

1 WHEREAS, also in conjunction with the Project, the applicant has applied for Tentative Tract
2 Map No. 2024-0001 (“TTM”) to consolidate two (2) parcels of land (APN: 0128-361-24 & -20) into
3 one (1) residential condominium lot with easements for private streets and utilities; and
4

5 WHEREAS, on March 19, 2025, the Planning Commission of the City of Rialto conducted
6 a duly noticed public hearing, as required by law, on the PPD, CDP and TTM, took testimony, at
7 which time it received input from staff, the city attorney, and the applicant; heard public testimony;
8 discussed the proposed PPD, CDP and TTM; and closed the public hearing; and

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

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

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

14 SECTION 2. Based on substantial evidence presented to the Planning Commission during
15 the public hearing conducted with regard to the PPD, including written staff reports, verbal testimony,
16 site plans, other documents, and the conditions of approval stated herein, the Planning Commission
17 hereby determines that the PPD satisfies the requirements of Section 18.65.020E of the Rialto
18 Municipal Code pertaining to the findings which must be made precedent to granting a Precise Plan
19 of Design. The findings are as follows:

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

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

23 The Site has a General Plan land use designation of Specific Plan and is in the Foothill
24 Mixed-Use Zone (FMUZ) district. Those designations allow for the development of a
25 gated neighborhood consisting of eighty-one (81) attached condominium dwelling units
26 with private streets and amenities, as proposed by the Project. The Project, as conditioned
27 herein, will comply with all City ordinances and regulations, including those required by
the FMUZ land use district, the Foothill Central Specific Plan and the City’s Design
Guidelines.

- 28 2. The site is physically suitable for the proposed development, and the proposed
development will be arranged, designed, constructed, and maintained so that it will

1 not be unreasonably detrimental or injurious to property, improvements, or the health,
2 safety or general welfare of the general public in the vicinity, or otherwise be
3 inharmonious with the city's general plan and its objectives, zoning ordinances or any
4 applicable specific plan and its objectives; and

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

6 The Site is 4.99 acres in size and within the Foothill Mixed-Use Zone (FMUZ). The Site
7 bound by Foothill Boulevard to the south and Spruce Avenue to the west. To the north of
8 the project site, is an existing single-family residential neighborhood. To the east of the
9 project site is an under-developed parcel of land with a mono-pine wireless facility. To the
10 south of the project site, across Foothill Boulevard, is an existing market, vacant land,
11 office building and new hotel construction. The Project is consistent with the Foothill
12 Mixed-Use Zone (FMUZ) land use district and the Specific Plan designation of the General
13 Plan. The project is not expected to negatively impact any surrounding uses with the
14 successful implementation of measures such as landscape buffering, the installation of
15 solid screen walls and gates, aesthetic building enhancements, and other traffic related
16 measures.

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

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

21 The Project's effects will be minimized through the implementation of the Conditions of
22 Approval contained herein, such as extensive landscaping, concrete screen walls, and
23 enhanced architectural features. The Project is consistent with the FMUZ land use district
24 which encourages a combination of ground floor retail, with office and/or residential uses on
25 above-ground floors and allows conditionally permitted residential uses on the ground floor.
26 The project is not expected to negatively impact any surrounding uses with the successful
27 implementation of measures such as landscape buffering, the installation of solid screen walls,
28 aesthetic building enhancements, and other traffic related measures.

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

This finding is supported by the following facts:

The Project is consistent with the FMUZ land use district and is a logical addition to the
existing residential development along Foothill Boulevard industrial corridor. The Project
will replace a vacant site that has native vegetation and overhead powerlines. The City staff
have reviewed the design of the Project to ensure compliance with all health, safety, and
design requirements to ensure the Project will enhance the infrastructure as well as the
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 15332, Infill Development Projects. No new
3 construction or physical alterations are proposed as a part of the Project. The Planning Commission
4 directs the Planning Division to file the necessary documentation with the Clerk of the Board of
5 Supervisors for San Bernardino County.

6 SECTION 4. PPD No. 2024-0008 is granted to Warmington Residential California, Inc. in
7 accordance with the plans and application on file with the Planning Division, subject to the following
8 Conditions of Approval:
9

- 10 1. The applicant is granted PPD No. 2024-0008 allowing the development of a gated-
11 neighborhood consisting of eighty-one (81) attached condominium dwelling units
12 across twenty (20) 2-story buildings with private streets, amenities, fencing, lighting and
13 landscaping on 4.99 acres of land (APN: 0128-361-20 & -24) located on the northeast
14 corner of Foothill Boulevard and Spruce Avenue within the FMUZ land use district,
15 subject to the Conditions of Approval contained herein.
- 16 2. The approval of PPD No. 2024-0008 is granted for a two (2) year period from the date
17 of approval. Approval of PPD No. 2024-0008 will not become effective until the
18 applicant has signed a Statement of Acceptance acknowledging awareness and
19 acceptance of the required Conditions of Approval contained herein. If substantial
20 construction activities are commenced within the two-year period and such construction
21 is being diligently pursued towards completion, the approved precise plan of design
22 shall remain effective for an additional one-year period. Any request for an extension
23 thereafter shall be reviewed by the Planning Commission upon application prior to
24 termination for consideration based on progress toward the development of the project
25 and any unavoidable delays.
- 26 3. The development associated with PPD No. 2024-0008 shall conform to the site plan,
27 fencing plan, floor plan, elevations, conceptual grading and utility plan, and preliminary
28 landscape plan attached hereto as Exhibit A, except as may be required to be modified
based on the Conditions of Approval contained herein.
4. The development associated with PPD No. 2024-0008 shall comply with all Conditions
of Approval contained within CDP No. 2024-0004.
5. The development associated with PPD No. 2024-0008 shall comply with all applicable
sections of 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.

