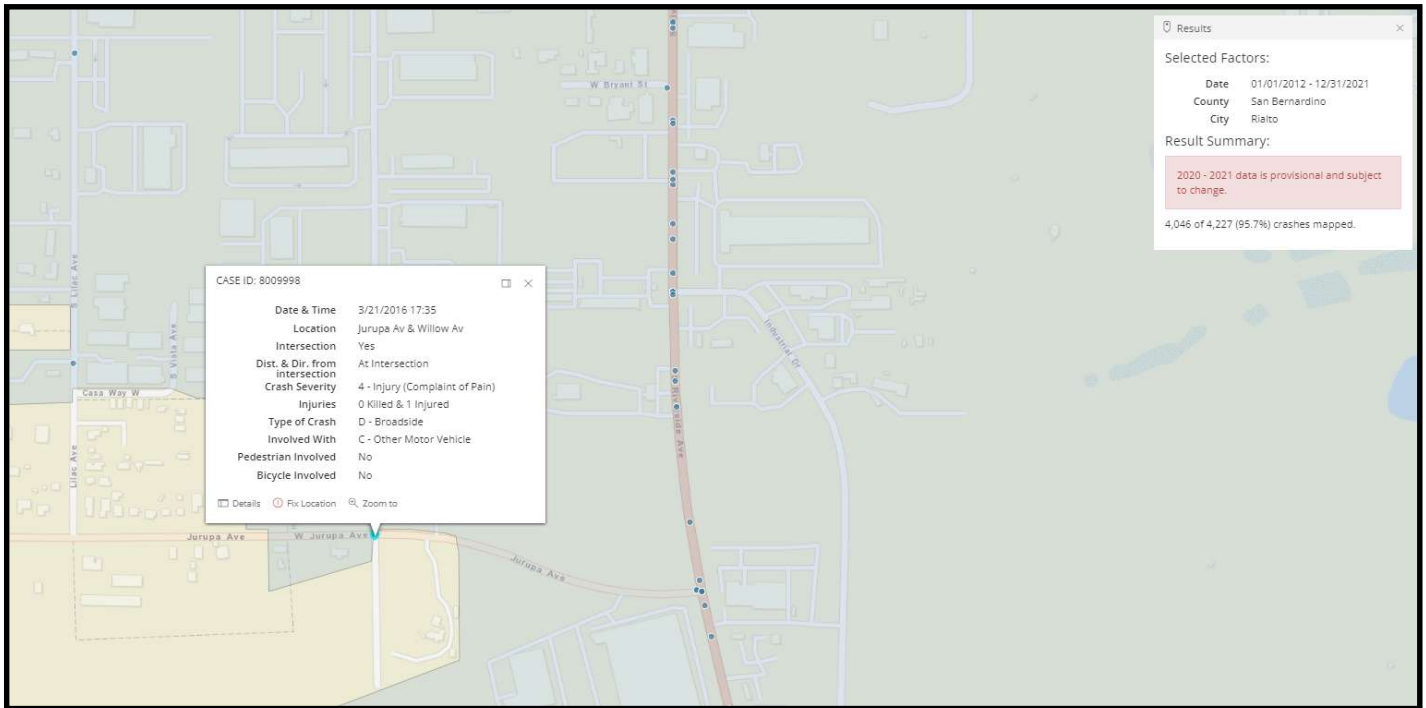


Figure 3 – Results of TIMS Query

Summary.

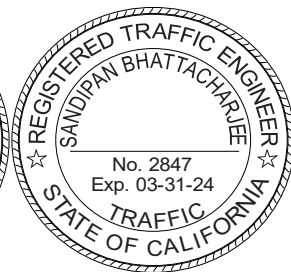
The proposed project is an existing use on the current site and the application is to comply with the new development requirements for the City. The project is not anticipated to generate substantial new traffic beyond current levels. Therefore, the project should not require a traffic analysis per the City's Guidelines. Further, since the project is unlikely to generate more than 110 new daily trips, the project impacts of VMT are considered to be less than significant. The TIMS does not show any crashes at the project driveway and the available lines of sight are more than those recommended by the AASHTO Green Book. Therefore, we do not foresee any traffic safety hazards from the project driveway.

We hope you will find this evaluation helpful. Please let me know whether the City has any comments on the analysis. Thank you for your assistance in this matter. I can be reached at (949) 656-3131 or by email at sandipan@translutions.com.

Sincerely,

translutions, Inc.

Sandipan Bhattacharjee, P.E., T.E., AICP, ENV SP
Principal



Reviewed and accepted on behalf of Rialto Public Works: TKE Engineering, 7/1/22



TRIP GENERATION ANALYSIS BY LAND USE CATEGORY (Cont'd)

Classification: Light Industrial

Period: Total Daily Traffic

Statistics	No. of Employees	Gross Building Area (KSF)	Acres
Weighted Average Trips	8.046	11.744	37.313
Mean Trip Rate	7.646	21.615	38.017
Standard Deviation	2.532	19.861	6.565
Linear Regression			
Coefficient	9.322	5.047	35.607
y Intercept	-55.491	199.586	16.007
r Squared	0.811	0.665	0.938
Logarithmic Regression			
Coefficient	1.035	1.015	1.132
y Intercept	64.160	178.220	87.895
r Squared	0.820	0.463	0.864
Trip Rates			
G & F Pallets	5.693	15.180	40.123
H Master Halco-Fence	9.014	7.427	35.952
Angelus Blocks	10.525	51.006	45.761
Peterman Lumber	5.353	12.848	30.231
Mean Trip Rates	7.646	21.615	38.017



TRIP GENERATION ANALYSIS BY LAND USE CATEGORY (Cont'd)

Classification: Light Industrial

Period: AM Peak Hour Street Total/AM Peak Hour Street Truck

Statistics	AM PEAK HOUR STREET TOTAL			AM PEAK HOUR STREET TRUCK		
	No. of Employees	Gross Building Area (KSF)	Acres	No. of Employees	Gross Building Area (KSF)	Acres
Weighted Average Trips	0.466	0.679	2.159	0.184	0.268	0.853
Mean Trip Rate	0.451	1.222	2.369	0.193	0.642	0.998
Standard Deviation	0.178	0.805	1.133	0.116	0.660	0.537
Linear Regression						
Coefficient	0.415	0.134	1.149	0.058	-0.041	0.116
y Intercept	2.205	16.245	9.471	5.491	9.212	6.910
r Squared	0.564	0.166	0.343	0.058	0.080	0.019
Logarithmic Regression						
Coefficient	1.032	1.011	1.100	1.017	0.998	1.048
y Intercept	4.162	12.004	6.714	2.961	6.624	4.037
r Squared	0.698	0.215	0.504	0.193	0.006	0.114
Trip Rates						
G & F Pallets	0.313	0.833	2.203	0.125	0.333	0.881
H Master Halco-Fence	0.357	0.294	1.425	0.071	0.059	0.285
Angelus Blocks	0.425	2.060	1.848	0.325	1.575	1.413
Peterman Lumber	0.708	1.700	4.000	0.250	0.600	1.412
Mean Trip Rates	0.451	1.222	2.369	0.193	0.642	0.998



TRIP GENERATION ANALYSIS BY LAND USE CATEGORY (Cont'd)

Classification: Light Industrial

Period: PM Peak Hour Street Total/PM Peak Hour Street Truck

Statistics	PM PEAK HOUR STREET TOTAL			PM PEAK HOUR STREET TRUCK		
	No. of Employees	Gross Building Area (KSF)	Acres	No. of Employees	Gross Building Area (KSF)	Acres
Weighted Average Trips	0.299	0.436	1.386	0.069	0.101	0.320
Mean Trip Rate	0.336	0.861	1.870	0.065	0.157	0.338
Standard Deviation	0.164	0.587	1.404	0.015	0.070	0.092
Linear Regression						
Coefficient	0.264	0.193	1.036	0.093	0.056	0.329
y Intercept	1.505	7.240	3.282	-1.026	1.323	-0.090
r Squared	0.643	0.961	0.783	0.912	0.943	0.916
Logarithmic Regression						
Coefficient	1.017	1.013	1.070	1.034	1.018	1.122
y Intercept	5.591	8.152	6.258	0.570	1.452	0.835
r Squared	0.649	0.950	0.798	0.994	0.760	0.921
Trip Rates						
G & F Pallets	0.563	1.500	3.965	0.063	0.167	0.441
H Master Halco-Fence	0.343	0.282	1.368	0.086	0.071	0.342
Angelus Blocks	0.250	1.212	1.087	0.050	0.242	0.217
Peterman Lumber	0.188	0.450	1.059	0.063	0.150	0.353
Mean Trip Rates	0.336	0.861	1.870	0.065	0.157	0.338

Land Use: 110

General Light Industrial

Description

A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 2000s, and the 2010s in Colorado, Connecticut, Indiana, New Jersey, New York, Oregon, Pennsylvania, and Texas.

Source Numbers

106, 157, 174, 177, 179, 184, 191, 251, 253, 286, 300, 611, 874, 875, 912

General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 37

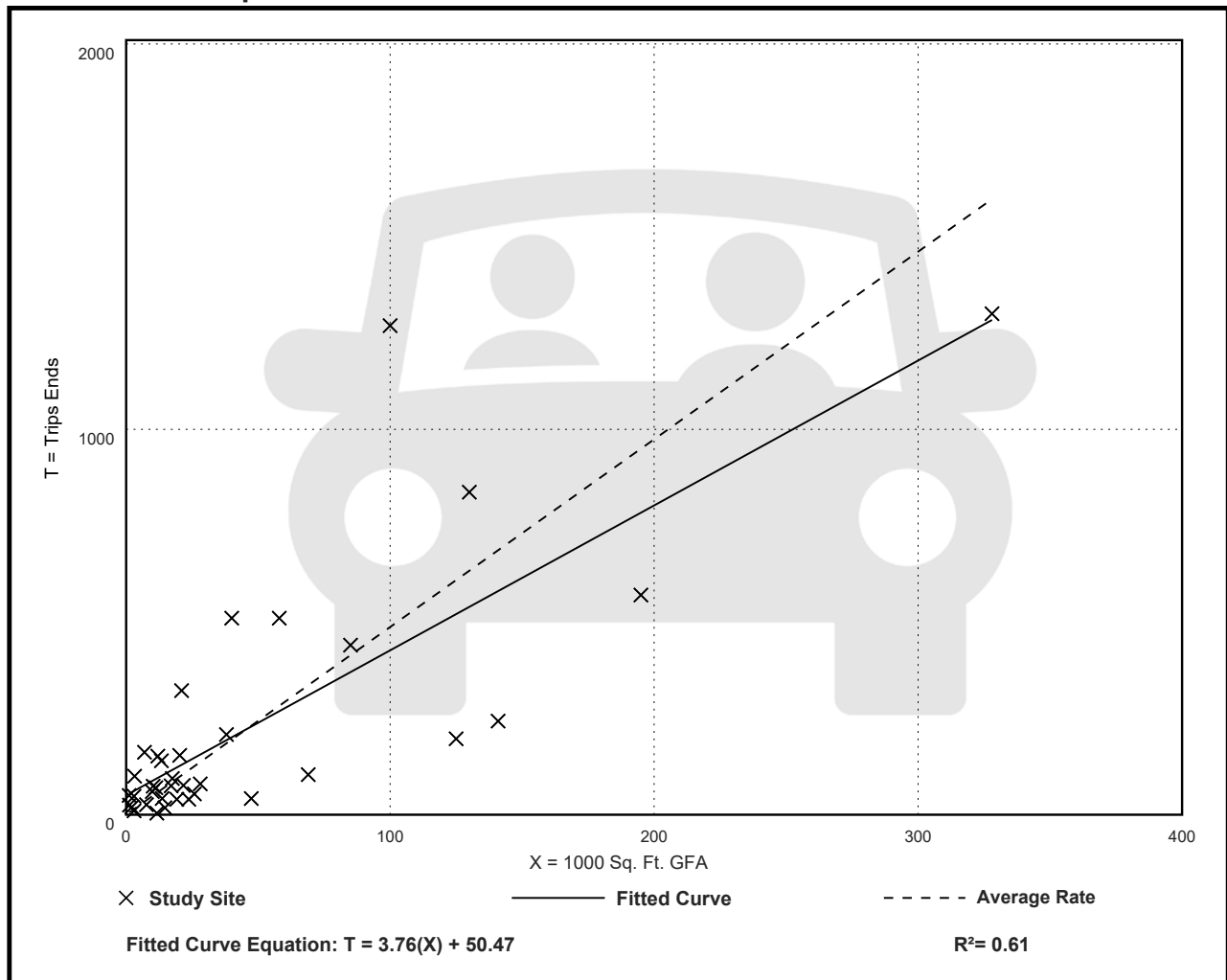
Avg. 1000 Sq. Ft. GFA: 45

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 41

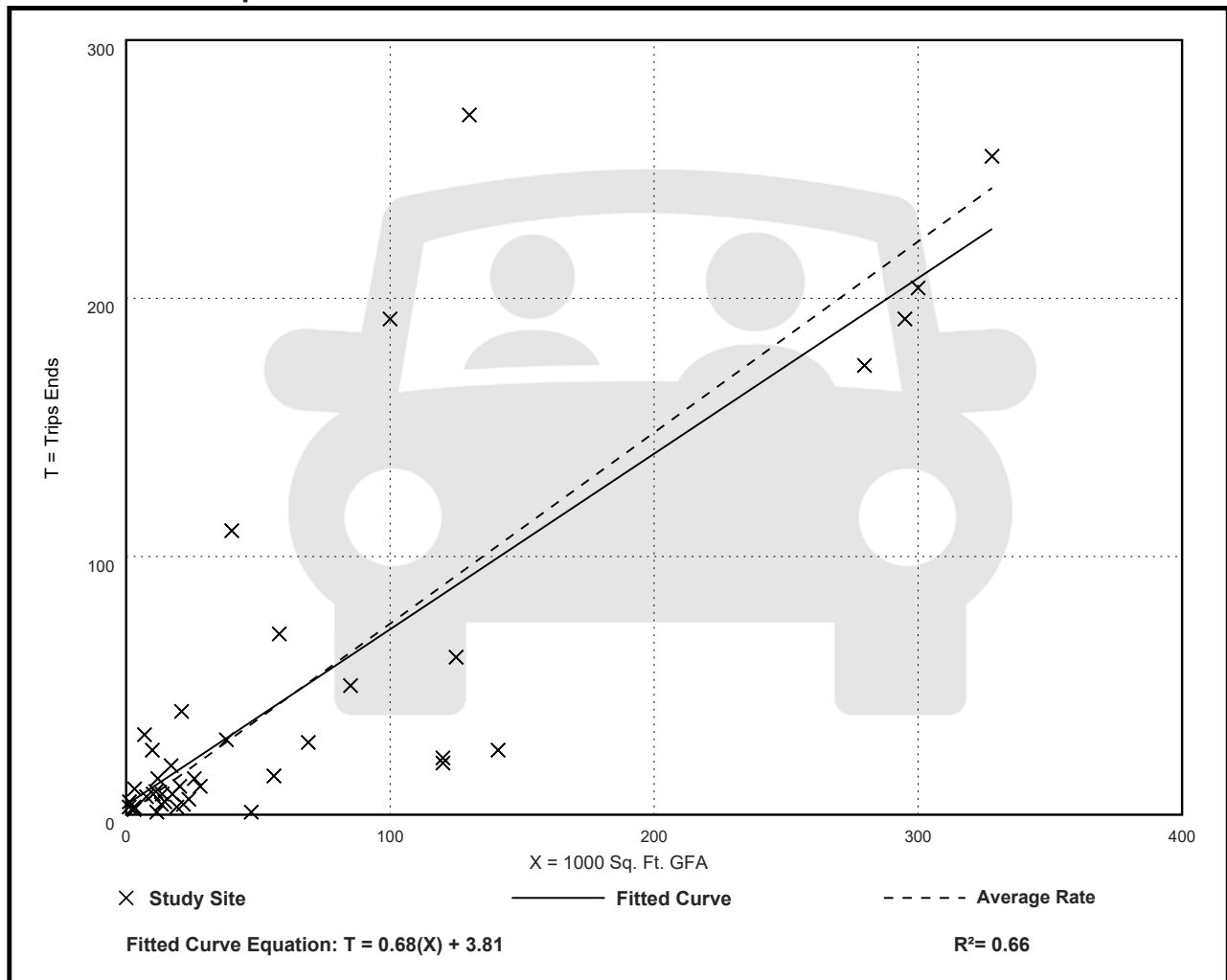
Avg. 1000 Sq. Ft. GFA: 65

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

Data Plot and Equation



General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 40

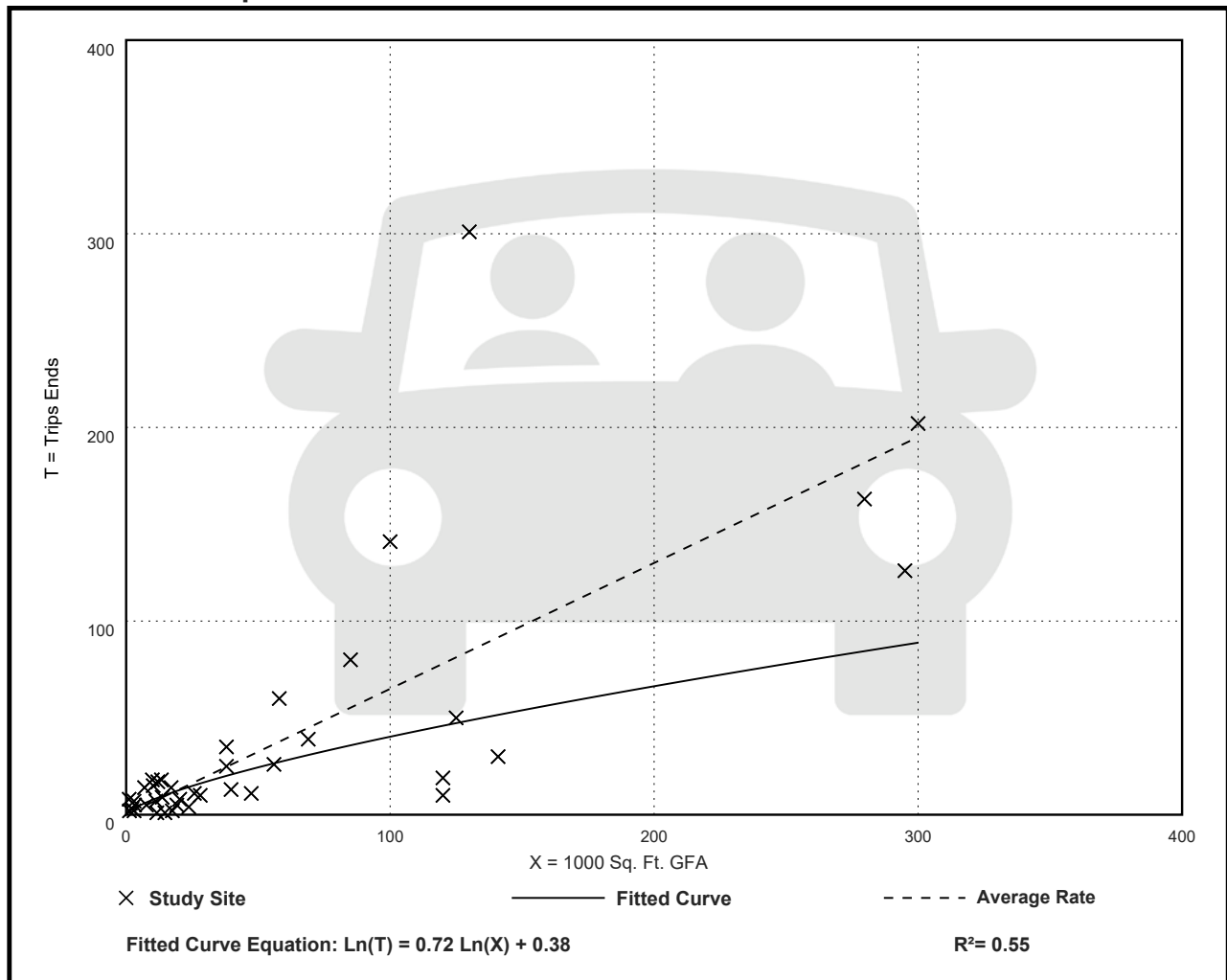
Avg. 1000 Sq. Ft. GFA: 58

Directional Distribution: 14% entering, 86% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

Data Plot and Equation



1 **RESOLUTION NO. 2024-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF RIALTO, CALIFORNIA APPROVING CONDITIONAL
4 DEVELOPMENT PERMIT NO. 2021-0036 A REQUEST TO
5 DEVELOP AND OPERATE A TRUCK AND TRAILER
6 STORAGE YARD ON 6.5 ACRES OF LAND (APN: 0258-121-20)
7 LOCATED AT 264 WEST JURUPA AVENUE ON THE NORTH
8 SIDE OF JURUPA AVENUE APPROXIMATELY 288 FEET EAST
9 OF WILLOW AVENUE WITHIN THE HEAVY INDUSTRIAL (H-
10 IND) LAND USE DISTRICT OF THE AGUA MANSA SPECIFIC
11 PLAN.

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

16 WHEREAS Pursuant to Section 18.112.040A(7) of the Rialto Municipal Code, the Project
17 requires a Conditional Development Permit, and the applicant has submitted an application for
18 Conditional Development Permit No. 2021-0036 (“CDP No. 2021-0036”); and

19 WHEREAS, in conjunction with the Project, the applicant has applied for Precise Plan of
20 Design No. 2017-0043 (“PPD No. 2017-0043”) to facilitate the development of a truck and trailer
21 storage yard on the Site; and

22 WHEREAS, on November 6, 2024, the Planning Commission of the City of Rialto
23 considered CDP No. 2021-0036 and PPD No. 2017-0043 during a regularly scheduled and duly
24 noticed public meeting. During the public hearing, the Planning Commission considered public
25 testimony, discussed the proposed CDP No. 2021-0036 and PPD No. 2017-0043; closed the public
26 hearing; and

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

28 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.

1 SECTION 2. Based on substantial evidence presented to the Planning Commission during
2 the public hearing conducted with regard to CDP No. 2021-0036, including written staff reports,
3 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
4 Planning Commission hereby determines that CDP No. 2021-0036 satisfies the requirements of
5 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings that must be made
6 precedent to granting a conditional development permit, which findings are as follows:

- 7 1. The proposed use is deemed essential or desirable to provide a service or facility
8 which will contribute to the convenience or general well-being of the neighborhood
9 or community; and

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

11 The Project site is a rectangular-shaped piece of land, 6.5 acres in size, currently a modular
12 building storage yard. The Project will develop the highest and best use for the site, in
13 accordance with the Heavy Industrial (H-IND) land use designation of the Agua Mansa
14 Specific Plan. Additionally, the project will provide employment opportunities within the
15 City and reduce blight by implementing a use on vacant, unimproved land.

- 16 2. The proposed use will not be detrimental or injurious to health, safety, or general
17 welfare of persons residing or working in the vicinity; and

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

19 The development of an industrial storage warehouse building on the Site is consistent with
20 the H-IND land use designation of the Agua Mansa Specific Plan, which conditionally
21 permits the development and operation of a truck trailer storage yard. To the north of the
22 project, is an approximately 18,750 square foot industrial building occupied by Empire
23 Tanker, which is a truck repair shop, to the west is a 5,150 square foot office and a 1,944
24 square foot canopy for a wood pallet yard occupied by Woodland Pallets, to the south is
25 vacant land located in unincorporated County jurisdiction, and to the east is a 3,220 square
26 foot office building and 7,373 square feet storage, occupied by CC Enterprise Trucks &
27 Body repair. The Site and all of the surrounding properties are within the H-IND land use
28 designation of the Agua Mansa Specific Plan. The Project is consistent with the H-IND
29 designation and the surrounding land uses. The nearby area is predominantly zoned for
30 and developed with industrial uses, and as a result, there are no sensitive land uses near the
31 project site. The project is not expected to negatively impact any uses with the successful
32 implementation of measures such as landscape buffering, the installation of screening
33 walls, and landscaping.

- 34 3. The site for the proposed use is adequate in size, shape, topography, accessibility and
35 other physical characteristics to accommodate the proposed use in a manner
36 compatible with existing land uses; and

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

2 The Site is rectangular-shaped, 6.5 acres in size, fairly level, and adjacent to one (1) public
3 street which will be able to accommodate the Project. The Project will have one (1) access
4 point via Jurupa Avenue, which will provide full access movements for both trucks and
5 passenger vehicles. In addition, the Project will have two (2) standard parking spaces, one (1)
6 ADA parking space, fifteen (15) truck parking spaces, and 182 trailer parking spaces, which
7 exceed the amount required by Table 13 (Off-Street Parking Requirements) of the Agua
8 Mansa Specific Plan.

