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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, APPROVING PRECISE PLAN OF DESIGN NO. 2024-0018 ALLOWING THE CONSTRUCTION OF A 12,000 SQUARE FOOT ACCESSORY BUILDING FOR FOOD DISTRIBUTION PURPOSES AT AN EXISTING CHURCH LOCATED AT 2759 N. AYALA DRIVE (APN: 1133-361-01) WITHIN THE SINGLE-FAMILY RESIDENTIAL (R-1A 10,000) ZONE.

WHEREAS, the applicant, Sunrise Church, proposes to construct a 12,000 square foot accessory building for food distribution purposes at an existing church (“Project”) located at 2759 N. Ayala Drive (APN: 1133-361-01) within the Single-Family Residential (R-1A 10,000) zone (“Site”); and

WHEREAS, Pursuant to Chapter 18.65 (Precise Plan of Design) of the Rialto Municipal Code, the Project requires a Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2024-0018 (“PPD No. 2024-0018”); and

WHEREAS, in conjunction with the Project, the applicant has applied for Conditional Development Permit No. 2024-0011, in accordance with Section 18.66.060 of the Rialto Municipal Code, to allow the construction of a 12,000 square foot accessory building for food distribution purposes on the Site (“CDP No. 2024-0011”); and

WHEREAS, on August 20, 2025, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on PPD No. 2024-0018 and CDP No. 2024-0011, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed PPD No. 2024-0018 and CDP No. 2024-0011; and closed the public hearing; and

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

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

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

1 SECTION 2. Based on substantial evidence presented to the Planning Commission during
2 the public hearing conducted with regard to PPD No. 2024-0018, 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 PPD No. 2024-0018 satisfies the requirements of
5 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made
6 precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

10 The Project, as conditioned herein, will comply with all City ordinances and regulations,
11 including those within Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code.
12 The Site has a zoning designation of Single-Family Residential (R-1A 10,000). The R-1A
13 zone allows for the modification of church uses, as proposed by the Project. Additionally,
the Project meets all of the required development standards of the R-1A zone including,
but not limited to, required building setbacks, building height, etc.

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

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

19 The Site consists of a trapezoidal-shaped area of land approximately 11.96 acres in size
20 and adjacent to two (2) public streets. The Site has adequate access to all utilities and
21 services required through main water, electric, sewer, and other utility lines that are already
22 hooked up to the Site as part of the proposed Project.

23 The Site is bound by an existing segment of Riverside Avenue to the north and an existing
24 segment of Ayala Drive to the west. To the north, south, and west of the project site are
25 existing single-family residential neighborhoods, and to the east is Trapp Elementary
26 School. The Project is consistent with the underlying Single-Family Residential (R-1A
27 10,000) zone. The church on the Site has been in existence since 1992 and it is compatible
28 with the surrounding residential uses. Food distribution services, such as the Project, are
often part of a church's mission to serve community needs. The proposed building will be
setback over 100 feet away from the nearest residential uses, a screen wall will be provided
at the loading area, and all vehicle queuing will occur on-site to minimize any impacts and
maintain compatibility with the surrounding area. In addition, the Project has been

1 reviewed by the City staff for compliance with all health, safety, and design requirements
2 to ensure the project will significantly enhance the infrastructure and aesthetics of the local
community.

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

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

7 The Project's effects will be minimized through the implementation of the Conditions of
8 Approval contained herein, such as enhanced architectural features and additional
9 landscaping. To the north of the Site is the SR-210 Freeway, to the east and south are existing
10 single-family residences, and to the west is an existing water reservoir tank facility. The
11 Project is consistent with the underlying Single-Family Residential (R-1A 10,000) zone and
the surrounding residential uses. The church on the Site has been in existence since 1992
12 and it is compatible with the surrounding residential uses. The proposed building will be
setback over 100 feet away from the nearest residential uses, a screen wall will be provided
13 at the loading area, and all vehicle queuing will occur on-site to minimize any impacts and
maintain compatibility with the surrounding area.