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7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the “City Parties”), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project (collectively, the “Entitlements”), whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This condition to indemnify, protect, defend, and hold the City harmless shall include, but not be limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys’ fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, Property owner, or the City and/or other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the “Damages”). Notwithstanding anything to the contrary contained herein, the Applicant shall not be liable to the City Parties under this indemnity to the extent the Damages incurred by any of the City Parties in such Action(s) are a result of the City Parties’ fraud, intentional misconduct or gross negligence in connection with issuing the Entitlements. The applicant shall execute an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of PPD No. 2024-0008.
 8. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
 9. In conjunction with the Project, the applicant submitted a Tentative Tract Map (TTM 20709) to consolidate the Project Site into one parcel of land to facilitate the proposed development. The applicant shall submit an application for Final Map to be recorded prior to the issuance of a building permit.
 10. The applicant shall install decorative pavement within the primary driveway entrance connected to Spruce Avenue. The decorative pavement shall extend across the entire width of each driveway and shall have a minimum depth from the property line to the nearest on-site street/drive aisle intersection. Decorative pavement means decorative

1 pavers and/or color concrete with patterns and color variety. The location of the
2 decorative pavement shall be identified on the Precise Grading Plan prior to the issuance
3 of a grading permit. Additionally, the location and type of decorative pavement shall be
4 identified on the formal Landscape Plan submittal, and other on-site improvement plans,
5 prior to the issuance of building permits.

- 6 11. Any new walls, including any retaining walls, shall be comprised of decorative masonry
7 block. Decorative masonry block means tan-colored slumpstone block, tan-colored
8 split-face block, or precision block with a stucco, plaster, or cultured stone finish.
9 Pilasters shall be incorporated within all new walls visible from the public right-of-way.
10 The pilasters shall be spaced a maximum of fifty (50) feet on-center and shall be placed
11 at all corners and ends of the wall. All pilasters shall protrude a minimum of six (6)
12 inches above and to the side of the wall. All decorative masonry walls and pilasters,
13 including retaining walls, shall include a decorative masonry cap. All walls and pilasters
14 shall be identified on the site plan and Precise Grading Plan, and an elevation detail for
15 the walls shall be included in the formal building plan check submittal prior to the
16 issuance of building permits.
- 17 12. Any new fencing installed on site shall conform with the submitted Wall and Fence Plan
18 Exhibit. Prior to the issuance of building permits, all fencing shown in the Wall and
19 Fence shall be identified and detailed in the formal building plan check submittal.
- 20 13. All light standards installed on the site shall have a maximum height of twenty-five (25)
21 feet, as measured from the finished surface, including the base. Lighting shall be
22 shielded and/or directed toward the site so as not to produce direct glare or "stray light"
23 onto adjacent properties. All light standards shall be identified on the site plan and a
24 note indicating the height restriction shall be included within the formal building plan
25 check submittal prior to the issuance of building permits.
- 26 14. On-Site Landscape Plan for the project shall not be included in the formal building plan
27 check submittal. Instead, the applicant shall submit a formal On-Site Landscape Plan to
28 the Planning Division prior to the issuance of building permits. The submittal shall
include construction drawings for planting and irrigation, a completed Landscape Plan
Review application, and the applicable review fee. The construction drawings for
planting and irrigation shall conform with Preliminary Landscape Plan submitted to the
Planning Division, except as conditioned herein, and as approved by the Planning
Commission.
15. The applicant shall plant shrubs that surround all ground mounted equipment and utility
boxes, including transformers, fire-department connections, backflow devices, etc. for
the purpose of providing screening of said equipment and utility boxes. All equipment
and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial
planting, and the shrubs shall be spaced no more than three (3) feet on-center.
Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated
and maintained into a continuous box-shape with a height of no less than three and one-

1 half (3.5) feet above the finished grade. The shrubs shall be identified on the formal
2 Landscape Plan submittal prior to the issuance of a landscape permit.