9 4. The site has adequate access to those utilities and other services required for the
10 proposed use; and

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

12 The Site will have adequate access to all utilities and services required through main water,
13 electric, sewer, and other utility lines that will be hooked up to the Site.

14 5. The proposed use will be arranged, designed, constructed, and maintained so as it will
15 not be injurious to property or improvements in the vicinity or otherwise be
16 inharmonious with the General Plan and its objectives, the Agua Mansa Specific
17 Plan, or any zoning ordinances, and

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

19 As previously stated, the Project is consistent with the H-IND land use designation of the
20 Agua Mansa Specific Plan and the General Industrial with a Specific Plan Overlay General
21 Plan land use designation. The proposed layout will place the truck trailer parking
22 throughout the project site and passenger vehicle parking areas on the east sides of the
23 building and east of the main drive aisle. A new twenty-six (26) foot wide driveway
24 connected directly to Jurupa Avenue on the east end of the project frontage will provide
25 full access movements for both trucks and passenger vehicles. Other proposed on-site
26 improvements include paving, lighting, landscape planters, 8-foot-tall split-face block wall
27 with wrought iron fencing, and an underground stormwater infiltration system, all of which
28 comply with the General Plan, the H-IND land use district of the Agua Mansa Specific
Plan, and the City's Design Guidelines. Landscaping will be abundantly incorporated into
the Site, as the landscape setback is required to be 25 feet along the project frontage.

 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:

1 The Project's effects will be minimized through the implementation of the Conditions of
2 Approval contained herein and through the implementation of Conditions of Approval
3 imposed by the Planning Commission on the Precise Plan of Design, such as landscaping
4 and screen walls. The development of high-quality industrial development will provide
5 additional employment opportunities for residents and visitors to the City. The Project is
6 consistent with the H-IND designation and the surrounding land uses. The nearby area is
7 predominantly zoned for and developed with industrial uses, and as a result, there are no
8 sensitive land uses near the project site. The project is not expected to negatively impact
9 any uses with the successful implementation of measures such as landscape buffering, the
10 installation of screen walls, and aesthetic building enhancements. Moreover, any potential
11 adverse effects are outweighed by the benefits conferred upon the community and
12 neighborhood as a whole.

9 SECTION 3. The Project is categorically exempt from the requirements of the California
10 Environmental Quality Act (CEQA), pursuant to Section 15301, Existing Facilities. The Planning
11 Commission directs the Planning Division to file the necessary documentation with the Clerk of the
12 Board of Supervisors for San Bernardino County.

13 SECTION 4. CDP No. 2021-0036 is granted to G.W. Singletary, Inc., in accordance with the
14 plans and application on file with the Planning Division, subject to the following conditions:
15

- 16 1. The approval is granted allowing the development and operation of a truck and trailer
17 storage yard on 6.5 gross acres of land (APN: 0258-121-20) located at 264 West Jurupa
18 Avenue on the north side of Jurupa Avenue approximately 288 feet east of Willow
19 Avenue, as shown on the plans submitted to the Planning Division on September 14, 2021,
20 and as approved by the Planning Commission. If the Conditions of Approval specified
21 herein are not satisfied or otherwise completed, the project shall be subject to revocation.
- 22 2. City inspectors shall have access to the site to reasonably inspect the site during normal
23 working hours to assure compliance with these conditions and other codes.
- 24 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
25 and/or any of its officials, officers, employees, agents, departments, agencies, and
26 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
27 demands, law suits, writs of mandamus, and other actions and proceedings (whether
28 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

1 Project (collectively, the “Entitlements”), whether such Actions are brought under the
2 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
3 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
4 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
5 or any decision of a court of competent jurisdiction. This condition to indemnify,
6 protect, defend, and hold the City harmless shall include, but not limited to (i) damages,
7 fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys’ fees
8 and other costs, liabilities and expenses incurred in connection with such proceeding
9 whether incurred by the applicant, Property owner or the City and/or other parties
10 initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the
11 “Damages”). Notwithstanding anything to the contrary contained herein, the Applicant
12 shall not be liable to the City Parties under this indemnity to the extent the damages
13 incurred by any of the City Parties in such Action(s) are a result of the City Parties’
14 fraud, intentional misconduct or gross negligence in connection with issuing the
15 Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,
16 and hold the City harmless as stated herein within five (5) days of approval of CDP No.
17 2021-0036.

- 18 4. The Project shall be limited to a maximum of one-hundred-one (101) daily trips, in
19 accordance with the Traffic Impact Screening Analysis prepared for the Project by
20 Translutions, Inc. and dated June 18, 2022, which is attached as Exhibit A.
- 21 5. The applicant, landlord, and/or tenant(s) shall not park any trucks or trailers within any
22 drive-aisles or passenger vehicle parking areas at any time.
- 23 6. The landlord and/or tenant(s) shall not store any product, goods, materials, etc. outside of
24 the building at any time, except for trucks, trailers, and vehicles associated with the
25 operation(s) conducted within the building, without prior approval of a separate
26 Conditional Development Permit in accordance with Chapter 18.104 (Outdoor Storage
27 Uses) of the Rialto Municipal Code.
- 28 7. The privileges granted by the Planning Commission pursuant to the approval of this
Conditional Development Permit are valid for one (1) year from the effective date of
approval. If the applicant fails to commence the project within one year of the said
effective date, this conditional development permit shall be null and void and any
privileges granted hereunder shall terminate automatically. If the applicant or his or
her successor in interest commence the project within one year of the effective date of
approval, the privileges granted hereunder will continue inured to the property as long
as the property is used for the purpose for which the conditional development permit
was granted, and such use remains compatible with adjacent property uses.
8. Approval of CDP No. 2021-0036 will not become effective until the applicant has signed
a statement acknowledging awareness and acceptance of the required conditions of
approval contained herein.

1 9. In the event, that any operation on the Site is found to be objectionable or incompatible
2 with the character of the City and its environs due to excessive noise, excessive traffic,
3 loitering, criminal activity or other undesirable characteristics including, but not strictly
4 limited to, uses which are or have become offensive to a neighboring property or the goals
5 and objectives of the Heavy Industrial (H-IND) designation of the Agua Mansa Specific
6 Plan and the City’s General Plan, the applicant shall address the issues within forty-eight
7 (48) hours of being notified by the City.

8 10. If the applicant fails to comply with any of the conditions of approval placed upon CDP
9 No. 2021-0036, and PPD No. 2017-0043, the Planning Commission may initiate
10 proceedings to revoke the conditional development permit in accordance with the
11 provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal
12 Code. Conditional Development Permit No. 2021-0036 may be revoked, suspended,
13 or modified in accordance with Section 18.66.070 of the Zoning Ordinance at the
14 discretion of the Planning Commission if:

- 15 a) The use for which such approval was granted has ceased to exist, been
16 subsequently modified, or has been suspended for six (6) months or more;
- 17 b) Any of the express conditions or terms of such permit are violated;
- 18 c) The use for which such approval was granted becomes or is found to be
19 objectionable or incompatible with the character of the City and its environs
20 due to excessive noise, excessive traffic, loitering, criminal activity or other
21 undesirable characteristics including, but not strictly limited to uses which
22 are or have become offensive to a neighboring property or the goals and
23 objectives of the Heavy Industrial (H-IND) designation of the Agua Mansa
24 Specific Plan, and the City’s General Plan.

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

27 PASSED, APPROVED, AND ADOPTED this _____ day of _____.

28 _____
JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

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

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

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

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

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KIMBERLY DAME, ADMINISTRATIVE ANALYST

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Exhibit "A" Traffic Impact Screening Analysis



translutions, inc.
17632 Irvine Boulevard, Suite 200,
Tustin, California 92780
Phone (949)656-3131 Fax (949)445-3131
solutions@translutions.com

June 18, 2022

Mr. Justin Schlaefli, P.E., T.E., PTOE
City of Rialto,
150 S. Palm Avenue
Rialto, California 92376

Subject: 264 W Jurupa Avenue, Rialto – Trip Generation and Vehicle Miles Traveled Screening Analyses

Dear Mr. Schlaefli,

Translutions, Inc. (Translutions) is pleased to provide this letter discussing the trip generation and vehicle miles traveled (VMT) screening analyses for the property located at 264 W Jurupa Avenue in the City of Rialto, California. The project site was developed as a truck storage yard in 1997 and has been in operation since then. The project was recently submitted to the City to comply with the new development requirements for the City. Figure 1 shows the project site.



Figure 1 – Project Site

As seen on Figure 1, the aerial photograph shows trailers parked on site establishing the existing use. Figure 1 also shows that the trailer parking is not currently striped and therefore provides flexibility in terms of how the trailers are parked and moved as operational needs change. The proposed site plan formalizes the trailer parking area. Figure 2 shows the site plan included in the application.

Project Trip Generation.

The project site is unique and the closest use that would meet the operational characteristics of the project is light industrial use. However, the associated building size of the project is significantly smaller than the typical building sizes for such projects. Therefore, the trip generation for the existing and proposed use are based on the lot area. Further, the Institute of Transportation Engineers (ITE) *Trip Generation* does not provide data based on lot area. Therefore, the trip generation for the proposed project was developed by applying the ratio of trip generation rates based on building area and lot area from the City of Fontana Truck Trip Generation Study (2003) and applying that ratio to the ITE Trip Generation (11th Edition) for light industrial uses. The trip generation was converted to vehicle types assuming that 40% of the traffic will be from trucks, which is required by the City of Rialto Guidelines. Truck traffic was converted to passenger car equivalents (PCE) based on a PCE factor of 3.0 for each truck, which is more conservative than the requirements under the Rialto Guidelines. Attachment A includes the trip generation rates for from the Fontana study and the ITE Trip Generation Manual. Table A shows the trip generation for the existing and proposed project.

Table A - Trip Generation

Trip Generation Source	Rate & Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Fontana Truck Trip Generation Study	Rate per Acre	37.313			2.159			1.386
Fontana Truck Trip Generation Study	Rate per TSF	11.744			0.679			0.436
ITE Trip Generation, 11 th Edition	Rate per TSF	4.87	88%	12%	0.74	14%	86%	0.65
Calculated (Rate per Acre) *	Rate per Acre	15.47	2.07	0.28	2.35	0.29	1.78	2.07
Project Trips (Total Vehicles)	6.5 Acres	101	13	2	15	2	12	13
Auto Trips		61	8	1	9	1	7	8
Truck Trips 40%	40%	40	5	1	6	1	5	5
Truck PCE	3	120	15	3	18	3	15	15
Total PCE		181	23	4	27	4	22	23

* Calculated by applying the ITE rate based on building area to the ratio of rates based on site area to building area from the Fontana Study.

As seen on Table A, the project generates 101 daily trips of which 15 trips are during the a.m. peak hour and 13 during the p.m. peak hour. Converted to passenger car equivalents, the project is forecast to generate 181 PCE trips per day, of which 27 PCE trips occur during the a.m. peak hour and 23 during the p.m. peak hour. Even if the proposed project were a new project, the project would screen out from the requirements of a traffic analysis per the City's Guidelines, which requires analysis if a project generates more than 50 PCE trips in any peak hour. Since the project is an existing use, the net new trips that would be generated by the project is anticipated to be negligible, and a traffic analysis should not be required.

Project VMT Screening.

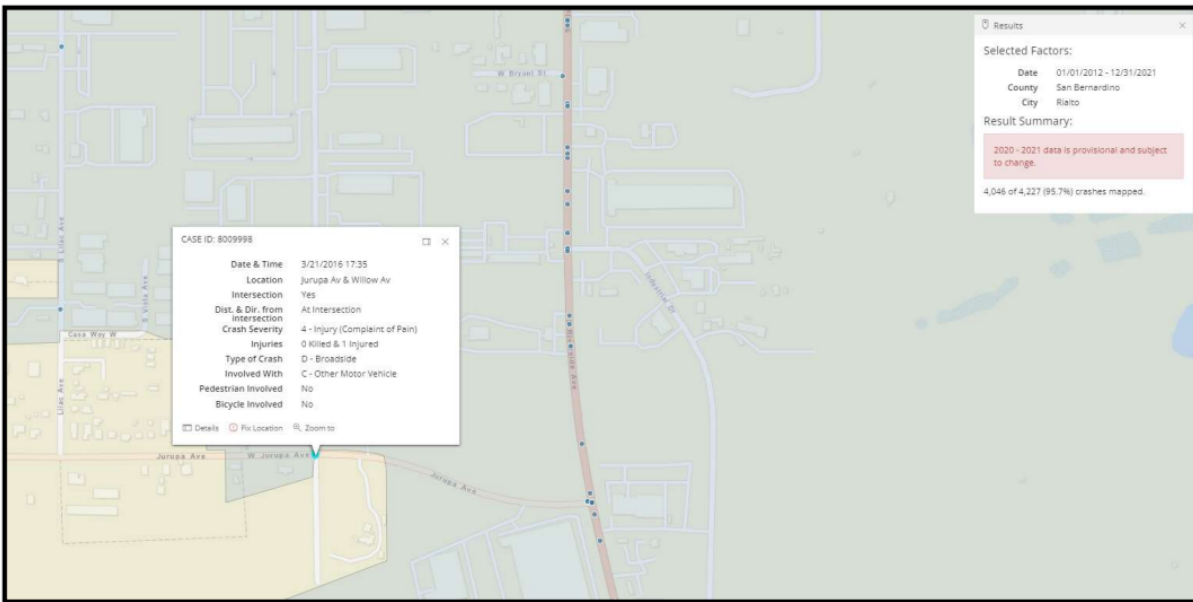
The project generates 101 daily trips of which 61 are automobile trips. Even if the proposed project were a new project, the project would screen out from the requirements of VMT analyses under CEQA and impacts would be considered to be less than significant. Since the project is an existing use, the net new trips that would be generated by the project is anticipated to be negligible.

Site Access.

The project currently as one access off Jurupa Avenue. The access location will remain unchanged. The posted speed limit on Jurupa Avenue is 40 miles per hour. The latest Citywide Engineering and Traffic Survey (E&TS) prepared by the City in June 2022 does not recommend any change to the speed limit on Jurupa Avenue. Based on the American Association of State Highway and Transportation Officials (AASHTO) Green Book and 2001 AASHTO Little Green Book, the minimum recommended stopping sight distance for a design speed of 50 miles per hour (10 miles more than speed limit) is 245 feet. Based on the Green Book, the decision sight distance for left turn maneuvers is 555 feet and for right turn maneuvers is 480 feet. Further, based on the formulae included in the Highway Design Manual, the left turn sight distance recommended is 897 feet and the right turn distance is 772 feet. It should be noted that the left turn sight distance is based on the speed limit on the roadway and does not take into account the all-way stop sign at the intersection of

1 Jurupa Avenue and Willow Avenue or the signal at the intersection of Jurupa Avenue and Riverside Avenue. Since intersection controls
2 result in lower speeds near the intersections, the resulting sight distance requirement will be lower. Clear lines of sight greater than 1000
3 feet is available west of the project driveway and 905 feet to the east of the project driveway. Therefore, we do not foresee any hazards
4 due to the driveway location.

5 Translutions also reviewed accident data from the Transportation Injury Mapping System (TIMS) and Statewide Integrated Traffic
6 Records System (SWITRS) for the last 10 years. One crash was reported at the intersection of Willow Avenue & Jurupa Avenue for the
7 10-year period, which was caused due to a sign violation. No accidents have been reported at this location. Figure 3 shows the outputs
8 of the TIMS query.



16 Figure 3 – Results of TIMS Query

17 **Summary.**

18 The proposed project is an existing use on the current site and the application is to comply with the new development requirements for
19 the City. The project is not anticipated to generate substantial new traffic beyond current levels. Therefore, the project should not require
20 a traffic analysis per the City's Guidelines. Further, since the project is unlikely to generate more than 110 new daily trips, the project
21 impacts of VMT are considered to be less than significant. The TIMS does not show any crashes at the project driveway and the available
22 lines of sight are more than those recommended by the AASHTO Green Book. Therefore, we do not foresee any traffic safety hazards
23 from the project driveway.

24 We hope you will find this evaluation helpful. Please let me know whether the City has any comments on the analysis. Thank you for your
25 assistance in this matter. I can be reached at (949) 656-3131 or by email at sandipan@translutions.com.

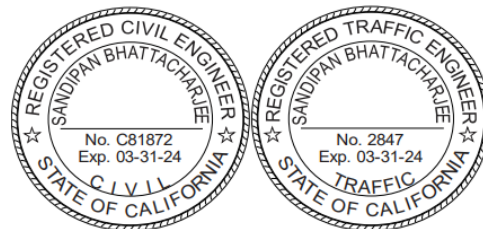
26 Sincerely,

27 **translutions, Inc.**

28 *Sandipan Bhattacharjee*
Sandipan Bhattacharjee, P.E., T.E., AICP, ENV SP
Principal

Reviewed and accepted on behalf of Rialto Public
Works: TKE Engineering, 7/1/22

Jovan P. Schlaepfer



1 **RESOLUTION NO. 2024-XX**

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

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

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

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

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

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

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

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

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

5 SECTION 2. Based on substantial evidence presented to the Planning Commission during
6 the public hearing conducted with regard to PPD No. 2017-0043, including written staff reports,
7 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
8 Planning Commission hereby determines that PPD No. 2017-0043 satisfies the requirements of
9 Section 18.65.020e of the Rialto Municipal Code pertaining to the findings which must be made
10 precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

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

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

This finding is supported by the following facts:

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

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

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

This finding is supported by the following facts:

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

4. The proposed development will not substantially interfere with the orderly or planned
development of the City of Rialto.

This finding is supported by the following facts:

23 The Project is consistent with the H-IND designation of the Agua Mansa Specific Plan and is
24 a logical addition to the existing industrial developments surrounding the Site and throughout
25 most of the Agua Mansa Specific Plan area. The design of the Project will ensure a
26 continuation of the public improvements and aesthetics present in the surrounding area. The
27 City staff have reviewed the design of the project to ensure compliance with all health, safety,
28 and design requirements to ensure the Project will enhance the infrastructure and aesthetics
of the local community.

1 SECTION 3. The Project is categorically exempt from the requirements of the California
2 Environmental Quality Act (CEQA), pursuant to Section 15301, Existing Facilities. The Planning
3 Commission directs the Planning Division to file the necessary documentation with the Clerk of the
4 Board of Supervisors for San Bernardino County.

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

- 8 1. PPD No. 2017-0043 is approved allowing the development of an existing modular
9 buildings storage yard into truck trailer storage, with an existing residence on-site that will
10 be converted into an office on 6.5 gross acres of land (APN: 0258-121-20) located at 264
11 West Jurupa Avenue on the north side of Jurupa Avenue approximately 288 feet east of
12 Willow Avenue, as shown on the plans submitted to the Planning Division on September
13 14, 2021, and as approved by the Planning Commission. If the Conditions of Approval
14 are specified herein.
- 15 2. The approval of PPD No. 2017-0043 is granted for a one (1) year period from the date of
16 approval. Approval of PPD No. 2017-0043 will not become effective until the applicant
17 has signed a Statement of Acceptance acknowledging awareness and acceptance of the
18 required Conditions of Approval contained herein. Any request for an extension shall be
19 reviewed by the Community Development Director and shall be based on the progress
20 that has taken place toward the development of the project.
- 21 3. The development associated with PPD No. 2017-0043 shall conform to the site plan, floor
22 plans, exterior elevations, conceptual grading plan, and conceptual landscape plan
23 attached hereto as Exhibit A, except as may be required to be modified based on the
24 Conditions of Approval contained herein.
- 25 4. The development associated with PPD No. 2017-0043 shall comply with all Conditions
26 of Approval contained within CDP No. 2021-0036.
- 27 5. The development associated with PPD No. 2017-0043 shall comply with all applicable
28 sections of the Agua Mansa Specific Plan, the Rialto Municipal Code, and all other
applicable State and local laws and ordinances.
6. City inspectors shall have access to the site to reasonably inspect the site during normal
working hours to assure compliance with these conditions and other codes.
7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
and/or any of its officials, officers, employees, agents, departments, agencies, and
instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
demands, law suits, writs of mandamus, and other actions and proceedings (whether

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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- 71. Prior to occupancy approval, construct a commercial driveway approach in accordance with City of Rialto Standard Drawing No. SC-213 or 214. The driveway approach shall be constructed so the top of “X” is at least 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance. If necessary, additional right of way shall be dedicated on-site to construct a path of travel meeting ADA guidelines.

- 72. Prior to occupancy – Jurupa Avenue is designated a Secondary Arterial with an 88-foot street right of way and 64-foot street width. For half-street plus the #1 eastbound lane including left-turn lanes, remove existing and construct new pavement with a minimum pavement section of 4 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire street frontage in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index (“TI”) of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from pavement core samples and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and geotechnical report, a street 2” grind and overlay, slurry seal, or other repair can be performed to preserve existing pavement improvements as approved by the City Engineer. “Frontage” in this case is that portion of Jurupa Avenue that lies between the easterly and westerly property line prolongations as they intersect with Jurupa Avenue.

- 73. The applicant shall design the structures in accordance with the current California Building Code, California Mechanical Code, California Plumbing Code, and the California Electrical Code, Residential Code, and the California Green Buildings Standards adopted by the State of California.

- 74. The applicant shall obtain an Electrical Permit from the Building Division for any temporary electrical power required during construction. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by the Building Division: (A) Installation of a construction trailer, or, (B) Security fencing around the area where the electrical power will be located.

- 75. The applicant shall install temporary construction fencing and screening around the perimeter of the project site. The fencing and screening shall be maintained at all times during construction to protect pedestrians.

- 76. The applicant shall install any required temporary construction trailer on private property. No trailers are allowed to be located within the public right-of-way. The trailer shall be removed prior to the issuance of a Certificate of Occupancy.

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

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- 87. At the discretion of the Rialto Police Department, 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.
- 88. At the discretion of the Rialto Police Department, 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.
- 89. At the discretion of the Rialto Police Department, the applicant shall illuminate all loading dock areas, truck well areas, and delivery 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.
- 90. 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.
- 91. The applicant shall provide an illuminated channel letter address prominently placed on the building to be visible to the front of the location, prior to the issuance of a Certificate of Occupancy.
- 92. 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 the FusionONE web application.
- 93. The applicant shall install Knox boxes immediately adjacent to all vehicle gates as well as 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.
- 94. The applicant shall provide an audible alarm within the building, prior to the issuance of a Certificate of Occupancy. The building shall be alarmed in such a way as to emit a continuous audible notification until reset by responsible personnel (e.g. alarmed exit device/crash bar).

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

96. Prior to the issuance of a Certificate of Occupancy, the applicant shall pay a business license tax based on the applicable tax rate pertaining to the proposed use.

SECTION 4. The Chairman of the Planning Commission shall sign the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED, AND ADOPTED this _____ day of _____.

JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

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

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

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

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

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KIMBERLY DAME, ADMINISTRATIVE ANALYST

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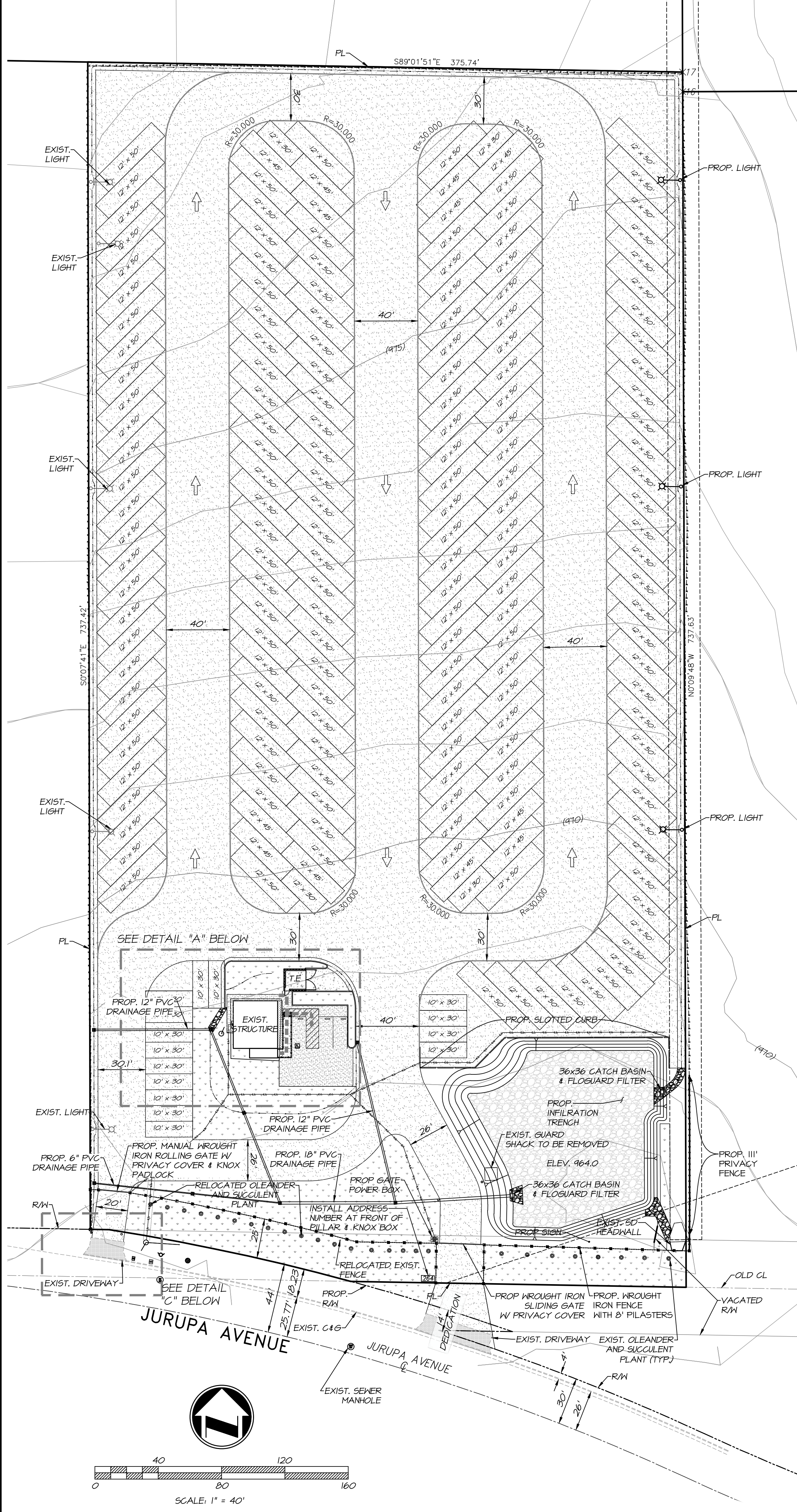
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Exhibit "A"

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COUNTY OF SAN BERNARDINO, CITY OF RIALTO, STATE OF CALIFORNIA
264 W. JURUPA AVENUE SITE PLAN
TRUCK/TRAILER STORAGE YARD



- LEGEND**
- C&G CURB AND GUTTER
 - PL PROPERTY LINE
 - FH FIRE HYDRANT
 - RM RIGHT OF WAY
 - CL STREET CENTER LINE
 - SD STORM DRAIN
- [Stippled Area] LANDSCAPE AREA
 - [Dotted Area] 5" CONCRETE OVER COMPACTED EXISTING GROUND
 - [K.B.] KNOX BOX FOR FIRE DEPARTMENT USE
 - [Dashed Line] FIRE LANE
 - [Sun Symbol] EXISTING OLEANDER AND SUCULENT PLANTS
 - [Dashed Line] ADA PATH OF TRAVEL
 - [Dashed Line] ADA RAILING
 - [E.C.] ELECTRICAL CONDUIT

- NOTES**
- KNOX LOCK & KEY SWITCH, MODEL NO. 3501 TO BE INSTALLED AT SLIDING GATE PILASTER
 - KNOX PADLOCK, MODEL NO. 3771 AND DAISY CHAIN TO BE INSTALLED AT WEST ENTRANCE GATE
 - KNOX RESIDENTIAL BOX, MODEL NO. 1658 TO BE INSTALLED AT ENTRANCE OF EX. BUILDING
 - ADDRESS NUMBER "264" TO BE VISIBLE FROM JURUPA AVE WILL BE PLACED ON PILASTER LEFT OF THE MAIN GATE. 12" IN HEIGHT WITH A 1" STROKE. DURING THE HOURS OF DARKNESS, THEY SHALL BE ELECTRICALLY ILLUMINATED EITHER EXTERNALLY OR INTERNALLY.
 - TRUCK, TRAILER, EMPLOYEE & HANDICAP PARKING STALLS TO STRIPE PER CITY STANDARDS

AREA BREAKDOWN

PAVED AREA:	
- OFFICE	2,900 SF
- YARD/DRIVE	232,243 SF
BUILDING:	845 SF
PORCH:	106 SF
LANDSCAPING:	8,851 SF
EX. GUARD SHACK:	64 SF
PROP. BMP:	6,156 SF

PARKING

YARD:		OFFICE:	
TRAILER:	182	STANDARD:	2
TRUCK:	15	ADA:	1
TOTAL:	197	TOTAL:	3

OWNER/APPLICANT
 GAYLENE S. TAYLOR, G. W. SINGLETARY, INC.
 1733 MASSACHUSETTS AVENUE
 RIVERSIDE CA, 92507
 951-683-2450

ENGINEER
 ADKAN ENGINEERS
 6879 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: (951) 688-0241
 FAX: (951) 688-0548
 CONTACT: MITCH ADKISON

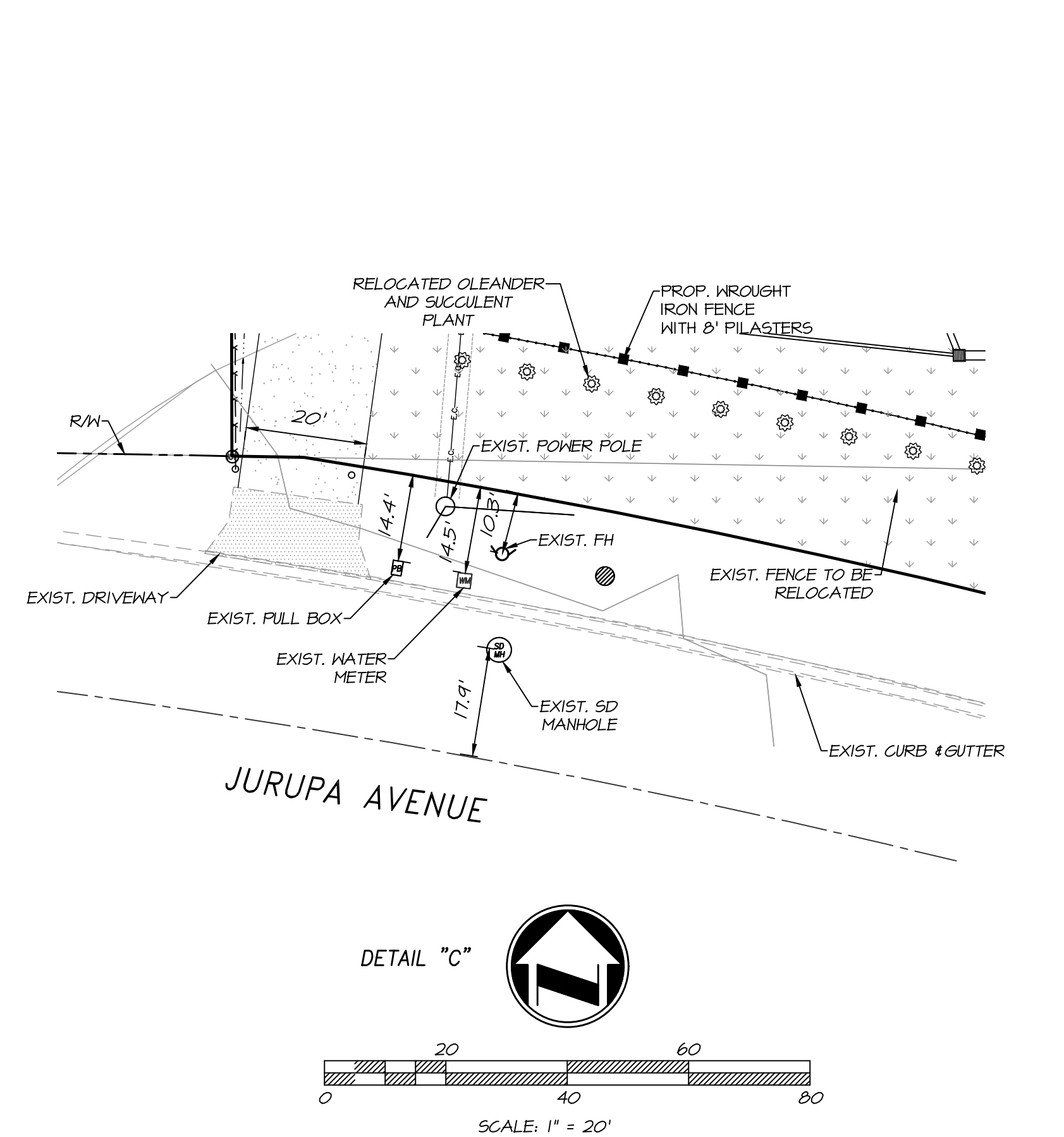
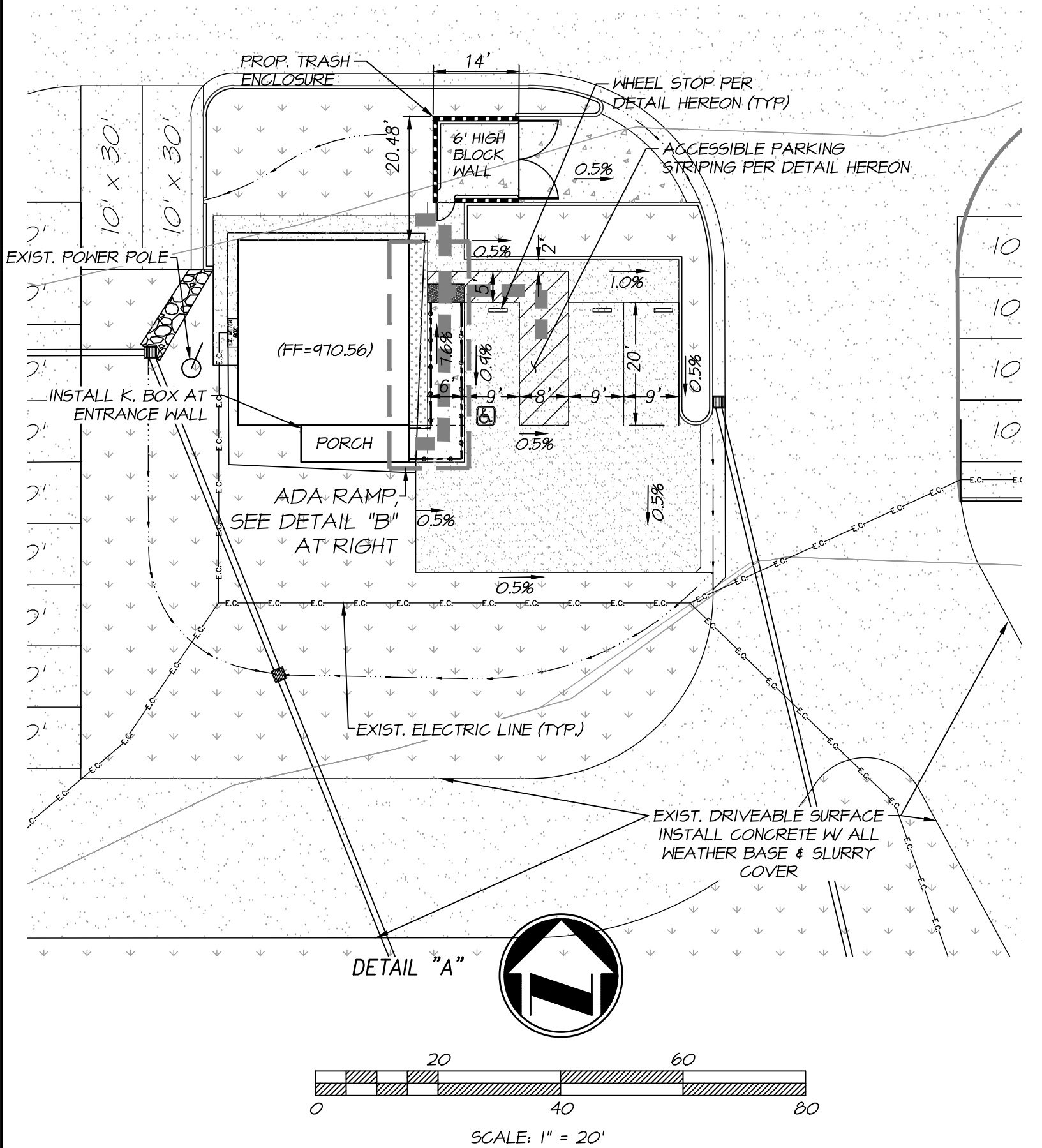
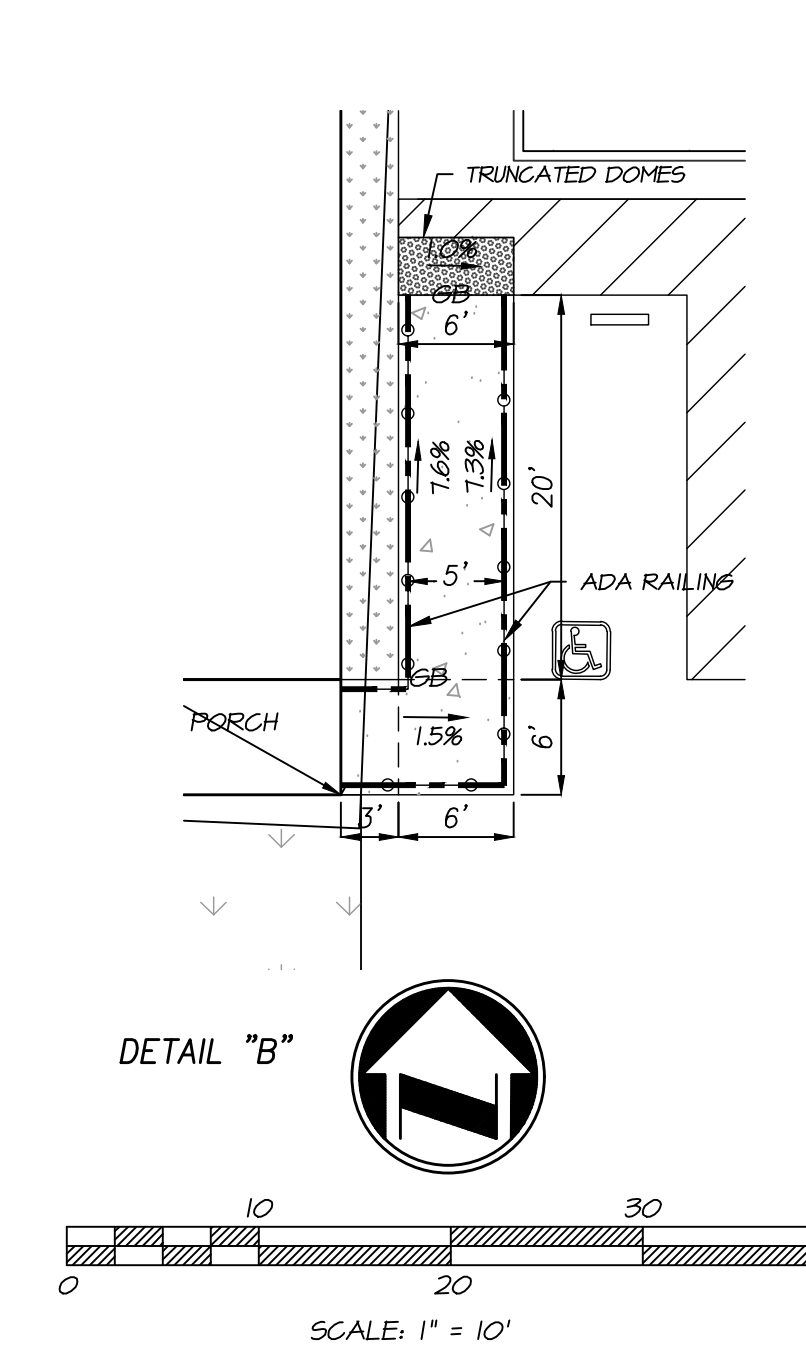
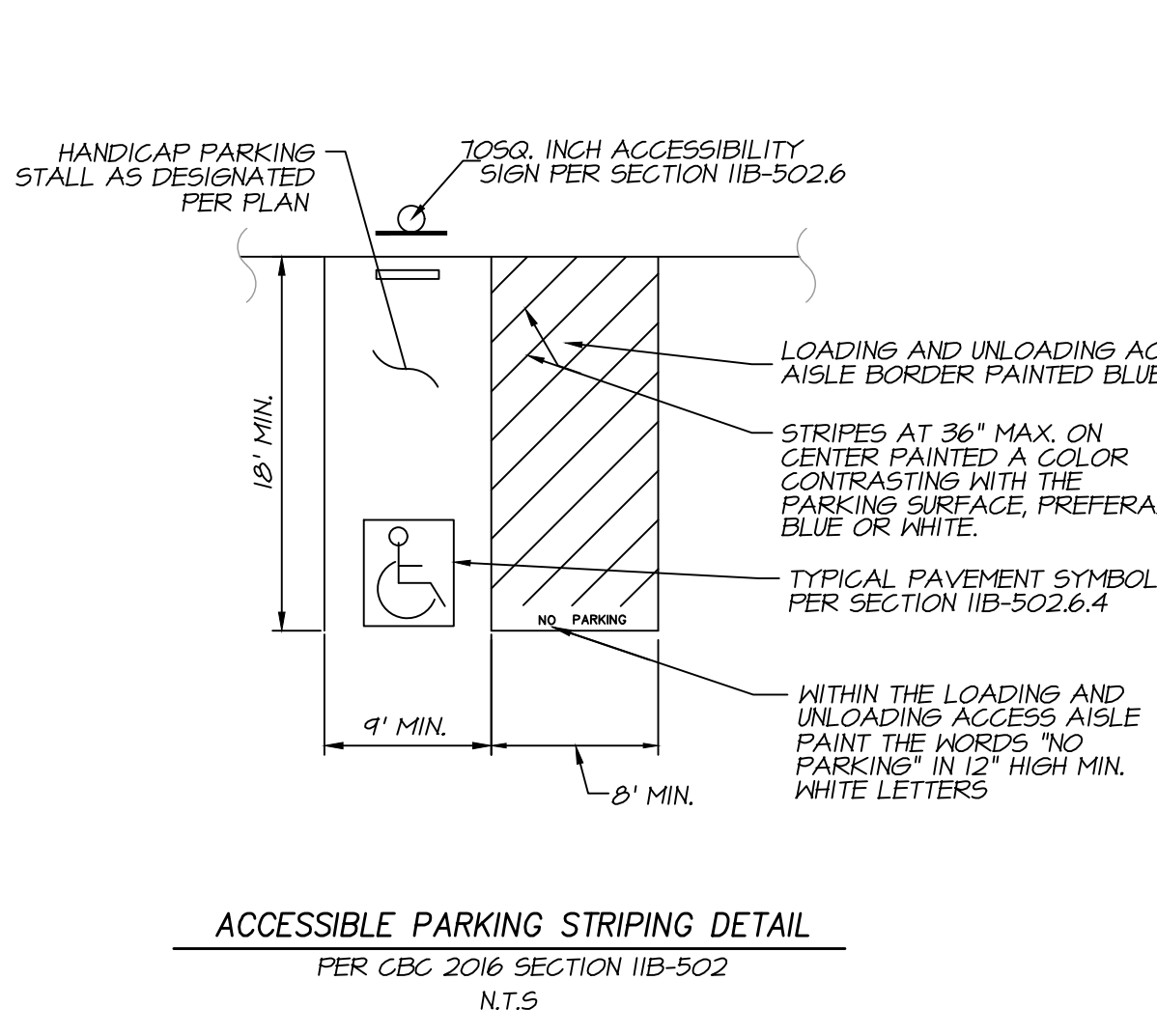
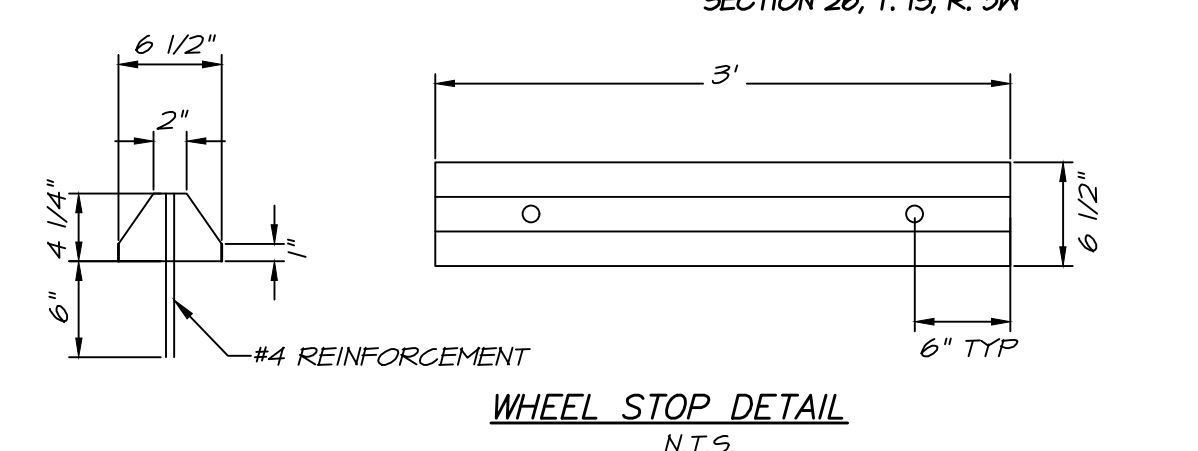
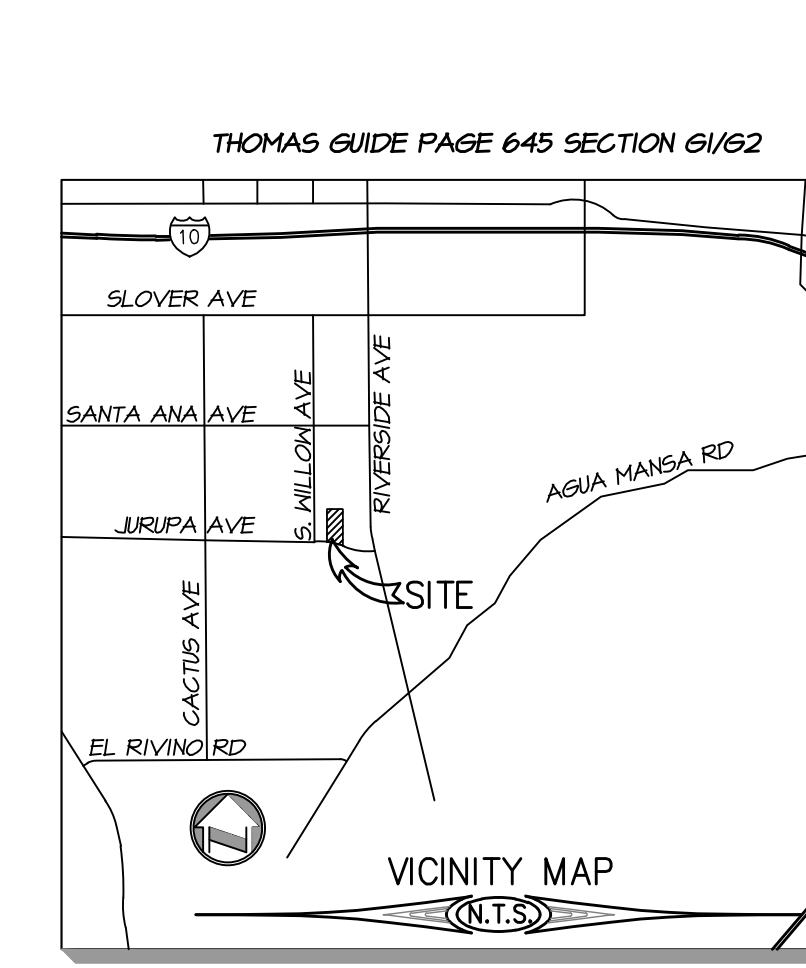
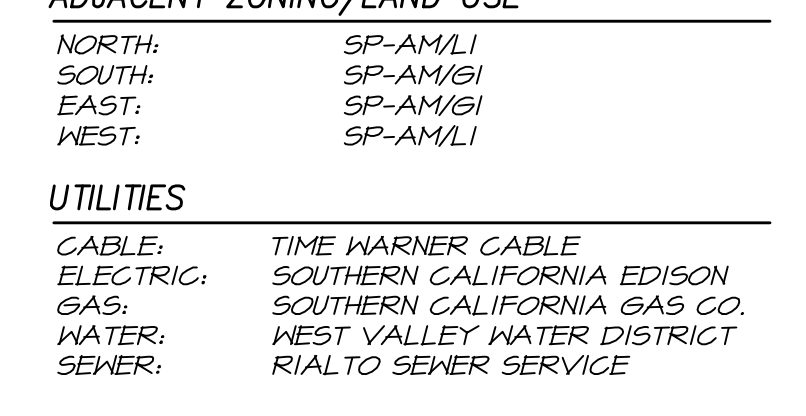
PROJECT AREA
 PROJECT AREA: 6.50 ACRES
 DISTURBED AREA: 11,632 S.F.
 PROP. IMPERVIOUS AREA: 2,852 S.F.