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

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

17 The Project is consistent with the underlying Single-Family Residential (R-1A 10,000) zone
18 and is a logical expansion to the existing church use. The design of the Project will ensure a
continuation of the improvements, access, and enhanced aesthetics prevalent in the area. The
19 City staff have reviewed the design of the Project to ensure compliance with all health, safety,
and design requirements to ensure the Project will enhance the infrastructure and aesthetics
20 of the local community.

21 SECTION 3. The Project is categorically exempt from the requirements of the California
22 Environmental Quality Act (CEQA), pursuant to Section 15303(e), New Construction or Conversion
23 of Small Structures. The Project proposes the construction of an accessory building for food
24 distribution purposes at an existing church, and, therefore, qualifies for this exemption. The Planning
25 Commission directs the Planning Division to file the necessary documentation with the Clerk of the
26 Board of Supervisors for San Bernardino County.
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1 SECTION 4. PPD No. 2024-0018 is granted to Sunrise Church in accordance with the plans
2 and application on file with the Planning Division, subject to the following conditions:

- 3 1. The applicant is granted PPD No. 2024-0018 allowing the development of a 12,000 square
4 foot accessory building for food distribution purposes at an existing church located at 2759
5 N. Ayala Drive (APN: 1133-361-01) within the Single-Family Residential (R-1A 10,000)
6 zone, subject to the Conditions of Approval contained herein.
- 7 2. The approval of PPD No. 2024-0018 is granted for a two (2) year period from the date of
8 approval. Approval of PPD No. 2024-0018 will not become effective until the applicant
9 has signed a Statement of Acceptance acknowledging awareness and acceptance of the
10 required Conditions of Approval contained herein. Any request for an extension shall be
11 reviewed by the Community Development Director and shall be based on the progress
12 that has taken place toward the development of the project.
- 13 3. The development associated with PPD No. 2024-0018 shall conform to the site plan, floor
14 plan, and elevations attached hereto as Exhibit A, except as may be required to be
15 modified based on the Conditions of Approval contained herein.
- 16 4. The development associated with PPD No. 2024-0018 shall comply with all Conditions
17 of Approval contained within CDP No. 2024-0011.
- 18 5. The development associated with PPD No. 2024-0018 shall comply with all applicable
19 sections of the Rialto Municipal Code and all other applicable State and local laws and
20 ordinances.
- 21 6. 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 7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
24 and/or any of its officials, officers, employees, agents, departments, agencies, and
25 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
26 demands, law suits, writs of mandamus, and other actions and proceedings (whether
27 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
28 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
and other such procedures), (collectively "Actions"), brought against the City, and/or
any of its officials, officers, employees, agents, departments, agencies, and
instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
annul, the any action of, or any permit or approval issued by, the City and/or any of its
officials, officers, employees, agents, departments, agencies, and instrumentalities
thereof (including actions approved by the voters of the City), for or concerning the
Project (collectively, the "Entitlements"), whether such Actions are brought under the
California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
or any decision of a court of competent jurisdiction. This condition to indemnify,

1 protect, defend, and hold the City harmless shall include, but not be limited to (i)
2 damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
3 attorneys' fees and other costs, liabilities and expenses incurred in connection with
4 such proceeding whether incurred by applicant, Property owner, or the City and/or
5 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
6 are the "Damages"). Notwithstanding anything to the contrary contained herein, the
7 Applicant shall not be liable to the City Parties under this indemnity to the extent the
8 Damages incurred by any of the City Parties in such Action(s) are a result of the City
9 Parties' fraud, intentional misconduct or gross negligence in connection with issuing
10 the Entitlements. The applicant shall execute an agreement to indemnify, protect,
11 defend, and hold the City harmless as stated herein within five (5) days of approval of
12 PPD No. 2024-0018.