- 3 16. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and
4 off-site (adjacent to the project site) that is not covered by structures, walkways, parking
5 areas, and driveways, as approved by the Planning Division. Trees shall be planted a
6 minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted
7 an average of three (3) feet on-center or less, or as approved by the Planning Division.
8 All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless
9 otherwise specified herein. At least fifty (50) percent of the trees shall consist of
10 evergreen broadleaf trees, while the remaining percentage may consist of broadleaf
11 deciduous trees and/or palm trees. All shrubs shall be a minimum of one (1) gallon in
12 size, unless otherwise specified herein. All planter areas shall receive a minimum two
13 (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial
14 planting. Pea gravel and decomposed granite are not acceptable materials to use within
15 planter areas. All planter areas on-site shall be permanently irrigated and maintained.
16 The planting and irrigation shall be identified on the formal Landscape Plan submittal
17 prior to the issuance of a landscape permit.
- 18 17. The landscape architect of record shall confirm on-site and certify in writing that all
19 planting and irrigation is installed on- in accordance with the Planning approved
20 landscape plans and permit prior to the issuance of a Certificate of Occupancy.
- 21 18. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance
22 of a Certificate of Occupancy, unless specified otherwise herein.
- 23 19. The applicant shall pay all applicable development impact fees in accordance with the
24 current City of Rialto fee ordinance, prior to the issuance of any building permit related
25 to the Project.
- 26 20. All requirements shall be completed to the satisfaction of the City Engineer prior to
27 issuance of a certificate of occupancy unless otherwise noted.
- 28 21. Remove all graffiti within 24 hours pre-construction, during construction, and after a
Certificate of Occupancy is issued.
22. 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. The first submittal shall consist of, but is not limited to the following:
- a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading or building permit issuance)
 - b. PUBLIC IMPROVEMENT PLANS – plans include: Street, Signing & Striping, Sewer, Water, Streetlight, Landscape & Irrigation (prior to building permit issuance or off-site construction permit issuance, whichever occurs first)
 - c. FINAL DRAINAGE STUDY (prior to grading plan approval)

- 1 d. FINAL WQMP (prior to grading plan approval)
- 2 e. LEGAL DOCUMENTS – documents include: WQMP Maintenance Agreement
- 3 (prior to occupancy), Public Improvement Agreement with security (prior to
- 4 building permit issuance or off-site construction permit issuance, whichever
- 5 occurs first), Lot Line Adjustment (prior to building permit issuance).
- 6 f. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy release)
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- 8 23. The developer is responsible for requesting address assignments for any new building,
- 9 irrigation water meter, and electrical pedestal. Addresses for irrigation meters must be
- 10 based on approved civil plans. Addresses for electrical pedestals must be based on
- 11 approved SCE plans. The main building address shall be included on the Precise
- 12 Grading Plans and Building Plan set along with the PPD number. The electrical meter
- 13 pedestal addresses (single or dual) shall be included in the public improvement plans.
- 14
- 15 24. Upon approval of any improvement plan by the City Engineer, the improvement plan
- 16 shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing
- 17 file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)
- 18 formats. Variation of the type and format of the digital data to be submitted to the City
- 19 may be authorized, upon prior approval by the City Engineer.
- 20
- 21 25. Any improvements/dry utility improvement construction within the public right-of-way
- 22 requires a City of Rialto Encroachment Permit.
- 23
- 24 26. All street cuts for utilities shall be repaired in accordance with City Standard SC-231
- 25 within 72 hours of completion of the utility work, and any interim trench repairs shall
- 26 consist of compacted backfill to the bottom of the pavement structural section followed
- 27 by placement of standard base course material in accordance with the Standard
- 28 Specifications for Public Work Construction (“Greenbook”). The base course material
- shall be placed at the full height of the structural section to be flush with the existing
- pavement surface and provide a smooth pavement surface until permanent cap paving
- occurs using an acceptable surface course material.
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- 30 27. A single master Off-site Construction Permit is required for any street, wet utility,
- 31 landscape and irrigation, and traffic signal improvements within the public right-of-way.
- 32 To expedite and facilitate improvements in the public right-of-way, the applicant is
- 33 responsible for submitting a multi-phase master plan traffic control plan which includes
- 34 all phases of construction in the public right-of-way i.e., sewer, water, overhead,
- 35 underground, etc. prior to the issuance of Off-site Construction Permit. Note, to simplify
- 36 the permitting process, a single master Off-Site Construction Permit shall replace
- 37 individual Encroachment Permits to be pulled by the developer's contractor.
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- 39 28. All median, applicable landscape easement, and parkway landscaping shall be
- 40 guaranteed for a period of one year from the date of acceptance by the City Engineer.
- 41 Any landscaping that fails during the one-year landscape maintenance period shall be
- 42 replaced with similar plant material to the satisfaction of the City Engineer and shall be
- 43 subject to a subsequent one-year landscape maintenance period. The applicant must

1 contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 to confirm
2 a full twelve (12) month time of non-interrupted ongoing maintenance.