ASSESSORS PARCEL NUMBERS
 0258-121-20

ZONING/LAND USE
 EXISTING ZONING: SP-AM-HID
 PROPOSED ZONING: AP-AM-HID
 EXISTING LANDUSE: LI
 PROPOSED LANDUSE: LI

ADJACENT ZONING/LAND USE
 NORTH: SP-AM/LI
 SOUTH: SP-AM/GI
 EAST: SP-AM/GI
 WEST: SP-AM/LI

UTILITIES
 CABLE: TIME WARNER CABLE
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 GAS: SOUTHERN CALIFORNIA GAS CO.
 WATER: WEST VALLEY WATER DISTRICT
 SEWER: RIALTO SEWER SERVICE



SITE PLAN
 PREPARATION DATE: DECEMBER 2018
 REVISION DATE: OCTOBER 2022

PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 Fax: (951) 688-0599

U:\Projects\Pager_Turner\9031\Exhibits\9031 SITE PLAN.dwg
 Plot Date: 2/16/2024

264 W. JURUPA AVENUE PRECISE GRADING PLAN

CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

THOMAS GUIDE PAGE 645 SECTION G1/G2

OWNER/APPLICANT
 GAYLENE S. TAYLOR, G. W. SINGLETARY, INC.
 1733 MASSACHUSETTS AVENUE
 RIVERSIDE, CA, 92507
 951-683-2450

ENGINEER
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ASSESSORS PARCEL NUMBERS
 0258-121-20

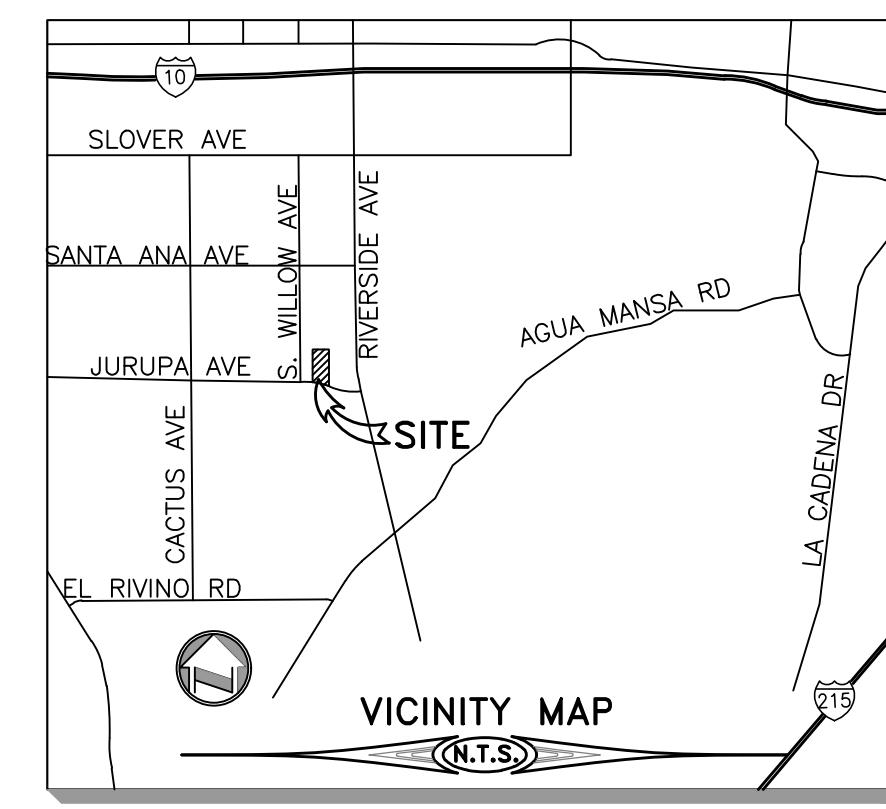
ZONING/LAND USE
 EXISTING ZONING: SP-H-ID
 PROPOSED ZONING: SP-H-ID
 EXISTING LANDUSE: LI
 PROPOSED LANDUSE: LI

ADJACENT ZONING/LAND USE
 NORTH: SP-H-ID
 SOUTH: SP-H-ID
 EAST: SP-H-ID
 WEST: SP-H-ID

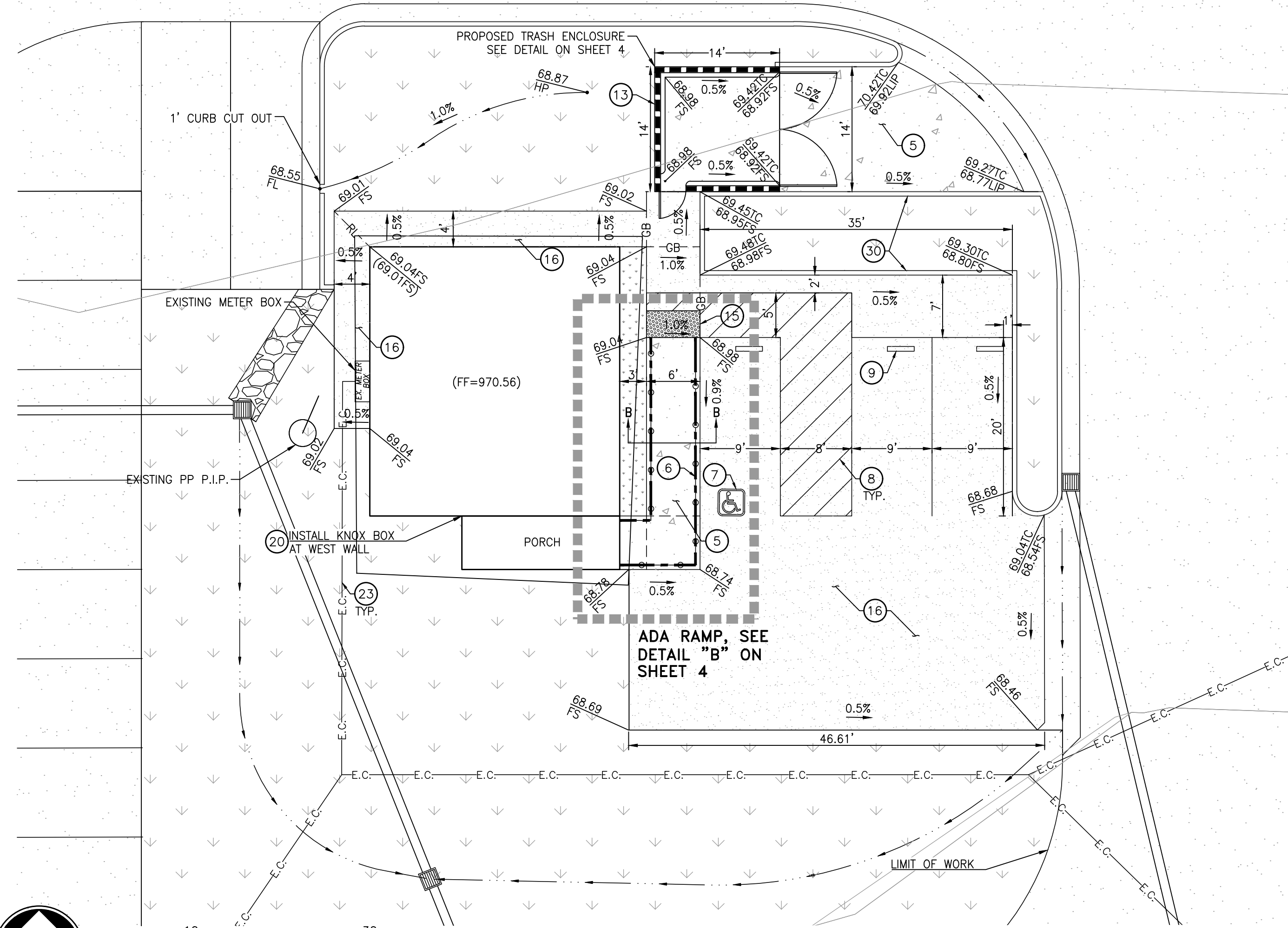
UTILITIES
 CABLE: TIME WARNER CABLE
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 GAS: SOUTHERN CALIFORNIA GAS CO.
 WATER: WEST VALLEY WATER DISTRICT
 SEWER: RIALTO SEWER SERVICE

EARTHWORK QUANTITIES
 CUT: 2,355 CY
 NET: 66 CY CUT
 FILL: 2,289 CY

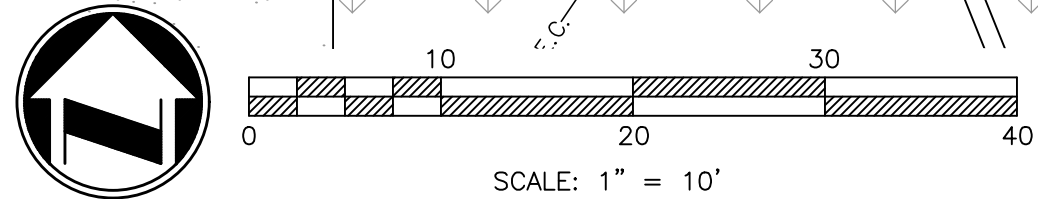
SHEET INDEX
 SHEET 1: TITLE SHEET, DETAIL "A"
 SHEET 2: PRECISE GRADE
 SHEET 3: PRECISE GRADE
 SHEET 4: DETAILS & CROSS SECTIONS
 SHEET 5: EROSION CONTROL



SECTION 26, T. 1S, R. 5W



DETAIL "A"
 BUILDING & PARKING LOT



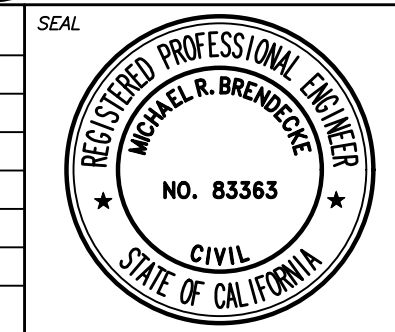
GENERAL GRADING NOTES:

- ALL GRADING SHALL COMPLY WITH F.H.A. DATA SHEET 79-G, CITY OF RIALTO ORDINANCE NO. 649, REQUIREMENTS OF THE CITY ENGINEER, CURRENT EDITION OF THE C.B.C. AND GRADING SPECIFICATIONS OF THE PRELIMINARY SOILS REPORT.
- NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE CITY ENGINEERING INSPECTOR.
- A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST AND CITY INSPECTOR.
- FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY U.B.C. SECTION 3313.4, AND CERTIFIED BY THE SOILS ENGINEER.
- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF FILL.
- FILL AREAS SHALL BE CLEARED OF ALL VEGETATION, DEBRIS, TOPSOIL AND OTHER UNSUITABLE MATERIALS AND SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES AND INSPECTED BY THE SOILS TESTING AGENCY PRIOR TO THE PLACING OF FILL.
- ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SITE SOILS ENGINEER PER THE GRADING CODE. THE SOIL CERTIFICATION SHALL INCLUDE THE STABILITY OF THE BACKFILL AND THAT THE COMPACTION IS 90% OF THE OPTIMUM DENSITY USING THE AASHTO TEST 1 180-57 MODIFIED TO USE 3 LAYERS IN LIEU OF 5 LAYERS.
- THE FINAL COMPACTION REPORT AND CERTIFICATION FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED, EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR DRIVE RING AND SHALL BE SO NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
- THE DESIGN CIVIL ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN HIS PURVIEW.
- STRICT ADHERENCE TO DUST CONTROL REQUIREMENTS SHALL BE ENFORCED AND ALL DUST SHALL BE CONTROLLED BY WATERING.
- PRIOR TO TRENCHING FOR THE FOUNDATION, THE ROUGH GRADING SHALL BE APPROVED BY THE CITY AND THE ROUGH GRADE CERTIFICATION, ALONG WITH THE FINAL COMPACTION TESTING REPORT, SHALL BE SUBMITTED AND APPROVED BY THE CITY. FINISH GRADE CERTIFICATION SHALL BE SUBMITTED TO AND APPROVED BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY.
- STATE LAW (SB3019) REQUIRES THE CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (USA) AND OBTAIN AN IDENTIFICATION NUMBER PRIOR TO THE ISSUANCE OF THE CITY'S ENCROACHMENT PERMIT. THE CONTRACTOR SHALL NOTIFY USA TWO WORKING DAYS (48 HOURS MINIMUM) IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
- ALL SURVEY MONUMENTS SHALL BE PROTECTED AND PERPETUATED IN PLACE, ANY DISTURBED OR COVERED MONUMENTS SHALL BE RESET BY A REGISTERED CIVIL ENGINEER OR R LICENSED LAND SURVEYOR.
- REPAIR OR REPLACE ALL EXISTING DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE ENGINEER IN THE FIELD.
- ANY MATERIAL INCORPORATED AS PART OF THE COMPACTED FILL MUST BE APPROVED BY THE SOILS ENGINEER. INSPECTION AND CERTIFICATION OF FILL PLACEMENT SHALL BE PROVIDED BY THE SOILS ENGINEER DURING THE PROCESS OF GRADING. NO ROCK OR SIMILAR MATERIAL GREATER THAN EIGHT INCHES IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER IN ADVANCE AND APPROVED BY THE CITY ENGINEER.
- IF ANY UNKNOWN SUB-SURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER AND THE CITY ENGINEER PRIOR TO PROCEEDING WITH GRADING OPERATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. HE WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS OPERATION. THE ENGINEER OF RECORD MUST BE NOTIFIED OF ANY CONFLICTS AND CONSTRUCTION MUST BE TERMINATED AND STREETS RESTORED UNTIL CORRECTIVE MEASURES HAVE BEEN APPROVED BY THE CITY ENGINEER.
- CUT SLOPES SHALL NOT EXCEED 1-1/2:1 AND FILL SLOPES SHALL NOT EXCEED 2:1 UNLESS OTHER SLOPE IS JUSTIFIED BY THE SOILS ENGINEER. FILL SLOPES SHALL HAVE NOT LESS THAN 90% RELATIVE COMPACTION AS DETERMINED BY ASTM D 1557-70 AND CERTIFIED BY THE SOILS ENGINEER. TOE OF SLOPES WILL BE LOCATED PER THE UNIFORM BUILDING CODE, LATEST EDITION. HOLD TOP AND TOE OF SLOPES FROM PROPERTY LINES AND BUILDING LOCATIONS PER THE U.B.C. THE TOE OF
- THE COMPACTED FILL SLOPES SHALL BE NO CLOSER THAN 3' TO AN ADJACENT PROPERTY LINE PAD. THE TOP OF A CUT SLOPE SHALL NOT BE CLOSER THAN 2' TO AN ADJACENT PROPERTY LINE.
- SEPARATE PERMITS SHALL BE REQUIRED FOR ANY IMPROVEMENT WORK IN THE PUBLIC RIGHT-OF-WAY.
- ADJACENT STREETS ARE TO BE CLEANED DAILY OF ALL DIRT AND DEBRIS THAT IS THE RESULT OF THIS OPERATION.
- ALL BACKFILLED TRENCHES TO BE CERTIFIED BY A SOILS ENGINEER (90% MINIMUM COMPACTION) PER CITY STANDARDS AND SPECIFICATIONS. ALL EXCAVATIONS AND INSTALLATIONS IN THE PUBLIC RIGHT-OF-WAY REQUIRE INSPECTION BY CITY INSPECTOR. FAILURE TO HAVE INSPECTION MAY RESULT IN REOPENING OF THE EXCAVATION AND POSSIBLE RECONSTRUCTION.
- EARTHWORK QUANTITIES FOR SITE GRADING ARE ESTIMATED TO BE:
 CUT: THESE QUANTITIES ARE BASED ON THE ASSUMPTION THAT ZERO SUBSIDENCE WILL OCCUR OVER THE ENTIRE SITE.
 FILL: IMPORT:
 THESE QUANTITIES ARE BASED ON THE ASSUMPTION THAT ZERO SUBSIDENCE WILL OCCUR OVER THE ENTIRE SITE.
- THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THAT THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SECTION 3309.4 OF THE UNIFORM BUILDING CODE.
- SIGNATURE: _____ R.C.E. NO. _____ DATE: _____
- AN AS-BUILT GRADING PLAN SHALL BE SUBMITTED BY THE ENGINEER ALONG WITH THE FINAL GRADE CERTIFICATION PRIOR TO ISSUANCE OF OCCUPANCY.
- NO WATER METER SHALL BE TAKEN FROM CITY FIRE HYDRANTS WITHOUT AN AUTHORIZED HYDRANT METER.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING ANY GRADING OPERATIONS. THE CITY MAY REQUIRE AND SHALL APPROVE ANY TEMPORARY DRAINAGE MEASURES USED TO PROTECT ADJOINING PROPERTY DURING GRADING OPERATIONS, I.E. EROSION CONTROL, FROM OCTOBER 1 TO MAY 1 AND SHALL BE ON FILE WITH THE CITY.
- APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS DOES NOT RELIEVE THE ENGINEER AND THE APPLICANT FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPRIATE PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- ALL GRADING OPERATIONS SHALL CEASE IF WIND VELOCITIES EXCEED 25 M.P.H. THE PROJECT SITE SHALL BE REGULARLY WATERED TO MITIGATE BLOWING DUST DURING THE DURATION OF HIGH WIND CONDITIONS.
- ALL DRIVEWAYS TO BE 16' WIDE AT THE BOTTOM, UNLESS NOTED OTHERWISE. NO DRIVE APPROACH SHALL BE WITHIN 5' FROM TOP OF THE X-SECTION TO PROPERTY LINE. MAXIMUM GRADE OF DRIVEWAY SHALL BE 12%.
- NO FOOTING OR FOUNDATION SHALL REST ON BOTH CUT AND FILL SURFACES. FOUNDATIONS SHALL EXTEND THROUGH FILL INTO COMPACTED NATIVE SOIL OR NATIVE MATERIAL TO BE REMOVED AND REPLACED WITH FILL FOR A MINIMUM OF 12" BETWEEN FOUNDATION AND NATIVE SOIL IN CUT.
- PAD ELEVATION SHOWN ARE MINIMUM HEIGHT AND MAY BE ADJUSTED IF APPROVED BY THE ENGINEER AND THE CITY OF RIALTO.
- PROVIDE DRAINAGE SWALE 15' FROM REAR OF THE HOUSE AND 10' FROM SIDES WHERE POSSIBLE, 4' MINIMUM.
- DRAIN FROM CRITICAL POINT (C.P.) AT A MINIMUM OF 1.00% TO STREET.
- PROVIDE A MINIMUM OF 3" FROM CRITICAL POINT TO BUILDING PAD AND A MINIMUM OF 6" FORM PAD TO FINISH FLOOR.
- SLOPES TO BE ON LOT WITH LOWER ELEVATION.
- A PRECISE GRADING PLAN SHOWING HOUSE LOCATIONS AND DRAINAGE DETAILS SHALL BE SUBMITTED TO THE CITY OF RIALTO FOR APPROVAL PRIOR TO START OF ANY HOUSE CONSTRUCTION.
- ALL SLOPES 4' OR GREATER MUST BE PLANTED AND IRRIGATED.

CITY OF RIALTO CONSTRUCTION INSPECTION HOURS
 7:00 AM TO 5:00 PM MONDAY THROUGH THURSDAY



MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	



PREPARED UNDER THE SUPERVISION OF:

MICHAEL R. BRENDEN, RCE 83363, EX. 3.31.23	Date: _____
RECOMMENDED FOR APPROVAL BY LOCKWOOD ENGINEERING:	
CARLETON W. LOCKWOOD, JR., RCE 49835	Date: _____
APPROVED BY:	
GUERRAZZO LAURE, ACTING CITY ENGINEER, RCE 80532	Date: _____

adkan ENGINEERS
 Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241, Fax: (951) 688-0599

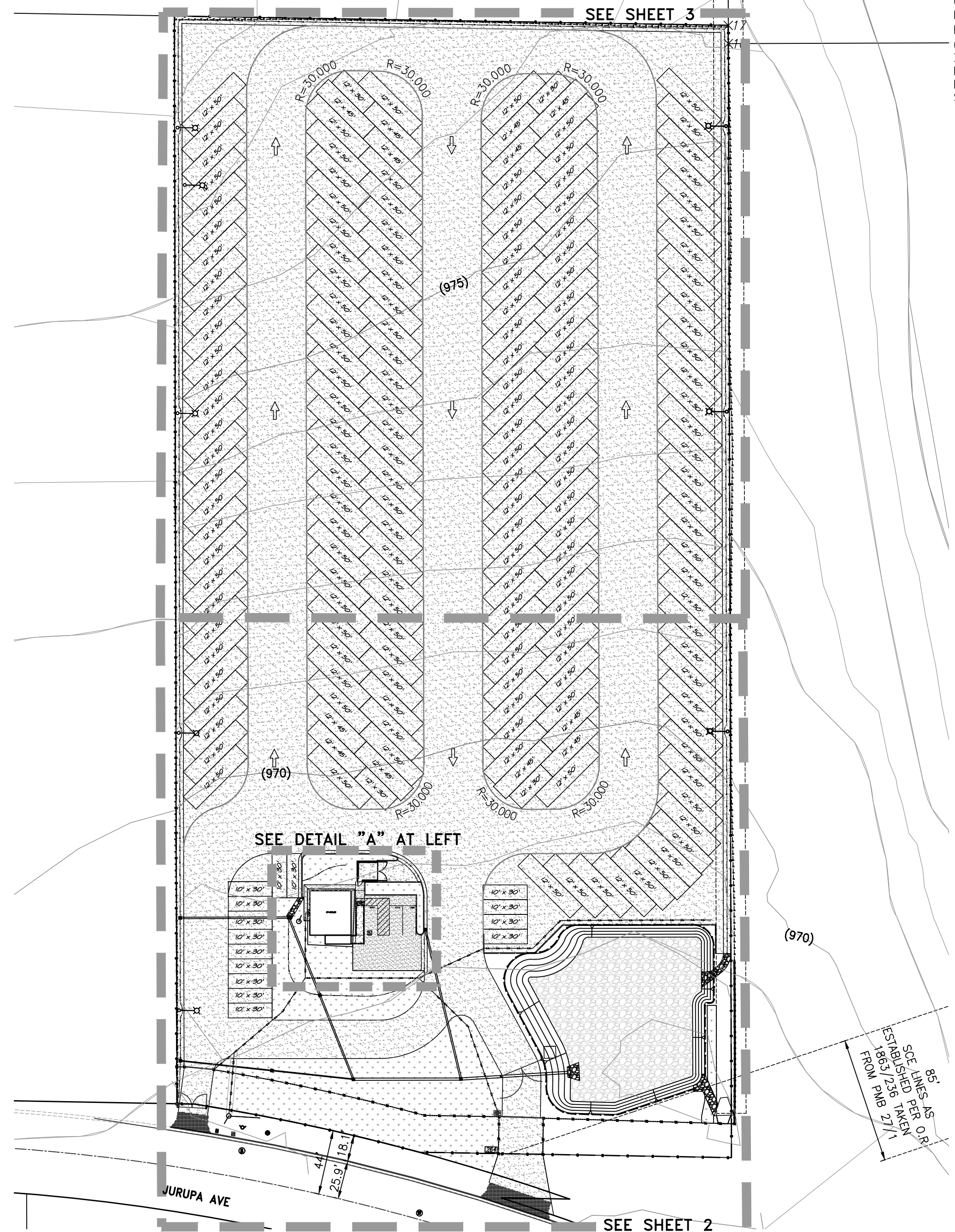
BENCHMARK: 007-888 ELEVATION: 1014.393
 CITY OF RIALTO BRASS DISC IN NORTHWEST CORNER PCC CATCH BASIN 4 FT. NORTH OF CURB.
 40 FT. NORTH OF CENTERLINE SLOVER. 66 FT. WEST OF CENTERLINE RIVERSIDE.