- 13 8. In accordance with the provisions of Government Code Section 66020(d)(1), the
14 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
15 subject to protest by the applicant at the time of approval or conditional approval of the
16 Project or within 90 days after the date of the imposition of the fees, dedications,
17 reservations, or exactions imposed on the Project.
- 18 9. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
19 Guidelines) of the Rialto Municipal Code, the applicant shall route all drainage
20 downspouts through the interior of the building. The internal downspouts shall be
21 identified within the formal building plan check submittal prior to the issuance of building
22 permits.
- 23 10. The applicant shall submit a formal Landscape Plan to the Planning Division for all new
24 on-site landscape planters, prior to the issuance of building permits. The submittal shall
25 include three (3) sets of planting and irrigation plans, a completed Landscape Plan Review
26 application, and the applicable review fee.
- 27 11. All planting and irrigation shall be installed on-site in accordance with the approved
28 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.
12. All non-glass doors shall be painted to match the color of the adjacent wall, prior to the
issuance of a Certificate of Occupancy.
13. The applicant shall comply with all conditions of approval for PPD No. 2024-0018 to the
satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
14. The applicant shall pay all applicable development impact fees in accordance with the
current City of Rialto fee ordinance, prior to the issuance of any building permit related
to the Project.

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

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

- 6 a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit
7 issuance)
- 8 b. FINAL DRAINAGE STUDY (prior to grading plan approval)
- 9 c. FINAL WQMP (prior to grading plan approval)
- 10 d. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy approval)

11 16. Upon approval of any improvement plan by the City Engineer, the improvement plan shall
12 be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file),
13 DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats.
14 Variation of the type and format of the digital data to be submitted to the City may be
15 authorized, upon prior approval by the City Engineer.

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

24 18. Any utility trenches or other excavations within existing asphalt concrete pavement of off-
25 site streets required by the proposed development shall be backfilled and repaired in
26 accordance with City of Rialto Standard Drawings. The developer shall be responsible
27 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
28 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.

- 1 19. Any improvements/dry utility improvement construction within the public right-of-way
2 requires a City of Rialto Encroachment Permit.
- 3 20. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets, all
4 street and/or trench cuts in street newly paved or slurry will be subject to moratorium
5 street repair standards as referenced in Section 11.04.145 of the Rialto Municipal Code.
6 Contact the Public Works Department for a list of streets subject to the moratorium.
- 7 21. The minimum pavement section for all on-site pavements shall be 3 inches asphalt
8 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 24
9 inches at 95% relative compaction, or equal. If an alternative pavement section is
10 proposed, the proposed pavement section shall be designed by a California registered
11 Geotechnical Engineer using "R" values from the project site and submitted to the City
12 Engineer for approval.
- 13 22. All damaged, destroyed, or modified pavement legends, traffic control devices, signing,
14 striping, and streetlights, associated with the proposed development shall be replaced as
15 required by the City Engineer prior to issuance of a Certificate of Occupancy.
- 16 23. Construction signing, lighting, and barricading shall be provided during all phases of
17 construction as required by City Standards or as directed by the City Engineer. As a
18 minimum, all construction signing, lighting and barricading shall be in accordance with
19 Part 6 Temporary Traffic Control of the 2014 California Manual on Uniform Traffic
20 Control Devices, or subsequent editions in force at the time of construction.
- 21 24. Development of the site is subject to the requirements of the National Pollution Discharge
22 Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana
23 Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the
24 NPDES Permit, the developer shall ensure development of the site incorporates post-
25 construction Best Management Practices (BMPs) in accordance with the Model Water
26 Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed.
27 The developer is advised that applicable Site Design BMPs will be required to be
28 incorporated into the final site design, pursuant to a site specific WQMP submitted to the
City Engineer for review and approval.
25. 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 property in a
manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-
site retention or other facilities approved by the City Engineer shall be required to contain
the increased stormwater runoff generated by the development of the property. Hydrology
studies shall be prepared in accordance with the San Bernardino County Hydrology
Manual and Rialto drainage criteria. Final retention basin sizing and other stormwater
runoff mitigation measures shall be determined upon review and approval of the
hydrology study by the City Engineer and may require redesign or changes to site

configuration or layout consistent with the findings of the final hydrology study. The volume of increased stormwater runoff to retain on-site shall be determined by comparing the existing pre-developed condition and proposed developed condition, using the 100-year frequency storm.

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

27. Prior to grading plan approval, a geotechnical/soils report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. The geotechnical report shall include a section on infiltration testing. A digital copy (PDF) of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the precise grading plan.