- 3 29. All proposed trees within the public right-of-way and within 10 feet of the public
4 sidewalk and/or curb shall have City approved deep root barriers installed, as required
5 by the City Engineer.
- 6 30. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and
7 new electrical distribution lines of sixteen thousand volts or less and overhead service
8 drop conductors, and all telephone, television cable service, and similar service wires or
9 lines, which are on-site, abutting, and/or transecting, shall be installed underground.
10 Utility undergrounding shall extend to the nearest off-site power pole; no new power
11 poles or guy wire poles shall be installed unless otherwise approved by the City
12 Engineer. A letter from the owners of the affected utilities shall be submitted to the City
13 Engineer prior to approval of the Grading Plan, informing the City that they have been
14 notified of the City's utility undergrounding requirement and their intent to commence
15 design of utility undergrounding plans, if such poles are required to be undergrounded
16 pursuant to City Code requirements or the conditions of approval set forth herein. When
17 available, the utility undergrounding plan shall be submitted to the City Engineer
18 identifying all above ground facilities in the area of the project to be undergrounded.
- 19 31. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,
20 all street and/or trench cuts in street newly paved or slurry sealed will be subject to
21 moratorium street repair standards as referenced in Section 11.04.145 of the Rialto
22 Municipal Code. Contact the Public Works Department for a list of streets subject to the
23 moratorium.
- 24 32. The minimum pavement section for all on-site pavements shall be 2 inches asphalt
25 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of
26 24 inches at 95% relative compaction, or equal. If an alternative pavement section is
27 proposed, the proposed pavement section shall be designed by a California registered
28 Geotechnical Engineer using "R" values from the project site and submitted to the City
Engineer for approval.
33. Any utility trenches or other excavations within existing asphalt concrete pavement of
off-site streets required by the proposed development shall be backfilled and repaired in
accordance with City of Rialto Standard Drawings. The developer shall be responsible
for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
off-site streets as required by and at the discretion of the City Engineer including
pavement repairs in addition to pavement repairs made by utility companies for utilities
installed for the benefit of the proposed development (i.e., Rialto Water Services,
Southern California Edison, Southern California Gas Company, Time Warner, Verizon,
etc.). Multiple excavations, trenches, and other street cuts within existing asphalt
concrete pavement of off-site streets required by the proposed development may require
complete grinding and asphalt concrete overlay of the affected off-site streets at the
discretion of the City Engineer. The pavement condition of the existing off-site streets

1 shall be returned to a condition equal to or better than what existed prior to construction
2 of the proposed development.

- 3 34. All damaged, destroyed, or modified pavement legends, traffic control devices, signing,
4 striping, and streetlights, associated with the proposed development shall be replaced as
5 required by the City Engineer prior to issuance of a Certificate of Occupancy.
- 6 35. Construction signing, lighting, and barricading shall be provided during all phases of
7 construction as required by City Standards or as directed by the City Engineer. As a
8 minimum, all construction signing, lighting, and barricading shall be in accordance with
9 Part 6 Temporary Traffic Control of the 2014 California Manual on Uniform Traffic
10 Control Devices or subsequent editions in force at the time of construction.
- 11 36. The public street improvements outlined in these conditions of approval are intended to
12 convey to the developer an accurate scope of required improvements, however, the City
13 Engineer reserves the right to require reasonable additional improvements as may be
14 determined during the review and approval of street improvement plans required by
15 these conditions.
- 16 37. OMNITRANS: The developer shall be responsible for coordinating with Omnitrans
17 regarding the location of existing, proposed, and future bus stops along the property
18 frontage of all public streets. The developer shall design street and sidewalk
19 improvements in accordance with the latest Omnitrans bus stop guidelines and in
20 compliance with current accessibility standards pursuant to the Americans with
21 Disabilities Act (ADA) requirements. The developer shall design all bus stops to
22 accommodate the Omnitrans Premium Shelters. Prior to Certificate of Occupancy, the
23 developer shall submit to Public Works verification from Omnitrans acknowledging
24 concurrence with the existing, proposed, and future bus stop improvements in
25 conformance with the Premium Shelter design guidelines. Additionally, bus turnouts
26 are required to accommodate proposed bus stops in accordance with the City Standards
27 and as approved by the City Engineer.
- 28 38. Development of the site is subject to the requirements of the National Pollution
Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the
Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.
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.
39. 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

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

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- 13 40. 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 site
16 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 41. Prior to grading plan approval, a geotechnical/soils report prepared by a California
20 registered Geotechnical Engineer shall be required for and incorporated as an integral
21 part of the grading plan for the proposed development. The geotechnical report shall
22 include a section on infiltration testing. A digital copy (PDF) of the Geotechnical/Soils
23 Report shall be submitted to the Engineering Division with the first submittal of the
24 precise grading plan. The geotechnical report dated December 13, 2023 shall be
25 reaffirmed by a geotechnical engineer to still be valid or a new geotechnical report will
26 be required.
- 27 42. Prior to grading plan approval, submit a Final Water Quality Management Plan
28 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.
43. Prior to grading plan approval, a WQMP Maintenance Agreement shall be required,
obligating the property owner(s) to appropriate operation and maintenance obligations of
on-site BMPs constructed pursuant to the approved WQMP.
44. Prior to grading plan approval, a Notice of Intent (NOI) to comply with the California
General Construction Stormwater Permit (Water Quality Order 2022-0057-DWQ as
modified September 8, 2022) is required via the California Regional Water Quality
Control Board online SMARTS system. A copy of the executed letter issuing a Waste
Discharge Identification (WDID) number shall be provided to the City Engineer. The
developer's contractor shall prepare and maintain a Storm Water Pollution Prevention

1 Plan (SWPPP) as required by the General Construction Permit. All appropriate measures
2 to prevent erosion and water pollution during construction shall be implemented as
3 required by the SWPPP.