CITY OF RIALTO
 PRECISE GRADING PLANS
 TITLE SHEET AND DETAIL A
 264 JURUPA AVE

FOR: ROGER TURNER & ASSOCIATES PPD No. _____

1
 OF 5 SHEETS

PLAN No. _____
 Plot Date: 2/26/2024

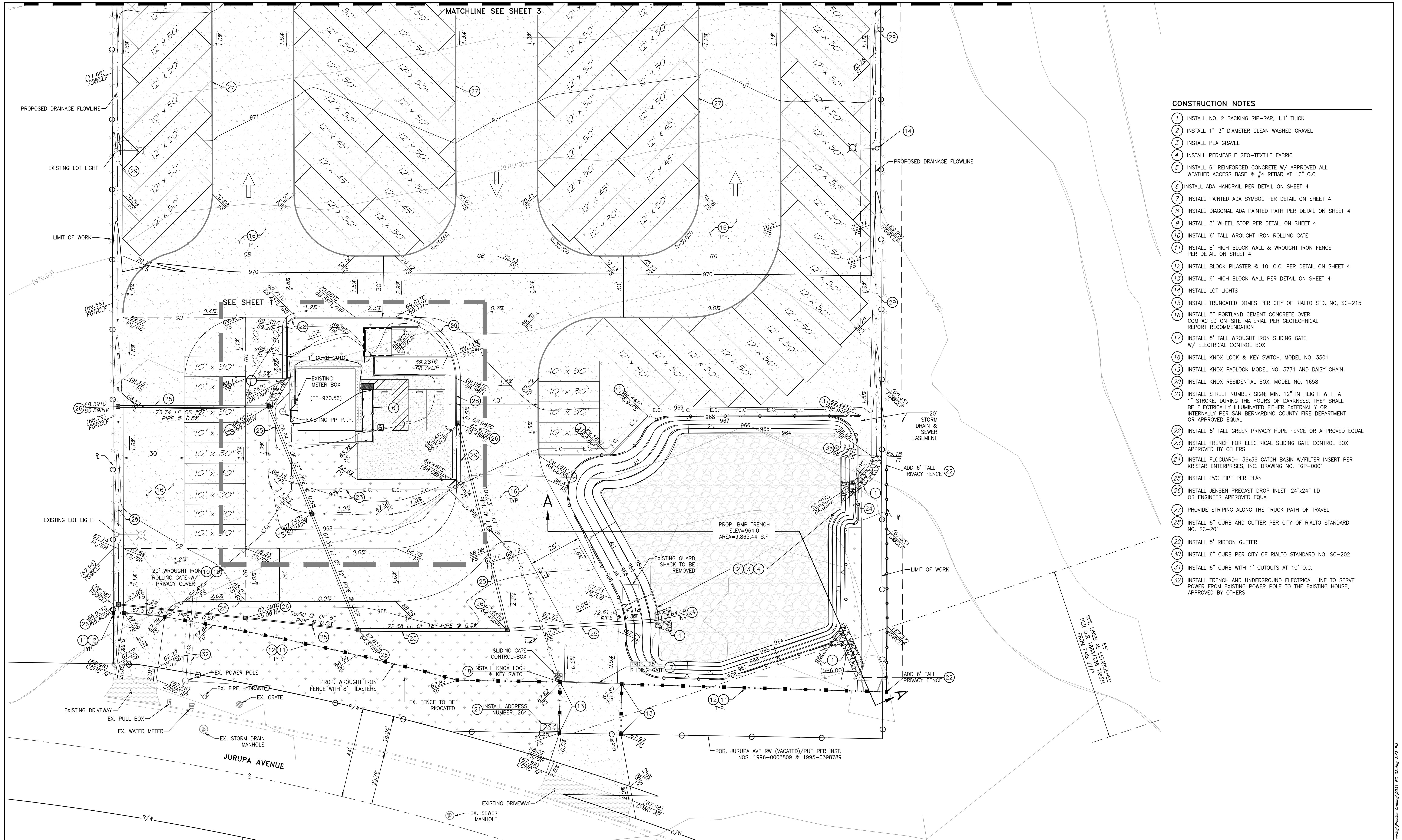


SCALE: 1" = 60'

CONSTRUCTION NOTES & QUANTITY ESTIMATE

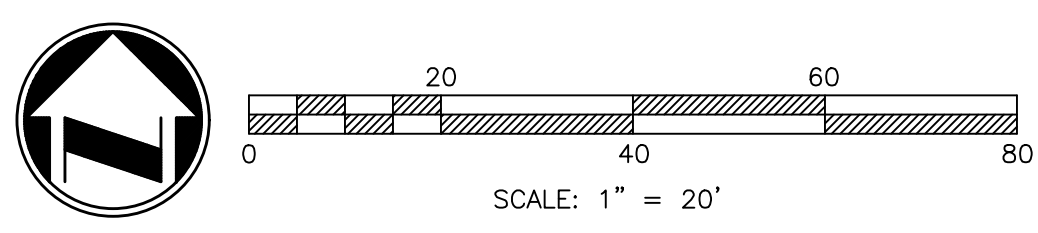
THE QUANTITIES SHOWN BELOW ARE FOR BONDING PURPOSES ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY TAKE-OFF.

1	INSTALL NO. 2 BACKING RIP-RAP, 1.1" THICK	450 SF
2	INSTALL 1"-3" DIAMETER CLEAN WASHED GRAVEL	9,715 SF
3	INSTALL PEA GRAVEL	9,715 SF
4	INSTALL PERMEABLE GEO-TEXTILE FABRIC	9,715 SF
5	INSTALL 6" REINFORCED CONCRETE W/ APPROVED ALL WEATHER ACCESS BASE & #4 REBAR AT 16" O.C	633 SF
6	INSTALL ADA HANDRAIL PER DETAIL ON SHEET 4	58 LF
7	INSTALL PAINTED ADA SYMBOL PER DETAIL ON SHEET 4	1 EA
8	INSTALL DIAGONAL ADA PAINTED PATH PER DETAIL ON SHEET 4	465 SF
9	INSTALL 3" WHEEL STOP PER DETAIL ON SHEET 4	3 EA
10	INSTALL 6" TALL WROUGHT IRON ROLLING GATE	1 EA
11	INSTALL 8' HIGH BLOCK WALL & WROUGHT IRON FENCE PER DETAIL ON SHEET 4	370 LF
12	INSTALL BLOCK PILASTER @ 10' O.C. PER DETAIL ON SHEET 4	43 EA
13	INSTALL 6" HIGH BLOCK WALL PER DETAIL ON SHEET 4	50 LF
14	INSTALL LOT LIGHTS	2 EA
15	INSTALL TRUNCATED DOMES PER CITY OF RIALTO STD. NO. SC-215	18 SF
16	INSTALL 5" PORTLAND CEMENT CONCRETE OVER COMPACTED ON-SITE MATERIAL PER GEOTECHNICAL REPORT RECOMMENDATION	245,805 SF
17	INSTALL 8" TALL WROUGHT IRON SLIDING GATE W/ ELECTRICAL CONTROL BOX	1 EA
18	INSTALL KNOX LOCK & KEY SWITCH. MODEL NO. 3501	1 EA
19	INSTALL KNOX PADLOCK MODEL NO. 3771 AND DAISY CHAIN.	1 EA
20	INSTALL KNOX RESIDENTIAL BOX. MODEL NO. 1658	1 EA
21	INSTALL STREET NUMBER SIGN; MIN. 12" IN HEIGHT WITH A 1" STROKE. DURING THE HOURS OF DARKNESS, THEY SHALL BE ELECTRICALLY ILLUMINATED EITHER EXTERNALLY OR INTERNALLY PER SAN BERNARDINO COUNTY FIRE DEPARTMENT OR APPROVED EQUAL	1 EA
22	INSTALL 6" TALL GREEN PRIVACY HDPE FENCE OR APPROVED EQUAL	111 LF
23	INSTALL TRENCH FOR ELECTRICAL SLIDING GATE CONTROL BOX, APPROVED BY OTHERS	360 LF
24	INSTALL FLOGUARD+ 36x36 CATCH BASIN W/FILTER INSERT PER KRISTAR ENTERPRISES, INC. DRAWING NO. FGP-0001	2 EA
25	INSTALL PVC PIPE PER PLAN	560 LF
26	INSTALL JENSEN PRECAST DROP INLET 24"x24" I.D OR ENGINEER APPROVED EQUAL	8 EA
27	PROVIDE STRIPING ALONG THE TRUCK PATH OF TRAVEL	3,743 LF
28	INSTALL 6" CURB AND GUTTER PER CITY OF RIALTO STANDARD NO. SC-201	132 LF
29	INSTALL 5" RIBBON GUTTER	46 LF
30	INSTALL 6" CURB PER CITY OF RIALTO STANDARD NO. SC-202	129 LF
31	INSTALL 6" CURB WITH 1' CUTOUTS AT 10' O.C.	186 LF
32	INSTALL TRENCH AND UNDERGROUND ELECTRICAL LINE TO SERVE POWER FROM EXISTING POWER POLE TO THE EXISTING HOUSE, APPROVED BY OTHERS	42 LF

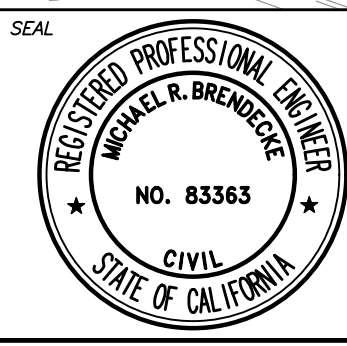


CONSTRUCTION NOTES

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- 3 INSTALL PEA GRAVEL
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- 7 INSTALL PAINTED ADA SYMBOL PER DETAIL ON SHEET 4
- 8 INSTALL DIAGONAL ADA PAINTED PATH PER DETAIL ON SHEET 4
- 9 INSTALL 3' WHEEL STOP PER DETAIL ON SHEET 4
- 10 INSTALL 6' TALL WROUGHT IRON ROLLING GATE
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- 18 INSTALL KNOX LOCK & KEY SWITCH, MODEL NO. 3501
- 19 INSTALL KNOX PADLOCK MODEL NO. 3771 AND DAISY CHAIN.
- 20 INSTALL KNOX RESIDENTIAL BOX, MODEL NO. 1658
- 21 INSTALL STREET NUMBER SIGN; MIN. 12" IN HEIGHT WITH A 1" STROKE. DURING THE HOURS OF DARKNESS, THEY SHALL BE ELECTRICALLY ILLUMINATED EITHER EXTERNALLY OR INTERNALLY PER SAN BERNARDINO COUNTY FIRE DEPARTMENT OR APPROVED EQUAL
- 22 INSTALL 6' TALL GREEN PRIVACY HOPE FENCE OR APPROVED EQUAL
- 23 INSTALL TRENCH FOR ELECTRICAL SLIDING GATE CONTROL BOX APPROVED BY OTHERS
- 24 INSTALL FLOGUARD+ 36x36 CATCH BASIN W/FILTER INSERT PER KRISTAR ENTERPRISES, INC. DRAWING NO. FGP-0001
- 25 INSTALL PVC PIPE PER PLAN
- 26 INSTALL JENSEN PRECAST DROP INLET 24"x24" I.D OR ENGINEER APPROVED EQUAL
- 27 PROVIDE STRIPING ALONG THE TRUCK PATH OF TRAVEL
- 28 INSTALL 6" CURB AND GUTTER PER CITY OF RIALTO STANDARD NO. SC-201
- 29 INSTALL 5' RIBBON GUTTER
- 30 INSTALL 6" CURB PER CITY OF RIALTO STANDARD NO. SC-202
- 31 INSTALL 6" CURB WITH 1' CUTOUTS AT 10' O.C.
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MARK	REVISIONS	APPR.	DATE



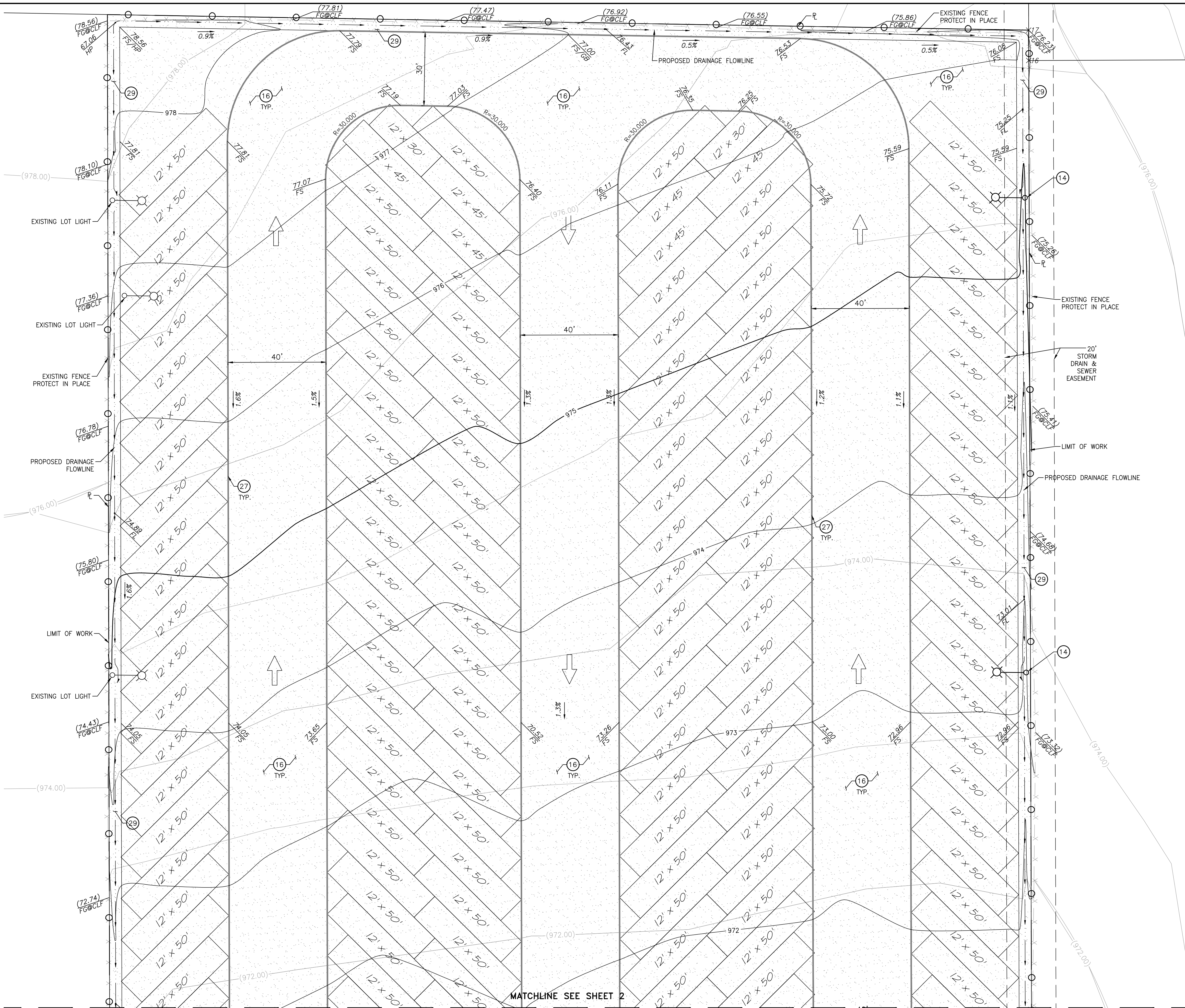
PREPARED UNDER THE SUPERVISION OF:
MICHAEL R. BRENDEN, RCE 83363, EX. 3.31.23 Date: _____
RECOMMENDED FOR APPROVAL BY LOCKWOOD ENGINEERING:
CARLETON W. LOCKWOOD, JR., RCE 49835 Date: _____
APPROVED BY:
GUERRICHO LAURE, ACTING CITY ENGINEER, RCE 80532 Date: _____



CITY OF RIALTO
PRECISE GRADING PLANS
264 JURUPA AVE

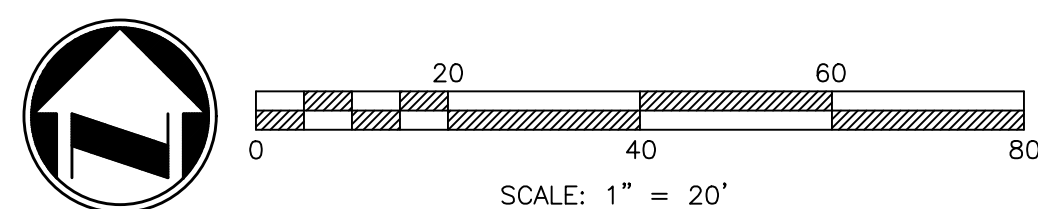
2
OF 5 SHEETS

BENCHMARK: 007-88 ELEVATION: 1014.393
DESCRIPTION: CITY OF RIALTO BRASS DISC IN NORTHWEST CORNER PCC CATCH BASIN, 4 FT. NORTH OF CURB, 40 FT. NORTH OF CENTERLINE SLOVER, 66 FT. WEST OF CENTERLINE RIVERSIDE.
FOR: ROGER TURNER & ASSOCIATES PPD No. _____ PLAN No. _____
Plot Date: 2/26/2024

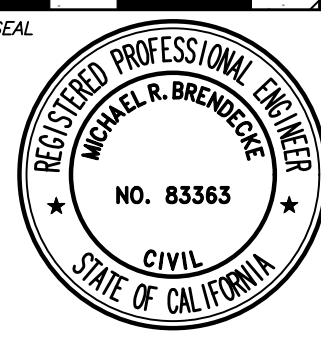


CONSTRUCTION NOTES

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MARK	REVISIONS	APPR.	DATE



PREPARED UNDER THE SUPERVISION OF:
 MICHAEL R. BRENDEN, RCE 83363, EX. 3.31.23 Date: _____
 RECOMMENDED FOR APPROVAL BY LOCKWOOD ENGINEERING:
 CARLETON W. LOCKWOOD, JR., RCE 49835 Date: _____
 APPROVED BY:
 GUERRANZO LAURE, ACTING CITY ENGINEER, RCE 80532 Date: _____



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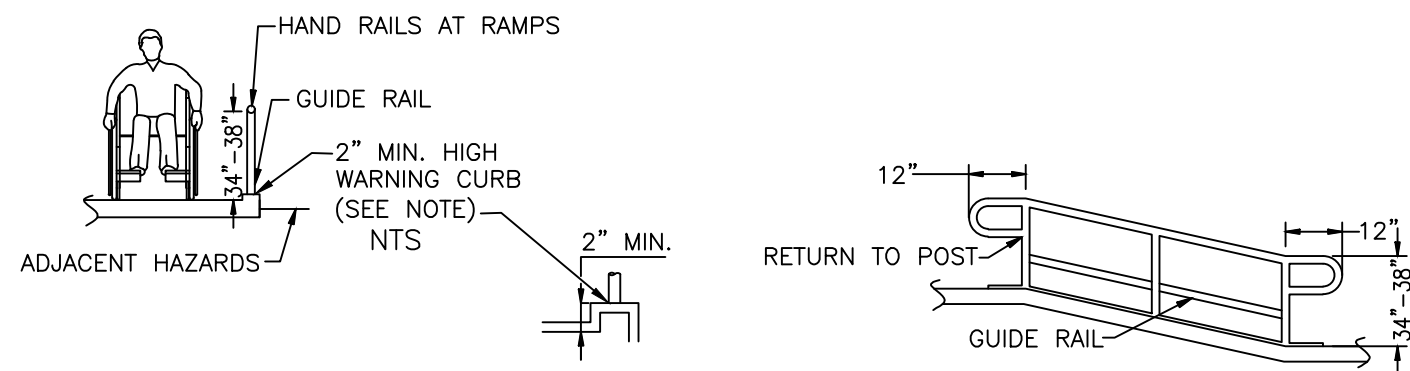
CITY OF RIALTO
 PRECISE GRADING PLANS
 264 JURUPA AVE

FOR: **ROGER TURNER & ASSOCIATES** PPD No. _____

3
 OF 5 SHEETS

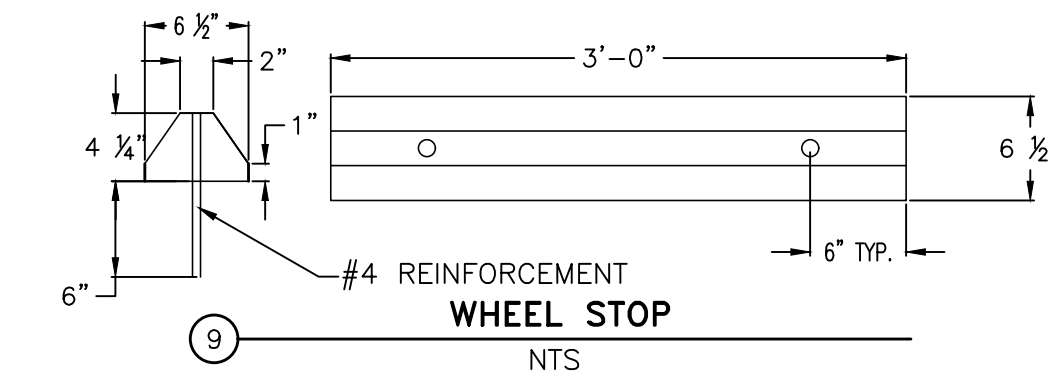
PLAN No. _____
 Plot Date: 2/26/2024

CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
264 W. JURUPA AVENUE PRECISE GRADING PLAN



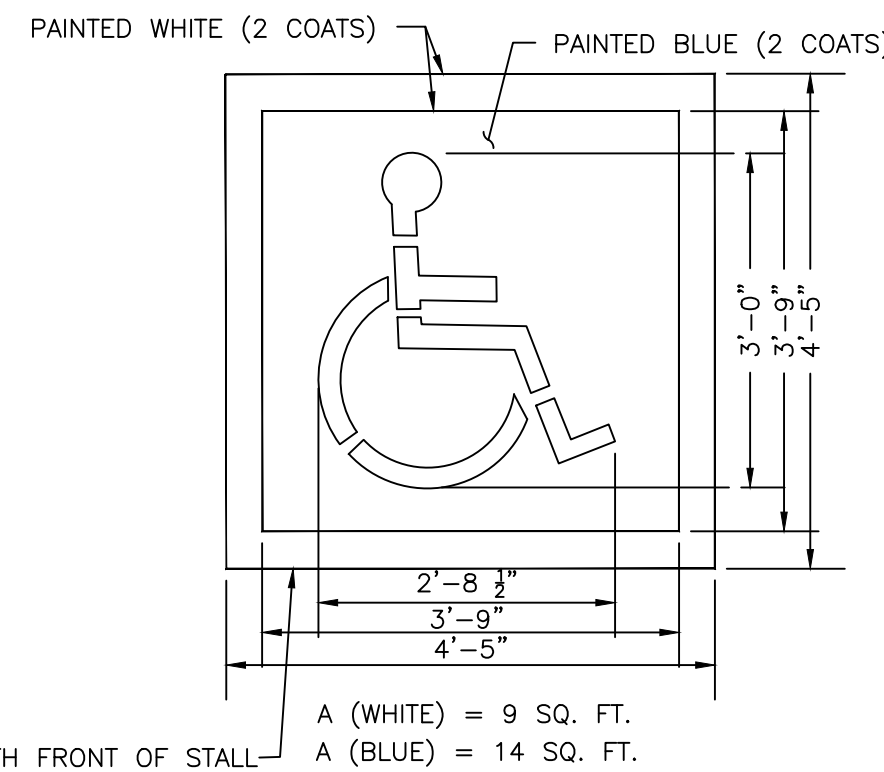
6 RAMP HANDRAIL & WHEEL GUIDE DETAIL

NOT TO SCALE
 PER CBC 2013 SECTION 11B-405 & 11B-505
 *NOTE: IF A DROP OFF OF MORE THAN 4" EXISTS BETWEEN THE RAMP SURFACE AND THE ADJACENT GRADE, A 6" WARNING CURB MUST BE UTILIZED.