28. 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.

29. Prior to issuance of grading permit or on-site construction permit, submit a precise grading plan prepared by a California registered civil engineer to the Engineering Division for review and approval by the City Engineer. The plan shall conform to the requirements of the California Building Code for review and approval. The precise grading plans may show sewer and water lateral connections to the public sewer and water lines within the public right of way.

30. Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified:

- a. Tan-colored perimeter screened fencing
- b. Contractor information signage including contact information along [Street Name] and [Street Name]
- c. Post dust control signage with the following verbiage: Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, Please call the AQMD at 1-800-CUT-SMOG.

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

31. Prior to issuance of building permit, the precise grading plans shall be approved by the City Engineer.
32. 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.
33. Prior to occupancy approval, submit a WQMP Certification that demonstrates that all structural BMPs have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.
34. Prior to occupancy approval, replace any existing non-compliant, damaged, or unsatisfactory sidewalk along the project frontage to the satisfaction of the city engineer.
35. Prior to occupancy approval, a WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. Prior to occupancy approval, submit a Precise/Final Grade Certification that demonstrates all grading is in conformance with the approved precise grading plan, to the Engineering Division.
36. Prior to occupancy approval, the applicant shall submit a Precise/Final Grade Certification that demonstrates all grading is in conformance with the approved precise grading plan, to the Engineering Division.
37. Prior to occupancy approval, the applicant shall submit as-built plans or record drawings to the Engineering Division for review and approval by the City Engineer.
38. The applicant shall submit full architectural and structural plans with all mechanical, electrical, and plumbing plans, structural calculations, truss calculations and layout, rough grading plans approved by Engineering Services Department, Water Quality Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and Title 24 Energy Calculations to the Building Division for plan check and review, prior to the issuance of building permits.
39. The applicant shall provide a Scope of Work on the title page of the architectural plan set. The Scope of Work shall call out all work to be permitted (ex. Main structure, perimeter walls, trash enclosure, etc.).
40. The applicant shall design the structures in accordance with the 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, and the 2022 California Electrical Code, 2022 Residential Code and the 2022 California Green Buildings Standards adopted by the State of California, unless plans are submitted after City adoption of a new code cycle (year).

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41. The applicant shall design the structure to withstand ultimate wind speed of 130 miles per hour, exposure C and seismic zone D.
 42. 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.
 43. 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.
 44. The applicant shall design and construct accessible paths of travel from the building's accessible entrances to the public right-of-way, accessible parking, and the trash enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials, as necessary. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
 45. Prior to issuance of a Building Permit all of the following must be in place on the Site: a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent street saying "If there is any dust or debris coming from this site please contact (superintendent number here) or the AQMD if the problem is not being resolved" or something similar to this.
 46. The applicant shall provide temporary toilet facilities for the construction workers. The toilet facilities shall always be maintained in a sanitary condition. The construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
 47. The applicant shall underground all on site utilities to the new proposed structures, prior to the issuance of a Certificate of Occupancy, unless prior approval has been obtained by the utility company or the City.
 48. Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to the Building Division and Engineering Division, which include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record.
 49. The applicant shall provide proof of payment to the Rialto Unified School District for all required school fees, prior to the issuance of a building permit.