- 4 45. Prior to issuance of grading permit or on-site construction permit, submit a precise grading
5 plan prepared by a California registered civil engineer to the Engineering Division for
6 review and approval by the City Engineer. The plan shall conform to the requirements of
7 the California Building Code for review and approval and shall substantially conform to
8 the Preliminary Grading Plan submitted as part of the Entitlement Package approved by
9 the Planning Commission.
- 10 46. 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 be
13 paid at the time of application. Annexation into LLMD 2 is a condition of acceptance of
14 any new median, landscape easement, and/or parkway landscaping in the public right-of-
15 way, or any new public street lighting improvements conditioned on the project and to be
16 maintained by the City of Rialto post construction.
- 17 47. 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: a.
19 Tan-colored perimeter screened fencing b. Contractor information signage including
20 contact information along [Street Name] and [Street Name] c. Post dust control signage
21 with the following verbiage: Project Name, WDID No., IF YOU SEE DUST COMING
22 FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a
23 response, Please call the AQMD at 1-800-CUT-SMOG.
- 24 48. Prior to street improvement plan approval or building permit issuance, whichever occurs
25 first, dedicate additional right-of-way as may be required across driveway aprons to
26 provide for ADA compliant public access, traffic signal equipment, and signing &
27 striping.
- 28 49. Prior to street improvement plan approval, dedicate additional right-of-way on Foothill
Boulevard along the entire frontage as may be required to provide a property line at
ultimate right-of-way of 60-foot half-street in accordance with the Foothill Boulevard
Specific Plan, including corner cuts for ADA ramps at intersection with Spruce Avenue.
50. Prior to street improvement plan approval, show a 4-inch conduit and pullboxes within
the parkway area along the entire frontage of the property for future traffic signal
interconnect.
51. Prior to issuance of encroachment permit or off-site construction permit, all public
improvement plans must be submitted and approved by the City Engineer.
52. Prior to issuance of a building permit, underground overhead utility lines traversing the
project site, west to east, along the northerly portion of the site.

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- 53. Prior to issuance of a building permit, submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The street improvement plans shall be approved concurrently with any streetlight, landscape and irrigation, and traffic signal plans unless otherwise approved by the City Engineer.
- 54. Prior to issuance of a building permit, submit signing and striping plans prepared by a registered California civil engineer or traffic engineer to the Engineering Division for review. The street improvement plans shall be approved concurrently with all other public improvement plans unless otherwise approved by the City Engineer.
- 55. Prior to issuance of a building permit, submit streetlight improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The streetlight improvement plans shall be approved concurrently with any streetlight, landscape and irrigation, traffic signal plans, and street improvement plans unless otherwise approved by the City Engineer.
- 56. Prior to issuance of a building permit, submit traffic signal modification plan for the intersection of Foothill Boulevard and Spruce Avenue prepared by a registered California civil engineer or traffic engineer to the Engineering Division for review. The traffic signal modification plans shall be approved concurrently with any streetlight, landscape and irrigation, and street improvement plans unless otherwise approved by the City Engineer.
- 57. Prior to issuance of building permit, Tract Map 20709 (VTTM 2024-0001) shall be approved by the City and recorded with the San Bernardino County Recorder’s Office.
- 58. 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.
- 59. Prior to issuance of building permit, the developer shall pay a Project Fair Share Contribution of 4.2%, for the future construction of a traffic signal at the intersection of Foothill Boulevard and Larch Avenue, as recommend in the project-specific Traffic Impact Analysis (TIA) by TJW Engineering, Inc. dated August 9, 2024. The developer shall submit an updated cost estimate for proposed traffic signal improvements to the City of Rialto within three months of paying any applicable fees for final calculation of the fair-share payment.
- 60. Prior to issuance of building permit, submit traffic striping and signage plans prepared by a California registered civil engineer or traffic engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed concurrently with required street improvements to the satisfaction of the City Engineer.
- 61. Prior to building permit issuance, the developer may qualify to enter a Construction Credit and Reimbursement Agreement for Development Impact Fees (DIF) to secure credit and possible reimbursement for the construction of qualifying improvements. If the developer

1 does not complete this agreement prior to the timing specified above, credits may not be
2 given. The developer shall pay current DIF fees adopted by the City Council.

3 62. Prior to issuance of encroachment permit or off-site construction permit, submit street
4 light improvement plans, for Foothill Boulevard and Spruce Avenue, prepared by a
5 California registered civil engineer to the Engineering Division. The plans shall be
6 approved by the City Engineer prior to issuance of any building permits.

7 63. Prior to issuance of encroachment permit or off-site construction permit, submit sewer
8 improvement plans prepared by a California registered civil engineer to the Engineering
9 Division. The plans shall be approved by the City Engineer prior to issuance of any
10 building permits.

11 64. Prior to issuance of encroachment permit or off-site construction permit, submit a water
12 improvement plan approved by the local water purveyor. The developer is advised that
13 domestic water service is provided by Rialto Water Services. The developer shall be
14 responsible for coordinating with water purveyor and complying with all requirements for
15 establishing domestic water service to the property.

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

66. 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.