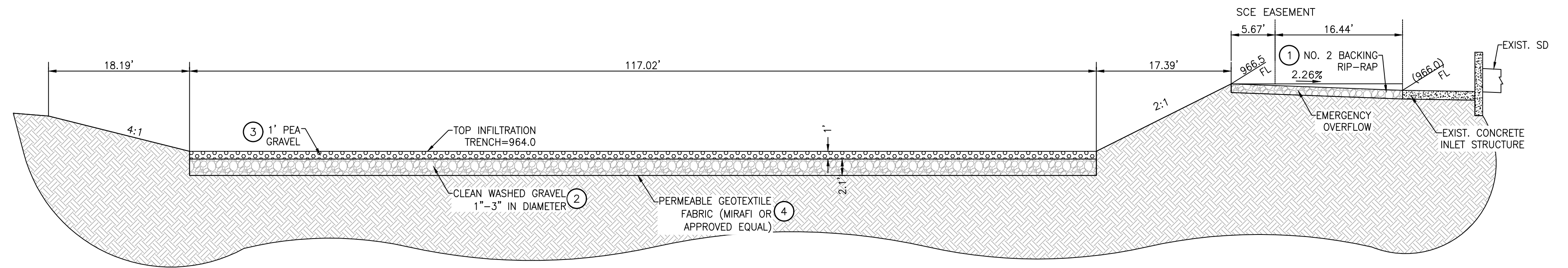
9 WHEEL STOP

NTS



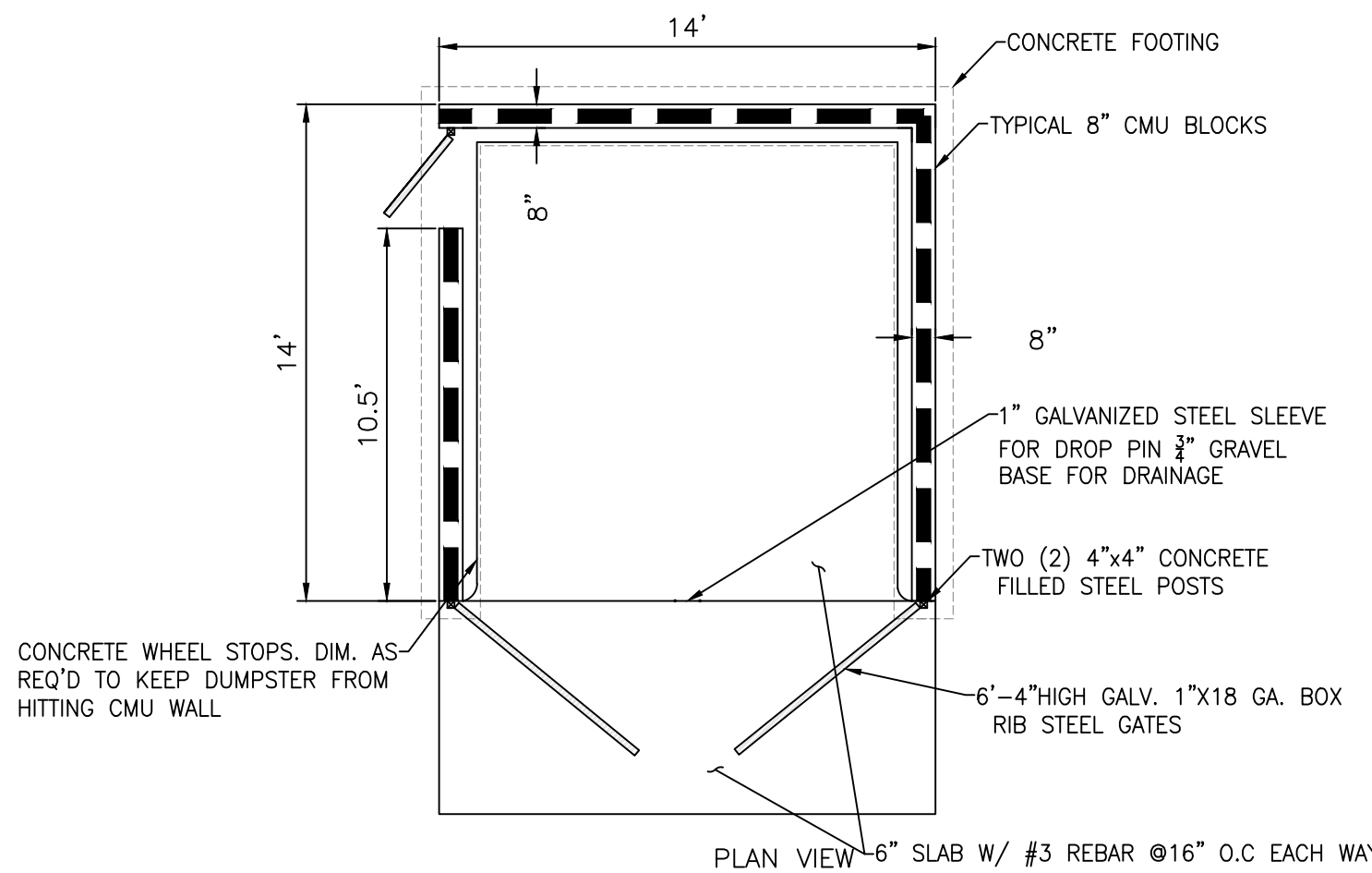
7 INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING

NTS

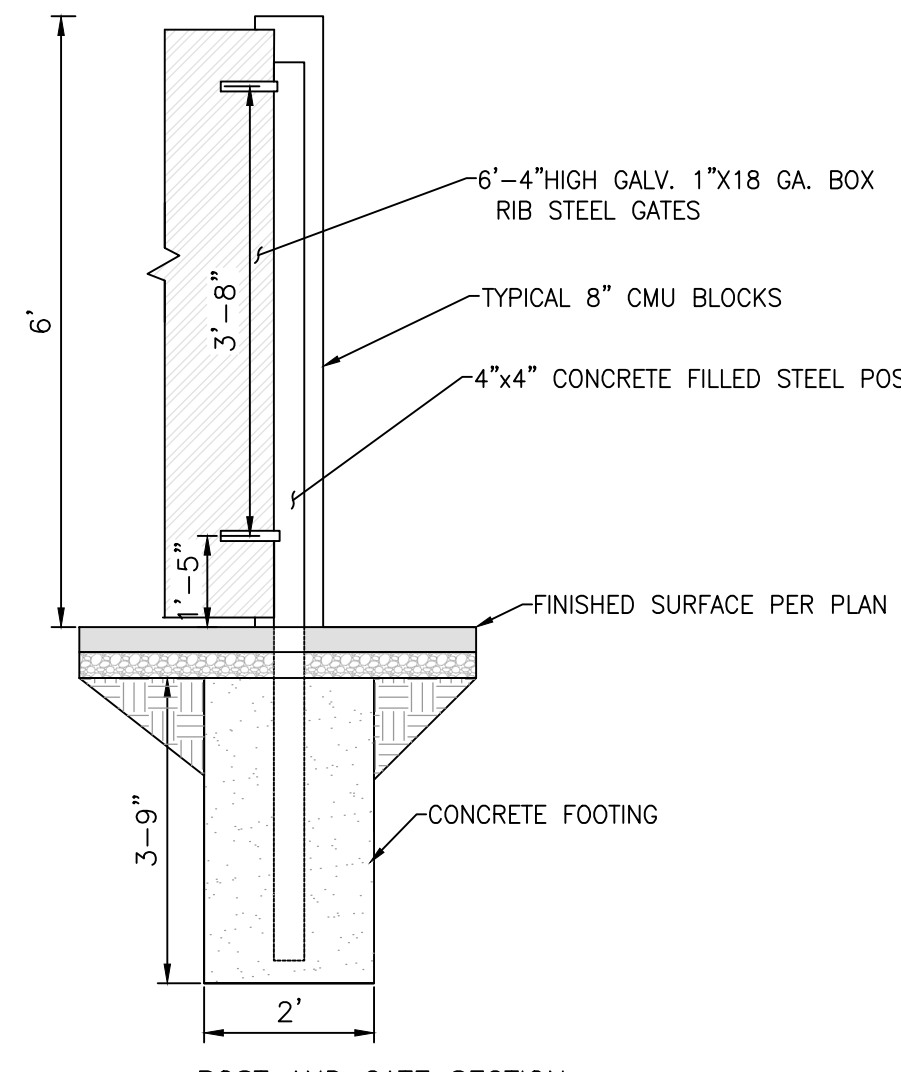


SECTION A-A

SCALE: 1" = 10'

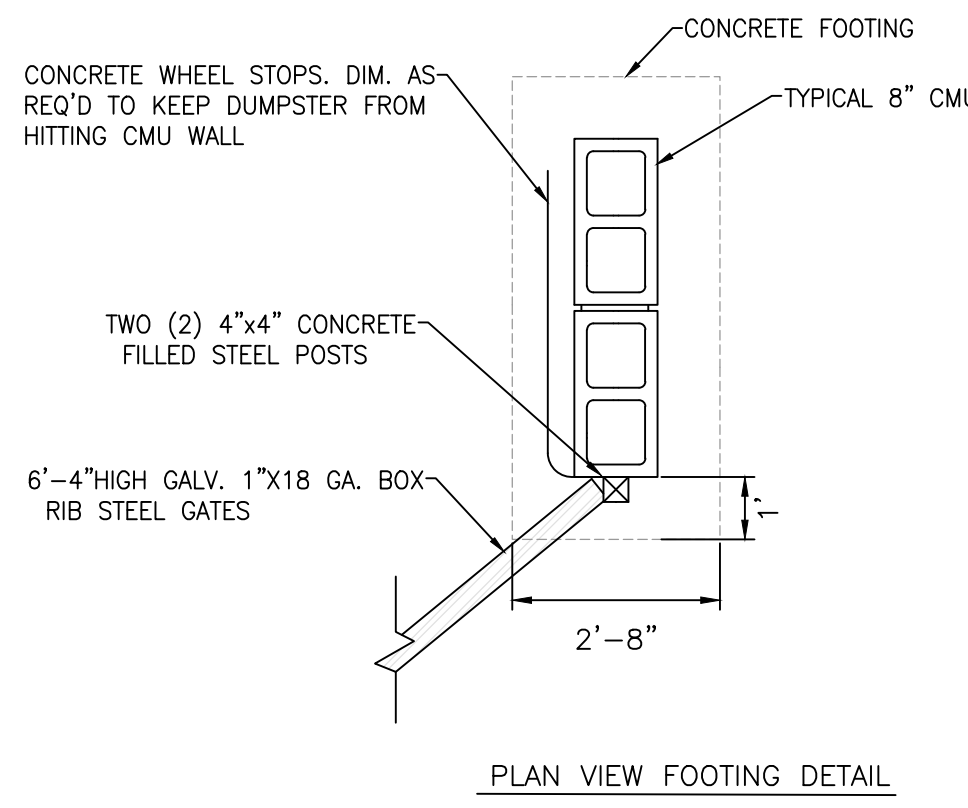


PLAN VIEW

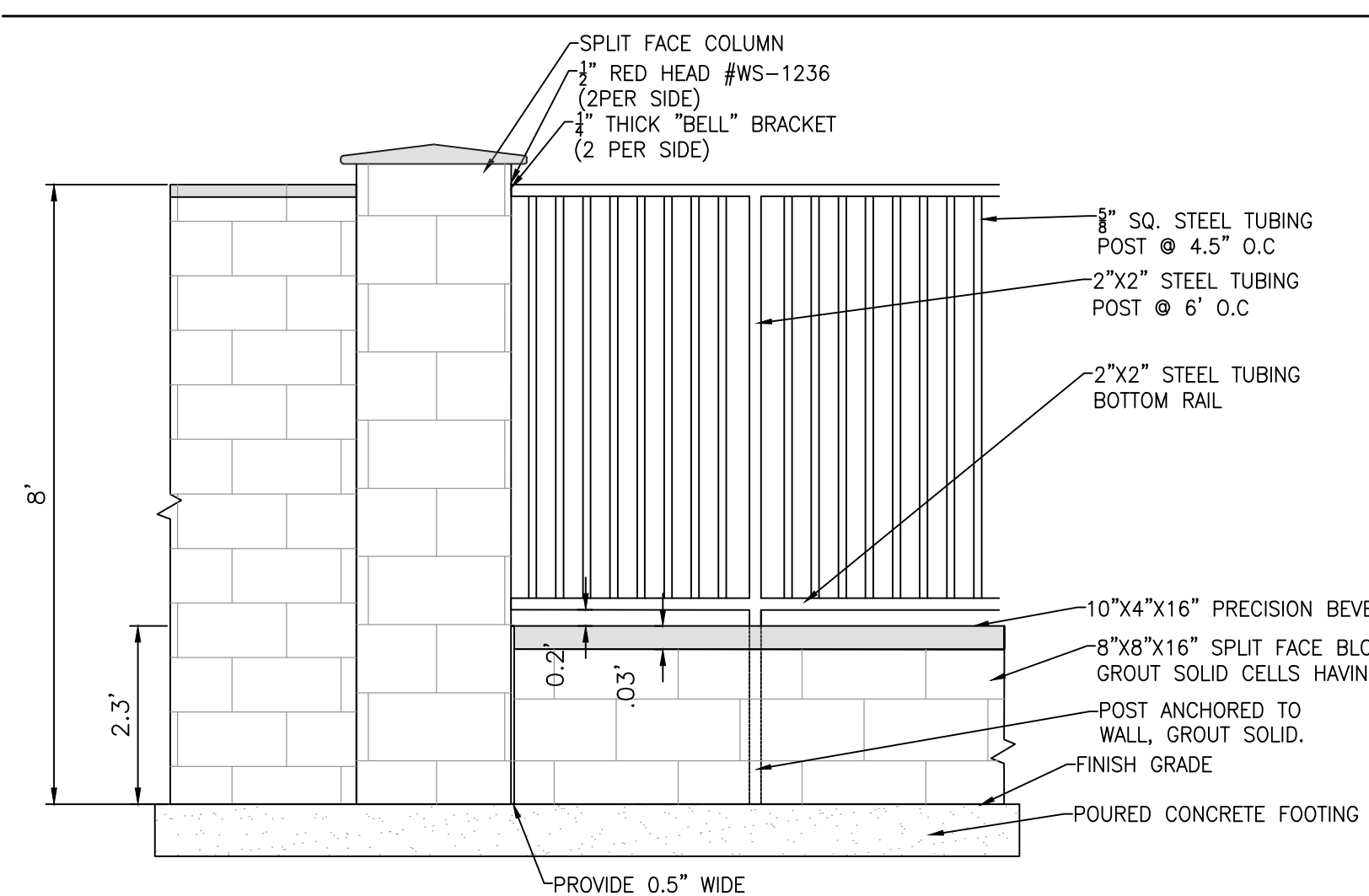


POST AND GATE SECTION

NTS

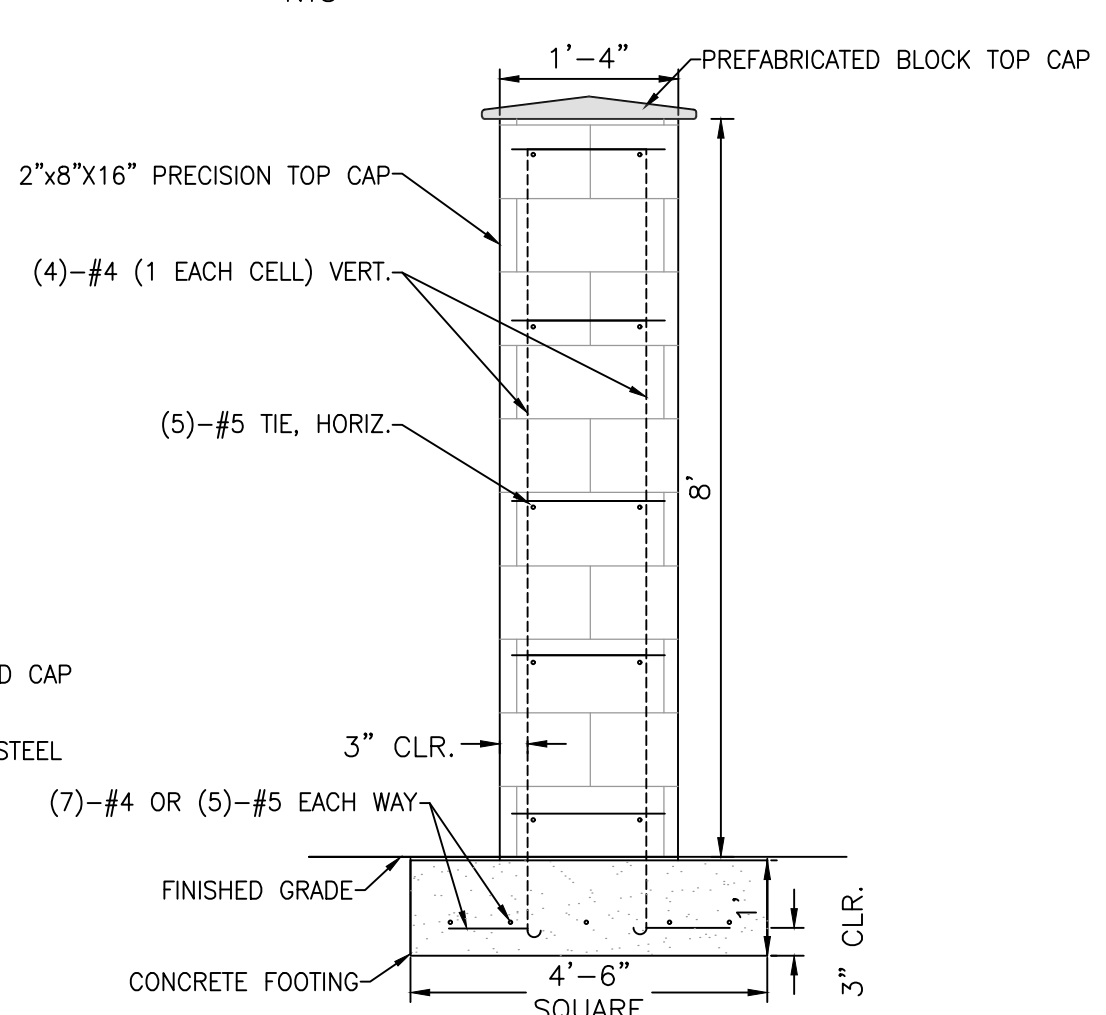


PLAN VIEW FOOTING DETAIL



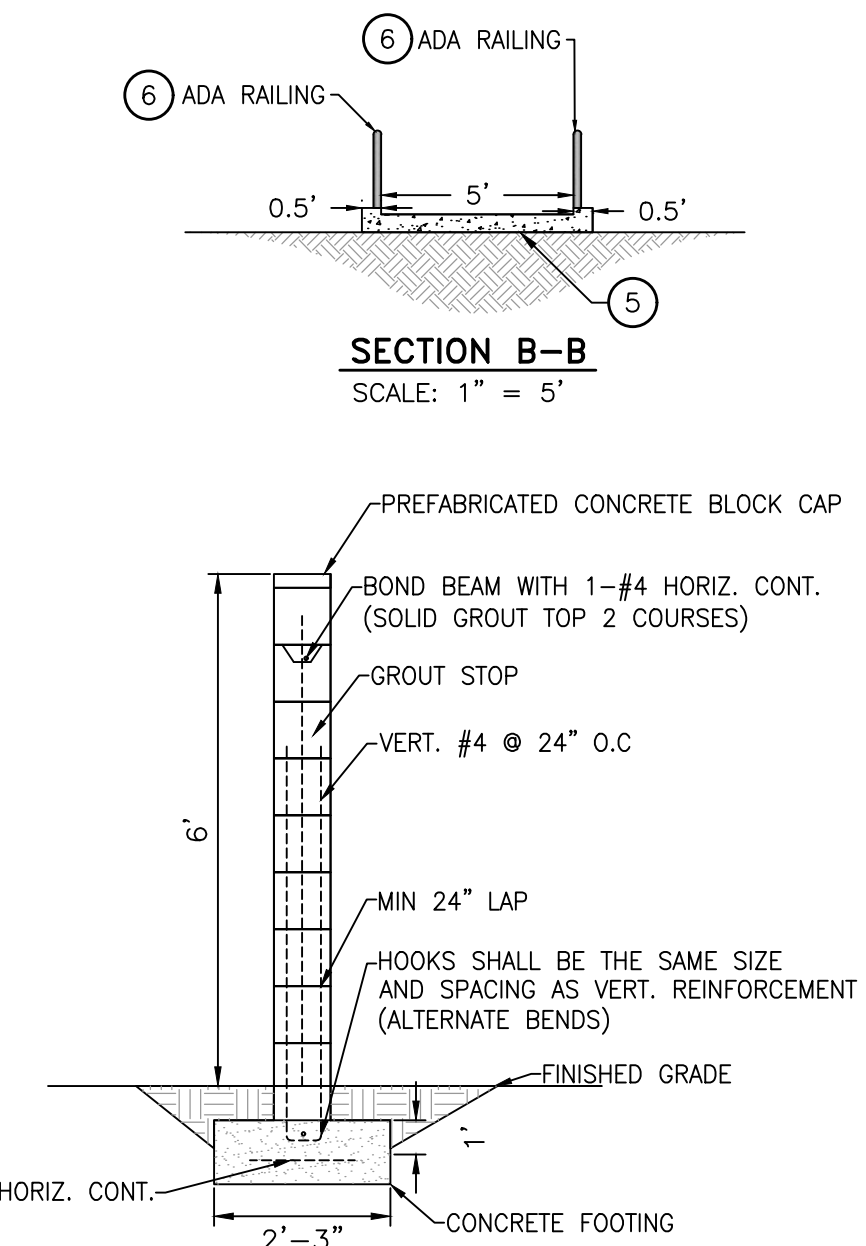
8" CMU WALL AND WROUGHT IRON FENCE DETAIL

NTS



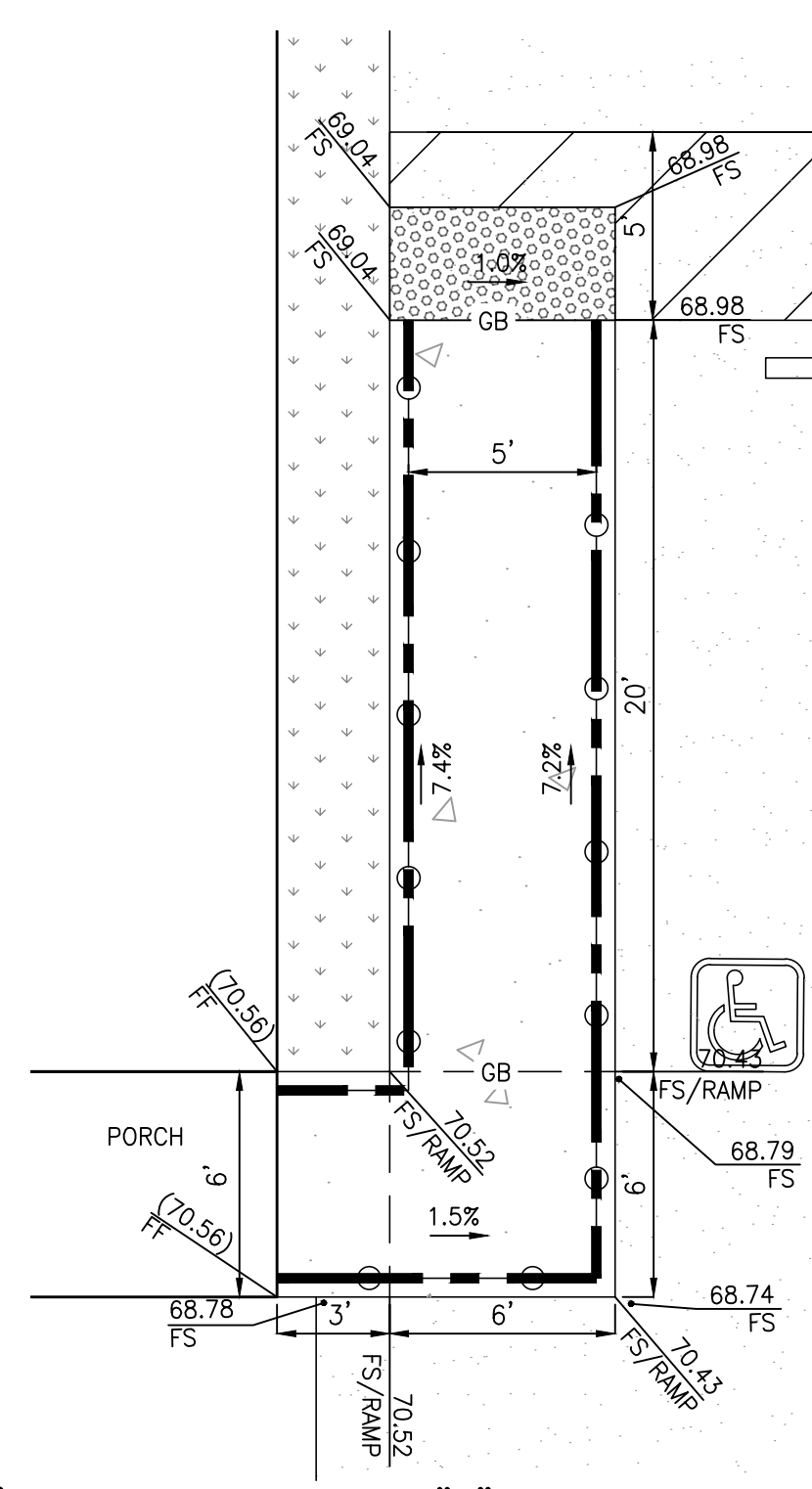
8' HIGH PILASTER PER CITY OF RIALTO STD.