- 1 50. Site facilities such as parking open or covered, recreation facilities, and trash dumpster
2 areas, and common use areas shall be accessible per the California Building Code, Chapter
3 11.
- 4 51. The applicant shall place a copy of the Conditions of Approval herein on within the
5 building plan check submittal set and include the PPD number on the right bottom corner
6 cover page in 20 point bold, prior to the issuance of a building permit.
- 7 52. The applicant shall ensure that a minimum of 65% of all construction and demo debris
8 shall be recycled using an approved City of Rialto recycling facility during construction.
9 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall
10 be placed in the office of the construction site.
- 11 53. Prior to issuance of Building Permits, on site water service shall be installed and approved
12 by the responsible agency. On site fire hydrants shall be approved by the Fire Department.
13 No flammable materials will be allowed on the site until the fire hydrants are established
14 and approved.
- 15 54. The applicant shall comply with all applicable requirements of the California Fire Code
16 and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 17 55. Private residential, public residential, commercial, and industrial fire access roads shall
18 provide an access roadway with a minimum unobstructed width of 26 ft. wide and a
19 minimum 14'6" vertical clearance. Additional width requirements may be applied to
20 individual projects as determined by the Fire Marshal.
- 21 56. Roadways shall be extended to within one hundred and fifty feet (150) feet of all portions
22 of the exterior walls as measured by an approved path of travel. An approved turnaround
23 shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed
24 by Rialto Fire Department. Fire Department turn around requirements shall be installed
25 as directed, pursuant to the California Fire Code, Appendix D and as amended in
26 Ordinance No. 1691.
- 27 57. A hazardous materials inventory and disclosure shall be provided with a complete listing
28 of SDS sheets, storage locations, how they are stored, and types of containers. A technical
report and opinion prepared by an approved consultant shall be submitted for review and
approval prior to or as part of the submission for a building permit. Operational permits
may be required and must be applied for prior to certificate occupancy. Application and
permits shall be made to San Bernardino County Fire Department Hazardous Materials
Divisions CUPA for CUPA compliance. Compliance with disclosure and requirements
placed on the project for the CUPA shall be complied with prior to certificate of
occupancy.
58. The building has the potential for storage of combustible stock more than 6 ft. in height
(rubber tires and/or group A plastics) or commodity storage 12 ft. in height and greater
than 500 square feet, meeting the requirements of high-piled combustible storage as

defined in Chapter 32 of the California Fire Code. Significant modifications to the structure, including but not limited to, smoke and heat vents or mechanical ventilation, draft curtains, special access doors, upgraded sprinkler systems and hose connection requirements must be achieved in compliance with the California Fire Code Chapter 32 and other applicable Chapters and NFPA 13 requirements should such storage occur. Minimum design densities for fire sprinkler systems within spec. buildings without a known tenant shall be 0.33/3000. If high-piled combustible storage is proposed then plans, specifications, and a technical opinion and report shall be submitted from an approved consultant with the construction drawings for rack systems to ensure fire protection requirements. High piled combustible storage requires an annual operational permit pursuant to the California Fire Code Chapter 1 that requires appropriate fees to be paid prior to issuance and renewal.

59. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, the fire code official is authorized to require the owner or agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.
60. Rialto Fire Department at time of plan or permit submission will charge certain fees for plan review and inspections. Fees will be determined at time of plan review and/or inspections.
61. Rialto Fire Department at time of operational permit application will charge certain fees for permit issuance which will have, at a minimum, annual fees charged. Failure to pay required annual fees will be cause to issue a "Cease and Desist" order for the system, use or operation permitted.
62. The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.
63. The proposed project shall pay all applicable development impact fees, pursuant to the City of Rialto Ordinances adopted at the time of permit issuance and that are amended from time to time.
64. The required fire flow shall be 1500 GPM for a 2-hour duration at 20 PSI residual operating pressure pursuant to the California Fire Code Appendix B. Documentation is required from the local water purveyor or an approved third party verifying that the system can meet the required fire flow prior to conditions of approval being established. If a third party is being used, they must be approved by the Fire Marshal. If the system is not capable of meeting the required fire flow documentation shall be provided showing financial

arrangements have been made and water system improvement plans have been submitted and approved by Rialto Fire Department and the local water purveyor to upgrade the existing water system prior to release of building permits.

65. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building/facility along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. The maximum average spacing of the hydrants shall be 500 feet with the maximum distance from any point on the street or road frontage to a hydrant of 250 feet. These dimensions are subject to change based upon the final calculated fire flow determined at building plan submittal. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x 2 1/2". Reference CFC 507.5, CFC Appendix C and NFPA 24 7.2.3.
66. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus at 75,000 pounds and shall be surfaced to provide all weather driving capabilities. All weather driving capabilities include pavement, concrete, or other approved products or materials as approved by the fire code official. Turf bloc, ritter rings, turf paver and other similar products shall not be used for fire department access surfacing.
67. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be hard surfaced (paved/concrete) and capable of holding an imposed load of 75,000 pounds including in adverse weather conditions.
68. All required fire apparatus access roads, fire lanes, fire department turn- around and entry/exit drives shall have a minimum 26 ft. Turning radius for fire apparatus depending on size, location and type of project. Site plans shall provide a fire department turning radius template along the fire access roadway or within a detail confirming that the radius meets Rialto Fire Department requirements. The minimum required turning radius of a fire apparatus access road is 56 feet outside radius and 28 feet inside radius. These apply to fire apparatus access road near new trash enclosure.
69. Fire Apparatus Access roads (all roads in project) shall be usable (paved), accessible and fire hydrant(s) shall be capable of flowing required GPM and shall be tested/accepted by Rialto Fire Dept. prior to dropping any lumber for construction.
70. Loading zones are required adjacent to loading doors and shall be designated on the Development Site or Plot Plan and shall be marked on the appropriate ground surface. Loading zones shall not interfere with required Fire Lanes or emergency ingress/egress capabilities.

- 1 71. Roadway design features (speed humps, bumps, speed control dips, etc.) which may
2 interfere, or delay emergency apparatus responses shall not be installed or allowed to
3 remain on the emergency access roadways if installed after the project's completion.
- 4 72. Any gate or barrier across a fire access roadway, whether manual or automatic, must meet
5 the Rialto Fire Department requirements and have specific plans and permits approved
6 prior to installation. Gates serving multi-family, assembly, educational, hazardous,
7 institutional, or storage structures must be automatic and meet UL 325 and ASTM F2200
8 standards. Knox brand key-operated electric key switch keyed to Rialto Fire Department
9 specification are required. The Knox switch shall override all gate functions and open the
10 gate. Other access control systems, such as pre-emption device eyes, are required and
11 must be installed as directed by the Fire Marshal. All fire access gates shall be required to
12 meet minimum dimensions and shall be identified on plans. (See gate on the on Riverside
13 Avenue and any new gates across fire apparatus access road)
- 14 73. Water improvement plans shall be approved by Rialto Fire Department. The Developer
15 shall furnish Rialto Fire Department with three (3) copies of the water improvement plans
16 designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service
17 mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and
18 risers. Larger pipes maybe required to meet required fire flow requirements. Fire hydrants
19 shall provide one 4" port and 2- 2 1/2 ports and must be an approved fire hydrant type. The
20 private fire hydrant system must be reviewed, approved, permitted and installed, tested,
21 and accepted, prior to combustible construction.
- 22 74. Fire hydrant water mains that supply two (2) or more fire hydrants shall be looped to
23 provide adequate supply.
- 24 75. The existing fire hydrant system is insufficient to provide the required fire flow. This
25 system is required to be upgraded to meet the required fire flow as identified above.
- 26 76. Prior to combustibles being brought to the site, the developer shall provide written
27 certification from the local water purveyor, dated within the last thirty days, that:
- 28 A. All public fire hydrants or water purveyor connections required for the project have
been installed, tested, and approved; and
- B. Are permanently connected to the public water main system; and
- C. Are capable of supplying the required fire flow as required by Rialto Fire Department.
77. Fire hydrants shall be painted (yellow for public and red for private on-site FH's) per
Rialto Fire Department and the local water purveyor standards and be maintained free of
obstructions. Blue reflective raised pavement markers shall be installed on the pavement
at approved locations marking each fire hydrant location.