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

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2 68. Prior to occupancy approval, provide certification from Rialto Water Services to
3 demonstrate that all water and/or wastewater service accounts have been documented.
- 4 69. Prior to occupancy approval, the developer shall connect to the City of Rialto sewer
5 system and apply for a sewer connection account with Rialto Water services.
- 6 70. Prior to occupancy approval, submit a WQMP Certification that demonstrates that all
7 structural BMPs have been constructed and installed in conformance with approved plans
8 and specifications, and as identified in the approved WQMP.
- 9 71. Prior to occupancy approval, submit a Precise/Final Grade Certification that demonstrates
10 all grading is in conformance with the approved precise grading plan, to the Engineering
11 Division.
- 12 72. Prior to occupancy approval, submit as-built plans or record drawings to the Engineering
13 Division for review and approval by the City Engineer.
- 14 73. Prior to Final Map 20709 recordation, the developer must complete the LLMD2
15 annexation process. Due to the required City Council Public Hearing action, the
16 annexation process takes months and as such the developer is advised to apply for Special
17 District annexation as early-on in the in the process to avoid any delays with permit
18 issuance.
- 19 74. Prior to occupancy approval, install CAMUTCD approved “No Stopping” signage along
20 the entire project frontage of Foothill Blvd and Spruce Ave.
- 21 75. Prior to occupancy approval, replace any existing non-compliant, damaged, or
22 unsatisfactory sidewalk, curb & gutter, pavement, and landscaping along the project
23 frontage to the satisfaction of the City Engineer.
- 24 76. Prior to occupancy approval, construction of commercial driveway approaches in
25 accordance with City of Rialto Standard Drawing No. SC-214 shall be made for the
26 driveways on Spruce Avenue and Foothill Blvd. Nothing shall be constructed or planted
27 in the corner cut-off area which does or will exceed 30 inches in height required to
28 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.
77. Prior to occupancy – Foothill Boulevard is designated a Major Arterial with a 120-foot
street right of way and 96-foot street width. For half street plus the #1 westbound lane
including left-turn lanes, remove existing and construct new pavement with a minimum
pavement section of 5 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. This
includes sidewalk, 8” curb and gutter, The pavement section shall be determined using a
Traffic Index (“TI”) of 10. The pavement section shall be designed by a California

1 registered Geotechnical Engineer using "R" values from pavement core samples and
2 submitted to the City Engineer for approval. Alternatively, depending on the existing
3 street condition and geotechnical report, a street 2" grind and overlay, slurry seal, or other
4 repair can be performed to preserve existing pavement improvements as approved by the
5 City Engineer.

6 78. Prior to occupancy – Spruce Avenue is designated a Collector with a 64-foot street right
7 of way and 40-foot street width. For half street, provide a 2" grind and overlay, slurry seal,
8 or other repair can be performed to preserve existing pavement improvements as approved
9 by the City Engineer.

10 79. Prior to Final Map Approval for Tract Map 20709, shall be prepared by a California
11 registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering
12 Division for review and approval. A Title Report prepared for subdivision guarantee for
13 the subject property, the traverse closures for the existing parcel and all lots created
14 therefrom, and copies of record documents shall be submitted with the Tract Map to the
15 Engineering Division as part of the review of the Map. The Tract Map shall be approved
16 by the City Council prior to issuance of building permits, except as allowed by the
17 Subdivision Map Act. Prior to approval of the Tract Map by the City Council, provide a
18 Preliminary Subdivision Report from a title company and if applicable, provide evidence
19 that Section 66436 of the Subdivision Map Act regarding interfering with the rights of
20 easement holders has been addressed. Dedications to the public required by these
21 conditions of approval shall be made via the Tract Map.

22 80. Prior to Final Map Approval, in accordance with Government Code 66462, all required
23 public improvements shall be completed prior to the approval of Tract Map No. 20709.
24 Alternatively, the applicant may enter into a Subdivision Improvement Agreement to
25 secure the cost of all required public improvements at the time of requesting the City
26 Engineer's approval of Tract Map No. 20709. The applicant will be required to secure the
27 Subdivision Improvement Agreement pursuant to Government Code 66499 in amounts
28 determined by the City Engineer.

81. Prior to Map approval, a reciprocal easement shall be shown on the Parcel Map for access
and drainage rights for all parcels within the parcel map. Alternatively, a reciprocal
easement or Conditions, Covenants, and Restrictions (CC&Rs) by separate instrument
may be submitted for review and approval.

82. The applicant shall submit full architectural and structural plans with all mechanical,
electrical, and plumbing plans, structural calculations, truss calculations and layout, rough
grading plans approved by Public Works Engineering, Water Quality Management Plan,
Erosion Control Plan, Stormwater Pollution Prevention Plan, and Title 24 Energy
Calculations to the Building Division for plan check and review, prior to the issuance of
building permits.

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- 83. The applicant shall provide a Scope of Work on the title page of the architectural plan set. The Scope of Work shall call out all work to be permitted (ex. Main structure, perimeter walls, trash enclosure, etc.).
- 84. The applicant shall design the structures in accordance with the latest 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.
- 85. The applicant shall comply with all applicable City of Rialto Municipal Codes and Ordinances.
- 86. The applicant shall comply with the requirements of the Department of Environmental Health Services and the Air Quality Management District prior to the issuance of any permit if hazardous materials are stored and/or used.
- 87. All perimeter / boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Chief Building Official on a case-by-case basis for extenuating circumstances.
- 88. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
- 89. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building and Safety. Each department shall sign the bottom of the Building and Safety Job Card.
- 90. All signs shall be Underwriters Laboratories, or equal, approved.
- 91. Permits are required prior to the removal and/or demolition of structures.
- 92. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
- 93. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.
- 94. The applicant/developer shall include the conditions of approval of this resolution on the construction plans.