NTS



6' HIGH CMU WALL DETAIL PER CITY OF RIALTO STD

NTS

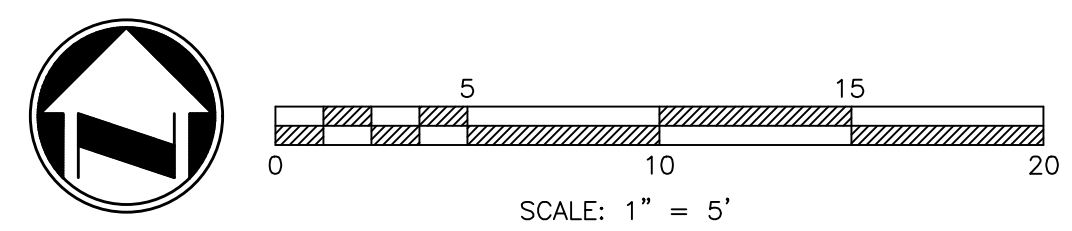


DETAIL "B"

ADA RAMP

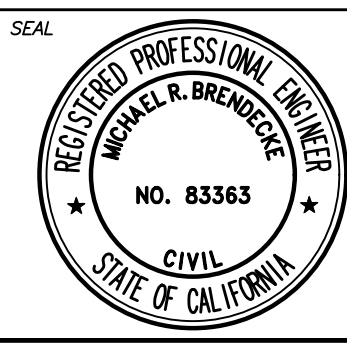
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MARK	REVISIONS	APPR.	DATE

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____



PREPARED UNDER THE SUPERVISION OF:
 MICHAEL R. BRENDEN, RCE 83363, EX. 3.31.23 Date: _____
 RECOMMENDED FOR APPROVAL BY LOCKWOOD ENGINEERING:
 CARLETON W. LOCKWOOD, JR., RCE 49835 Date: _____
 APPROVED BY:
 GUERRICHO LAURE, ACTING CITY ENGINEER, RCE 80532 Date: _____

PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241, Fax: (951) 688-0599

BENCHMARK: 007-88 ELEVATION: 1014.393
 DESCRIPTION: CITY OF RIALTO BRASS DISC IN NORTHWEST CORNER PCC CATCH BASIN 4 FT. NORTH OF CURB, 40 FT. NORTH OF CENTERLINE SLOVER, 66 FT. WEST OF CENTERLINE RIVERSIDE.

CITY OF RIALTO
 PRECISE GRADING PLANS
 CROSS SECTIONS A & B, DETAILS "B"
 ADA & WHEEL STOP DETAIL
 264 JURUPA AVE

FOR: **ROGER TURNER & ASSOCIATES** PPD No. _____

U:\Projects\811\811_2021\Engineering\Precise Grading\811_Plan\811_Plan.dwg 2/24/24

EROSION CONTROL GENERAL NOTES

1. THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD. SUCH CERTIFIED SYSTEMS SHALL BE COMPLETED, INSPECTED, AND IN PLACE NO LATER THAN OCTOBER 1, AND SHALL REMAIN IN PLACE AT ALL TIMES FOR ALL AREAS IN WHICH CONSTRUCTION IS NOT SCHEDULED TO COMMENCE WITHIN THE NEXT SEVEN (7) DAYS. ALL EROSION CONTROL SYSTEMS SHALL REMAIN IN PLACE UNTIL MAY 1.
2. THE CONTRACTOR, PERMITEE OR OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN SAID DEVICES, THE CITY ENGINEER MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY, THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) SHALL BE CHARGED TO THE OWNER.
3. ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT.
4. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.
5. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES AS RECOMMENDED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER.
6. ALL REMOVABLE PROTECTION DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40-PERCENT.
7. EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS CAPACITY AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONE-QUARTER (1/4) INCH IN ANY 12-HOUR PERIOD, OR UPON DIRECTION OF THE CITY ENGINEER, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS AND THE BASINS PUMPED DRY AND OTHERWISE RESTORED TO THE ORIGINAL DESIGN CONDITION.
8. DESILTING BASINS CONSTRUCTED OF COMPACTED EARTH SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90 PERCENT OF MAXIMUM DENSITY. A SOIL ENGINEERING REPORT INCLUDING THE TYPE OF FIELD TESTING PERFORMED, LOCATION AND RESULTS OF TESTING SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL UPON COMPLETING THE DESILTING BASIN.
9. EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.
10. THE CONTRACTOR, PERMITEE, OR PROJECT OWNER SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION. NECESSARY PRECAUTIONS MAY INCLUDE, BUT NOT BE LIMITED TO APPROPRIATE PERIMETER FENCING OR A 24-HOUR GUARD PREVENTING UNAUTHORIZED PERSONS FROM ENTERING THE BASINS.
11. GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.
12. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL EROSION. WATERING SHALL NOT BE USED TO CLEAN STREETS EXCEPT FOR THE REMOVAL OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.
13. STAND-BY CREWS SHALL BE ALERTED BY THE CONTRACTOR, PERMITEE OR OWNER FOR EMERGENCY WORK DURING RAINSTORMS.
14. GRAVEL BAGS AND NECESSARY MATERIALS IN ACCORDANCE WITH THE APPROVED PLANS, SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN RAIN IS IMMINENT. A STAND-BY CREW SHALL ALL UTILITY TRENCHES SHALL BE BACKFILLED WITHIN 24 HOURS AND MUST BE BACKFILLED BEFORE THE END OF THE WORK DAY IF A 40-PERCENT CHANCE OF RAIN IS PREDICTED.
15. A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
16. A 12-INCH HIGH BY 4-FOOT WIDE BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS. CONCENTRATED WATER SHALL BE CARRIED NOT CLOSER THAN 10-FEET FROM THE TOP OF SLOPES.
17. ALL BUILDING PADS SHALL BE SLOPED TOWARDS THE DRIVEWAY AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET. VELOCITY CHECK DAMS SHALL BE PROVIDED ACROSS THE OUTLETS OF ALL LOTS DRAINING INTO THE STREET.
18. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE CITY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS. CHECK DAM INSTALLATION SHALL PROVIDE FOR THE PREVENTION OF EROSION AROUND THE ENDS OF THE DAM.

- | GRADE OF THE STREET | INTERVAL AS REQUIRED |
|---------------------|----------------------|
| LESS THAN 2% | 100 FEET |
| 2% TO 4% | 50 FEET |
| 4% TO 10% | 25 FEET |
| OVER 10% | 25 FEET |
19. ALL EROSION CONTROL PLANS MUST PROVIDE A 24-HOUR TELEPHONE NUMBER AND THE NAME(S) OF THE PERSON(S) RESPONSIBLE FOR EMERGENCY WORK. A TELEPHONE ANSWERING MACHINE OR ANSWERING SERVICE IS UNACCEPTABLE.
 20. CONTACT NAME NARESH PATEL PHONE NO. (805) 481-6334
 21. OWNER/CONTRACTOR SHALL USE APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) AS CONTAINED IN THE SAN BERNARDINO COUNTY FLOOD CONTROL/NPDES MANUAL. OTHER BMP'S MAY BE CITED AND USED PROVIDED SUFFICIENT DETAIL IS CONTAINED IN THE SWPPP OR APPROVED EROSION CONTROL PLAN.
 22. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE A EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
 23. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEVELOPMENT SERVICES DEPARTMENT.
 24. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
 25. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP AS WELL AS ANY CORRECTIVE CHANGES TO THE BMP'S OR EROSION AND SEDIMENT CONTROL PLAN.
 26. IN AREAS WHERE SOIL EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED.
 27. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
 28. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
 29. FOR PROJECTS LARGER THAN 1 ACRE, TEMPORARY DUST CONTROL 6-FOOT HIGH CHAIN LINK FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT. FENCE SHALL HAVE SCREENING THAT IS TAN IN COLOR; GREEN SCREENING WILL NOT BE ALLOWED. FENCE SHALL BE INSTALLED AFTER ISSUANCE OF GRADING PERMIT, AND IMMEDIATELY PRIOR TO COMMENCEMENT OF GRADING OPERATIONS. FENCE SHALL BE APPROPRIATELY MAINTAINED, AS REQUIRED BY THE CITY ENGINEER. VENTS CUT INTO THE FENCE SCREENING SHALL NOT BE ALLOWED. FENCE SHALL BE ADEQUATELY ANCHORED INTO THE GROUND TO RESIST WIND LOADING. WITHIN 10 DAYS OF CEASING ALL CONSTRUCTION ACTIVITY AND WHEN CONSTRUCTION ACTIVITIES ARE NOT SCHEDULED TO OCCUR FOR AT LEAST 30 DAYS, THE DISTURBED AREAS ON-SITE SHALL BE PERMANENTLY STABILIZED AS REQUIRED BY THE CITY ENGINEER. FOLLOWING STABILIZATION OF ALL DISTURBED AREAS, FENCE SHALL BE REMOVED, AS REQUIRED BY THE CITY ENGINEER.
 30. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. SOLID WASTE MANAGEMENT:
 - PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
 - B. MATERIAL DELIVERY AND STORAGE:
 - PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
 - C. CONCRETE WASTE:
 - PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - D. PAINT AND PAINTING SUPPLIES:
 - PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 31. VEHICLE FUELING, MAINTENANCE AND CLEANING:
 - PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
 32. HAZARDOUS MATERIALS MANAGEMENT:
 - PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS MATERIALS TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

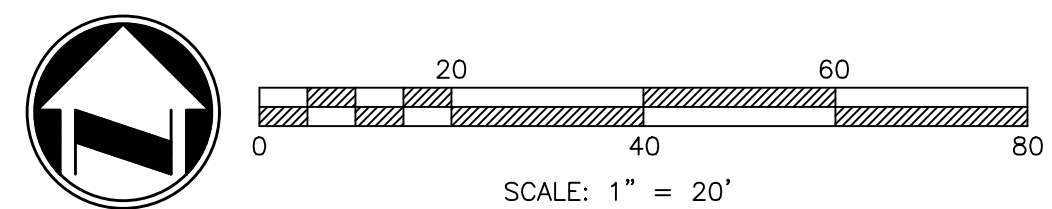
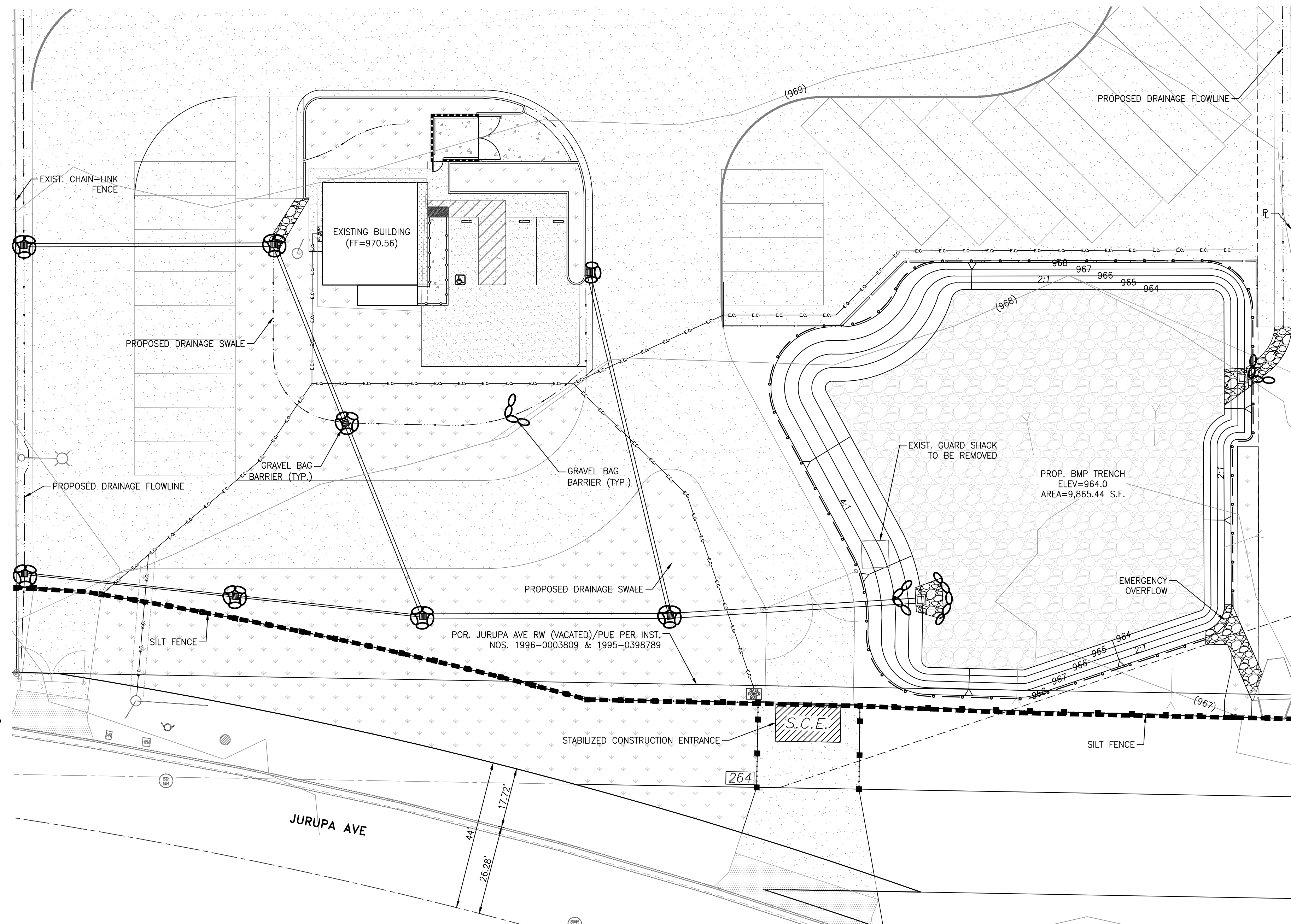
CITY OF RIALTO CONSTRUCTION INSPECTION HOURS
7:00 A.M. TO 5:00 P.M. - MONDAY THROUGH THURSDAY

811
Know what's below.
Call before you dig.

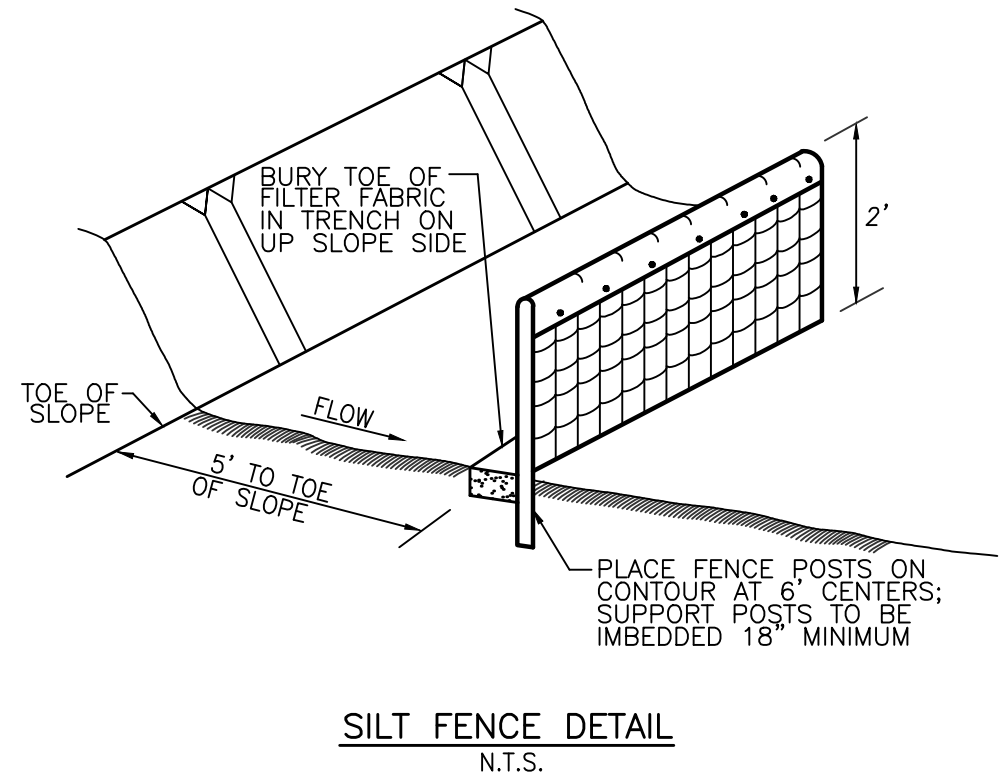
MARK	REVISIONS	APPR.	DATE

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____

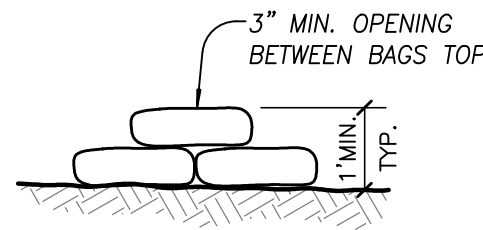
EROSION & SEDIMENT CONTROL PLAN - 264 W. JURUPA AVE



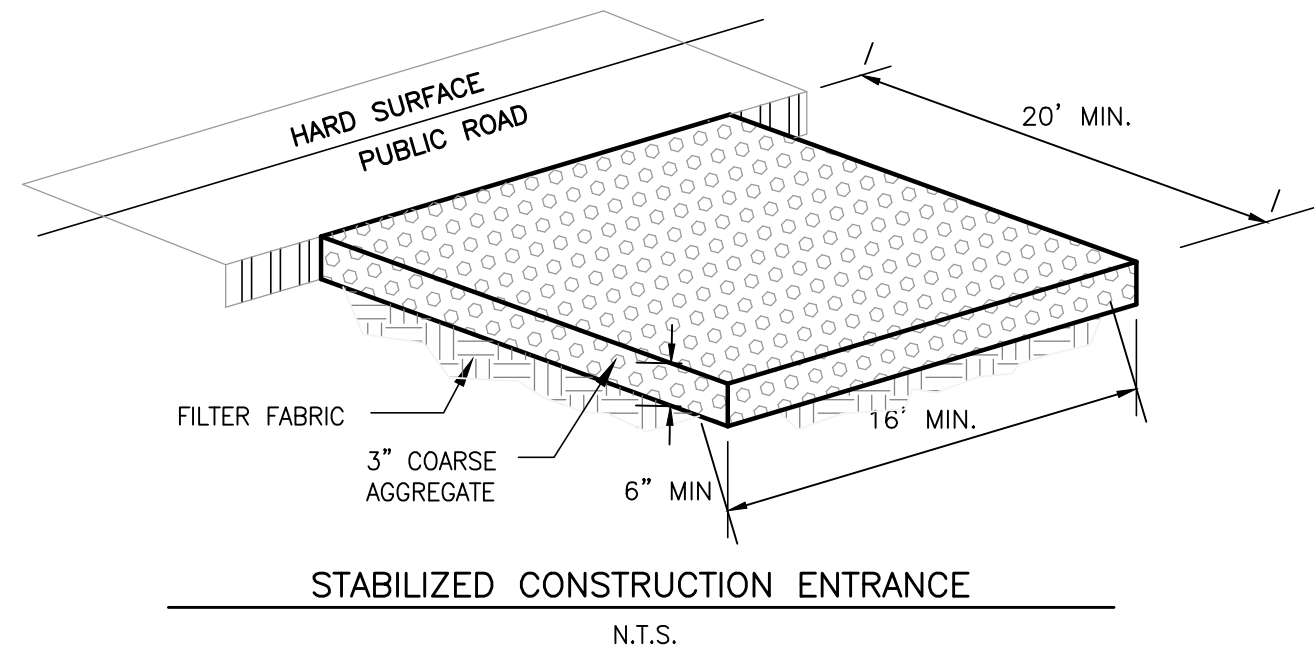
BUILDING AND BMP DETAIL
(SEE RIGHT FOR ENTIRE SITE)
SCALE: 1" = 20'



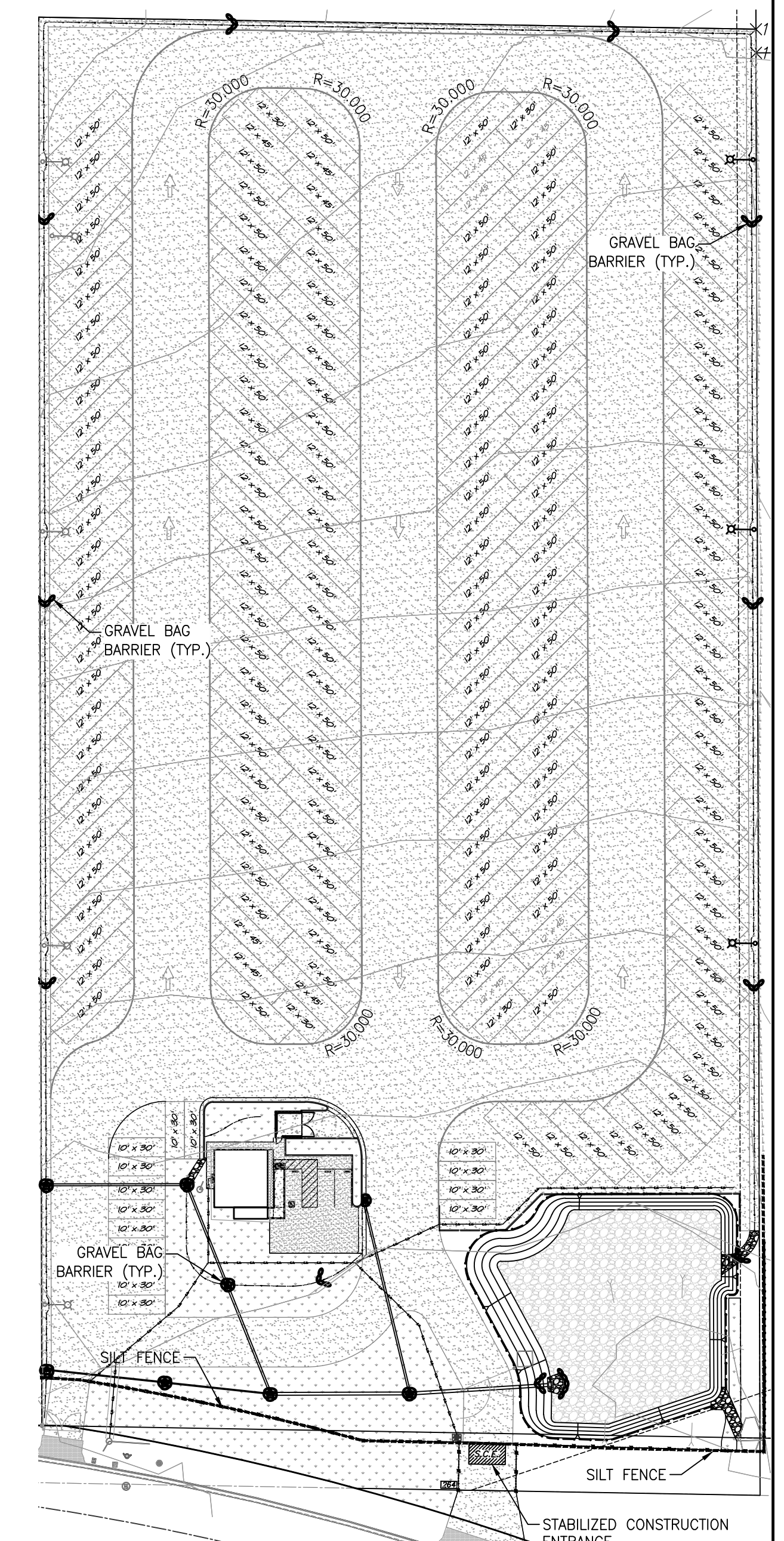
SILT FENCE DETAIL
N.T.S.