- 1 78. Public and private water utility mains must provide the level of reliability/redundancy
2 determined necessary by Rialto Fire Department and the local water purveyor.
- 3 79. If any fire hydrant is taken "OUT OF SERVICE" – Rialto Fire Department shall be
4 notified immediately and the hydrant marked, bagged, or otherwise identified as OUT OF
5 SERVICE as directed by the Fire Marshal.
- 6 80. All flammable vegetation shall be removed from each building site with slopes less than
7 15% at a minimum distance of thirty (30) feet from all structures or to the property line,
8 whichever is less.
- 9 81. Fire lane designations shall be required for all fire access roadways as determined by
10 Rialto Fire Department. Posted signs which state "FIRE LANE, NO PARKING CVC
11 22500.1" shall be installed every 50 feet along the fire lanes. Curbs shall be painted red
12 and stenciled with white letters indicating the same on the face and top of any curb as
13 directed by Rialto Fire Department. All Fire lanes shall be marked and identified prior to
14 any Certificate of Occupancy being issued.
- 15 82. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall
16 be installed. The system shall comply with NFPA #13 Standards for Automatic Fire
17 Sprinkler Systems. Plans will be accepted only electronically and shall include fire
18 sprinkler piping plans and details, hydraulic calculations, and material specifications
19 sheets for all equipment used in the system and shall be submitted per the policy of Rialto
20 Fire Department for electronic submission. These shall be submitted by a State of
21 California Licensed C-16 Contractor for review, approval, and permits must be issued
22 prior to commencing work.
- 23 83. Prior to Fire Department Clearance for occupancy, and automatic fire alarm system shall
24 be installed. The system shall comply with NFPA #72 standard for Fire Alarm Systems.
25 Plans and specifications must only be submitted electronically with material specifications
26 sheets for all equipment used in the system and California State Fire Marshal listings (not
27 expired) shall be submitted by a State of California Licensed C-7 and/or C-10 Contractor
28 for review, approval, and permits must be issued prior to commencing work.
84. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be
installed as directed by Rialto Fire Department. The size, location, and markings shall be
illustrated on the floor plan of the construction documents. Prior to installation the client
is directed to request a fire inspection to confirm the locations of the fire extinguishers due
to field changes with business systems that could conflict with the construction
documents.
85. Permanent commercial/industrial three-dimensional street numbers, minimum 12 inches
in height with a ½ inch stroke, shall be provided on the address side of the building at the
highest point and furthest projection of the structure and on both corners (left and right)
of the building facing the street that it is addressed to. The address shall be illuminated

1 and visible from the street and shall not be obstructed in any manner including
2 landscaping. Roof mounted addressing for aerial support shall be provided for flat roofs
3 or as directed by the fire code official and shall be a minimum of 3-feet in height, face the
4 street in which it is addressed, be contrasting in color and durable enough for the weather
5 conditions in which it will be exposed.

6 86. A fire department operational permit is required for certain specific operations regulated
7 by the California Fire Code. The permit is issued after application has been made to Rialto
8 Fire Department and full compliance of the requirements for the operation has been
9 adhered to. An annual fee is charged to the applicant for review and inspection of such
10 permits on an annual basis. Some permits require additional inspections and permit
11 compliance that may require additional fees to be paid semi-annually.

12 87. Provide plans in a PDF file for pre-fire planning use by the fire department. Information
13 shall include locations of all exits, stairwells and roof access. Also, the location of fire
14 hydrants, fire department connections, post indicator valves, backflow prevention, gas
15 meters, electrical panels, water, fire sprinkler risers and standpipe valves and shutoffs,
16 elevator and electrical equipment rooms, fire alarm panels, and remote annunciators. The
17 symbols used for the pre-fire plan must be obtained from Rialto Fire Department. This
18 plan is required to be submitted prior to any type of certificate of occupancy.

19 88. The applicant shall install Knox boxes immediately adjacent to the main entrance to the
20 building and at least one (1) rear entrance to facilitate the entry of safety personnel. The
21 Knox boxes shall be installed in such a manner as to be alarmed, resist vandalism,
22 removal, or destruction by hand, and be fully recessed into the building. The Knox boxes
23 shall be equipped with the appropriate keys, for each required location, prior to the first
24 day of business. The Knox-Box placement shall be shown on the formal building plan
25 review submittal prior to the issuance of a building permit.

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

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

31 PASSED, APPROVED AND ADOPTED this 20th day of August, 2025.

32 _____
33 JERRY GUTIERREZ, CHAIR
34 CITY OF RIALTO PLANNING COMMISSION

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

5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2025.

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

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this ____th day of ____, 2025.

16
17
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19 _____
20 HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT
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Exhibit "A"

Project Plans

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