- 1 95. 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 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 96. If hazardous substances are used and/or stored, a technical opinion and report, identifying
10 and developing methods of protection from the hazards presented by the hazardous
11 materials may be required. This report shall be prepared by a qualified person, firm, or
12 corporation and submitted to Building & Safety. This report shall also explain the
13 proposed facility's intended methods of operation and list all of the proposed materials,
14 their quantities, classifications, and the effects of any chemical (material) intermixing in
15 the event of an accident or spill.
- 16 97. All construction sites must be protected by a security fence and screening. The fencing
17 and screening shall always maintained to protect pedestrians.
- 18 98. The applicant shall provide temporary toilet facilities for the construction workers. The
19 toilet facilities shall always be maintained in a sanitary condition. The construction
20 toilet facilities of the non-sewer type shall conform to ANSI ZA.3
- 21 99. Construction projects which require temporary electrical power shall obtain an
22 Electrical Permit from Building and Safety. No temporary electrical power will be
23 granted to a project unless one of the following items is in place and approved by
24 Building and Safety and the Planning Department.
25 a. Installation of a construction trailer, or
26 b. Security fenced area where the electrical power will be located
- 27 100. Installation of construction/sales trailers must be located on private property. No trailers
28 can be in the public street right of way.
101. Any temporary building, trailer, commercial coach, etc. installed and/or used in
connection with a construction project shall comply with City Code.
102. Prior to issuance of a Building Permit all of the following must be in place: 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.
103. Permitted hours for construction work from October 1st through April 30th are Monday
Friday, 7:00 a.m. to 5:30 p.m. and Saturday 8:00 a.m. to 5:00 p.m. From May 1st
through September 30th permitted hours for construction is Monday- Friday, 6:00 a.m.

1 to 7:00 p.m. and Saturday 8:00 a.m. to 5:00 p.m. Construction is prohibited on Sundays
2 and State holidays.

- 3 104. The following grading items shall be completed and/or submitted – as applicable – prior
4 to the issuance of building permits for this project:
- 5 a. Precise grading plans shall be approved by Engineering Department
 - 6 b. Rough grading completed
 - 7 c. Compaction certification completed
 - 8 d. Pad elevation certification completed
 - 9 e. Rough grade inspection signed off by a City’s Engineering Inspector
- 10 105. Prior to the issuance of a Building Permit, the applicant shall pay all Development
11 Improvement Fees to the City. Copies of receipts shall be provided to Building and
12 Safety prior to permit issuance.
- 13 106. The Tract or Parcel map shall record prior to the issuance of any permits.
- 14 107. The existing parcels shall be combined into a single parcel, or a lot line adjustment shall
15 be done so that the proposed structure(s) does not cross any lot line and complies with
16 all requirements of the California Building Code, prior to any building permits being
17 issued.
- 18 108. Fire sprinklers, fire alarm systems and fire hydrant plans shall be submitted for plan
19 review concurrently with building plans and shall be approved prior to permit issuance.
- 20 109. The applicant shall provide proof of payment to the Rialto Unified School District for
21 all required school fees, prior to the issuance of a building permit.
- 22 110. Prior to issuance of permit(s), the Statement of Authorization form must be completed
23 and submitted if the permit is not obtained by the property owner.
- 24 111. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
25 per hour, exposure C and seismic zone D.
- 26 112. The applicant shall underground all on site utilities to the new proposed structures, prior
27 to the issuance of a Certificate of Occupancy, unless prior approval has been obtained
28 by the utility company or the City.
113. 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.
114. The applicant shall place a copy of the Conditions of Approval herein on within the
building plan check submittal set and include the PPD number on the right bottom
corner cover page in 20 point bold, prior to the issuance of a building permit.

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115. 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.
 116. FIRE – Prior to issuance of building or grading permit, The required fire flow shall be 1,000 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.
 117. FIRE – Prior to construction, private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of 26 feet and a minimum 14'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
 118. FIRE – Prior to construction, roadways shall be extended to within one hundred and fifty feet (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turnaround shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by Rialto Fire Department, pursuant to the California Fire Code, Chapter 5 & Appendix D and as amended locally by Ordinance No. 1630. Fire Department turnaround requirements shall be installed as directed and shall be inspected and approved prior to lumber drop.
 119. FIRE – Prior to construction, 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.
 120. FIRE – Prior to construction, the development and each phase thereof shall have a minimum of 2-points of vehicular access for fire and emergency equipment and for routes of safe egress of citizens regardless of the cul-de-sac length and shall be required as directed by Rialto Fire Department.
 121. FIRE – Prior to construction, all required fire apparatus access roads, fire lanes, fire department turn-around and entry/exit drives shall have a minimum 26 feet 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.