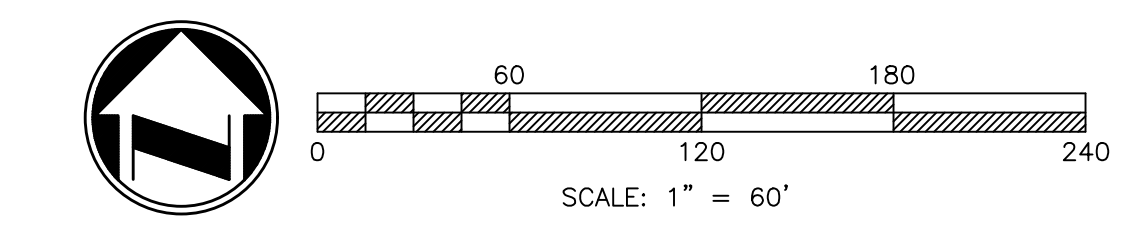
GRAVEL BAG BARRIER DETAIL
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



ENTIRE SITE
(SEE LEFT FOR BUILDING & BMP DETAIL)
SCALE: 1" = 60'



LEGEND

	= GRAVELBAG BARRIER PER DETAIL HEREON270 LF
	= SILT FENCE537 LF
	= STABILIZE CONSTRUCTION ENTRANCE W/ GRAVEL1 EA

PREPARED UNDER THE SUPERVISION OF:
MICHAEL R. BRENDORF, REG. 83363, EX. 3.31.23 Date: _____
RECOMMENDED FOR APPROVAL BY LOCKWOOD ENGINEERS:
CARLETON W. LOCKWOOD, JR., REG. 49835 Date: _____
APPROVED BY:
GUERRANZO LABRE, ACTING CITY ENGINEER, REG. 80532 Date: _____

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering - Surveying - Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241, Fax: (951) 688-0599
BENCHMARK: 007-88 ELEVATION: 1014.393
DESCRIPTION: CITY OF RIALTO BRASS DISC IN NORTHWEST CORNER PCC CATCH BASIN 4 FT. NORTH OF CURB. 40 FT. NORTH OF CENTERLINE SLOVER. 66 FT. WEST OF CENTERLINE RIVERSIDE.

CITY OF RIALTO
EROSION CONTROL PLAN
264 JURUPA AVE
FOR: ROGER TURNER & ASSOCIATES PPD No. _____
PLAN No. _____
Plot Date: 2/26/2024



City of Rialto

Legislation Text

File #: PC-24-1797, **Version:** 6, **Agenda #:**

For the Planning Commission Meeting of November 6, 2024

TO: Honorable Chairman and Planning Commissioners
 APPROVAL: Colby Cataldi, Director of Community Development
 REVIEWED BY: Paul Gonzales, Community Development Manager
 FROM: Paul Guerrero, Economic Development Manager

Purchase and Sale Agreement for 308 North Riverside Avenue: A request to find the City of Rialto acquisition of real property located at 308 North Riverside Avenue (APN: #0130-033-31 and 0130-033-32) within the Rialto Central Specific Plan is consistent with the General Plan. This proposed action is exempt from California Environmental Quality Act as an administrative action.

APPLICANT:

City of Rialto, 150 South Palm Avenue, Rialto, CA 92376.

LOCATION:

The property is located at 308 North Riverside Avenue (APN: 0130-033-31 and 0130-033-32) (the “Project”) approximately 145 feet north of the intersect of East 3rd Street and Riverside Avenue on the west side of Riverside Avenue as shown on the location map (**Exhibit A**).

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Vacant Site (0130-033-31)	Office Services (O-S) in the Rialto Central Area Specific Plan
Site	Vacant Site (0130-033-32)	Office Services (O-S) in the Rialto Central Area Specific Plan
North	Residential	Office Services (O-S) in the Rialto Central Area Specific Plan
South	Commercial Business	Office Services (O-S) in the Rialto Central Area Specific Plan
East	Commercial Businesses	Office Services (O-S) in the Rialto Central Area Specific Plan

West	Residential	Multi-Family Residential (MFR) in the Rialto Central Area Specific Plan
------	-------------	---

Site Characteristics

The property is a rectangular-shaped parcel approximately 0.64 acres in size. The site was previously developed with a 13,700 square foot two-story office building that was recently damaged in a fire. Since the fire, the remaining structure was demolished and the site was cleared with only the asphalt parking lot and the building’s concrete slab improvements remaining.

Surrounding Area

The property to the north is residence zoned as Office Services (O-S) in the Rialto Central Area Specific Plan, the property to the south is an existing commercial business zoned as Office Services (O-S) in the Rialto Central Area Specific Plan. The properties to the east, across Riverside Avenue, are existing commercial businesses zoned as Office Services (O-S) in the Rialto Central Area Specific Plan, and the property to the west is a single-family residence zoned as Multi-Family Residential (MFR).

ANALYSIS/DISCUSSION:

Project Proposal

The City is anticipating the proposed acquisition of 308 North Riverside Avenue for a future affordable housing project. Consistent with Government Code Section 64052(a), the Planning Commission must find that the proposed land acquisition conforms with the City’s General Plan. The acquisition of the parcels will offer the City strategic planning benefits for the future redevelopment of Downtown Rialto. The property acquisition is located within the Civic Center area and is ideal to serve in the City’s development strategy. The property acquisition is consistent with the objective goals and policies envisioned in the General Plan.

Entitlement Requirements

Entitlements are not applicable for the purchase of the Property.

Locational Requirements

Locational requirements are not applicable for the purchase of the Property.

Land Use Compatibility

There is no current proposed use for the site. The City plans to demolish remaining existing improvements.

GENERAL PLAN CONSISTENCY:

The Project is consistent with the following goals of the Economic Development Element of the Rialto General Plan:

Goal 2-20: Require high-level quality multi-unit design, landscaping, and architecture.

Goal 2-21: Ensure high-quality planned developments in Rialto.

Goal 2-5: Develop Downtown Rialto as a lively, pedestrian friendly district typical of a small-town downtown, with a vibrant mix of residential, commercial, civic uses, and transit-oriented development.

ENVIRONMENTAL IMPACT:

The proposed action to approve the Purchase and Sale Agreement is exempt pursuant to Section 15061(b)(3) (General Rule Exemption), of the California Environmental Quality Act (CEQA) for an administrative action. The future development project shall comply with CEQA as required.

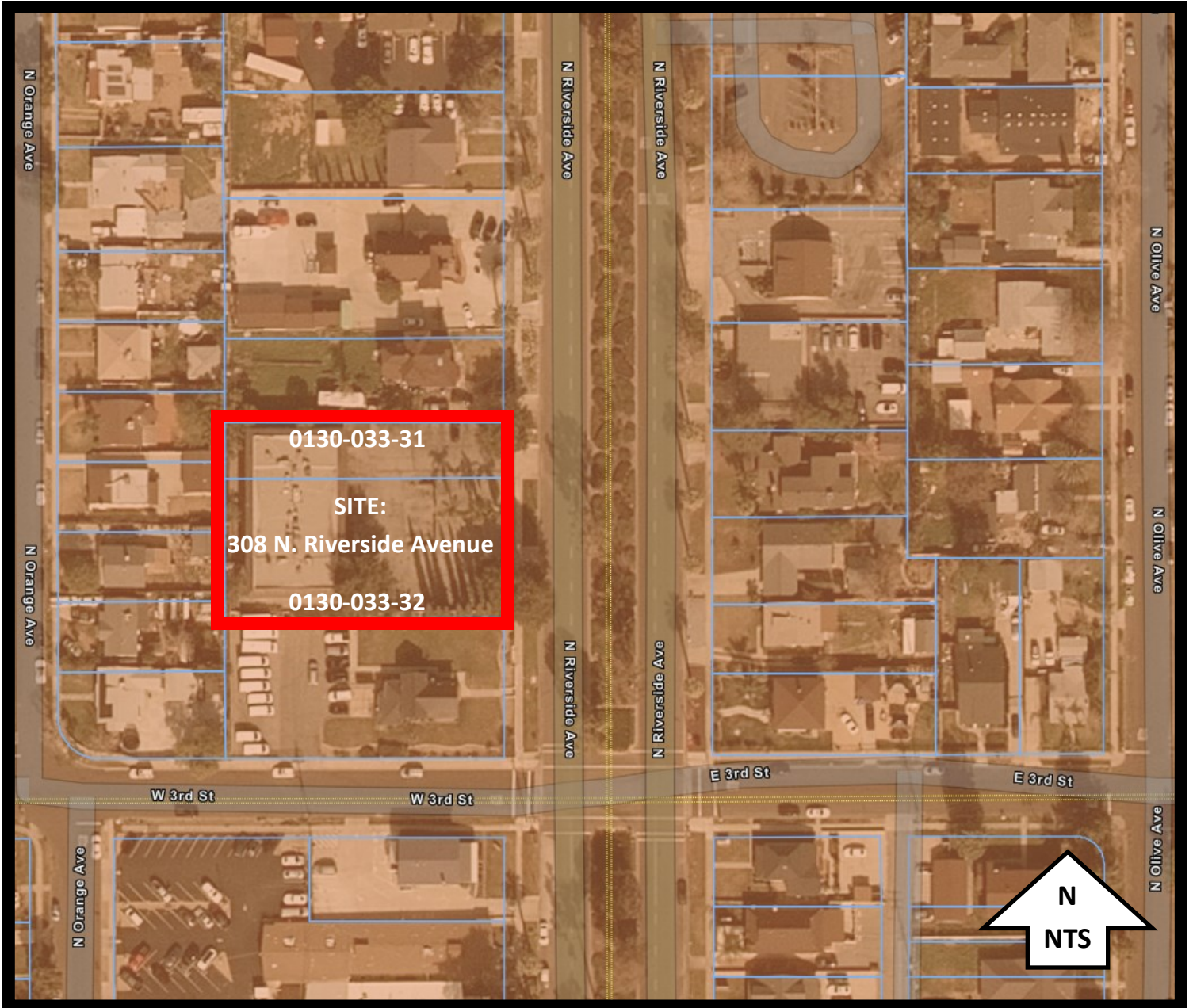
RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

1. Determine that the project is exempt pursuant to Section 15061(b)(3) (General Rule Exemption), of the California Environmental Quality Act and direct staff to file the Notice of Exemption, and;
2. Approve a resolution making a General Plan Conformity Determination consistent with California Government Code Section 65402(a) for the purpose of acquiring real property Assessor Parcel Numbers, APNs 0130-033-31, and 0130-033-32 located at 308 North Riverside Avenue.

EXHIBIT "A"

THE PROPERTY (308 NORTH RIVERSIDE AVENUE, APN # 0130-033-31 and 0130-033-32)



1 **RESOLUTION NO. 2024-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO,
3 CALIFORNIA DETERMINING THAT THE CITY’S ACQUISITION OF REAL
4 PROPERTY COMPRISED OF ASSESSOR PARCEL NUMBER APNs 0130-033-31
5 AND 0130-033-32, LOCATED AT 308 NORTH RIVERSIDE AVENUE, IS IN
6 CONFORMITY WITH THE CITY’S GENERAL PLAN PURSUANT TO GOVERNMENT
7 CODE SECTION 65402(a) AND EXEMPT FROM CALIFORNIA ENVIRONMENT
8 QUALITY ACT
9

10 WHEREAS, the City of Rialto has received an offer of purchase for real property
11 comprised of Assessor Parcel Numbers APNs 0130-033-31 and 0130-033-32 located at
12 308 North Riverside Avenue, Rialto, California, attached hereto as Exhibit A (Proposed
13 Acquisition); and

14 WHEREAS, Government Code section 65402(a) regulates government
15 acquisition of real property, mandating that prior to the acquisition of property, a
16 jurisdiction’s Planning Commission report on the conformity of that action with the
17 jurisdiction’s General Plan; and

18 WHEREAS, Resolution No. 2024-XX will constitute as the Planning Commission
19 report on the conformity to the General Plan; and

20 WHEREAS, the proposed acquisition of approximately 0.64 acres a land located
21 at 308 North Riverside Avenue, Rialto, California (the “Project”) is necessary for the
22 future redevelopment of Downtown Rialto; and

23 WHEREAS, the Project is consistent with the objective goals and polices of the
24 General Plan; and

25 WHEREAS, the Project is exempt pursuant to Section 15061(b)(3) (General Rule
26 Exemption), of the California Environmental Quality Act; and
27
28

1 WHEREAS, the Planning Commission of the City of Rialto held a duly noticed
2 public meeting on November 6, 2024, at which time all interested parties were given full
3 opportunity to be heard and to be present; and

4 WHEREAS, the Planning Commission of the City of Rialto has reviewed the
5 purposed acquisition and has determined that the land acquisition conforms with the
6 General Plan.

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

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

12 SECTION 2. The Planning Commission hereby finds that the acquisition of the
13 property is in conformance with the City's General Plan and is not a "project" pursuant
14 to the California Environmental Quality Act (CEQA) Section 15061(b)(3) (General Rule
15 Exemption), for an administrative action.

16 SECTION 3. The land conveyance of approximately 0.64 acres complies with the
17 objective goals of the General Plan; and

18 SECTION 4. Specifically, the land acquisition of approximately 0.64 acres is in
19 compliance with the following General Plan Goals:

20
21 Goal 2-20: Require high-level quality multi-unit design, landscaping, and
22 architecture.

23
24 Goal 2-21: Ensure high-quality planned developments in Rialto.

25
26 Goal 2-5: Develop Downtown Rialto as a lively, pedestrian friendly district
27 typical of a small-town downtown, with a vibrant mix of residential, commercial,
28 civic uses, and transit-oriented development.

Exhibit "A"

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City of Rialto

Legislation Text

File #: PC-24-1798, **Version:** 2, **Agenda #:**

For the Planning Commission Meeting of November 6, 2024

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Colby Cataldi, Director of Community Development
REVIEWED BY: Paul Gonzales, Community Development Manager
FROM: Paul Guerrero, Economic Development Manager

Purchase and Sale Agreement for 130 South Willow Avenue: A request to find the City of Rialto acquisition of real property located at 130 South Willow Avenue (APN: #0130-211-30 and 0130-211-36) within the Rialto Central Specific Plan is consistent with the General Plan. This proposed action is exempt from the California Environmental Quality Act as an administrative action.

APPLICANT:

City of Rialto, 150 South Palm Avenue, Rialto, CA 92376.

LOCATION:

The property site is located at the southwest corner of South Willow Avenue and West Rialto Avenue at 130 South Willow Avenue (APN: 0130-211-30 and 0130-211-36) (the "Project") as shown on the location map (**Exhibit A**).

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Vacant Building (0130-033-31) - Red Tagged	Commercial Manufacture (C-M)
Site	Vacant Building (0130-033-32) - Red Tagged	Light Industrial (M-1)
North	Public Facility	Commercial Manufacture (C-M)
South	Commercial Business	Light Industrial (M-1)
East	Public Facilities	Support Facility (S-F) in the Rialto Central Area Specific Plan
West	Public Facility	Light Industrial (M-1)

Site Characteristics

The property is a rectangular-shaped area of land approximately 0.75 acres in size. The site is improved with one existing approximately 6,900 square-foot commercial (mortuary) building and a 26,000 square feet asphalt parking lot and drive lane. The remainder of the site is front and side yard/landscaping and minor ancillary improvements. The building is vacant with fire damage and remains in a red tag condition.

Surrounding Area

The property to the north, across West Rialto Avenue, is the City of Rialto Police Department zoned as Light Industrial (M-1), the property to the south is an existing commercial business zoned as Light Industrial (M-1). The properties to the east, across South Willow Avenue, are public facilities zoned as Support Facility (S-F) in the Rialto Central Area Specific Plan, and the property to the west is a public facility zoned as Light Industrial (M-1).

ANALYSIS/DISCUSSION:

Project Proposal

The City is anticipating the proposed acquisition of 130 South Willow Avenue to be incorporated into the master-planning of the City's Civic Center public facilities. Consistent with Government Code Section 64052(a), the Planning Commission must find that the proposed land acquisition conforms with the City's General Plan. The acquisition of the parcels will offer the City strategic planning benefits for the future redevelopment and master planning of its civic center facilities in downtown Rialto. The property is located within the Civic Center area and is ideal to serve in the City's long-term public facility development strategy. The property acquisition is consistent with the objectives, goals and policies envisioned in the General Plan.

Entitlement Requirements

Entitlements are not applicable for the purchase of the Property.

Locational Requirements

Locational requirements are not applicable for the purchase of the Property.

Land Use Compatibility

The City plans to demolish the existing structure and integrate the property into its long-term Civic Center public facility masterplan.

GENERAL PLAN CONSISTENCY:

The Project is consistent with the following goals of the Economic Development Element of the Rialto General Plan:

Goal 2-5: Develop Downtown Rialto as a lively, pedestrian friendly district typical of a small-town downtown, with a vibrant mix of residential, commercial, civic uses, and transit-oriented development.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities and maintain a positive business climate.

Goal 3-3: Attract, expand, and retain commercial and industrial businesses to reduce blighted conditions and encourage job growth.

Goal 3-4: Revitalize aging and underperforming commercial and industrial areas.

ENVIRONMENTAL IMPACT:

The proposed action to approve the Purchase and Sale Agreement is exempt pursuant to Section 15061(b)(3) (General Rule Exemption), of the California Environmental Quality Act ("CEQA") for an administrative action. The future development project shall comply with CEQA as required.

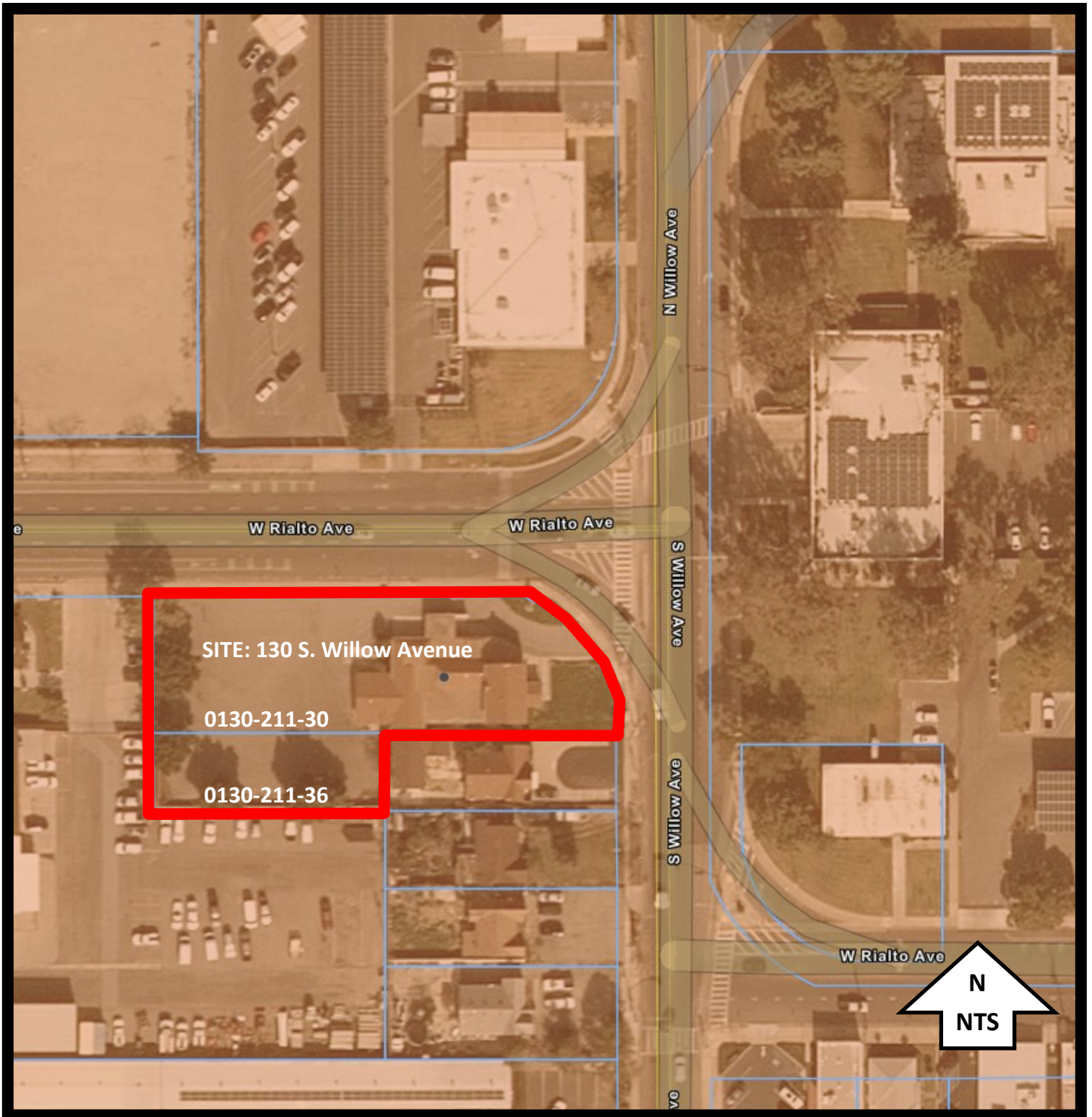
RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

1. Determine that the project is exempt pursuant to Section 15061(b)(3) (General Rule Exemption), of the California Environmental Quality Act and direct staff to file the Notice of Exemption, and;
2. Approve a resolution making a General Plan Conformity Determination consistent with California Government Code Section 65402(a) for the purpose of acquiring real property Assessor Parcel Numbers, APNs 0130-211-30, and 0130-211-36 located at 130 South Willow Avenue.

EXHIBIT "A"

THE PROPERTY (130 SOUTH WILLOW AVENUE, APN # 0130-211-30 and 0130-211-36)



RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, DETERMINING THAT THE CITY'S PROPOSED ACQUISITION OF REAL PROPERTY COMPRISED OF ASSESSOR PARCEL NUMBERS 0130-211-30 AND -36, LOCATED AT 130 SOUTH WILLOW AVENUE IS IN CONFORMITY WITH THE CITY'S GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65402(a); AND FINDING THAT THIS DETERMINATION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENT QUALITY ACT

WHEREAS, the City of Rialto is proposing to purchase real property comprised of Assessor Parcel Numbers APNs 0130-211-30 and 0130-211-36 located at 130 South Willow Avenue, Rialto, California, attached hereto as Exhibit A (the "Property"); and

WHEREAS, Government Code section 65402(a) regulates government acquisition of real property, mandating that prior to the acquisition of property, a jurisdiction's Planning Commission report on the conformity of that action with the jurisdiction's General Plan; and

WHEREAS, Resolution No. 2024-XX will constitute the Planning Commission's report on the conformity to the General Plan; and

WHEREAS, the proposed acquisition of approximately 0.75 acres a land located at 130 South Willow Avenue, Rialto, California is necessary for the future redevelopment of Downtown Rialto; and

WHEREAS, the Project is consistent with the objective goals and polices of the General Plan; and

WHEREAS, the Project is exempt pursuant to Section 15061(b)(3) (General Rule Exemption), of the California Environmental Quality Act; and

WHEREAS, the Planning Commission of the City of Rialto held a duly noticed public meeting on November 6, 2024, at which time all interested parties were given full opportunity to be heard and to be present; and

1 WHEREAS, the Planning Commission of the City of Rialto has reviewed the
2 proposed acquisition of the Property and has determined that the land acquisition
3 conforms with the General Plan.

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

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

9 SECTION 2. The Planning Commission hereby finds that the determination that
10 the acquisition of the Property is in conformance with the City's General Plan and is not
11 a "project" pursuant to the California Environmental Quality Act (CEQA) Section
12 15061(b)(3) (General Rule Exemption).

13 SECTION 3. The land conveyance of approximately 0.75 acres complies with the
14 objectives goals of the General Plan; and

15 SECTION 4. Specifically, the land acquisition of approximately 0.75 acres is in
16 compliance with the following General Plan Goals:

17
18 Goal 2-5: Develop Downtown Rialto as a lively, pedestrian friendly district typical
19 of a small-town downtown, with a vibrant mix of residential, commercial, civic uses,
and transit-oriented development.

20 Goal 3-1: Strengthen and diversify the economic base and employment
21 opportunities and maintain a positive business climate.

22 Goal 3-3: Attract, expand, and retain commercial and industrial businesses to
23 reduce blighted conditions and encourage job growth.

24 Goal 3-4: Revitalize aging and underperforming commercial and industrial areas.

25 SECTION 4. The Chairman of the Planning Commission shall sign the passage
26 and adoption of this resolution and thereupon the same shall take effect and be in force.
27
28

1 PASSED, APPROVED AND ADOPTED this ____ day of _____, 2024.

2
3
4 _____
5 JERRY GUTIERREZ, CHAIR
6 CITY OF RIALTO PLANNING COMMISSION

7 STATE OF CALIFORNIA)
8 COUNTY OF SAN BERNARDINO) ss
9 CITY OF RIALTO)
10

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

14 Upon motion of Planning Commissioner_____, seconded by Planning
15 Commissioner _____, the foregoing Resolution No. ____was duly passed and adopted.

16 Vote on the motion:

17 AYES:

18 NOES:

19 ABSENT:

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

22
23
24
25 _____
26 KIMBERLY DAME, ADMINISTRATIVE ANALYST

27 Exhibit "A"
28