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122. FIRE – Prior to construction, 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.
 123. FIRE – Prior to construction, roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere or delay emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways if installed after the projects completion.
 124. FIRE – Prior to construction, any gate or barrier across a fire access roadway, whether manual or automatic, must meet the Rialto Fire Department requirements and have specific plans and permits approved prior to installation. Gates serving multi-family, assembly, educational, hazardous, institutional, or storage structures must be automatic and meet UL 325 and ASTM F2200 standards. Knox brand key-operated electric key switch keyed to Rialto Fire Department specification are required. The Knox switch shall override all gate functions and open the gate. Other access control systems, such as pre-emption device eyes, are required and must be installed as directed by the Fire Marshal.
 125. FIRE – Prior to construction, water improvement plans shall be approved by Rialto Fire Department. The Developer shall furnish Rialto Fire Department with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes maybe required to meet required fire flow requirements. Fire hydrants shall provide one 4” port and 2- 2 ½ ports and must be an approved fire hydrant type. The private fire hydrant system must be reviewed, approved, permitted and installed, tested, and accepted, prior to combustible construction.
 126. FIRE – Prior to construction, Fire hydrant water mains that supply two (2) or more fire hydrants shall be looped to provide adequate supply.
 127. FIRE – Prior to construction, the existing fire hydrant system is insufficient to provide the required fire flow. This system is required to be upgraded to meet the required fire flow as identified above through either private on-site fire hydrants or public water mains supplying fire hydrants on-site.
 128. FIRE – Prior to construction, Prior to combustibles being brought to the site, the developer shall provide written certification from the local water purveyor, dated within the last thirty days, that:
 - 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

1 c. Are capable of supplying the required fire flow as required by Rialto Fire
2 Department.

- 3 129. FIRE – Prior to construction, Group R-3 and U Occupancies: An approved water supply
4 capable of supplying the required fire flow for fire protection shall be provided to all
5 premises upon which facilities, buildings, or portions of buildings are hereafter
6 constructed or moved into or within the jurisdiction. When any portion of the facility or
7 building protected is in excess of 330 feet (122 mm) from a water supply on a public
8 street, as measured by an approved route around the exterior of the facility or building,
9 on-site fire private hydrants and mains capable of supplying the required flow shall be
10 provided when required by the Fire Code official. The size of fire hydrant outlets shall
11 be a minimum of one 4 inch and one 2-½ inch NST outlet or greater as required by the
12 Fire Code official.
- 13 130. FIRE – Prior to construction, fire hydrants shall be painted (yellow for public and red
14 for private on-site FH’s) per Rialto Fire Department and the local water purveyor
15 standards and be maintained free of obstructions. Blue reflective raised pavement
16 markers shall be installed on the pavement at approved locations marking each fire
17 hydrant location.
- 18 131. FIRE – Prior to construction, public and private water utility mains must provide the
19 level of reliability/redundancy determined necessary by Rialto Fire Department and the
20 local water purveyor.
- 21 132. FIRE – Prior to construction, if any fire hydrant is taken “OUT OF SERVICE” – Rialto
22 Fire Department shall be notified immediately and the hydrant marked, bagged, or
23 otherwise identified as OUT OF SERVICE as directed by the Fire Marshal.
- 24 133. FIRE – Prior to occupancy, fire lane designations shall be required for all fire access
25 roadways as determined by Rialto Fire Department. Posted signs which state “FIRE
26 LANE, NO PARKING CVC 22500.1” shall be installed every 50 feet along the fire
27 lanes. Curbs shall be painted red and stenciled with white letters indicating the same on
28 the face and top of any curb as directed by Rialto Fire Department. All Fire lanes shall
be marked and identified prior to any Certificate of Occupancy being issued.
134. FIRE – Prior to occupancy, prior to Fire Department clearance for occupancy, an
automatic fire sprinkler system shall be installed. The system shall comply with **NFPA
#13-D** Standard for Automatic Fire Sprinkler Systems-Single Family Dwelling. Plans
will be accepted only electronically and shall include fire sprinkler piping plans and
details, hydraulic calculations, and material specifications sheets for all equipment used
in the system and shall be submitted per the policy of Rialto Fire Department for
electronic submission. These shall be submitted by a State of California Licensed C-16
Contractor for review, approval, and permits must be issued prior to commencing work.
135. FIRE – Prior to occupancy, permanent residential three-dimensional street numbers, at
a minimum of 4 inches in height, shall be provided on the address side of the building

1 at the highest point and furthest projection of the structure. The address shall be
2 illuminated and visible from the street and shall not be obstructed in any manner,
3 including landscaping. Additional addressing on the garages or rear access doors if they
are alley facing is required and shall meet the same requirements.

4 136. The applicant shall design/construct all lighting fixtures and luminaries, including
5 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction
6 by hand.

7 137. The applicant shall submit a proposed address list and address signage plan to the
8 Planning Division for Police and Fire Departments' review and approval prior to
submittal of building permit plan check.

9 138. At the discretion of the Rialto Police Department, the applicant shall install exterior
10 security cameras in a location that covers the Primary gated entrance to the
11 neighborhood, prior to the issuance of a Certificate of Occupancy. The security cameras
shall be accessible to the Rialto Police Department via FusionONE web application.

12 139. The applicant shall install Knox boxes at all vehicle gate entrances to facilitate the entry
13 of safety personnel. The Knox boxes shall be installed in such a manner as to be
14 alarmed, resist vandalism, removal, or destruction by hand, and be fully recessed into
15 the building. The Knox boxes shall be equipped with the appropriate keys, 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.

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

19 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
20 adoption of this resolution and thereupon the same shall take effect and be in force.
21

22 PASSED, APPROVED AND ADOPTED this 9th day of March, 2025.

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25 _____
26 JERRY GUTIERREZ, CHAIR
27 CITY OF RIALTO PLANNING COMMISSION
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STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

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 ____, 2025.

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 ____, 2025.

KIMBERLY DAME, ADMINISTRATIVE ANALYST

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Exhibit "A"
Project Plans